

Ordinance No. _____

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING OLYMPIA MUNICIPAL CODE SECTIONS 18.02.180, 18.06.040 AND 18.06.060 RELATED TO ZONING PROVISIONS FOR VETERINARY OFFICES/CLINICS.

WHEREAS, the Olympia City Council referred to the Olympia Planning Commission consideration of zoning districts in which veterinary offices/clinics are permitted; and

WHEREAS, the City of Olympia and Thurston County region has experienced increased demand for veterinary services; and

WHEREAS, the Olympia Planning Commission received a briefing on the proposed code amendment on July 6 and 20, 2015, and held a duly-noticed public hearing on July 20, 2015; and

WHEREAS, following the public hearing and deliberations, on August 3, 2015, the Planning Commission recommended amendments to the Olympia Municipal Code further defining zoning districts in which veterinary offices/clinics would be permitted; and

WHEREAS, this proposal is exempt from the State Environmental Policy Act (SEPA), as a land use decision consistent with the adopted Olympia Comprehensive Plan; and

WHEREAS, Chapter 35A.63 and 36.70 RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

WHEREAS, on August 11, 2015, the City Council duly considered the recommendations of the Planning Commission and City staff; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, along with other documents on file with the City of Olympia, including but not limited to documents relating to Community Planning and Development File No. 15-0058; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, City Staff are known to the City Council, and staff's curriculum vitae shall be part of the record in support of this Ordinance;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 18.02.180(O). Olympia Municipal Code Subsection 18.02.180(O) is hereby amended to read as follows:

18.02.180 Definitions

O. DEFINITIONS - SPECIFIC.

Office, Veterinary/Clinic. A place where animals receive are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use. ~~This is not a Medical Office.~~ (See also Animal Hospital.)

Section 2. Amendment of OMC 18.02.180(V). Olympia Municipal Code Subsection 18.02.180(V) is hereby amended to read as follows:

V. DEFINITIONS - SPECIFIC.

Veterinary Clinic. ~~See Office, Veterinary/Clinic. A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to hospital use.~~

Section 3. Amendment of OMC 18.06.040. Olympia Municipal Code Section 18.06.040 is hereby amended to read as follows:

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/R M	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments			P		P	P	P		C 18.06 .060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.0 60 (GG)				P								
Restaurants, with drive-in or drive-through			P										P	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.06 0(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.06 0(U)(3)	C	P	P 18.06.0 60(U)(2)	P	P	P 18.06.06 0(U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C		P/C 18.06.0 60(N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06.0 60(Q)									
Piers, Wharves, Landings					P									
Printing, Industrial			C		P/C 18.06.0 60(N)									

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/R M	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Publishing		C	C		P		P		C	C				
Warehousing			P		P/C 18.06.0 60(AA)		P							
Welding & Fabrication			C		P/C 18.06.0 60(N)		P							
Wholesale Sales		C 18.06.0 60(BB)(3)	P		P/C	18.06.0 60(BB)		P		P	18.06.0 60(BB) (2)			
Wholesale Products Incidental to Retail Business			P		P	P						P	P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
3. OFFICE USES (See also SERVICES, HEALTH)														
Banks		P	P		P/C 18.06.0 60(D)(2)	P 18.06.0 60(D)(2)	P/C 18.06.06 0(D)(2)	P	P	P	P	P	18.06.0 60(D)(1)	
Business Offices		P	P		P	P	P	P	P	P	P	P	P	
Government Offices		P	P		P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
4. RECREATION AND CULTURE														
Art Galleries	P	P	P		P	P	P		P	P	P	P	P	
Auditoriums and Places of Assembly			P		P	P	P					P	P	
Boat Clubs					P	P								
Boating Storage Facilities					P			P						
Commercial Recreation		C	P		P	P	P	P		C	C	P	P	
Health Fitness Centers and Dance Studios	P	P 18.06.0 60(L)	P	P	P	P	P	P	P	P 18.06.0 60(L)	P 18.06.0 60(L)	P	P	
Libraries	C	C	C	C	P	P	P		P	C	P	P	P	18.04.060(V)
Marinas/Boat Launching Facilities					P 18.06.0 60(CC)	P								
Museums		C	P		P	P	P		P	C	C	P	P	18.04.060(V)
Parks, Neighborhood	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Parks & Playgrounds, Other	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Theaters (Drive-in)			C											
Theaters (No drive-ins)			P		P	P	P				C	P	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/R M	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
5. RESIDENTIAL														
Apartments		P	P	P 18.06.0 60(T)	P	P	P		P	P	P	P	P	
Apartments above ground floor in mixed use development	P	P	P	P 18.06.0 60(T)	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P 18.06.0 60(T)	P	P	P		P	P	P	P	P	
Co-Housing		P	P			P	P			P	P		P	
Duplexes	P	P	P	P 18.06.0 60(T)			P		P	P	P		P	
Fraternities, Dormitories		C	P	P 18.06.0 60(T)	P	P	P		P	C	P	P	P	
Group Homes (6 or less)	P	P	P 18.06 .060K)	P 18.06.0 60(T)	P	P	P 18.06.06 0(K)		P	P	P	P 18.06.0 60(K)	P 18.06.0 60(K)	18.04.060(K)
Group Homes (7 or more)	C	C	C 18.06 .060 (K)	C 18.06.0 60(T)	C	C	C 18.06.06 0(K)		C	C	C	C 18.06.0 60(K)	P 18.06.0 60(K)	18.04.060(K)
Mobile or Manufactured Homes Park - Existing		C	C	C 18.06.0 60(T)						C			C	18.04.060(P)
Quarters for Night Watch person/Caretaker					P	P								
Retirement Homes		P	P	P 18.06.0 60(T)	P	P	P		P	P	P	P	P	
Single-Family Residences	P	P	P	P 18.06.0 60(T)			P		P	P	P	P	P	
Single Room Occupancy Units			C		P	P	P		P				C	
Townhouses	P	P	P	P 18.06.0 60(T)		P	P		P	P	P	P	P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
6. RETAIL SALES														
Apparel and Accessory Stores			P		P	P	P					P	P	
Boat Sales and Rentals			P		P	P	P	P					P	
Building Materials, Garden and	P		P		P	P	P					P	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/R M	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Farm Supplies														
Commercial Greenhouses, Nurseries, Bulb Farms	C	C 18.04.0 60 (G)	C	C					C		P	P		18.04.060(G)
Electric Vehicle Infrastructure	P	P	P	P	P18.06. 060(W)	P.18.06 .060(W)	P.18.06.0 60(W)	P	P	P	P	P	P	
Food Stores	P	P 18.06.0 60(H)	P		P	P	P		P	P 18.08.0 60(H)	P	P	P	
Furniture, Home Furnishings, and Appliances			P		P	P	P				P	P	P	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.06 0(W(4)		P		P 18.06,0 60(W)		P 18.06.06 0(W)(2)	P				P 18.06.0 60(W)	P 18.06.0 60(W)	
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.06 0(W)		P		P 18.06.0 60(W)		P 18.06.06 0(W)				P	P 18.06.0 60(W)	P	
General Merchandise Stores	P	P 18.06.0 60(J)	P		P	P	P			P 18.06.0 60(J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P					P	
Motor Vehicle Supply Stores			P		P	P	P	P			P	P	P	
Office Supplies and Equipment		P 18.06.0 60(DD)	P		P	P	P		P	P 18.06.0 60(DD)	P	P	P	18.06.060(CC)
Pharmacies and Medical Supply Stores	P	P 18.06.0 60 (EE)	P	P	P	P	P		P	P 18.06.0 60(EE)	P	P	P	18.06.060(DD)
Specialty Stores	P 18.06.06 0(Y)(3)	P 18.06.0 60(Y)(4)	P	C 18.06.0 60(Y)(2)	P	P	P			P 18.06.0 60(Y)(4)	P	P 18.06.0 60(Y)(1)	P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
7. SERVICES, HEALTH														
Hospitals				P			P		P					
Nursing, Congregate Care, and Convalescence Homes	C	C	C	P					C	C	C	P	P	18.04.060(S)
Offices, Medical		P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
8. SERVICES, LODGING														
Bed & Breakfast Houses (1 guest room)	P	P 18.06.0 60(E)	P 18.06 .060(P 18.06.0 60(E)	P	P	P			P	P	P	P	18.04.060(L)(3)(c)

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/R M	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
			E)											
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.0 60(E)	P 18.06 .060(E)	P 18.06.0 60(E)	P	P	P		C	P	P	P	P	18.04.060(L)(3)(c)
Hotels/Motels			P	C	P		P		P				P	
Lodging Houses		P	P	P	P		P		P	P	P	P	P	
Recreational Vehicle Parks			P										P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
9. SERVICES, PERSONAL														
Adult Day Care Home	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)(3)(b)
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060(D)
Crisis Intervention	C	P	C	P			P		C	P	C	C	C	18.04.060(I)
Family Child Care Homes	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Funeral Parlors and Mortuaries		C	P				P			C		P	P	
Laundries and Laundry Pick-up Agencies	p	p	P	P	P	P	P			P	P	P	P	18.06.0 60(O)
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.0 60 (FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060(V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	
Recycling Facilities	p	P	P	P	P		P		P	P	P	P	P	18.06.060(V)
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	18.06.060(X)
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P 18.06.06	P				P 18.06.0	P 18.06.0	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/R M	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
							0(W)					60(W)	60(W)	
Service Stations/Car Washes - Existing			P		P 18.06.0 60(W)		P 18.06.06 0(W)				P	P 18.06.0 60(W)	P 18.06.0 60(W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Truck, Trailer, and Recreational Vehicle Rentals			P					P						
Workshops for Disabled People	C	C	C	C	P	C	P		C	C	C	C	C	18.04.060(R)
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
11. PUBLIC FACILITIES, ESSENTIAL														
Airports			C										C	18.06.060(G)
Inpatient Facilities		C	C	C 18.06.0 60(T)	C		C		C	C	C	P	P	18.06.060(G) 18.04.060(K)
Jails			C		C		C		C				C	18.06.060(G)
Mental Health Facilities			C	C 18.06.0 60(T)	C		C						C	18.06.060(G) 18.04.060(K)
Other Correctional Facilities		C	C	C 18.06.0 60(T)	C	C	C		C	C	C	C	C	18.06.060(G)
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C	C		C		C			C	C	C	C	18.06.060(G)
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060(G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060(G) 18.04.060(X)
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060(G) 18.06.060(X)
State or Regional Transportation Facilities	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060(G)
District-Wide Regulations	18.06.06 0(R)				18.06.0 60(F)(2)	18.06.0 60 (HH)	18.06.06 0(F)(2)							
12. TEMPORARY USES														
Entertainment Events			P		P	P	P						P	
Off Site Contractor Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(DD)
Emergency Housing	P	P	p	P	P			P	P	P	P	P	P	18.04.060(DD)
Fireworks, as determined by Fire Dept.			P		P	P	P				P	P	P	9.48.160

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	
Parking Lot Sales			P		P	P	P	P			P	P	P	
Residences Rented for Social Event (6 or less in 1 year)	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(DD)
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	
Temporary Surface Parking Lot		P	P		P	P	P		P					
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
13. OTHER USES														
Accessory Structures/Uses														
Adult Oriented Businesses			P										P	18.06.060(B)
Agriculture	P	P	P	P					P	P	P	P	P	
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060(C)
Cemeteries	C	C	C	C					C	C	C		C	
Conference Center			P		P	P	P						P	
Fraternal Organizations		P	P		P	P	P		P/C 18.06.060(I)	P	P	P	P	
Gambling Establishments			C											
Garage/Yard/Rummage and Other Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	5.24
Home Occupations	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Parking Facility, Commercial		P	P		P	P	P 18.06.060(S)			P	P	P 18.06.060(S)	P	18.04.060(V)
Places of Worship	C	C	P	C	P	P	P		C	C	C	P	P	18.04.060(U)
Racing Pigeons	C	C	C	C					C	C	C	C	C	18.04.060(Y)
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
Schools	C	C	P	C	C	C	C		C	C	C	P	P	18.04.060(DD)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44

LEGEND			
P = Permitted Use	PO/RM = Professional Office/Residential Multifamily	GC = General Commercial	HDC-1=High Density Corridor-1
MS = Medical Services		UW = Urban Waterfront	HDC-2=High Density Corridor-2
DB = Downtown Business	AS=Auto Services	UW-H = Urban Waterfront-Housing	HDC-3=High Density Corridor-3
C = Conditional Use	NR = Neighborhood Retail	CSH = Commercial Services-High Density	HDC-4=High Density Corridor-4

Section 4. Amendment of OMC 18.06.060. The following NEW SUBSECTION II is hereby added to Olympia Municipal Code Section 18.06.060 as follows:

II. Veterinary Clinic and Office, Veterinary Clinic. Downtown Business (DB), Medical Services (MS), High Density Corridor-1 (HDC-1), and Professional Office/Residential Multifamily District (PO/RM) Requirements. Animals shall be kept indoors except for very brief periods of time as necessary for the animal's health.

Section 5. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or application of the provisions to other persons or circumstances shall remain unaffected.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 7. Effective Date. This Ordinance shall take effect five (5) days after publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY (ACA)

PASSED:

APPROVED:

PUBLISHED: