

Current Policies & Regulations

Neighborhood Retail Zoning compared to Master Planned Centers

The Planning Commission's 3-phase project considers how to implement Olympia's "neighborhood center" goals and policies as described in the Comprehensive Plan. In addition, the Future Land Use (FLU) map in the Plan identifies 17 general locations for neighborhood centers. Both of the following regulatory frameworks implement these neighborhood center goals and policies:

Note the Difference:

- a. Municipal Code 18.05 describes "**Neighborhood Center districts.**" These are required within master planned villages.* Outside of villages, applicants may request a master planned neighborhood center in areas that are within 1000' from a neighborhood center located on the Future Land Use map.

- b. **Neighborhood Retail (NR)** is a commercial zoning designation described in Municipal Code 18.06. 9 out of 17 neighborhood centers identified on the FLU are located in areas with parcels zoned NR on the zoning map. For example, the Wildwood building and San Francisco Street Bakery are both located on parcels zoned, "Neighborhood Retail."

Parcels zoned NR may (re)develop without a master plan, consistent with allowed uses and applicable development standards in Municipal Code 18.06.

Under current Code standards, a master planned Neighborhood Center would generally include a larger area and allow more uses.

- * **Villages (Neighborhood Village, Urban Village):** These are planned, mixed use communities, containing a variety of housing types arranged around a village (neighborhood) center. There are four "villages" in the city of Olympia, and one in Olympia's unincorporated Urban Growth Area (to be annexed someday.) At this point, all the villages have approved master plans.

The Planning Commission will likely focus on updating Neighborhood Retail zoning standards in 18.06 during Phase 3 of their project. This is because the master plan process outlined in 18.05 probably does not present a feasible option for implementation. It is likely too onerous, asking multiple property owners to come together with a coordinated design for their multiple small sites and participate in a long, expensive process.

Future (re)development of these sites will likely be more feasible on a site-by-site basis, thus, can be facilitated by ensuring NR zoning has the appropriate standards. Future sub-area or other public processes can help to determine if relocated or new NR zones are needed.

Villages with (Neighborhood) Centers:

- (#4) Woodbury Crossing
- (#9) Briggs
- (#12) Bentrige (*may not be developed - site of potential future park*)
- (#15) Mill Pond
- (#10) Glenmore (*in Thurston County – Olympia’s unincorporated UGA*)

Neighborhood Centers also zoned Neighborhood Retail with existing commercial:

- (#1) Westside Food Co-Op
- (#2) Handy Pantry
- (#3) Kaiser & Harrison
- (#7) Frog Pond Grocery
- (#8) Wildwood Center
- (#11) Boulevard & Yelm (Victoria Square)
- (#13) Pit Stop Grocery
- (#16) San Francisco Street Bakery
- (#17) Puget Pantry

‘Floating’ Neighborhood Center locations – more general locations and no specific parcels yet zoned for Neighborhood Retail or approved for commercial development:

- (#5) Yauger Way & Capital Mall Drive
- (#6) Cooper Point & Evergreen Park
- (#14) Fones & 18th

Neighborhood Center Policies in Comprehensive Plan

GL21: Neighborhood centers are the focal point of neighborhoods and villages.

PL21.1: Establish a neighborhood center at each village site, encourage development of the neighborhood centers shown on [Future Land Use Map](#), and add additional centers when compatible with existing land uses and where they are more than one-half mile from other commercial areas.

PL21.2: Locate neighborhood centers along collector or arterial streets and within about 600 feet of a transit stop.

PL21.3: Support housing, a food store, a café or bakery, and a neighborhood park or civic green at all neighborhood centers. Allow churches, schools, and convenience businesses and services that cater primarily to neighborhood residents. Prohibit auto-oriented uses. Vary the specific size and composition of such centers for balance with surrounding uses. Where practical, focus commercial uses on civic greens or parks. Limit the size of commercial uses. (Note: A larger urban center is permitted in the Briggs Urban Village.)

PL21.4: Allow neighborhood center designs that are innovative and provide variety, but that ensure compatibility with adjoining uses. Consider appropriate phasing, scale, design and exterior materials, as well as glare, noise and traffic impacts when evaluating compatibility. Require that buildings include primary access directly from street sidewalks and be oriented toward the neighborhood and any adjacent park or green. Require that signage be consistent with neighborhood character.

PL21.5: Locate streets and trails for non-arterial access to the neighborhood center

PL14.3: Preserve and enhance the character of existing established Low-density Neighborhoods. Disallow medium or high-density development in existing Low-density Neighborhood areas except for Neighborhood Centers.

PL14.4: In low-density Neighborhoods, allow medium-density Neighborhood Centers that include civic and commercial uses that serve the neighborhood. Neighborhood centers emerge from a neighborhood public process

Rezone Criteria applying to Neighborhood Centers - Located in OMC 18.59.055

B) Each Neighborhood Retail or Neighborhood Center district, if any, shall be no further than four blocks (approximately 1000 feet) from a Neighborhood Center location indicated on the Future Land Use Map or is at a location proposed pursuant to the Subarea Planning process described in the Comprehensive Plan.

DEFINITIONS FROM THE OLYMPIA MUNICIPAL CODE 18.02

Food Stores: Stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine and beer shops; liquor stores; and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared products for on-site or off-site consumption.

Park, Neighborhood: An area suited for passive and/or active family activities and play which may include facilities such as picnic table and shelters, barbecue pits, playground equipment, basketball backboards, small sized playfields, volleyball courts and tennis courts. Neighborhood parks can serve an urban design as well as recreational function and are a core feature of neighborhood centers.

Civic Green: No official definition in the municipal code or Webster's Dictionary.

The intent is for a publically accessible green space, which could include a pocket park or seating area with attractive plants and other landscaping.

OMC 18.06 - Neighborhood Retail (NR) Zoning District	OMC 18.05 – “neighborhood center” in a Master Planned Development
<p>8. This district is intended to:</p> <ul style="list-style-type: none"> a. Permit small retail establishments which offer a limited range of goods within a residential neighborhood. b. Protect existing neighborhood retail districts and permit new establishments where local economic demand and appropriate design can assure compatibility with the neighborhood. c. Be located not less than one-half (1/2) mile from another neighborhood retail district or any other commercial district providing similar services or facilities. d. Have a maximum size for a Neighborhood Retail district of not more than one (1) acre. e. Limit the size, scale and expansion of such establishments in order to minimize traffic volumes and congestion, and other adverse impacts on the neighborhoods in which said establishments are located. f. Ensure that development in this district is characterized by small buildings, low traffic generation, considerable walk-in trade, quiet operations and little or no night activity. 	<p>B. The purposes of the Neighborhood Center District are as follows:</p> <ul style="list-style-type: none"> 1. To enable development of neighborhood centers (e.g., containing neighborhood oriented businesses and a small park) in established neighborhoods in order to create neighborhood focal points and activity centers, accommodate routine shopping needs, and provide a sense of neighborhood identity. 2. To enable a land use pattern which will reduce dependence on auto use, especially drive-alone vehicle use during morning and evening commute hours. 3. To enable many of the community’s residents to live within one-fourth (¼) mile of a grocery store and transit stop. 4. To enable the design of new development in a manner which will ensure the safe and efficient movement of goods and people. 5. To provide for convenient pedestrian and vehicular access between the center and the surrounding neighborhood. 6. To ensure that neighborhood centers are compatible with adjoining uses and do not undermine the economic viability of existing or designated neighborhood centers, village centers, or other neighborhood businesses. 7. To ensure that buildings and other site features are arranged, designed, and oriented to facilitate pedestrian access and access for transit.

USE	OMC 18.06 Neighborhood Retail	(OMC 18.05 – Center inside a Master Planned Development)
RESIDENTIAL		
Accessory Dwelling Units	NO	P
Apartments	NO	C
Boarding Homes	NO	C
Co-Housing	NO	-
Congregate Care	C	NO
Cottage Housing	-	NO
Duplexes	P	NO
Fraternity/Dorm	NO	-
Group Homes (6 or fewer clients)	P	NO
Group Homes (7 or more clients)	C	NO
Manufactured Housing	NO	P
Nursing/Convalescent Homes	C	NO
Quarters for night watch person	NO	-
Residential Above Commercial Uses	P	P
Retirement Home	NO	-
Single Family Residence	P	P
Single Room Occupancy Units	NO	NO
Townhouses	P	P
COMMERCIAL		
Eating & Drinking Establishments:		
Drinking Establishments	NO	-
Restaurant with Drive-Thru	NO	NO
Restaurant without Drive-Thru	P	P
Retail Sales:		
Apparel & Accessory Stores	NO	P
Building Materials, Garden Supplies & Farm Supplies	P	P
Commercial Greenhouses, Nurseries, Bulb Farms	C	-
Food Stores	P	Required
Furniture, Home Furnishings & Appliances	NO	NO
General Merchandise Stores	P	P
Grocery Stores	-	P
Motor Vehicle Sales	NO	NO
Motor Vehicle Supply Stores	NO	NO
Office Supply & Equipment	NO	NO

USE	OMC 18.06 Neighborhood Retail	(OMC 18.05 – Center inside a Master Planned Development)
Pharmacies & Medical Supply Stores	P	P
Specialty Stores	P	P
Lodging		
Hotel/Motel	NO	NO
Bed & Breakfast (1 guest room)	P	P (as home occupation)
Bed & Breakfast Houses (2-5 guest rooms)	C	?
Services		
Bank with up to 1 drive-thru lane	NO	P
Bank without drive-thru	-	-
Commercial Printing	P	NO
Electric Vehicle Infrastructure	P	P
Equipment Rental	NO	NO
Family Child Care Homes	P	P (as home occupation)
Gasoline Dispensing Facilities (existing, accessory to a permitted use)	P	-
Gasoline Dispensing Facilities (new, accessory to a permitted use)	P	-
Health Fitness Centers & Dance Studios	P	NO
Hospital	NO	NO
Laundry & Laundry Pick-up Agencies	P	P
Personal Services	P	P
Radio/TV Studio	NO	NO
Recycling Facility – Type I	P (Does not state, Type I)	P
Service Station/Car Wash	NO	NO
Servicing of Personal Apparel & Equipment	P	P
Truck or Auto Rental	NO	NO
Child Day Care Centers	C	P
Crisis Intervention	C	C
Hospice Care	-	C
Offices:		
Banks	NO	P
Offices - Business	NO	P
Offices - Government	NO	P
Offices - Medical	NO	P

USE	OMC 18.06 Neighborhood Retail	(OMC 18.05 – Center inside a Master Planned Development)
Veterinary Offices & Clinics	NO	C
Recreational:		
Art Galleries	P	NO
Auditoriums & Places of Assembly	NO	NO
Boat Club	NO	-
Boat Storage	NO	-
Commercial Recreation	NO	NO
Community Gardens	-	P
Community Parks & Playgrounds	P	P/C
Libraries	C	NO
Marina	NO	-
Museums	NO	NO
Neighborhood Parks/Village Green/Plaza	P	Required
Open Space – Public	-	P
Recreational Vehicle Park	NO	NO
Theatre (Drive-In)	NO	NO
Theatres (No Drive-In)	NO	NO
Trails – Public	-	P
Accessory Uses:		
Accessory Structures	NO	P
Adult Day Care Home	P	P
Child Day Care Home	C	-
Garage/Yard/Rummage or Other Outdoor Sales	P	P
Home Occupation	P	P
Residences Rented for Social Event, 6 times or fewer per year	P	-
Residences Rented for Social Event, 7 times or more per year	C	C
Satellite Earth Stations	P	P
Temporary:		
Emergency Housing	P	P
Entertainment Events	NO	-
Mobile Sidewalk Vendors	NO	-
Mobile Vendors	NO	NO
Model Homes	-	P
Off-site Contractor Offices	P	-

USE	OMC 18.06 Neighborhood Retail	(OMC 18.05 – Center inside a Master Planned Development)
Parking Lot Sales	NO	NO
Other Uses:		
Agricultural Uses, Existing	P	P
Animals/Pets	P	P
Cemeteries	C	-
Commercial Parking	NO	-
Communication Towers & Antennas	C	C
Community Clubhouses	-	P
Conference Center	NO	NO
Fraternal Organization	NO	NO
Funeral Parlor	NO	-
Gambling Establishments	NO	-
Industry, Heavy	NO	-
Industry, Light	NO	-
Mini-Storage	NO	-
Non-Profit Physical Education Facilities	-	C
Places of Worship	C	C
Public Facilities	C	C
Racing Pigeons	C	-
Radio, Television, and other	NO/C	C
School (college, business, vocational or trade school)	NO	-
Schools	C	C
Sewage Treatment Facilities	C	-
Sheltered Transit Stops	-	REQUIRED
State Education Facility	NO	-
State or Regional Transportation Facility	C	-
Utility Facilities	P/C	P/C
Wholesale Sales (incidental to retail business)	NO	-
Wireless Communications Facilities	P/C	P/C
Workshops for Disabled People	C	-

P = PERMITTED USE C=CONDITIONAL USE NO=PROHIBITED

- = THE USE IS NOT SPECIFICALLY STATED IN THAT CODE SET

PROHIBITED IN MASTER PLANNED NEIGHBORHOOD CENTERS:

18.05.040(B) PROHIBITED AND UNSPECIFIED USES.

Land uses which are not listed in Table 5.01 as permitted, conditional, or required uses are prohibited, unless they are authorized by the Director consistent with Section [18.02.080](#), Interpretations. In no event, however, shall the following uses be permitted:

1. Automobile-oriented uses which primarily cater to customers in their vehicles or rarely provide consumer goods or services to pedestrians. This includes drive-in and drive-through businesses

(except drive-through banks as provided in Section [18.05.060](#)(A) herein), motor vehicle sales, and car washes.

2. Adult oriented businesses (see Section [18.02.180](#), Definitions).

3. Mobile homes. Mobile homes are prohibited except for emergency housing and contractor's offices consistent with Section [18.04.060](#)(EE). (See Section [18.02.180](#), Definitions.)

4. Habitation of recreational vehicles/trailer houses. (See Section [18.02.180](#), Definitions.)

5. Sale of firearms.

6. Pawnshops.

7. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.

8. Parking provided accessory to a use located outside the City of Olympia.

9. Secure community transition facilities.

DEVELOPMENT STANDARDS COMPARED

Development Standard	(OMC 18.04 - Neighborhood Retail Zoning District (NR))	(OMC 18.05 – Master Planned Development)
Gross Area of district	Maximum size for a Neighborhood Retail district of <u>not more than one (1) acre.</u> (18.06.020.8.d)	2-10 acres
Lot Size		The square footage and width of those residential lots in developments located in the NC, NV, UV, COSC, and districts, which immediately abut an R-4, R 4-8 or R 6-12 district, shall be no less than 85 percent of the minimum lot size and width required in the adjoining lower density district.
Minimum or Maximum Total Amount of Commercial Floor Space	None	30,000 sq. ft.
Minimum or Maximum Retail Floor Space	U. Restaurants in the Neighborhood Retail District shall be limited to one thousand (1000) square feet of gross floor area and shall not require nor include a Type I Hood as defined in the Uniform Mechanical Code	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or authorized residential dwelling or residential lot within 1/4 mile of what?
Minimum or Maximum Combined Office & Services Floor Space	None	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or authorized residential dwelling or residential lot within 1/4 mile of what?
Maximum Building Size (Gross sq. ft.)	3,000 for single use; 6,000 for mixed use.	
Maximum Business Occupancy Size (Gross Floor Area)	None	5,000 sq. ft.

DEVELOPMENT STANDARDS COMPARED

Minimum Lot Size	7,200 sq. ft.	5,000 sq. ft. May be larger for churches or schools (18.05.080D) See 18.04.060K for Group Homes
Front Yard Setback	<i>Outdated reference in Code (18.20 no longer exists)</i> See City-Wide Design Guideline: "Building Design - Orientation & Form of Commercial & Public Buildings," 18.20.090	10' maximum <i>(*See end for additional direction)</i>
Rear Yard Setback	15' minimum	None, EXCEPT: 1. 15' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex, manufactured home, or townhouse. 2. 10' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily. (Note: One use shall not be considered next to another use or district if a street or road intervenes.) 2. Setbacks. The minimum rear yard building setback for lots in the NC, NV, UV, and COSC and districts which share a rear property line with a parcel in an R-4, R 4-8, or R 6-12 district shall be the same as the setback required for the adjoining lower density district.

DEVELOPMENT STANDARDS COMPARED

Side Yard Setback	15' minimum	None, EXCEPT: 1. 10' maximum on flanking street; 2. 15' minimum + 5' for each building above 2 stories next to R-4, R 4-8, or R 6-12 district, or a single family, duplex, manufactured home, or townhouse. 3. 10' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.
Max Building Height	Up to 35', whichever is less <i>(Code is not clear about what "whichever is less" means)</i>	30 feet for commercial structures; or 45 feet for residential or mixed-use structures. 2 stories 3 stories
Max Building Coverage	45%	70%
Max Development Coverage	60%	85%
Additional Standards:		
Operating Hours	R. - Operating hours for businesses in the NR District shall be limited to the hours between 6:00 a.m. and 11:00 p.m. A later opening time and/or an earlier closing time may be required if necessary to assure compatibility with the adjacent residential neighborhood.	
Design Requirements	Design standards in 18.110 Per 18.100, design review applies because the following applies: 2. Commercial projects adjacent to residential zones	Design standards in 18.05A

DEVELOPMENT STANDARDS COMPARED

Open Space		<p>Village Green of at least 1 acre</p> <p>At least 60% of buildings must front the village green</p>
Location		<p>Along Collector Streets</p> <ul style="list-style-type: none"> • Separated from other commercial uses by at least ½ mile • Commercial uses must be contiguous with or across a street from the green • Commercial uses not more than one block or 350' from the perimeter of the village green
	<p>3. Neighborhood Retail (NR) District Requirements. Specialty stores are limited to those selling such items as gifts, antiques, variety goods, light hardware, hobby supplies, garden supplies, reading materials and other small items used primarily in a private home.</p>	

DEVELOPMENT STANDARDS COMPARED

	<p>Neighborhood Retail District (NR) and Community Retail (CMR) District Requirements. State or regional transportation facilities shall be linear facilities only, such as roads or railroads.</p> <p style="padding-left: 40px;">a. Underground petroleum storage tanks are prohibited within the Allison Springs aquifer recharge area.</p> <p style="padding-left: 40px;">b. No more than four (4) gas dispensing devices serving a maximum of eight (8) vehicles at one time are permitted at convenience stores/gas stations in the CMR District.</p> <p style="padding-left: 40px;">c. No more than two (2) gas dispensing devices serving a maximum of four (4) vehicles at one time are permitted at convenience stores in the NR District.</p>	
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* H. Front Yard Setbacks.

1. In the NV, NC, UV, and COSC districts, front yard setbacks for residential uses may be reduced to a minimum of ten (10) feet under the following conditions:

- a. When the garage or parking lot access is from the rear of the lot; or
- b. When the garage is located at least ten (10) feet behind the front facade of the primary structure on the lot; or
- c. When the driveway will be aligned to provide at least a twenty (20) foot long parking space between the sidewalk edge (closest to lot) and the garage.

2. Such setback reductions shall not be allowed where they would result in a setback of fifty (50) percent or less than the setback of an existing dwelling on an abutting lot fronting on the same street. (See Design Guidelines, 18.05A.280, Garage Design.)