

## **Medela Site Specific Proposal City Staff Recommendation**

**Olympia Planning Commission (OPC)**

**Deliberation Date:** October 22, 2012

**OPC and Thurston County Planning**

**Commission Joint Public Hearing Date:** October 10, 2012

**OPC Briefing Date:** September 17, 2012

**Prepared by:** Amy Buckler, Associate Planner

**Proponents:** Thurston County and Applicants:  
Melvin Armstrong, Medela Group LLC,  
Property Owner  
Ron Niemi, Woodard Bay Works, Inc.,  
Applicant Representative

**State Environmental Policy Act  
(SEPA) Determination:**

Thurston County is the lead SEPA agency for this proposal. A Determination of Non-Significance (DNS) was issued on October 11, 2012 (Attach. 5 )

**City Staff Recommendation<sup>1</sup>:**

Re-designate the area from Residential 4-8 units per acre (R4-8) to Residential Multi-Family 18 Units per Acre (RM 18) (*as proposed by applicant.*)

Reclassify 9<sup>th</sup> Ave between Boulevard Rd. and Chambers St. from Local Access Street to Neighborhood Collector (*in addition to applicant's proposal.*)

**County Staff Recommendation:**

Not Available. Thurston County staff will issue their recommendation to the Thurston County Commissioners in early November.

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<sup>1</sup> See end of document for Joint Plan Land Use Designation definitions and the City's Residential Development standards table. The City's standards are included for reference. Development is subject to the applicable jurisdictions standards. The City and County have consistent (but not identical) standards for areas in the unincorporated UGA.

**Background and Analysis:** Thurston County is the primary agency responsible for analysis of this proposal (See Attachment 3.) As part of the joint planning process, City staff provides a recommendation to the Olympia Planning Commission and City Council regarding the proposed joint plan amendment and pre-zoning in the UGA. The following is supplemental to the County’s staff report.

**Consistency with the Comprehensive Plan and Rational for Recommendation:** Various goals and policies within the Land Use & Transportation elements of the Joint Comprehensive Plan<sup>2</sup> for Olympia and its UGA aim to:

- Maintain or improve the character and livability of established neighborhoods;
- Provide for a variety of transportation alternatives to enable less reliance on automobiles;
- Provide people with opportunities to live close to work;
- Create desirable, livable neighborhoods that provide a variety of housing opportunities, accommodate different lifestyles and income levels, and provide a sense of community; and
- Provide for a compact growth pattern to efficiently use the remaining buildable land and enable cost effective provision of utilities and services.
- Encourage well-designed “infill<sup>3</sup>” development so that Olympia will become more urban.

Most of the Medela site is within ¼ mile from Pacific Avenue, an arterial envisioned for greater development intensity and activity. Over time, the Plan calls for this area to transition into an ‘urban corridor’ that accommodates a balanced mix of commercial, residential, and recreational uses. Within these areas, an average of 15 units per acre is desired in order to facilitate efficient and effective mass transit. The density is needed to support a dense, vibrant mix of uses that encourage walking, enable people to live close to work and shopping, and ultimately reduce dependency on the automobile. Olympia’s Comprehensive Plan is consistent with the Thurston Regional Transportation Plan, which focuses heavily on the urban corridors concept to help our region achieve its sustainable land use and transportation goals.

The approximate 9.01 acre Medela site currently contains 14 single-family units, 2 of which are vacant. Under the current zoning (R 4-8), redevelopment of the site could achieve a maximum density of 8 units per acre. A more intense land use designation that allows higher density zoning would help to facilitate the planned transition of this area into an urban corridor.

**Street Reclassification:** Access to the Medela site off Boulevard Road SE is provided by 7<sup>th</sup> and 9<sup>th</sup> Avenues, which are both classified as local access streets in Olympia’s Comprehensive Plan. A preliminary traffic assessment was completed based on the proposed land use and a

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<sup>2</sup> Goals marked with an “\*” in the [Olympia Comprehensive Plan](#) reflect goals and related policies that are part of the Joint Olympia/Thurston County Comprehensive Plan.

<sup>3</sup> New development that occurs on vacant lots within areas already developed.

preliminary site plan<sup>4</sup> estimating build-out at an average density of 15.5 units per acre. The preliminary assessment indicates traffic generated by this level of density would exceed the threshold of 500 average daily trips for local access streets. Thus, to designate the area as RM-18 would require an additional Plan amendment to reclassify 9<sup>th</sup> Avenue between Boulevard Road and Chambers from a Local Access Street to a Neighborhood Collector.

A Neighborhood Collector has includes two vehicle lanes, a sidewalk, planter strip, utility easement, curb and gutter (See Attachment 2 for a design detail.) The street improvement would be required for a development project generating over 500 average daily trips. Typically, the developer pays for such improvements; however this would ultimately be decided at time of land use review.

Should development of the site occur, there may be other on-site and off-site traffic improvements required; however, what those specific improvements would be can only be accurately determined at the time a project application is submitted. An applicant would be required to submit a Traffic Impact Analysis (TIA) as part of the application.

In addition, traffic mitigation fees to address offsite impacts within the City may be requested by the City through the State Environmental Policy Act (SEPA) process. As lead agency on SEPA within their jurisdiction, the County may require the developer to pay traffic mitigation fees, which would then be applied to traffic improvements. A project specific SEPA evaluation would occur during project permit review.

**Other Impacts:** Other concerns raised by the public include neighborhood safety and character, flooding and loss of wildlife habitat related to development of the site. Many of these concerns are addressed by regulations that would be applied at the time a permit is issued. Development would be subject to standards of the applicable jurisdiction (currently the County). The City and County have compatible (but not identical) zoning and critical areas regulations.

Residents of the City who live west of the subject sight testified about concerns regarding loss of neighborhood character should multi-family development occur. The City and County have similar RM18 zoning that attempts to address such concerns. RM-18 regulations provide for buffering between existing single-family districts and multifamily developments – if over 5 acres. Townhouses, duplexes, or detached houses shall be located along the boundary of multifamily housing sites over five (5) acres in size which adjoin, but do not directly face, existing detached single-family housing. Exceptions may be granted where existing or proposed landscaping, screening, or buffers would provide an effective transition between the uses.

**Other land use designations/zoning considered:** In addition to the proposed RM 18 land use designation, City staff also considered the implications of re-designating and rezoning the area to Mixed Residential 10-18 (MR 10-18) Units per Acre, or Mixed Residential 7-13 (MR 7-13) Units per Acre. These may also be appropriate designations for the area.

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<sup>4</sup> A site plan approval (land use review) is not part of the current proposal. The preliminary site plan included in the applicant's submittal documents serves conceptual purposes only.

The City and County have similar regulations pertaining to these land use designations as well. Like RM-18, both MR 10-18 and MR 7-13 require buffering between existing single-family and multi-family. In addition to the minimum and maximum density requirements, key differences include:

- These mixed zones are more prescriptive and require specific ratios of multi-family and single-family with the uses intermixed on the site.
  - **MR 10-18** - A minimum of thirty-five (35) percent and a maximum of seventy-five (75) percent of the authorized dwelling units in a development must be single family dwellings.
  - **MR 7-13** - A minimum of sixty-five (65) percent and a maximum of seventy-five (75) percent of the total authorized units in a development must be single family dwellings. At least seventy (70) percent of these single family dwellings must be detached.
- There is a 50% open space requirement in these mixed zones, wherein at least fifty (50) percent of such open space must be available for the common use of the residents.

Preliminary traffic analysis suggests rezoning to MR 10-18 or MR 7-13 would also require reclassification of 9<sup>th</sup> Avenue between Boulevard Rd. and Chambers from a Local Access Street to a Neighborhood Collector.

**Planning Commission Options:** The Commission may decide to recommend:

1. The City staff recommendation outlined on page 1;
2. No change; or
3. Another land use designation defined within the Comprehensive Plan, including, but not limited to MR 10-18 or MR 7-13.

## **POLICIES:**

- LU 18.18 Expansion of existing industrial uses should only be permitted within properties currently used for industrial purposes.
- LU 18.19 New industrial uses should be limited to water-dependent or water-related industrial uses (as defined by the Shoreline Master Program). (Ordinance #6140, 08/28/01)
- LU 18.20 New structures along the shoreline should be located and designed to minimize the blockage of views from upland residences and offices.
- LU 18.21 In the event that the rail line adjacent to West Bay Drive is abandoned, consideration should be given to using the southern portion of the rail line right-of-way (near the wildlife tidal lagoon) for an urban trail connecting to the Percival Landing and Deschutes Parkway waterfront facilities. (See the Urban Trails Plan.) (Ordinance No. 5569, 12/19/95; Ordinance #6140, 08/28/01)

## **LAND USE DESIGNATIONS**

This section provides a brief description of the land use designations shown on Map 1-3. Figure 1-5 summarizes the types of uses, densities of development, and building heights generally allowed in under these designations. Figure 1-6 lists the acreage of land area proposed for each land use in each neighborhood. The zoning ordinance will provide more detailed direction regarding the development of these areas, consistent with the policies of this chapter.

Residential- 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.

Residential Low Impact. This designation provides for mixed density single-family residential development at average housing densities from two to four units per acre, provided that the development avoids adverse impacts upon aquatic habitat and does not create off-site stormwater problems. (Ordinance #6140, 08/28/01)

Residential - 4. This designation provides for single family residential development at densities that will maintain environmental quality and prevent stormwater related problems. Residential development may occur in these areas at densities of up to four units per acre, provided that the applicant demonstrates that stormwater generated by the proposed development can be accommodated without creating off-site problems. (See the Drainage Design and Erosion Control Manual.)

Residential 4-8. This designation provides for single family and townhouse development at densities between four and eight units per acre. Housing on sites without sewer service must be clustered on a portion of the site, consistent with Environmental Health requirements, so that the overall site can achieve a minimum density of four units per acre upon provision of sewer service. (See LU5.)

Residential 6-12. This designation provides for single family, duplex, and townhouse development at densities from six to twelve units per acre. Areas designated for such use should be relatively close to arterials or major collectors with transit service. Parcels located in the High Density Corridor Transition Area are allowed triplex and fourplex housing types as permitted uses.

Residential Mixed Use. This designation provides for downtown high density housing mixed with commercial uses. The commercial uses are intended to help preserve the residential use of the area by providing retail and personal services within walking distance of the housing.

Residential Multifamily 18. This designation provides for multifamily development at densities averaging eighteen (18) units per acre.

The permitted maximum density will be on or near arterial or collector streets at a density and configuration that facilitates effective and efficient mass transit service, enables affordable housing and is designed to be compatible with adjoining uses including existing and proposed single-family. (Ord. #5757, 12/16/97)

Residential Multifamily 24. This designation provides for multifamily development at densities averaging twenty-four (24) units per acre. The permitted maximum density will be on or near arterial or major collector streets at a density and configuration that facilitates effective and efficient mass transit service, that enables affordable housing and is close to major employment and/or major shopping areas (e.g. the Capital Mall and the Lilly Road medical complex). (Ord. #5757, 12/16/97)

High Density MultiFamily. This designation provides for downtown mid-rise multifamily housing near the center of the City, the Capitol Campus, shopping, and transit. It is intended to encourage dense downtown neighborhoods with a wide range of housing types, prices, and rent levels.

Urban Residential. This designation accommodates multifamily housing in multistory structures in or near the State Capitol Campus, downtown, High Density Corridor or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment. (Ordinance #6323, 10/15/2004)

Mixed Density 7-13. This designation provides for a mixture of single and multifamily development at densities averaging seven to thirteen units per acre. The zoning ordinance may establish requirements for the minimum proportions of various types and densities of residential uses in projects developed under this designation. Neighborhood centers may be established in these districts subject to the policies of this chapter.

Mixed Density - 10-18. This designation provides for multifamily housing averaging ten to eighteen units per acre. Neighborhood centers may be established in these areas, consistent with applicable policies in this chapter.

Neighborhood Centers. This designation provides for the development of neighborhood centers, which will typically include neighborhood oriented convenience businesses and a small park (see Figure 1-1). The locations for neighborhood centers shown on Map 1-3, Future Land Use are approximate, but are intended to apply within the bounds of the districts in which they appear on the map. The exact location and mix of uses of the centers in these areas will be established at the time of project approval, consistent with applicable policies and requirements. Additional neighborhood centers may be established consistent with the policies of this chapter and other applicable regulations. (See LU9.)

Neighborhood Commercial. This designation provides for specific neighborhood convenience commercial uses in residential areas, [to be defined in the zoning ordinance]. [Language in brackets not adopted by Thurston County Board of County Commissioners.]

Community Oriented Shopping Center. This designation provides for the development of community- oriented shopping centers. Such centers will typically contain a supermarket and drug store, and a variety of personal and professional services scaled and oriented to serve the surrounding neighborhood (e.g., 1-1/2 mile radius). On larger sites, residential uses may be incorporated into the site design. The zoning ordinance will provide standards for the development of such districts to ensure that they are compatible with adjoining uses.

Neighborhood Village. This designation provides for a compatible mix of single and multifamily housing (averaging seven to thirteen units per acre) and a neighborhood center. This designation will enable development of innovative residential communities offering a wide variety of compatible housing types and densities,

neighborhood convenience businesses, recreational uses, open space, trails and other amenities that are seldom achieved under conventional, segregated zoning districts. Specific requirements for the siting and relationship of the various land uses, dwelling types, and densities in these developments will be established in the zoning ordinance, consistent with the applicable policies of this chapter. The actual mix and arrangement of uses will be established by the project's binding site plan. (See page LU10.)

Land under this designation may be redesignated for another use upon demonstration that the site is not viable for development of a neighborhood village due to site conditions, infrastructure or street capacity or, in the case of multiple ownerships, land assembly problems.

Urban Villages. This designation provides for the development of urban villages. Urban villages are essentially the same as neighborhood villages, except the commercial component is bigger and caters to a larger area. (See LU10.)

Land under this designation may be redesignated for another use upon demonstration the site is not viable for development of an urban village due to site conditions or inadequate infrastructure or street capacity.

Medical Services. This designation provides for medical services and facilities, associated uses, and moderate to high density housing.

Professional Office/MultiFamily. This designation accommodates a wide range of offices, services, limited retail uses specifically authorized by the applicable zoning district and moderate-to-high density multifamily housing in structures as large as four stories. (Ord. #5757, 12/16/97)

General Commercial (GC). This designation provides for commercial uses and activities which are heavily dependent on convenient vehicle access but which minimize adverse impact on the community, especially on adjacent properties having more restrictive development characteristics. The area should have safe efficient access to major transportation routes, but discourage extension of "strip" development by filling in available space in a way that

accommodates and encourages pedestrian activity. (Ord/ #5757, 12/16/97)

High Density Corridor-1 (HDC-1). This designation provides for a mix of office, moderate to high-density multifamily residential, and small-scale commercial uses. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. (Ord. 6073, 12/12/00)

High Density Corridor-2 (HDC-2). This designation provides for a mix of office, medium intensity commercial and moderate to high-density multifamily residential uses. Opportunities to live, work, shop and recreate are encouraged within walking distance of these areas. The area should be a safe, convenient and attractive pedestrian environment that includes access by a full range of travel modes in order to reduce the number and frequency of vehicle trips. (Ord. 6073, 12/12/00)

High Density Corridor-3 (HDC-3). This designation provides for a mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses. Neighborhood and community shoppers will be encouraged to frequent these areas. As redevelopment occurs the access and needs of pedestrians, bicyclists, transit riders and motorists should be addressed. (Ord. 6073, 12/12/00)

High Density Corridor-4 (HDC-4). This designation provides for a mix of high-intensity commercial, offices, and high-density multifamily residential uses. Over time this area will transform into a more dense form of community activity centers and as continuous a street edge as possible which balances the access needs of pedestrians, bicyclists, transit riders and motorists. (Ord. 6073, 12/12/00)

Urban Waterfront. This designation provides for a compatible mix of commercial, light industrial, limited heavy industrial, and multifamily residential uses along the

waterfront, consistent with the Shoreline Master Program for Thurston Region. (Ord. #5757, 12/16/97)

Urban Waterfront – Housing (UW-H). This designation provides for a neighborhood of residential housing with limited retail/commercial/office. This area is intended to help meet city housing density goals for downtown, and sustainability goals through the use of land for housing in a location – and at a density – that makes the use of a car a choice and not a necessity. Housing in these high amenity areas will: contribute to downtown vitality; result in well-designed buildings on continuous street edges; link one area with another; encourage pedestrian activity; add resident surveillance of public spaces to increase safety and decrease vandalism or other security problems; and help the city achieve land use, transportation, environmental and housing goals. Development with 200 feet of the shoreline are subject to The Shoreline Master Program for the Thurston Region as amended. (Ord. #6195, 07/03/02)

Light Industrial. The designation provides for light industrial uses (e.g., assembly of products, warehousing) and compatible, complementary commercial uses.

Industrial. The designation provides for heavy industrial development, such as manufacturing, transportation terminals and bulk storage, and complementary commercial uses. Much of the land under this designation is subject to the provisions of the Shoreline Master Program for Thurston Region.

Downtown Business (DB). This designation provides for a wide range of activities that make downtown Olympia the cultural, civic, commercial and employment heart of the community. A dense mix of housing, pedestrian oriented land uses and design and proximity to transit make a convenient link between downtown, the State Capitol, the waterfront, and other activity centers in the region. The scale, height and bulk of development reinforces downtown Olympia's historic character, buildings, places and street layout. (Ord. #5757, 12/16/97)

Capitol Campus and Commercial Services - High Density. This designation contains the State of Washington Capitol Campus and areas where limited commercial services and high density multifamily can enhance activities near chief employment centers such as the Capitol Campus, Downtown Business District and Central Waterfront. The zoning ordinance will establish building height limits which protect views of the Capitol Dome. (Ord. #5757, 12/16/97)

Manufactured Housing Park. This designation is intended to provide suitable locations for retaining existing manufactured housing parks or allowing for the development of new ones. This designation should also allow other residential forms that are comparable to manufactured housing parks in development intensity, such as single-family homes, duplexes, townhouses, and the like. (Ord. #5661, 12/26/96.)

Planned Unit Development (Ord. #5757, 12/16/97)

Evergreen Park Development. This designation provides for development and use of properties in Evergreen Park Planned Unit Development in accordance with the original project approval granted by Ordinance No. 3544 and all subsequent amendments thereto, including, but not limited to, Ordinance Nos. 3579, 3730, 3776, 4835, and 5215.





# Residential Development Standards

City of Olympia | Capital of Washington State

COMMUNITY PLANNING & DEVELOPMENT 601 4<sup>TH</sup> 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	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
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)	
<b>1. SINGLE-FAMILY HOUSING</b>															
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) 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
<b>2. MULTIFAMILY HOUSING</b>															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N) 18.04.060(FF)
Boarding Homes				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					
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)

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(Revised 2/12)

OLYMPIA MUNICIPAL CODE

18.04.040

TABLE 4.01  
PERMITTED AND CONDITIONAL USES (Continued)

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
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	
<b>3. COMMERCIAL</b>															
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, 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	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
<b>4. ACCESSORY USES</b>															
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)
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
<b>5. RECREATIONAL USES</b>															
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)
<b>6. AGRICULTURAL USES</b>															
Agricultural Uses	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	18.04.060(G)
<b>7. TEMPORARY USES</b>															
Emergency Housing	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	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	18.04.060(BE)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060

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(Revised 2/12)

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

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
<b>8. OTHER</b>															
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)
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	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  
R 4-8 = Residential 4-8                      R 6-12 = Residential 6-12                      RLI = Residential Low Impact  
MR 10-18 = Mixed Residential 10-18                      RM 18 = Residential Multifamily - 18                      MR 7-13 = Mixed Residential 7-13  
RMH = Residential Multifamily High Rise                      RMU = Residential Mixed Use                      RM 24 = Residential Multifamily - 24  
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
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	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 Manufactured Housing Parks = 5	18 Manufactured Housing Parks = 5	---	---	5	---	18.04.080(B)

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**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
MINI-MUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same subdivision plat.	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = zero lot 5,000 SF = other 6,000 SF = duplex 7,200 SF = multi-family	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF = minimum, 3,000 SF = average = townhouse 5,000 SF = other 7,200 SF = duplex multi-family	2,000 SF = cottage 3,500 SF = SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = multi-family 4,500 SF = other SF = four-plex 5,000 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multi-family 4,000 SF = other	1,600 SF = cottage 3,000 = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multi-family 4,000 SF = other	1,600 SF minimum, 2,400 SF average = townhouse 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF minimum 2,400 SF average = townhouse 7,200 SF = duplex 2,500 SF = mobile home park 5,000 SF = other	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)
MINI-MUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse; 60' = duplex 80' = multi-family	50' except: 35' = cottage 40' = zero lot 16' = townhouse 18' = townhouse	50' except: 30' = cottage 40' = zero lot 16' = townhouse 80' = duplex, tri-plex, four-plex	50' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multi-family	50' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	50' except: 30' = cottage 40' = zero lot 16' = townhouse 80' = duplex 30' = mobile home park	---	18.04.80(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINI-MUM FRONT YARD SET-BACKS	20' except: 50' for agricultural buildings with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	20' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	15' except: 10' with side or rear parking; 10' for flag lots; 50' for agricultural buildings with farm animals.	10'	5'	5' except: 10' for structures 35' or taller	10' except: 20' along Legion Way	20' except: 10' with side or rear parking; 50' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I)

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**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
MAXIMUM FRONT YARD SETBACK													25'		18.04.080(H)
MINIMUM REAR YARD SETBACKS	10' except: 50' for agricultural buildings with farm animals	25'	50'	10' except: 50' for agricultural buildings with farm animals.	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge-shaped lots, and zero lots	20' except: 50' for agricultural buildings with farm animals; 10' for cottages, wedge-shaped lots, and zero lots	20' except: 15' for multifamily; 10' for cottages, wedgedshaped lots, and zero lots	15' except: 10' for cottages, wedge-shaped lots, and zero lots; 20' with alley access	10' except: 15' for multifamily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structures 35' or higher	5'	20' except: 50' for agricultural buildings with farm animals; 10' for cottages 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)

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**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
MINI-MUMSIDE YARD SET-BACKS	5' except: 10' along flanking streets; provided garages are set back 20'; 50' for agricultural buildings with farm animals	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 50' for agricultural building with farm animals.	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' for triplex, fourplex 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 50' for agricultural buildings with farm animals.	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 cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	35', except: 16' for accessory buildings; 25' for cottage 35' on sites 1 acre or more, if setbacks equal or exceed building height	45', except: 25' for cottage; 16' for accessory buildings	45', except: 25' for cottage; 16' for accessory buildings	35', except: 16' for accessory buildings; 25' for cottage	42'	60'	See 18.04.080 (I)	2 stories or 35' whichever is less, for accessory buildings; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (3)	18.04.080(I)

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18.04.080

RESIDENTIAL DISTRICTS

**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
MAXIMUM 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 dis-persal tract of at least 65% in the same sub-division plat.	Refer to Maximum Impervi-ous Sur-face 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	
MAXIMUM 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	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	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 dis-persal tract of at least 65% in the same sub-division plat.	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 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = town-houses	85% except for stoops, porches or balconies	

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**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
MINI-MUM 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 450 SF/unit for cottage developments	30% for multifamily 450 SF/unit for cottage developments	30% 500 SF/space for mobile home park	25% 500 SF/space for mobile home park	15%	15% 500 SF/space for mobile home park	450 SF/unit for cottage developments 500 SF/space for mobile home park	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

R 4-8 = Residential 4-8

MR 10-18 = Mixed Residential 10-18

RMH = Residential Multifamily High Rise

--- = No Regulation

R 6-12 = Residential 6-12

RM 18 = Residential Multifamily - 18

RMU = Residential Mixed Use

UR - Urban Residential

(Ord. 6594 §6, 2008; Ord. 6517 §12, 2007).