

Note: OMC Code Language copied from online code on April 23, 2024.

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING TITLE 18, UNIFIED DEVELOPMENT CODE, OF THE OLYMPIA MUNICIPAL CODE, RELATED TO AGRICULTURAL LAND USES.

WHEREAS, the City of Olympia Comprehensive Plan Goal GL 25 encourages local food production to increase self-sufficiency, reduce environmental impact, promote health and the humane treatment of animals, and support the local economy; and

WHEREAS, in 2020 the Olympia City Council enacted a referral to an Olympia Farmland Work Group consisting of members from the City of Olympia, Thurston Conservation District, and Community Farmland Trust; and

WHEREAS, the Work Group's purpose was to make recommendations to address the loss of urban agriculture and regional farmland, and to increase access to urban agriculture and further the City policy to collaborate with community partners to ensure that everyone in Olympia is within biking or walking distance of a place to grow food; and

WHEREAS, the Work Group presented its first phase of analysis to the City Council's Land Use and Environment Committee in July 2021, and the second phase including policy recommendations in July 2022; and

WHEREAS, one of the Work Group's policy recommendations is to incentivize urban agriculture and remove barriers in city code; and

WHEREAS, an analysis of the Olympia Unified Development Code (Olympia Municipal Code Title 18) by City staff identified several potential barriers to urban agriculture in parts of the City of Olympia; and

WHEREAS, the potential barriers identified included that some zoning districts did not allow agriculture as a permitted use, which also created potential barriers against adding supporting agricultural structures on existing agricultural uses; and

WHEREAS, the Proposed Amendments are consistent with the Olympia Comprehensive Plan and other chapters of Title 18 OMC; and

WHEREAS, the Olympia Planning Commission reviewed these proposed code amendments and held a public hearing on _____, 2024, and recommended approval of this ordinance; and

WHEREAS, the Olympia Land Use and Environment Committee reviewed these proposed code amendments on _____, 2024, and recommends approval; and

WHEREAS, the Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property (December 2006) was reviewed and used by the City in objectively evaluating the proposed development regulations amendments;

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

Section 1. Amendment of OMC 18.04. Olympia Municipal Code Chapter 18.04.040 Table 4.01 is hereby amended to read as follows:

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 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|--------|-----------------|-----------------|---------------|---------------|---------------|------------------|-----|---------------|------------------------|
| District-Wide Regulations | | | | | | | 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) | |
| 1. SINGLE-FAMILY HOUSING | | | | | | | | | | | | | | | |
| 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(F) |
| Cottage Housing | | | | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(H) |
| 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) |
| Single-family Residences | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Townhouses | P | P | | P | P | P | P | P | P | P | P | P | P | P | 18.64 |
| Short-Term Rentals | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(JJ) |
| 2. MULTIFAMILY HOUSING | | | | | | | | | | | | | | | |
| Apartments | | | | P | | | P | P | P | P | P | P | | P | 18.04.060(N) |

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

| DISTRICT | R1/5 | R-4 | R-4CB | RLI | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|---|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|----|------------------------|
| Courtyard Apartments | | | | | | P | | | | | | | | | 18.04.060(II) |
| Boarding Homes | | | | P | | | | P | P | P | | | | | |
| Collegiate Greek system residences | 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 | P | P | |
| Duplexes on Corner Lots | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(HH) |
| Triplexes | | | P | P | P | P | P | P | P | P | P | P | | P | |
| Fourplexes | | | P | | P | P | P | P | P | P | P | P | | P | |
| Sixplexes | | | | | | P | | | | | | | | | |
| Group Homes with 6 or Fewer (or up to 8 with DSHS approval) 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) |
| 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) |

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

| DISTRICT | R1/5 | R-4 | R-4CB | RLI | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|----|-------------------------------|
| Retirement Homes | | | | P | | | P | P | P | P | P | C | | P | |
| Transitional Housing, Permanent Supportive Housing | P | P | P | P | P | P | P | P | P | P | P | P | P | 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 | | | 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, Short-Term Rentals – Homestays, 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) |

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

| DISTRICT | R1/5 | R-4 | R-4CB | RLI | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|---|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|----|------------------------|
| 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 | | | | | | | | | | | | | | |
| 4. ACCESSORY USES | | | | | | | | | | | | | | | |
| Accessory Structures | 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 | 18.04.060(GG) |

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

| DISTRICT | R1/5 | R-4 | R-4CB | RLI | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|-----|------------------------|
| Garage/Yard/Rummage or Other Outdoor Sales | 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 | 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 | | C | C | |
| Satellite Earth Stations | 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 | 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 | 18.04.060(T) |
| Racing & Performing Pigeons | | C | 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 | 18.04.060(T) |

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

| DISTRICT | R1/5 | R-4 | R-4CB | RLI | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|--------|---------|----------|-------|----------|----------|----------|-----|----------|------------------------------|
| 6. AGRICULTURAL USES | | | | | | | | | | | | | | | |
| Agricultural Uses | P | P | P | P | P | P | P | P | P | <u>P</u> | <u>P</u> | <u>P</u> | P | <u>P</u> | 18.04.060.KK |
| Greenhouses, Bulb Farms | 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 | | 18.04.060(DD) |
| Emergency Housing Facility | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.50 |
| Model Homes | P | P | P | P | P | P | P | P | P | P | P | | P | P | 18.04.060(DD) |
| 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 | 18.04.060(DD) |
| Wireless Communication Facility | P | P | | P | P | P | P | P | P | P | P | P | P | P | 18.44.060 |
| 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 | | 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) |

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PERMITTED AND CONDITIONAL USES**

| DISTRICT | R1/5 | R-4 | R-4CB | RLI | R 4-8 | R 6-12 | MR 7-13 | MR 10-18 | RM 18 | RM 24 | RMH | RMU | MHP | UR | APPLICABLE REGULATIONS |
|--|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|-----|------------------------|
| 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 | 18.04.060(CC) |
| Social Organizations | | | | | | | | | | | P | P | | C | |
| 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

R1/5 = Residential - 1 Unit Per 5 Acres

R-4 = Residential - 4

R-4CB = Residential - 4 Units per Acre

RLI = Residential Low Impact

R 4-8 = Residential 4-8

R 6-12 = Residential 6-12

MR 7-13 = Mixed Residential 7-13

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

MHP = Manufactured Housing Park

UR = Urban Residential

Section 2. Amendment of OMC 18.04. Olympia Municipal Code Chapter 18.04.060 is hereby amended to add a new subsection (KK) as follows:

KK. AGRICULTURE.

In the RM-24, RMH, RMU, UR, UW, UW-H and DB zoning districts, agriculture is limited to the small-scale growing and harvesting of food crops or non-food crops (e.g., flowers) for personal or group consumption, for donation, or for sale that is incidental in nature and where no nuisance is created by such use. This includes community gardens managed and maintained by a group of individuals or a public or not-for profit organization or association; rooftop gardens; vertical agriculture on exterior walls of a building; and hydroponics or other indoor growing methods that are small-scale and accessory to the primary use of the property.

Section 3. Amendment of OMC 18.06. Olympia Municipal Code Chapter 18.06.040 Table 6.01 is hereby amended to read as follows:

18.06.040 TABLES: Permitted and Conditional Uses

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|--------------|---------------------|-----------------------|-----------|------------------|----------------|------------------|------------|-------------------|--------------|-----------------------|-----------------------|-----------------------|-------------------------------|
| District-Wide Regulations | 18.06.060(R) | | | | 18.06.060 (F)(2) | 18.06.060 (HH) | 18.06.060 (F)(2) | | | | | | 18.130.020 | |
| 1. EATING & DRINKING ESTABLISHMENTS | | | | | | | | | | | | | | |
| Drinking Establishments | | | P | | P | P | P | | C 18.06.060(P) | | P | P | P | |
| Drinking Establishments - Existing | | P 18.06.060 (GG) | | | | P | | | | | | | | |
| Restaurants, with drive-in or drive-through | | | P 18.06.060 (F)(3) | | | | | | | | C 18.06.060 (F)(1) | C 18.06.060 (F)(1) | P 18.06.060 (F)(3) | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|--------------------|--------------|-----------|--------------------|------------------|----------------|--------------------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| Restaurants, with drive-in or drive-through, existing | | | P | | | | P 18.06.060(U) | | | | | C | P | |
| Restaurants, without drive-in or drive-through | P 18.06.060 (U)(3) | C | P | P 18.06.060 (U)(2) | P | P | P 18.06.060 (U)(1) | P | P | P | P | P | P | |
| District-Wide Regulations | 18.06.060(R) | | | | 18.06.060 (F)(2) | 18.06.060(H H) | 18.06.060 (F)(2) | | | | | | | |
| 2. INDUSTRIAL USES | | | | | | | | | | | | | | |
| Industry, Heavy | | | | | | | | | | | | | | |
| Industry, Light | | | C | | P/C 18.06.060(N) | | | | | | | | | |
| On-Site Treatment & Storage Facilities for Hazardous Waste | | | | | P 18.06.060(Q) | | | | | | | | | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|------------------|--------------|-----------|-----------|--------------------------|-----------------------|---------------------|------------|------------|--------------|--------------------------|--------------|--------------|-------------------------------|
| Piers, Wharves, Landings | | | | | P | | | | | | | | | |
| Printing, Industrial | | | C | | P/C 18.06.060 (N) | | | | | | | | | |
| Publishing | | C | C | | P | | P | | C | C | | | | |
| Warehousing | | | P | | P/C 18.06.060 (AA) | | P | | | | | | | |
| Welding & Fabrication | | | C | | P/C 18.06.060 (N) | | P | | | | | | | |
| Wholesale Sales | | C | P | | P/C | P | | P | | P | 18.06. 060 (BB)(2) | | | |
| Wholesale Products Incidental to Retail Business | | | P | | P | P | | | | | | P | P | |
| District-Wide Regulations | 18.06. 060(R) | | | | 18.06. 060(F)(2) | 18.06. 060(H H) | 18.06. 060(F)(2) | | | | | | | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|------------------|--------------|-----------|-----------|----------------------------|------------------------------|--------------------------------|------------|------------|--------------|--------------|------------------------------|------------------------------|-------------------------------|
| 3. OFFICE USES (See also SERVICES, HEALTH) | | | | | | | | | | | | | | |
| Banks | | P | P | | P/C 18.06. 060(D)(2) | P 18.06. 060 (D)(2) | P/C 18.06. 060 (D)(2) | P | P | P | P | P 18.06. 060 (D)(1) | P 18.06. 060 (F)(3) | |
| 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. 060(R) | | | | 18.06. 060(F)(2) | 18.06. 060(H H) | 18.06. 060(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 | | | | | | | | |

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PERMITTED AND CONDITIONAL USES**

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|--|-----------|-----------------------|-----------|-----------|------------------------|-------------|-----------|------------|------------|-----------------------|-----------------------|--------------|--------------|-------------------------------|
| 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 18.06.060 (L) | P | P | P | P | P | P | P | P 18.06.060 (L) | P 18.06. 060(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 18.06.060 (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 | |

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PERMITTED AND CONDITIONAL USES**

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|--|--------------|--------------|-----------|-----------|-----------------|---------------|-----------------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| District-Wide Regulations | 18.06.060(R) | | | | 18.06.060(F)(2) | 18.06.060(HH) | 18.06.060(F)(2) | | | | | | | |
| 5. RESIDENTIAL | | | | | | | | | | | | | | |
| Apartments | | P | P | P | P | P | P | | P | P | P | P | P | |
| Apartments above ground floor in mixed use development | P | P | P | P | P | P | P | | P | P | P | P | P | |
| Boarding Houses | | P | P | P | P | P | P | | P | P | P | P | P | |
| Co-Housing | | P | P | | | P | P | | | P | P | | P | |
| Collegiate Greek system residence, dormitories | | C | P | P | P | P | P | | P | C | P | P | P | |
| Duplexes | P | P | P | P | | | P | | P | P | P | | P | |
| Duplexes on Corner Lots | P | P | P | P | | | P | | P | P | P | P | P | 18.04.060 (HH) |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|-----------|--------------|-------------------|-----------|-----------|-------------|-------------------|------------|------------|--------------|--------------|-------------------|-------------------|-------------------------------|
| Group Homes (6 or less or up to 8 with DSHS approval) | P | P | P 18.06.060(K) | P | P | P | P 18.06.060(K) | | P | P | P | P 18.06.060(K) | P 18.06.060(K) | 18.04.060(K) |
| Group Homes (7 or more) | C | C | C 18.06.060(K) | C | C | C | C 18.06.060(K) | | C | C | C | C 18.06.060(K) | P 18.06.060(K) | 18.04.060(K) |
| Mobile or Manufactured Homes Park - Existing | | C | C | C | | | | | | C | | | C | 18.04.060(P) |
| Quarters for Night Watch person/Caretaker | | | | | P | P | | | | | | | | |
| Retirement Homes | | P | P | P | P | P | P | | P | P | P | P | P | |
| Single-Family Residences | P | P | P | P | | | P | | P | P | P | P | P | |
| Single Room Occupancy Units | | P | P | P | P | P | P | | P | P | P | P | P | |
| Townhouses | P | P | P | P | | P | P | | P | P | P | P | P | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|--------------|--------------|-----------|-----------|-----------------|--------------|-----------------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| Triplexes, Fourplexes, and Cottage Housing | - | P | | - | | | | | | - | - | - | P | |
| Transitional Housing, Permanent Supportive Housing | P | P | P | P | P | P | P | | P | P | P | P | P | |
| District-Wide Regulations | 18.06.060(R) | | | | 18.06.060(F)(2) | 18.06.060(H) | 18.06.060(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 Farm Supplies | P | | P | | P | P | P | | | | | P | P | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|------------------------------|-----------------------|-----------|-----------|-----------------------|---------------------------|--------------------------|------------|------------|-----------------------|--------------|-----------------------|---------------------------|-------------------------------|
| Commercial Greenhouses, Nurseries, Bulb Farms | C | C 18.04.060 (G) | C | C | | | | | C | | P | P | | 18.04.060(G) |
| Electric Vehicle Infrastructure | P | P | P | P | P 18.06.060 (W) | P 18.06. 060 (W) | P 18.06. 060(W) | P | P | P | P | P | P | |
| Food Stores | P | P 18.06.060 (H) | P | | P | P | P | | P | P 18.06.060 (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. 060 (W)(4) | | P | | P 18.06.060 (W) | | P 18.06.060 (W)(2) | P | | | | P 18.06.060 (W) | P 18.06. 060 (W) | |
| Gasoline Dispensing Facility accessory to a | P 18.06. 060(W) | | P | | P 18.06.060 (W) | | P 18.06.060 (W) | | | | P | P 18.06.060 (W) | P | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|--------------------------|--------------------------|-----------|--------------------------|-----------|-------------|-----------|------------|------------|--------------------------|--------------|--------------------------|--------------|-------------------------------|
| permitted use - Existing | | | | | | | | | | | | | | |
| General Merchandise Stores | P | P 18.06.060 (J) | P | | P | P | P | | | P 18.06.060 (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 18.06.060 (DD) | P | | P | P | P | | P | P 18.06.060 (DD) | P | P | P | 18.06.060 (CC) |
| Pharmacies and Medical Supply Stores | P | P 18.06.060 (EE) | P | P | P | P | P | | P | P 18.06.060 (EE) | P | P | P | 18.06.060 (DD) |
| Specialty Stores | P 18.06.060 (Y)(3) | P 18.06.060 (Y)(4) | P | C 18.06.060 (Y)(2) | P | P | P | | | P 18.06.060 (Y)(4) | P | P 18.06.060 (Y)(1) | P | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|--------------|--------------------|--------------------|--------------------|------------------|----------------|------------------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| District-Wide Regulations | 18.06.060(R) | | | | 18.06.060 (F)(2) | 18.06.060 (HH) | 18.06.060 (F)(2) | | | | | | | |
| 7. SERVICES, HEALTH | | | | | | | | | | | | | | |
| Hospitals | | | | P | | | P | | P | | | | | |
| Nursing, Congregate Care, and Convalescence Homes | C | P | C | P | | | C | | 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 | 18.06.060(R) | | | | 18.06.060 (F)(2) | 18.06.060 (HH) | 18.06.060 (F)(2) | | | | | | | |
| 8. SERVICES, LODGING | | | | | | | | | | | | | | |
| Bed & Breakfast Houses (1 guest room) | P | P 18.06.060 (E) | P 18.06.060 (E) | P 18.06.060 (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/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|------------------|-----------------------|-----------------------|-----------------------|---------------------|-----------------------|---------------------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| Bed & Breakfast Houses (2 to 5 guest rooms) | C | P 18.06.060 (E) | P 18.06. 060(E) | P 18.06. 060(E) | P | P | P | | C | P | P | P | P | 18.04.060(L) (3)(c) |
| Short-Term Rentals – Vacation Rentals | P | P | P | P | P | P | P | | P | P | P | P | P | |
| Hotels/Motels | | | P | C | P | | P | | P | | | | P | |
| Indoor Emergency Shelters, Indoor Emergency Housing | | | 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. 060(R) | | | | 18.06.060 (F)(2) | 18.06. 060 (HH) | 18.06.060 (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) |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|--------------|--------------|-----------|-----------|-----------------|---------------|-----------------|------------|------------|-----------------------|-----------------------|-----------------------|--------------|-------------------------------|
| 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 18.06.060 (O) | P 18.06.060 (O) | P 18.06.060 (O) | P | |
| Personal Services | P | P | P | P | P | P | P | 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) | | | | | | | |
| 10. SERVICES, MISCELLANEOUS | | | | | | | | | | | | | | |
| Auto Rental Agencies | | | P | | P | P | P | P | | | C | P | P | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|-----------|------------------------|-----------|-----------|-----------|-------------|-----------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| Equipment Rental Services, Commercial | | | P | | P | | P | | | | P | P | P | |
| Equipment Rental Services, Commercial - Existing | | P 18.06.060 (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) |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|--------------|--------------|-----------|-----------|-----------------------|-------------------|-----------------------|------------|------------|--------------|--------------|-----------------------|-----------------------|-------------------------------|
| Service and Repair Shops | | | P | | | | P | P | | | | P | P | |
| Service Stations/Car Washes | | | P | | | | P 18.06.060 (W) | P | | | | P 18.06.060 (W) | P 18.06.060 (W) | |
| Service Stations/Car Washes - Existing | | | P | | P 18.06.060 (W) | | P 18.06.060 (W) | | | | P | P 18.06.060 (W) | P 18.06.060 (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 | 18.06.060(R) | | | | 18.06.060 (F)(2) | 18.06.060 (HH) | 18.06.060 (F)(2) | | | | | | | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|-----------|--------------|-----------|-----------------------|-----------|-------------|-----------|----------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| 11. PUBLIC FACILITIES, ESSENTIAL | | | | | | | | | | | | | | |
| Airports | | | C | | | | | | | | | | C | 18.06.060(G) |
| Inpatient Facilities | | C | C | C 18.06. 060(G) | 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. 060(G) | C | | C | | | | | | C | 18.06.060(G) 18.04.060(K) |
| Other Correctional Facilities | | C | C | C 18.06. 060(G) | 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 | | C | C | | C | | C | | | C | C | C | C | 18.06.060(G) |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|--------------|--------------|-----------|-----------|-----------------|---------------|-----------------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| handling facilities | | | | | | | | | | | | | | |
| 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 | 18.06.060(R) | | | | 18.06.060(F)(2) | 18.06.060(HH) | 18.06.060(F)(2) | | | | | | | |
| 12. TEMPORARY USES | | | | | | | | | | | | | | |
| Entertainment Events | | | P | | P | P | P | | | | | | P | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|--|-----------|--------------|-----------|-----------|-----------|-------------|-----------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| Off Site Contractor Offices | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(D D) |
| Emergency Housing | P | P | P | P | P | | | P | P | P | P | P | P | 18.04.060(D D) |
| Emergency Housing Facilities | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.50 |
| Fireworks, as determined by Fire Dept. | | | P | | P | P | P | | | | P | P | P | 9.48.160 |
| 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(D D) |
| Residences Rented for Social Event (7 or more in 1 year) | C | C | C | C | C | C | C | | C | C | C | C | C | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|-------------------------------|--------------|--------------|-----------|-----------|------------------|----------------|------------------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| 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 | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Adult Oriented Businesses | | | P | | | | | | | | | | P | 18.06.060(B) |
| Agriculture | P | P | P | P | <u>P</u> | <u>P</u> | <u>P</u> | | P | P | P | P | P | <u>18.04.060.KK</u> |
| 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 | |
| Gambling Establishments | | | C | | | | | | | | | | | |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|---|-----------|--------------|-----------|-----------|-----------|-------------|-----------------------|------------|---------------------|--------------|--------------|-----------------------|--------------|-------------------------------|
| 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(CC) |
| Social Organizations | | P | P | | P | P | P | | P/C 18.06.060(I) | P | P | P | P | |
| 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) |

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

| COMMERCIAL DISTRICT | NR | PO/RM | GC | MS | UW | UW-H | DB | A S | CSH | HDC-1 | HDC-2 | HDC-3 | HDC-4 | APPLICABLE REGULATIONS |
|------------------------------------|-----------|--------------|-----------|-----------|-----------|-------------|-----------|------------|------------|--------------|--------------|--------------|--------------|-------------------------------|
| 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. Olympia Municipal Code. The City Clerk shall retain on file copies of the Olympia Municipal Code.

Section 5. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerk errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 6. 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 is unaffected.

Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 8. Effective Date. This Ordinance takes effect on _____, 2024, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: