



Middle Housing

Two Phased Approach

Land Use and Environment Committee

June 20, 2024

Middle Housing Grant

Phase 1 – Harmonization of Missing Middle Housing Ordinance

- Remove conflicts between Missing Middle Housing Ordinance and current City Codes
- Jan – June 2024
- Council Action – July 2024

Phase 2 – New State Requirements

- Address new requirements (zoning, design review, subdivisions)
- July 2024 – June 2025

Background

Missing Middle Housing Ordinance (#7160)

- Appealed and Invalidated (2019)
- City ultimately prevailed in courts (2019 – 2023)
- Ordinance reinstated (Nov 9, 2023)

At Issue

The Olympia Municipal Code was amended multiple times between when the Missing Middle Housing Ordinance was invalidated and then reinstated. There are now discrepancies between the code that need to be “*harmonized*”.

Harmonization Report & Process

Compare MM Ordinance to Current Code

- Brief history and phasing plan
- Section by Section
- Identify the difference
- Recommend which version to use

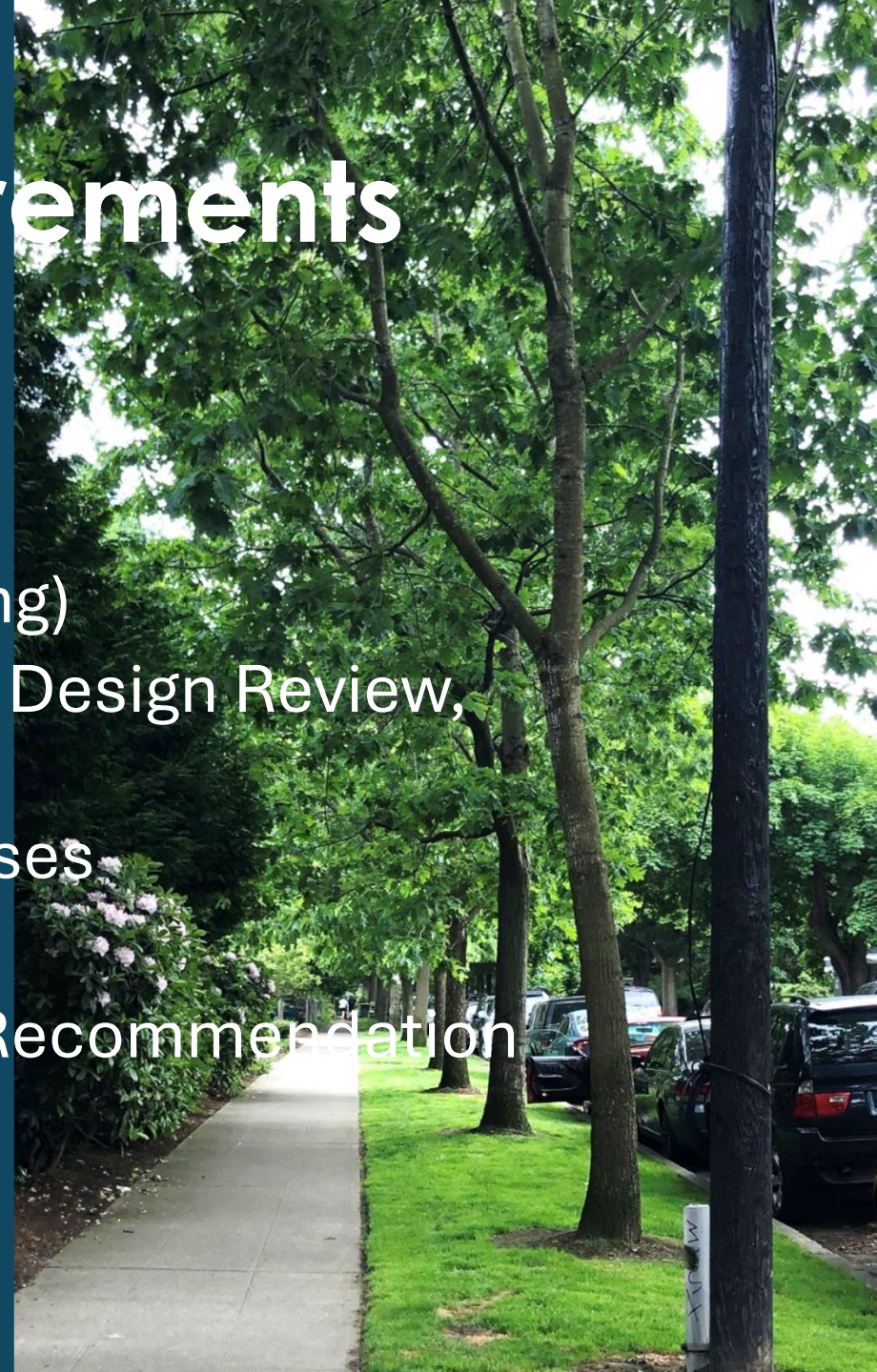
City Council – July 9



Address New State Requirements

Phase 2 Process

- Begins July 2024
- Focus on House Bill 1110 (Middle Housing)
- Work to address related changes (ADUs, Design Review, Subdivision Code)
- Will amend the Phase 1 work in some cases
- Public process for engagement
- Planning Commission Public Hearing & Recommendation
- City Council for decision



Phase 2 – What is Included?

Zoning Code

- Definitions
- Allow 2 units per residential lot (4 units if within ¼-mile of major transit stop – if we technically have any)
- At least 4 units per lot if at least one unit is affordable housing
- Can limit based on critical areas or infrastructure constraints

Process

- Administrative Design Review
- Must allow Unit Lot Subdivisions
- State guidance preempts local code if not addressed
- Private covenants cannot preclude
- Limited appeals under State Environmental Policy Act
- Limitations on Growth Management Hearings Board petitions

Phase 2 – What is Related?

Accessory Dwelling Units

- Definition of Gross Floor Area
- Definition of “Principal Unit” (expands where we allow)
- Will preempt local government code if local action not taken
- Exceptions for physical land or utility constraints, critical areas
- Can limit use as Short Term Rental
- Impact fees no more than 50% of principal unit
- Must allow at least two ADUs
- Each ADU can be at least 1,000 sq. ft.
- Up to 24 feet in height
- No standards more restrictive than principal unit
- Conversion of existing structures (even if non-conforming for setbacks & lot coverages)
- City may not preclude sale as condominium
- And more....



Questions

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