

What Is Missing Middle Housing?

For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. “Missing Middle” is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Accessory Dwelling Units (ADUs) are one type of Missing Middle housing.



What Are Accessory Dwelling Units (ADUs)?

ADUs are a second, smaller dwelling located on the same lot as a single-family house. They may be an internal conversion of a portion of the existing house or garage, added onto the existing house, or a separate detached structure (sometimes called backyard cottages).

What Are Proposed Changes Regarding ADUs?

State law requires that ADUs be permitted in single-family residential zoning districts. The table below summarizes Olympia’s primary regulations and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
One ADU allowed per residential lot	No change	NA
Maximum height for all accessory structures (other than the primary house) = 16’	Maximum height for all accessory structures = 24’ (includes detached ADUs)	Allows for ADU to be located above a garage, shed or other accessory structure
Maximum size of ADU = 800 sq. ft., and: <ul style="list-style-type: none"> 40% of the primary residence and ADU combined; or 66 2/3% of primary residence alone 	Maintain maximum ADU size of 800 sq. ft. Remove additional size requirements related to primary residence	Allows up to 800 sq. ft. ADU when primary structure is less than 1200 sq. ft. Clarifies requirement.



Accessory Dwelling Units - DRAFT

<p>Property owner must live on-site as his/her primary residence.</p>	<p>Remove requirement</p>	<p>Difficult to enforce. Provides greater flexibility for property owners to construct ADUs, which may increase availability of this housing type</p>
<p>Primary single-family residence must provide two off-street parking spaces. One additional space is required for an ADU.</p>	<p>Remove requirement of additional parking space for ADU. If a garage is converted to an ADU, and the garage had provided the 2nd parking space for primary residence, allow requirement for 2nd parking space to be waived with consideration of on-street parking availability.</p>	<p>Provides greater flexibility and potentially decreased cost for property owners to construct ADUs, which may increase availability of this housing type</p>
<p>Minimum size requirement for a manufactured home = 860 sq. ft.</p>	<p>Remove minimum size requirement for a manufactured home</p>	<p>Allows manufactured homes to be used as ADUs if less than 800 sq. ft., potentially decreasing cost and increasing availability of ADUs.</p>

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For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. “Missing Middle” is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Cottage housing is one type of Missing Middle housing.



What Is Cottage Housing?

Olympia’s city code defines cottage housing as “four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area.” Cottage housing differs from co-housing because it does not also include shared community structures.

What Are Proposed Changes Regarding Cottage Housing?

Cottage housing is permitted in most single-family residential zoning districts. The table below summarizes Olympia’s primary regulations and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
A cottage housing development must include at least one courtyard or common open space area. Between 4 and 12 detached dwelling units shall be located on each courtyard, occupying at least two sides of the courtyard.	No change, except any two dwelling units may be attached	Provides increased flexibility in site layout
First story of each cottage, including a garage = 800 sq. ft. Maximum size each cottage = 1600 sq. ft.	First story maximum 1,000 sq. ft.; Maximum size each cottage = 1250 sq. ft. Garage or carport not included in size calculation.	Provides greater consistency with neighboring cities; larger size for one-story cottages; less boxy appearance for 2-story cottages; smaller overall size visually more appealing in combination with increased density bonus below.

Cottage Housing - DRAFT

Cottage housing developments = 20% density bonus	Allow 50% density bonus	Provides greater consistency with neighboring cities; increased opportunities for this housing type
Frontage improvements and common areas constructed before buildings.	With approval of a site plan, allow phased construction of common areas, frontage improvements, and payment of impact fees and general facilities charges.	Provides greater flexibility in financing cottage developments, which may increase availability of this housing type
Provide one off-street parking space per cottage, or 1.5 spaces per cottage if no on-street parking is available. 50% of parking must be in a shared parking lot.	No change to number of parking spaces required. Parking may be provided anywhere on-site. Allow one off-street parking space per cottage to be provided in a garage or carport.	Provides greater flexibility in site design and layout.
May allow a single connection to sewer main in street, with lateral connections to each cottage on-site.	Clearly allow a single connection to sewer main in street is allowed, with lateral connections to each cottage on-site.	Clarifies requirement. Provides decreased cost for sewer connections in some cases, which may increase availability of this housing type.

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For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. “Missing Middle” is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Courtyard apartments are one type of Missing Middle housing.



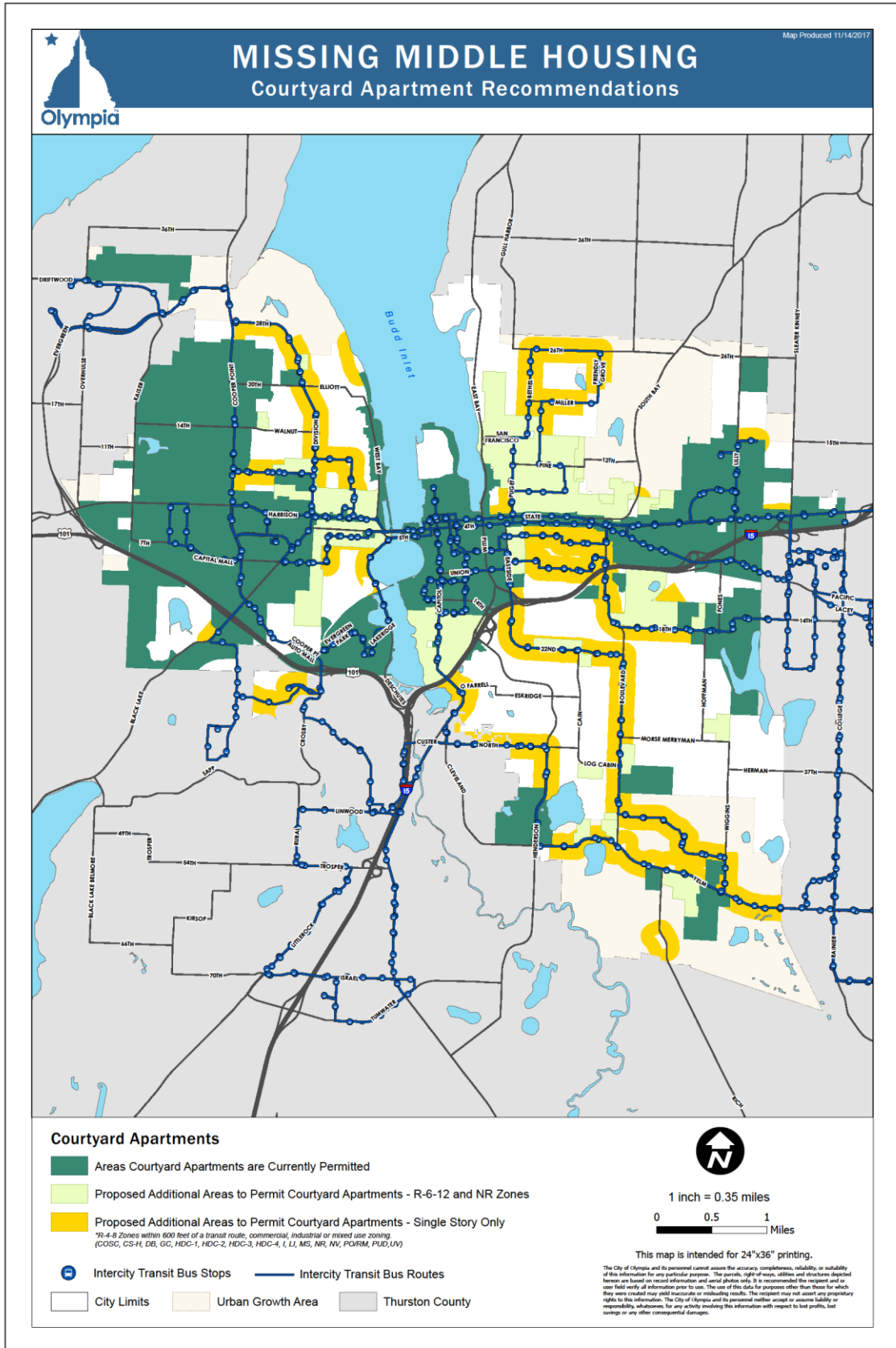
What Are Courtyard Apartments?

Olympia’s Municipal Code currently includes a general definition of apartments, and does not define courtyard apartments separately. Typically, courtyard apartments are characterized by several attached apartment units arranged on two or three sides of a central courtyard or lawn area.

What Are Proposed Changes Regarding Courtyard Apartments?

The table below summarizes the primary regulations of apartments in Olympia’s low-density zoning districts, and proposed changes to address courtyard apartments.

Current Regulation	Proposed Change	Purpose of Change
Courtyard apartments not defined.	Create a specific definition of courtyard apartments. Include limitation of no more than 12 units around a single courtyard.	Create the opportunity to locate small courtyard apartments in larger areas of the City while limiting impact on neighborhoods.
Apartments not currently permitted in R4-8 or R6-12 zoning districts (except triplexes and fourplexes in limited areas of R6-12).	Permit courtyard apartments in R6-12 zoning district, and in R4-8 zoning district if within 600’ of transit route or commercial zoning district.	Create the opportunity to locate courtyard apartments in larger areas of the City, particularly where nearby access to services.
Structures in R4-8 zoning district limited to two stories; R6-12 limited to two stories, except three stories for triplexes and fourplexes.	Limit courtyard apartments in R4-8 zoning district to one story. In R6-12 district, limit to two stories.	Ensure visual impact to neighboring properties from courtyard apartment buildings is limited.
Apartment developments are subject to multi-family residential design guidelines.	Apply Infill Residential design guidelines to courtyard apartments in R4-8 and R6-12 zoning districts.	Infill guidelines focus on neighborhood compatibility; multi-family guidelines focus on larger-scale site issues.



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For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. “Missing Middle” is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Duplexes are one type of Missing Middle housing.

What Are Duplexes?

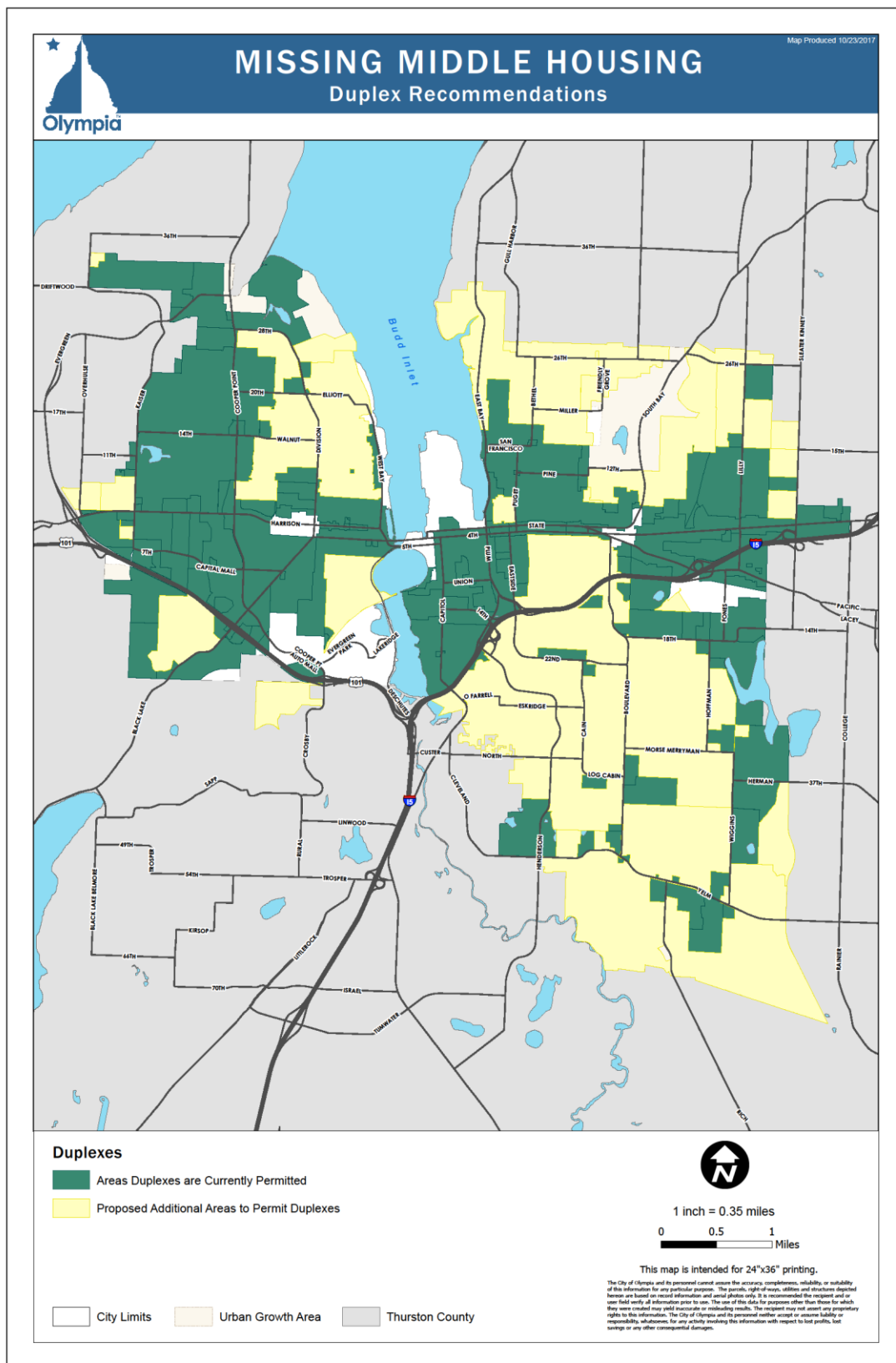
In Olympia’s Municipal Code, a duplex is a single building containing two dwelling units. Duplexes differ from townhouses in that an entire duplex building is on a single piece of property.



What Are Proposed Changes Regarding Duplexes?

Existing duplexes are currently permitted in most residential zoning districts in Olympia, but new duplexes are not permitted in much of the city. The table below summarizes the primary regulations and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
New duplexes not permitted in R4-8 zoning district.	Permit new duplexes in R4-8 zoning district.	Increase opportunity for this housing option in larger area of the city.
Minimum lot size in R6-12 zoning district: Duplex = 7,200 sq. ft. Minimum lot width in R6-12 zoning district: duplex = 80'	Minimum lot size & width same as single-family homes: Lot size: 3,500 sq. ft. in R6-12 and 4,000 sq. ft. in R4-8 Lot width: 40' in R6-12 and 45' in R4-8	Allow more flexibility in site design and increase opportunity for this housing option on more lots
Connection to sewer main required for each unit in a duplex	Allow one connection to sewer main for duplex building	Reduces cost of sewer connections, which can provide more opportunities to build duplexes
Provide 2 off-street parking spaces per unit	No change	NA



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What Are Proposed Changes Affecting Missing Middle Housing?

There are a number of provisions in Olympia’s Municipal Code that affect numerous types of Missing Middle housing. The table below summarizes some of these existing regulations, and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
In the R4-8 zoning district, a transferred development right must be purchased to build at a density above 7 units/acre, or between 4 and 4.99 units/acre.	Remove requirement. Allow a density bonus of up to one unit/acre if a transferred development right (TDR) is purchased.	Removing the cost to purchase a TDR to meet permitted density, and additional density bonus, provides slightly increased opportunities for building housing units.
Impact fees for transportation, parks and schools are calculated based on single-family houses, ADUs or multi-family buildings (2 or more units).	Conduct impact fee study to determine if there is a different impact of different-sized single-family houses.	If impact of smaller houses is less, decreased cost of impact fees may provide more of this type of housing.
General Facilities Charge (GFC) for sewer connection is based on an Equivalent Residential Unit (ERU). One ERU generally = a single-family house, regardless of its size. Townhouse, duplex and cottage units are charged as 1 ERU per unit; 3+ unit apartments are charged at 0.7 ERU per unit.	Conduct study to determine impact of different-sized single-family houses, townhouses, duplexes, and cottage units.	If impact is less, decreased cost of GFC may provide more of these types of housing.
A portion of stormwater GFC is based on vehicular trips generated. Duplex units charged at same number of trips as single-family houses.	Conduct study to determine if duplex units have lesser impact that is closer to the lower impact of apartment, ADU or townhouse units.	If impact is less, decreased cost of GFC may provide more of this type of housing.

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For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. “Missing Middle” is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Manufactured homes can be a single home on a lot, or as a smaller Accessory Dwelling Unit (ADU) on a lot that already has a single-family house on it.



What Are Manufactured Homes?

Manufactured homes are constructed at a manufacturer’s facility and shipped by truck to be located on a property. They must meet state and federal construction requirements.

What Are Proposed Changes Regarding Manufactured Homes?

State law requires that manufactured homes be permitted in same zoning districts as other single-family homes. The table below summarizes Olympia’s primary regulations and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
Manufactured homes must: <ul style="list-style-type: none"> be comprised of at least two sections, each at least 12’ wide by 36’ long; have pitched roof of shake, shingle, coated metal, or similar material have exterior siding commonly used on site-built houses 	Remove size requirement; Retain requirements for roof and siding	Allows for smaller manufactured homes to be used as accessory dwelling units (ADUs); increases flexibility for this housing option to be used on more lots in the city.
Design standards for Infill Residential apply to manufactured homes located on lots of less than 5,000 sq. ft.	When a small manufactured homes is used as an ADU, apply ADU design standards rather than Infill design standards	Provides consistency, so that same design standards are applied to all ADUs.

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For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. “Missing Middle” is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Single-room occupancies, in which residents share bathroom facilities and possibly kitchen facilities, are one type of Missing Middle housing.



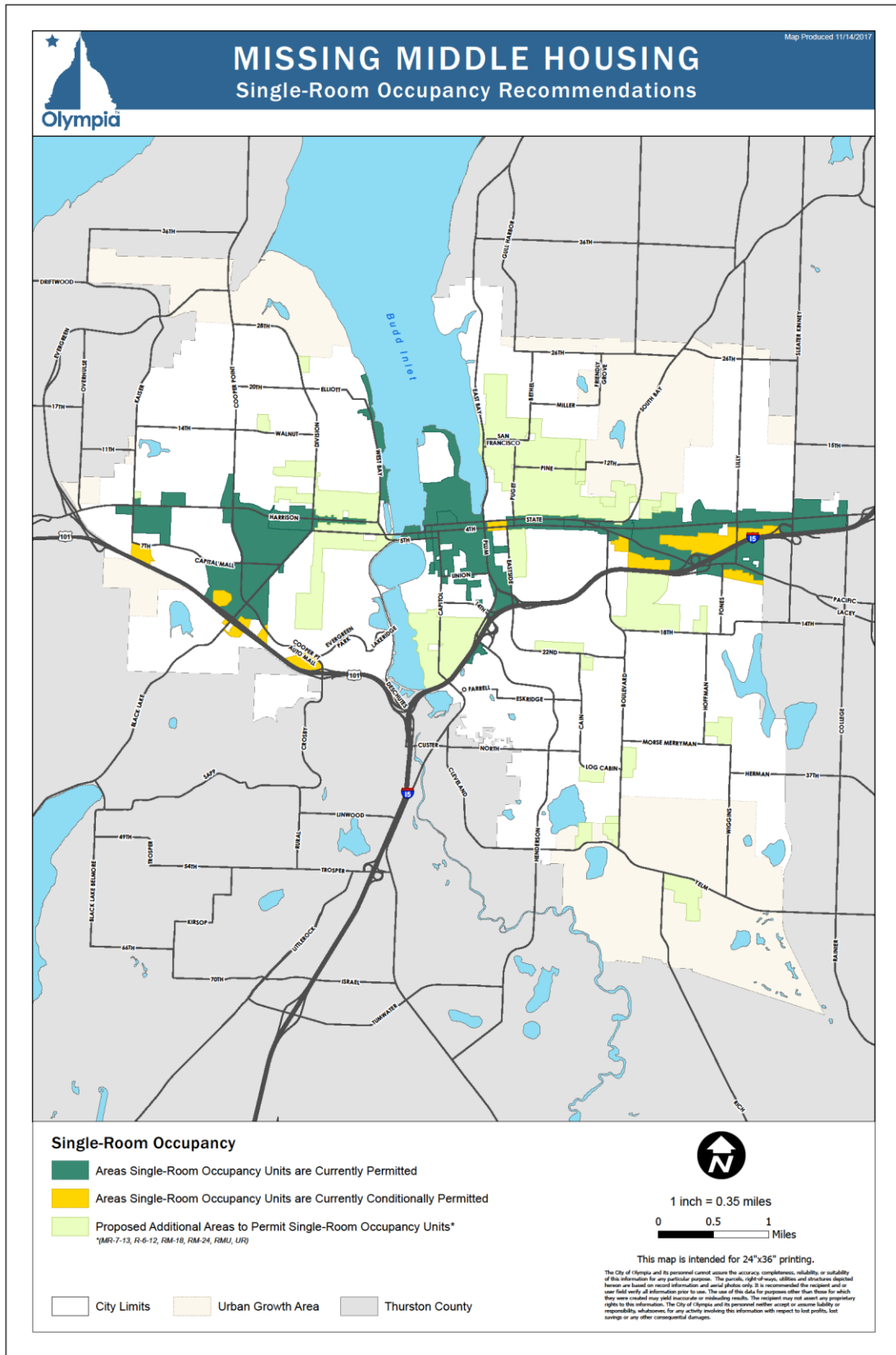
What Are Single-Room Occupancies (SROs)?

Olympia’s Municipal Code currently defines a SRO as “a housing type consisting of one room with cooking facilities and with shared bathroom facilities.”

What Are Proposed Changes Regarding SROs?

The table below summarizes the primary existing regulations of SROs in Olympia, and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
SROs defined as having cooking facilities in room, with shared bathroom facilities.	Define SROs as having shared cooking or bathroom facilities, or shared bathroom and cooking facilities.	Clarify definition and provide flexibility in design for this type of housing.
SROs permitted in downtown zoning districts, or as conditional uses in higher-intensity commercial districts.	Add SROs as a permitted use in R6-12 and higher-density residential zones.	Create the opportunity to locate SROs in larger areas of the City, particularly in areas where services are nearby.
Where permitted, SROs must meet height restrictions within zoning district.	Limit SROs in R6-12 zoning district to two stories. Apply existing building height limits in other residential districts.	Limit visual impact to neighboring properties from SRO buildings.
SROs are subject to multi-family residential design guidelines, as well as any other applicable design guidelines.	Apply Infill Residential design guidelines to SROs in R6-12 zoning districts.	Infill Residential design guidelines are focused on compatibility within a neighborhood.
SROs don’t have specific parking requirements stated.	Clarify SRO units require one off-street parking space.	Clarifies SROs require same parking as studio apartments.



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What Are Tiny Houses?

Olympia’s Municipal Code currently does not have a separate definition of tiny houses; neither does the International Building Codes (IBC). The State of Washington permits tiny houses built on trailers with wheels as recreational vehicles. Olympia permits permanently-located tiny houses as single-family houses.

What Are Proposed Changes Regarding Tiny Houses?

The table below summarizes the primary existing regulations as currently applied to tiny houses in Olympia, and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
Tiny houses on trailers with wheels permitted by the State as recreational vehicles. Permanent occupancy is not permitted.	No change. Regulation is under the authority of the State of Washington.	NA
Tiny houses may be permitted as single-family houses, accessory dwelling units or cottage housing if meet all applicable codes, including parking requirements.	No change. Urge State Building Code Council to adopt Appendix V of new 2018 IBC for application to tiny houses. Single-family houses <800 sq. ft. require one off-street parking space rather than two spaces.	Appendix V would increase flexibility in design of tiny houses, particularly with regard to sleeping lofts. Reduced parking requirement decreases cost and may provide more of this housing.
A group of tiny houses allowed as conditional use in light industrial zoning district with shared community building.	Clarify group of tiny houses permitted as co-housing development in most residential zoning districts.	Provides clear option for tiny house communities.

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For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. “Missing Middle” is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Townhouses are one type of Missing Middle housing.



What Are Townhouses?

In Olympia’s Municipal Code, townhouses are considered a group of two or more units that are each connected by a structural wall. In single-family zoning districts, a property line runs underneath the structural wall, separating each townhouse unit onto a different lot. Townhouses differ from duplexes or apartments because each townhouse unit is located on a separate property.

What Are Proposed Changes Regarding Townhouses?

Townhouses are currently permitted in most residential zoning districts in Olympia, but are subject to several restrictions. The table below summarizes the primary regulations and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
Maximum site area = 4 acres	No change	NA
Maximum townhouse units per structure = 4	Remove, allowing size of structure to be limited by zoning limits on location, lot coverage, building height	Allowing the option of more units per structure reduces cost vs. multiple smaller buildings; provides more flexibility in site layout
Buildings with 1-2 units = 5’ side yard setback; 3 or more units = 10’ side yard setback	5’ side yard setback for all townhouse buildings; except 10’ on flanking streets	Matches side yard setbacks for other allowed uses; provides flexibility in site layout
Provide 2 off-street parking spaces per unit	No change	NA

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What Are Triplexes and Fourplexes?

In Olympia’s Municipal Code, triplexes and fourplexes are considered apartment buildings containing three and four dwelling units, respectively. They differ from townhouses in that the entire triplex or fourplex building is on a single piece of property.

What Are Proposed Changes Regarding Triplexes and Fourplexes?

Triplexes and fourplexes are currently permitted only in limited areas near portions of State and Harrison Avenues. The table below summarizes the primary regulations and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
Triplexes and fourplexes permitted in limited portions of R6-12 zoning district.	Permit triplexes and fourplexes throughout R6-12, and in R4-8 zoning district if within 600 feet of transit route or commercial zoning district.	Increase opportunity for this housing option in larger area of the city.
Minimum lot size in R6-12 zoning district: Triplexes = 7,200 sq. ft. Fourplexes = 9,600 sq. ft. Minimum lot width in R6-12 zoning district: Triplexes & fourplexes = 80’	Minimum lot size and width the same as for single-family homes: Lot size: 3,500 sq. ft. in R6-12 and 4,000 sq. ft. in R4-8 Lot width: 40’ in R6-12 and 45’ in R4-8	Allow more flexibility in site design and increase opportunity for this housing option on more lots

