

One tool the City is using to gather public comments on the proposed recommendations is by using Survey Monkey to seek comments on each individual recommendation. These comment surveys will remain open for several weeks, and comments collected will be reviewed by city staff and the Olympia Planning Commission.

The email to interested parties letting people know about this comment opportunity was sent on January 12, 2018. We expect additional comments will be added in the coming weeks.

Comments received to date are as follows:

Accessory Dwelling Units (ADUs)

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-1	One ADU allowed per residential lot	No change	NA

ADU-1 Comments Received

1	<i>Why is this included as a recommendation?</i>
2	<i>Many older homes near downtown Olympia have both an unfinished basement and significant garage space. Allowing one detached and one attached ADU unit on the same property (As Seattle is changing their laws to do) would allow for the graceful addition of density without a decrease in garden and green space. As existing structures, they would match neighborhood character in near east and west side neighborhoods already well served by public infrastructure including public transit.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-2	Maximum height for any accessory structure (other than the primary house) is 16 feet.	Increase maximum height for accessory structures to 24 feet. (includes detached ADUs)	Allows for ADU to be located above a garage, shed or other accessory structure.

ADU-2 Comments Received

1	<i>Maximum height of an ADU should be kept proportional to the primary structure. 24 foot tall structures can cast shadows over neighboring properties creating an impact on garden space and natural light into a home. Would the adjacent property owner so impacted have any recourse?</i>
2	<i>Agree</i>
3	<i>Yes, this change specifically helps with options for my home (that I live in).</i>
4	<i>This is a good idea, and will allow for more creative spaces that will be desirous to live in.</i>



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Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-3	Maximum size of ADU is 800 sq. ft., and it can be no more than 40% of the primary residence and ADU combined; or 66-2/3% of primary residence alone.	Maintain maximum ADU size of 800 sq. ft. but remove additional size requirements related to primary residence size.	Allows up to 800 sq. ft. ADU when primary structure is less than 1200 sq. ft. Clarifies requirement.

ADU-3 Comments Received	
1	<i>Fine.</i>
2	<i>I support this. I believe it levels opportunities. Otherwise there is a bias in favor of people who have a large house. There is nothing wrong with a modest sized house having a small (800 sf max) ADU. In my case there is no impact as I have a large house and ADUs I am considering are internal or garage.</i>
3	<i>I approve</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-4	Property owner must live on-site as his/her primary residence.	Remove requirement	Difficult to enforce. Provides greater flexibility for property owners to construct ADUs, which may increase availability of this housing type

ADU-4 Comments Received	
1	<i>If the ADU is internal, then the home becomes a defacto duplex. Where duplexes are allowed, this is fine. However, if the ADU is detached, then you've effectively re-zoned the lot from single family to multi-family and that should not be allowed. Enforcement difficulty is a poor excuse. Please do not remove the requirement at this time.</i>
2	<i>Very strongly agree with this change. It almost made us not create our ADU.</i>
3	<i>I have mixed feelings as I would prefer not to see non-resident owners dominate residential properties, but I agree that enforcement is tough and could be unfair. For example, what if an affordable housing-oriented nonprofit owns a home and wishes to convert so there also is an ADU?</i>
4	<i>This will help increase density in renter occupied properties, and is a change enacted in many other PNW cities.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-5a	Primary single-family residence must provide two off-street parking spaces. One additional space is required for an ADU.	Remove requirement of additional parking space for ADU.	Provides greater flexibility and potentially decreased cost for property owners to construct ADUs, which may

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			increase availability of this housing type.
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ADU-5a Comments Received

1	<i>I thought this recommendation was dropped (see 12/7/2017 draft recommendations). The adequacy of on-street parking needs to be considered.</i>
2	<i>Agree, especially if near bus line.</i>
3	<i>I support the change, though in fact my own driveway would meet the old requirement. I favor flexibility.</i>
4	<i>Unlike many larger cities, Olympia has an abundance of street parking</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-5b	<p>Primary single-family residence must provide two off-street parking spaces.</p> <p>One additional space is required for an ADU.</p>	If a garage is converted to an ADU, and the garage had provided the 2 nd parking space for primary residence, allow requirement for 2 nd parking space to be waived with consideration of on-street parking availability.	Provides greater flexibility and potentially decreased cost for property owners to construct ADUs, which may increase availability of this housing type.

ADU-5b Comments Received

1	<i>Disallow if the former garage was accessed from alley (ie no driveway to yield limited off-street parking).</i>
2	<i>I see the value of the "with consideration" clause. There are some neighborhoods where this would matter but I would not want enforcement to simply become a blockage to ADUs.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
ADU-6	Minimum size requirement for a manufactured home is 860 sq. ft.	Remove minimum size requirement for a manufactured home.	Allows manufactured homes to be used as ADUs if less than 800 sq. ft., potentially decreasing cost and increasing availability of ADUs.

ADU-6 Comments Received

1	<i>Fine, but some neighbors may not want a manufactured home sitting on the lot next door. Do they have any recourse?</i>
2	<i>I agree the size requirement should be the same.</i>
3	<i>This is a wonderful idea that will decrease the cost of building ADUs.</i>

Cottage Housing

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-1	A cottage housing development must include at least one courtyard or common open space area. Between 4 and 12 <i>detached</i> dwelling units shall be located on each courtyard, occupying at least two sides of the courtyard.	No change, except allow any two dwelling units to be attached.	Provides increased flexibility in site layout.

COT-1 Comments Received

1	<i>In SFR 6-12, with minimum of 1 courtyard and dwelling units on 2 sides; the minimum and maximum density is 8 and 24, respectively. This suggests a minimum of 2 acres of developable land for a cottage housing development. Having any two units attached seems to confuse definitions of what's what. If the cottages are separately sold and owned, then the conjoined cottages start looking like townhouses; and if the conjoined cottages are rented, they more closely resemble duplexes.</i>
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Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-2a	First story of each cottage, including a garage may not exceed 800 sq. ft. Maximum size each cottage is limited to 1600 sq. ft.	Change maximum first story size from 800 square feet including the garage to 1,000 square feet excluding the garage or carport.	Allows a larger size for one-story cottages; less boxy appearance for 2-story cottages; smaller overall size visually more appealing in combination with increased density bonus below.

COT-2a Comments Received

1	<i>Why allow 2 story cottage housing and only 1-story courtyard apartments in SFR 4-8? Perhaps limit cottage housing to single story.</i>
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Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-2b	Maximum cottage size allowed is 1,600 square feet.	Change maximum cottage size to 1,250 square feet.	Provides greater consistency with neighboring cities.

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COT-2b Comments Received

1 *Why change this? What does reducing the maximum allowable sq footage by 350 achieve? Maybe someone wants to build slightly bigger cottages than what's allowed in Lacey and Tumwater?*

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-3	Cottage housing developments are allowed a 20% density bonus.	Increase cottage housing density bonus from 20% to 50%.	Provides greater consistency with neighboring cities (which allow 100% bonus); increased opportunities for this housing type.

COT-3 Comments Received

1 *The proposed 50% density bonus raises the potential density on 2 acres in SFR 6-12 to 12 to 36 units. Would it be capped at 24 units no matter what, or does the density bonus allow up to 36 cottages on 2 acres?*

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-4	Frontage improvements and common areas constructed before buildings.	With approved site plan, allow phased construction of common areas and frontage improvements, and phased payment of impact fees and general facilities charges.	Provides greater flexibility in financing cottage developments, which may increase availability of this housing type.

COT-4 Comments Received

1 *This sounds reasonable, but what safeguards are in place if a project 'stalls' significantly or fails prematurely?*

Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-5a	Provide one off-street parking space per cottage, or 1.5 spaces per cottage if no on-street parking is available. 50% of parking must be in a shared parking lot.	No change to number of parking spaces required. Required parking allowed anywhere on-site.	Provides greater flexibility in site design and layout.

COT-5a Comments Received

1 *Given the discrepant off-street parking requirements for duplexes, townhomes, and cottages -- what incentive is there to build cottage housing over the other two types?*

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Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-5b	Provide one off-street parking space per cottage, or 1.5 spaces per cottage if no on-street parking is available. 50% of parking must be in a shared parking lot.	Allow one off-street parking space per cottage to be provided in a garage or carport.	Allows parking to be located adjacent to each cottage. Could have direct connection to house.

COT-5b Comments Received

1	<i>This makes sense when considering the possibility of getting drenched between parking ones' car and getting into one's home.</i>
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Rec #	Current Regulation	Proposed Change	Purpose of Change
COT-6	May allow a single connection to sewer main in street, with lateral connections to each cottage on-site.	Allow single connection to sewer main, with lateral connections to cottages on site.	Clarifies requirement. Provides decreased cost for sewer connections in some cases, which may increase availability of this housing type.

COT-6 Comments Received

1	<i>As long as that single connection to sewer main can handle multiple lateral connections. Is someone responsible for ensuring the health and safety of this? How else does one capture the impact costs of increased sewage from a property?</i>
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Courtyard Apartments

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-1	Courtyard apartments not defined.	Create definition of courtyard apartments, including limitation of no more than 12 units around a single courtyard.	Create the opportunity to locate small courtyard apartments in larger areas of the City while limiting impact on neighborhoods.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-2a	Apartments not currently permitted in R4-8 or R6-12 zoning districts (except triplexes and fourplexes in limited areas of R6-12).	Permit courtyard apartments in R6-12 zoning district.	Create the opportunity to locate courtyard apartments in more areas of the City.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-2b	Apartments not currently permitted in R4-8 or R6-12 zoning districts (except triplexes and fourplexes in limited areas of R6-12).	Permit courtyard apartments in R4-8 zoning district if within 600' of transit route or commercial zoning district.	Create the opportunity to locate courtyard apartments in more areas of the City, when near transportation and services.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-3a	Structures in R4-8 zoning district limited to two stories.	Limit courtyard apartments in R4-8 zoning district to one story.	Ensure visual impact to neighboring properties from courtyard apartment buildings is limited.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-3b	Structures in R6-12 zoning district limited to two stories,	Limit courtyard apartments in R6-12	Ensure visual impact to neighboring properties from courtyard



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	except three stories for triplexes and fourplexes.	zoning district to two stories.	apartment buildings is limited.
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Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
CYA-4	Apartment developments are subject to multi-family residential design guidelines.	Apply Infill Residential design guidelines to courtyard apartments in R4-8 and R6-12 zoning districts.	Infill guidelines focus on neighborhood compatibility; multi-family guidelines focus on larger-scale site issues.

Comments Received - None

Duplexes

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-1	New duplexes are not allowed in R4-8 zoning district.	Allow new duplexes in R4-8 zoning district.	Increase opportunity for this housing option in larger area of city.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-2	Minimum lot size for a duplex in R6-12 zoning district is 7,200 sq. ft. The minimum lot width for a duplex is 80 feet.	Reduce the minimum lot size and width to the same as for single-family detached homes: R6-12: 3,500 sq. ft./40 feet R4-8: 4,000 sq. ft./45'.	Allow more flexibility in site design and increase opportunity for this housing option on more lots.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-3	A separate sewer connection to the sewer main is required for each unit in a duplex.	Allow single sewer connection for duplex building.	Reduces cost of sewer connections, which can provide more opportunities to build duplexes

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
DUP-4	Provide 2 off-street parking spaces per unit.	No change	NA

Comments Received - None

General Provisions

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-1a	In the R4-8 zoning district, a transferred development right must be purchased to build at a density of 7-8 units/acre, or between 4 and 4.99 units/acre.	Remove requirement for a transferred development right (TDR) in R4-8 zoning district.	Removing the cost to purchase a TDR to meet permitted density, and additional density bonus, provides slightly increased opportunities for building housing units.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-1b	In the R4-8 zoning district, a transferred development right must be purchased to build at a density of 7-8 units/acre, or between 4 and 4.99 units/acre.	Allow a density bonus of up to one unit/acre if a transferred development right (TDR) is purchased.	Provides slightly increased opportunities for building housing units.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-2	Impact fees for transportation, parks and schools are calculated based on single-family houses, ADUs or multi-family buildings (2 or more units).	Conduct impact fee study to determine whether impacts vary with single-family house sizes.	If impact of smaller houses is less, decreased cost of impact fees may provide more of this type of housing.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-3	General Facilities Charge (GFC) for sewer connection is based on an Equivalent Residential Unit (ERU). One ERU generally = a single-family house, regardless of its size. Townhouse, duplex and cottage units are charged as 1 ERU per unit; 3+ unit	Conduct Sewer GFC study to determine whether impacts vary with the size of houses, townhouses, duplexes, and cottage units.	If impact is less, decreased cost of GFC may provide more of these types of housing.



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	apartments are charged at 0.7 ERU per unit.		
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Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
GP-4	A portion of stormwater GFC is based on vehicular trips generated. Duplex units charged at same number of trips as single-family houses.	Conduct Stormwater GFC study to determine how duplex impacts compare with those of apartments, ADUs, and townhouse units.	If impact is less, decreased cost of GFC may provide more of this type of housing.

Comments Received - None

Manufactured Homes

Rec #	Current Regulation	Proposed Change	Purpose of Change
MH-1	<p>Manufactured homes must:</p> <ul style="list-style-type: none"> be comprised of at least two sections, each at least 12' wide by 36' long; have pitched roof of shake, shingle, coated metal, or similar material have exterior siding commonly used on site-built houses 	Remove size requirement.	Allows for smaller manufactured homes to be used as accessory dwelling units (ADUs); increases flexibility for this housing option to be used on more lots in the city.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
MH-2	Design standards for Infill Residential apply to manufactured homes located on lots of less than 5,000 sq. ft.	When used as an ADU, apply ADU design standards rather than infill design standards.	Provides consistency, so that same design standards are applied to all ADUs.

Comments Received – None.

Single Room Occupancy (SROs)

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-1	SROs defined as having cooking facilities in room, with shared bathroom facilities.	Define SROs as having shared cooking or bathroom facilities, or shared bathroom and cooking facilities.	Clarify definition and provide flexibility in design for this type of housing.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-2	SROs permitted in downtown zoning districts, or as conditional uses in higher-intensity commercial districts.	Add SROs as a permitted use in R6-12 and higher-density residential zones.	Create the opportunity to locate SROs in larger areas of the City, particularly in areas where services are nearby.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-3	Where permitted, SROs must meet height restrictions within zoning district.	Limit SROs in R6-12 zoning district to two stories; apply existing building height limits in other residential districts.	Limit visual impact to neighboring properties from SRO buildings.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-4	SROs are subject to multi-family residential design guidelines, as well as any other applicable design guidelines.	Apply infill residential design guidelines to SROs in R6-12 zoning districts.	Infill Residential design guidelines are focused on compatibility within a neighborhood.

Comments Received – None.

Rec #	Current Regulation	Proposed Change	Purpose of Change
SRO-5	SROs don't have specific parking requirements stated.	Clarify SRO units require one off-street parking space.	Clarifies SROs require same parking as studio apartments.

Comments Received – None.

Tiny Houses

Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-1	Tiny houses on trailers with wheels permitted by the State as recreational vehicles. Permanent occupancy is not permitted.	No change. Regulation is under the authority of the State of Washington.	NA

TH-1 Comments Received

1	<i>"Permanent occupancy is not permitted." Considering that this includes park model homes (as they are on wheels) this is not a great idea. It seems that all of the "missing middle" changes are meant to help developers and rental owners, not normal people that want to live 'smaller' on their own piece of property. What business is it of the city if my primary residence has wheels?</i>		
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Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-2	Tiny houses may be permitted as single-family houses, accessory dwelling units or cottage housing if meet all applicable codes, including parking requirements.	Urge state to adopt Appendix V of new 2018 IBC for application to tiny houses.	Appendix V would increase flexibility in design of tiny houses, particularly with regard to sleeping lofts.

TH-2 Comments Received

1	<i>So, rather than permit sleeping lofts in a permanent tiny house, you want to make "recommendations" for what the state does? Just add it to your own codes!</i>		
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Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-3	Single family residences are required to provide 2 off street parking spaces, regardless of the home size.	Reduce off-street parking requirement from 2 to 1 for houses that are less than 800 square feet in size.	Reduced parking requirement decreases cost and may provide more of this housing.

TH-3 Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
TH-4	A group of tiny houses are allowed as conditional use in light industrial zoning district with shared community building.	Clarify that a group of tiny houses is also be permitted as co-housing in most residential zoning districts.	Provides clear option for tiny house communities.

TH-4 Comments Received - None

Townhouses

Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-1	Maximum site area = 4 acres	No change	NA

TWN-1 Comments Received

1	<i>Why solicit comments when not proposing changes? If comments are submitted to in any way change the maximum site area; would the recommendation be changed?</i>
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Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-2	Maximum number of townhouse units allowed in each structure is 4.	Remove maximum number of townhouse units allowed per structure (now 4).	Allows the option of more units per structure - may reduce cost of multiple smaller buildings; provides more flexibility in site layout.

TWN-2 Comments Received

1	<i>These look ugly & shoddy (sorry- my last home was in Bel Air, prior to that: Menlo Park CA. I remember when silicon vly. Started to boom (1980's) & structures akin to these sprung up in Cupertino, Mountain View & Sunnyvale, CA. At the time, I practiced construction defect law. I oppose the cost-cutting + corner-cutting developers who slap these structures up. I have seen quite a few of "these" springing up when I drive to the recycling/dump area, in Thurston County. PERMITERS BEWARE!!!!</i>
2	<i>If maximum lot size is 4 acres (and presuming 4 acres of developable land); then in SFR 6-12 the maximum number of units is 48 and in SFR 4-8 the maximum number of units is 32. If a townhouse comes with its own property, then there couldn't be stacked units, correct? (IE, property lines can only run between walls, not floors.) The other concern with the proposed density changes in general, is sensitivity to the existing density of the surrounding neighborhood which is more often than not, not built to the maximum unit per acre. 48 townhomes on 4 acres next to 10 acres of existing 60 single family homes is not in keeping with neighborhood character.</i>

Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-3	Buildings with 1-2 units must provide a 5' side yard setback; while buildings with 3 or more units must provide a 10' side yard setback.	5' side yard setback for all townhouse buildings, except 10' on flanking streets.	Matches side yard setbacks for other allowed uses; provides flexibility in site layout.

TWN-3 Comments Received

1	<i>Flanking street - 5' Access aisle - 5' - is this right? Just flanking street 10' -</i>
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Comments on Individual Recommendations

2	<i>Why do flanking streets get more of a buffer than flanking properties? The street, pedestrians, and drivers don't care if there's building within 5 feet as they pass by; whereas a neighbor might well care that a dwelling unit is built within 5 feet of their lot. Making a townhouse more desirable to a potential owner by adding distance away from the street; yet not maintaining an equivalent buffer from neighboring properties does not seem fair.</i>
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Rec #	Current Regulation	Proposed Change	Purpose of Change
TWN-4	Provide 2 off-street parking spaces per unit	No change	NA

<i>TWN-4 Comments Received</i>	
1	<i>No parking on site required? Good! Just street parking.</i>
2	<i>Thank you for not changing the requirement to provide 2 off-street parking spaces per unit. If you get comments disagreeing, would it become a recommendation to reduce the number of parking spaces per unit?</i>

Triplexes and Fourplexes

Rec #	Current Regulation	Proposed Change	Purpose of Change
T&F-1a	Triplexes and fourplexes are permitted in limited portions of R6-12 zoning district.	Permit triplexes and fourplexes throughout R6-12 zoning district.	Increase opportunity for this housing option in larger area of the city.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
T&F-1b	Triplexes and fourplexes are not allowed in R4-8 zoning district.	Permit triplexes and fourplexes in R4-8 zoning district if within 600 feet of transit route or commercial zoning district.	Increase opportunity for this housing option in larger area of the city.

Comments Received - None

Rec #	Current Regulation	Proposed Change	Purpose of Change
T&F-2	Minimum lot size in R6-12 zoning district is different for different housing types: <ul style="list-style-type: none"> • Triplexes = 7,200 sq. ft. • Fourplexes = 9,600 sq. ft. Minimum lot width for Triplexes & fourplexes is 80'.	Reduce minimum lot size and width to same as for single-family detached homes: <ul style="list-style-type: none"> • 3,500 sq. ft./40' in R6-12 • 4,000 sq. ft./45' in R4-8 	Allow more flexibility in site design and increase opportunity for this housing option on more lots.

Comments Received - None