

Planning Commission Recommendations

At its public meeting on July 9, 2018, the Olympia Planning Commission made its recommendation on the Missing Middle Housing code changes, as summarized below:

Accessory Dwelling Units

- Maximum height for accessory structures increased from 16' to 24'
- Any ADU can be up to 800 square feet, regardless of primary house size
- Property Owner not required to live on site
- An additional off-street parking stall is not required. 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



Cottage Housing

- Allow two cottages to be attached
- First floor maximum size of 1,000 sq. ft. with a maximum overall size of 1,250 sq. ft. (not including garage)
- Increase bonus density from 20% to 50%
- Allow phasing upon approval of site plan (construction of common areas, frontage improvements, payment of impact fees and general facilities charges)
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available). One space per unit can be provided in a garage or carport
- Allow single connection to sewer main in street, with lateral connections to each cottage on site



Courtyard Apartments

- Define courtyard apartments
- Allow in R 6-12 zoning district and in R 4-8 when within 300 feet of transit routes or commercial zoning (Transit routes on a certain date, not to move if routes change)
- Limited to one story in R 4-8 zone, two stories in R 6-12 zone
- Apply infill residential design standards
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)



Duplexes

- Allow new duplexes in the R 4-8 zoning district
- Establish minimum lot width (45') and size (7,200 sq. ft.) for R 4-8 zone, Modify lot width (40') and minimum lot size (6,000 sq. ft.) for R 6-12 zone
- Allow one connection to sewer main for duplexes
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)



General Provisions

- Remove requirement for Transfer of Development Right (TDR) purchase to develop between 4-5 or 7-8 units per acre in R 4-8 zone. Allow up to 9 units per acre with TDR.
- Conduct impact fee study to determine if there is a different impact of different-sized single-family houses.
- Conduct study to determine impact of different-sized single-family houses, townhouses, duplexes, and cottage units for general facilities charges.



Manufactured Homes

- Remove minimum home size requirements
- When proposed as an ADU apply ADU design standards



Single Room Occupancies

- Define SROs as having shared cooking or bathroom facilities, or shared bathroom and cooking facilities
- Add SROs as a permitted use in R6-12 and higher-density residential zones
- Limit SROs in R6-12 zoning district to two stories
- Apply Infill Residential design guidelines to SROs in R6-12 zoning district
- Require 1 off-street parking space for every 4 units

Tiny Houses (less than 800 sq. ft., meet all codes, connected to utilities)

- Urge State Building Code Council to adopt Appendix V of new IBC
- Require 1 off street parking space instead of 2
- Clarify group of tiny houses permitted as co-housing development in most residential zoning districts
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Townhouses

- Remove limitation of 4 units or less per structure
- Regardless of number of units per structure, side yard setback is 5'
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)



Triplexes and Fourplexes

- Allow in R 6-12 zone and in R 4-8 if within 300 feet of transit route or commercial zone (Transit routes on a certain date, not to move if routes change)
- Require 1 off-street parking space per unit (1.5 if on-street parking is not available)
- Establish minimum lot widths and lot sizes in R 4-8 and R 6-12 zones
 - R 4-8 Zone: 45' min lot width; triplex = 9,600 sq. ft.; fourplex = 13,000 sq. ft.
 - R 6-12 Zone: 40' min lot width; triplex = 7,200 sq. ft.; fourplex = 9,600 sq. ft.

