



Residential Development Standards

City of Olympia | Capital of Washington State

COMMUNITY PLANNING & DEVELOPMENT 601 4TH Avenue E Olympia WA 98501 (360) 753-8314

TABLE 4.01 PERMITTED AND CONDITIONAL USES

AND

TABLE 4.04 DEVELOPMENT STANDARDS

18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12 (FF)	MIR 7-13 (N,Q)	MIR 10-18 (N,Q)	RM 18 (N)	RM 24 (N)	RMH (N)	RMU (N,BB)	MHP	UR (N)	APPLICABLE REGULATIONS
1. SINGLE-FAMILY HOUSING															
District-Wide Regulations						18.04.060 (FF)	18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(A)
Co-Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(T) 18.04.060(FF)
Cottage Housing				P	P	P	P	P	P	P	P	P	P	P	18.04.060(H) 18.04.060(FF)
Manufactured/Mobile Home Parks (Rental Spaces)								C	C	C			C		18.04.060(P)
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(O) 18.04.060(FF)
Single-family Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF)
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF) 18.64
2. MULTIFAMILY HOUSING															
Apartments				P				P	P	P	P	P		P	18.04.060(N) 18.04.060(FF)
Boarding Homes				P				P	P	P	P	P			
Dormitories	P			P				P	P	P	P	P		P	
Duplexes - Existing	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(J)
Duplexes	P			P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF)
Triplexes & Fourplexes			P			18.04.060 (FF)			P						
Fraternities, Sororities	P			P				P	P	P	P	P			
Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)

TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)

DISTRICT	RI/5	R-4	R-4CB	RI1	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Lodging Houses									P	P	P	P		P	
Nursing/Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	C		P	
3. COMMERCIAL															
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			
Drive-In and Drive-Through Businesses -- Existing											P	P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														

**TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)**

DISTRICT	R1/5	R-4	R-4CB	RL1	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMTU	MHP	UR	APPLICABLE REGULATIONS	
4. ACCESSORY USES																
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Runnagge or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C					
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
5. RECREATIONAL USES																
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P		18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C		
Golf Courses		C	C		C	C	C	C	C	C			C			
Neighborhood Parks	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	P/C	P/C	18.04.060(T)
Open Space - Public	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	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	C	C	C					C		C	C	18.04.060(Y)	
Stables, Commercial and Private Existing		C		C	C											18.04.060(J)
Trails - Public	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	P/C	P/C	18.04.060(T)
6. AGRICULTURAL USES																
Agricultural Uses	P	P	P	P	P	P	P	P	P	P			P			
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
7. TEMPORARY USES																
Emergency Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(BE)
Model Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(BE)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(BE)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	P	18.44.060

**TABLE 4.01
PERMITTED AND CONDITIONAL USES (Continued)**

DISTRICT	RI/5	R-4	R-4CB	RL1	R-4-8	R-6-12	MR-7-13	MR-10-18	RM-18	RM-24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C	C	C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Fraternal Organizations											P	P		C	
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and Structures				C							P	P			18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100
Schools	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(DD)
Mineral Extraction - Existing					C		C								18.04.060(J)
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	P/C	18.04.060(X)
Wireless Communication 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	P/C	18.44
Workshops for Disabled People	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(R)

LEGEND

- P = Permitted Use
 - C = Conditional Use
 - R-4 = Residential - 4
 - RI = Residential Low Impact
 - UR = Urban Residential
 - R-4-8 = Residential 4-8
 - R-6-12 = Residential 6-12
 - MR-7-13 = Mixed Residential 7-13
 - RM-18 = Residential Multifamily - 18
 - RM-24 = Residential Multifamily - 24
 - MR-10-18 = Mixed Residential 10-18
 - RM-18 = Residential Multifamily - 18
 - RM-24 = Residential Multifamily - 24
 - RMH = Residential Multifamily High Rise
 - RMU = Residential Mixed Use
 - UR = Urban Residential
- (Ord. 6759 §2, 2011; Ord. 6594 §5, 2008; Ord. 6592 §2, 2008; Ord. 6517 §8, 2007; Ord. 6404 §2, 2006).

18.04.080 TABLES: Residential Development Standards

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RL1	R-4-8	R-6-12	MR-7-13	MR-10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS	
MAXI-MUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXI-MUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	4	8	12	13	18	18	24	---	---	12	---	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8	18	---	---	5	---	---	18.04.080(B)

Manufactured Housing Parks = 5
Manufactured Housing Parks = 5

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

DISTRICT	RT/S	R4	R4CB	RL1	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage tract of at least 65% in the same subdivision plat,	2,000 SF minimum 3,000 SF average = 4,000 SF = zero lot	2,500 SF = cottage 2,000 SF = zero lot	2,000 SF = cottage 3,500 SF = zero lot	1,600 SF = cottage 3,000 SF = zero lot	1,600 SF = cottage 3,000 SF = zero lot	1,600 SF = cottage 3,000 SF = zero lot	1,600 SF = cottage 3,000 SF = zero lot	1,600 SF = cottage 3,000 SF = zero lot	1,600 SF = cottage 3,000 SF = zero lot	2,000 SF = cottage 3,500 SF = zero lot	1,600 SF = cottage 2,000 SF = zero lot	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P)
MINIMUM LOT WIDTH	30' except: 16' = town-house	50' except: 18' = town-house	100'	30' except: 16' = town-house; 60' = duplex	50' except: 35' = cottage 45' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	50' except: 30' = cottage 40' = zero lot	18.04.80(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
FRONT YARD SET-BACKS	20' except: 5' for agricultural buildings with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	18.04.080(H) 18.04.080(I)

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)**

DISTRICT	R1/5	R4	R-4CB	RL1	R-4-8	R-6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXI-MUM FRONT YARD SETBACK													25'		18.04.080(H)
MINIMUM REAR YARD SETBACKS	10' except: 25' for agri-cultural buildings with farm animals	50'	10' except: 5' for agri-cultural buildings with farm animals	20' except: 5' for agri-cultural buildings with farm animals;	20' except: 5' for agri-cultural buildings with farm animals;	20' except: 15' for multifam-ily; 10' for cottages, wedgeshaped lots, and zero lots	15' except: 10' for cot-tages, wedge-shaped lots, and zero lots; access	10' except: 15' for multi-family	10' except: 20' next to an R-4-8 or R-12 dis-trict	5' except: 20' for structures 35' or higher	5'	20' except: 5' for agri-cultural buildings with farm animals;	10' for cot-tages and zero lots	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)**

DISTRICT	R1/5	R4	R-4CB	RL1	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20' 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet minimum	10' minimum each side, and minimum of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet minimum	5' except: 10' for tri-plex, four-plex 10' along flanking streets; along streets; meet minimum	5' except: 10' along flanking streets; except garages shall meet minimum	10' except: 10' along flanking streets; except garages shall meet minimum	10' except: 10' along flanking streets; except garages shall meet minimum	10' except: 10' along flanking streets; except garages shall meet minimum	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 10' for multi-family; 20' next to R 4-8, R 6-12 district, or R 6-12 mobile home park	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 10' for multi-family; 20' next to R 4-8, R 6-12 district, or R 6-12 mobile home park	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 10' for multi-family; 20' next to R 4-8, R 6-12 mobile home park	No minimum 10' on Capitol House Block	18.04.080(H)
MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for accessory buildings	40' except: 16' for accessory buildings	40' except: 16' for accessory buildings	35', except: 16' for accessory buildings; 25' for cottages	35', except: 16' for accessory buildings; 25' for cottages	45', except: 25' for cottages; 16' for accessory buildings	45', except: 25' for cottages; 16' for accessory buildings	35', except: 16' for accessory buildings; 25' for cottage	42'	60'	See 18.04.080 (1)	2 stories or 35' whichever is less, except: 16' for accessory buildings, 25' for cottages	42' or as shown on 5A & 18.04.080 (3)	18.04.080(I)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

DISTRICT	R1/5	R4	R-4CB	RL1	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXI-MUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25% = lots of 10,001 SF to 1 acre; 6% = 1.01 acre or more	35% 60% = town-houses	6% increased to 18% if associated with drainage tract of at least	Refer to Maximum Impervious Surface Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = town-houses	55% = .25 acre or less 40% = .26 acres or more 70% = town-houses	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	85% except for stoops, porches or balconies	
MAXI-MUM ABOVE-GRADE STORIES		2 stories	3 stories	3 stories	2 stories	2 stories, 3 stories = triplex, fourplex	4 stories	4 stories	3 stories	3 stories	5 stories	5 stories		5 stories	
MAXI-MUM IMPROVED SURFACE COVER-AGE	45% = lots of 10,000 SF; 25% = lots of 10,001 SF to 1 acre; 6% = 1.01 acre or more	45% = 70% = Town-houses	6% increased to 18% if associated with drainage tract of at least	2,500 SF	55% = .25 acre or less 50% = .26 acre or more 70% = Town-houses	65% = .25 acre or less 50% = .26 acres or more 70% = Town-houses	70%	70%	70%	75%	85%	85%	65% = .25 acre or less except for 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = town-houses	85% porches or balconies	

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS (Continued)

DISTRICT	R1/5	R4	R-4CB	RL1	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area required; may double as tree tract or critical areas buffer.		450 SF/unit for cottage developments	450 SF/unit for cottage developments	30% for multifamily for cottage developments	30% for multifamily for cottage developments	30%	25%	15%	15%	450 SF/unit for cottage developments	15% may include stoops, porches or balcony areas	18.04.080(J)

LEGEND

- SF = Square Feet
- RL1 = Residential Low Impact
- R-4 = Residential - 4
- MR 7-13 = Mixed Residential 7-13
- MR 7-13 = Mixed Residential 7-13
- Zero Lot = A Lot with Only One Side Yard
- = No Regulation
- R 6-12 = Residential 6-12
- RM 18 = Residential Multifamily - 18
- RMH = Residential Multifamily High Rise
- UR = Urban Residential

18.04.080 Residential districts' development standards

Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer to the list of additional regulations below.

- A. Maximum Housing Densities.
 1. Calculation of Maximum Density.
 - a. The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" and land to be dedicated or sold for public parks, schools or similar non-residential uses.
 - b. Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one (1) dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen