

Ordinance No. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING OLYMPIA MUNICIPAL CODE SECTIONS 18.38.200, 18.110.020, 18.110.070, AND 18.135.020 RELATING TO LARGE COMMERCIAL BUILDINGS IN RESIDENTIAL NEIGHBORHOODS.**

WHEREAS, existing City of Olympia zoning codes require that commercial buildings in residential zones be placed to front the street and that parking lots be located to the rear or side of the property; and

WHEREAS, on May 20, 2013, the Olympia Planning Commission held a public hearing on proposed amendments to the Olympia Municipal Code which provide the Hearing Examiner with additional authority to approve alternative site designs for large commercial buildings in residential neighborhoods under certain circumstances; and

WHEREAS, on June 3, 2013, the Planning Commission deliberated and forwarded their recommendation to approve the proposed amendments to the Olympia City Council; and

WHEREAS, the Olympia City Council deems it to be in the best interest of the City of Olympia to approve the Planning Commission's recommendation and amend the Olympia Municipal Code to allow for the Hearing Examiner to approve alternative neighborhood-compatible building placement and parking lot location for "Conditional Uses" when the building, landscaping, and bicycle/pedestrian facilities provide extraordinary design elements and safety; and

WHEREAS, this Ordinance is supported by the staff report and accompanying materials concerning the Ordinance, along with documents on file with the City, and the professional judgment of City staff; and

WHEREAS, this Ordinance is adopted pursuant to RCW 36.70A and Article 11, Section 11, of the Washington State Constitution.

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

**Section 1. Amendment of OMC 18.38.200.** Olympia Municipal Code Section 18.38.200 is hereby amended to read as follows:

**18.38.200 Parking facility location**

A. Parking facilities may be provided either on the same premises with the parking generator or in any parking facility, the property line of which is located within seven hundred (700) feet of the parking generator. Parking facilities may be provided further than seven hundred (700) feet from the parking generator or building if:

1. Regular shuttle service is provided;
2. A shared parking agreement is approved by the City; or

3. The parking generator is in the Downtown Business or Urban Waterfront zone and the parking facility is within 1,400 feet.

B. Where possible, surface parking lots shall be located behind a building. Where it is not possible to provide parking behind a building, parking lots may be located along the side of a building, provided that it comprises no more than fifty (50) percent of the site's street frontage. This provision does not apply to commercial parking lots which comprise the only use of a site. In the R-4, R 4-8 and R 6-12 districts;

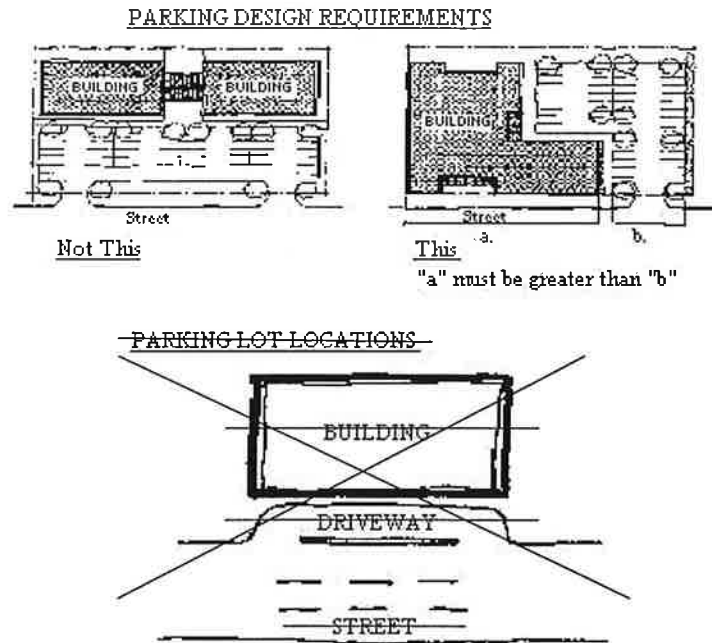
1. Surface parking lots for co-housing projects (not including garages) within forty (40) feet of perimeter or through streets shall not extend more than seventy-five (75) feet along the street frontage in a continuous segment (i.e., uninterrupted by a landscaped open space, garden or orchard with no dimension less than forty (40) feet; a dwelling; or common structure).

2. The Hearing Examiner may approve the location of surface parking lots in the front and/or along the side of buildings, pursuant to Conditional Use Permit Hearing Examiner Approval (OMC 18.48.020(A)), when all of the following are met:

- a. The building is over 5,000 square feet; located in a residential zone; requires Design Review and a Conditional Use Permit; and
- b. The site is bounded on two or more street frontages; and
- c. The building is oriented to have the least impact on the neighborhood; and
- d. Parking lot landscape and screening clearly exceed the provisions set out in OMC 18.36.180 to effectively screen it from the street (See also Alternative Landscape Plans OMC 18.36.100(A) & (B)); and
- e. Bicycle/pedestrian facilities provide safety, convenience, security and clear connections for pedestrians and bicycles between all rights-of-way adjoining the parking area and the front door; and
- f. Outdoor lighting is designed with regard to placement, intensity, shielding, timing and color to avoid offsite spillover; and
- g. Site design provides landscape or other features to screen vehicular headlights from residences.

The approval authority may waive these requirements if the applicant demonstrates that these parking restrictions would not allow reasonable use of the site due to its configuration (e.g., if the site has multiple street frontages and it is impractical to meet this requirement along all frontages due to the amount or relationship of the proposed development) or other physical site constraints, or it would significantly interfere with pedestrian circulation. Where permitted in commercial districts (listed in OMC 16.06), parking areas in front of buildings should be located between buildings or adjacent to an existing

parking area to enable shared parking (see Design Guidelines, Section 18.06A.030 and Section 18.06A.180(E)). Also see Landscape Standards, Section 18.36.180).



**FIGURE 38-3**

C. High Occupancy Vehicles - Stall Location. All employers required to operate high occupancy vehicles (HOV) shall mark the closest parking spaces to the building entrance Reserved for HOV. These spaces shall not displace required handicap parking.

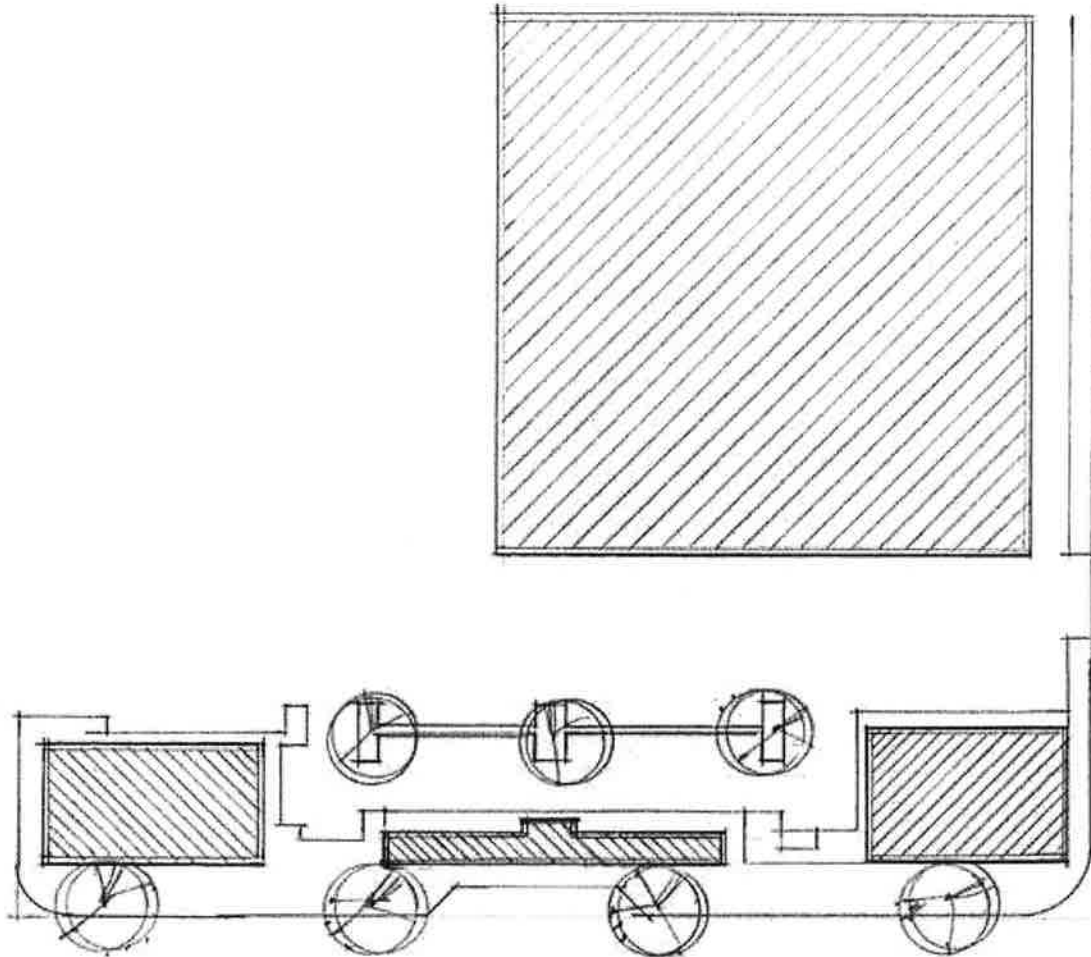
D. Arterial Commercial District. Employee and tenant parking in this district may be located up to one thousand (1,000) feet from the parking generator if people are required to walk between the lot and use, or up to three (3) miles if shuttle service is provided at the beginning and end of the work shift.

**Section 2. Amendment of OMC 18.110.020.** Olympia Municipal Code Section 18.110.020 is hereby amended to read as follows:

**18.110.020 Frontage**

A. Requirement: Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.

The Hearing Examiner may approve, pursuant to Conditional Use Permit Hearing Examiner Approval (OMC 18.48.020(A), the location of surface parking lots in the front and/or along the side of buildings when the building is located in a residential R4, R4-8 and R6-12 district and is over 5,000 square feet pursuant to 18.38.200(B)(2)(a-g) Parking Facility Location.



**FIGURE 18.110.020**

**Section 3. Amendment of OMC 18.110.070.** Olympia Municipal Code Section 18.110.070 is hereby amended to read as follows:

**18.110.070 Building location and design**

**A. REQUIREMENTS:**

1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made:

a. ~~w~~Where an alternative building location would provide as good or better pedestrian access.

b. ~~Exceptions may be made i~~In the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060.

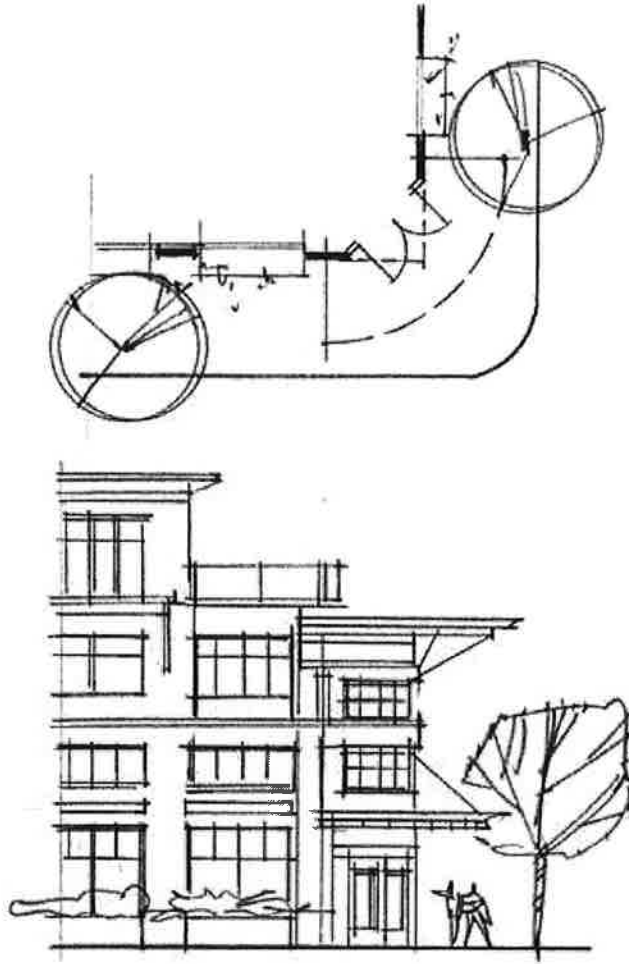
c. When the Hearing Examiner approves the location of surface parking lots in the front and/or along the side of buildings, pursuant to Conditional Use Permit Hearing Examiner Approval (OMC 18.48.020(A) and Parking Facility Location (OMC 18.38.200(B)(2)(a-g).

2. Entrances to buildings shall be clearly articulated and obvious from the street.

3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.



**FIGURE 18.110.070-A**



**FIGURE 18.110.070-B**

**Section 4. Amendment of OMC 18.135.020.** Olympia Municipal Code Section 18.135.020 is hereby amended to read as follows:

**18.135.020 Site Plans**

A. REQUIREMENT: Development in this design district shall be residential in scale and shall have similar design elements of single-family residential neighborhoods.

Alternative Requirement: The Hearing Examiner may consider alternative requirement & guidelines, pursuant to Conditional Use Permit Hearing Examiner Approval (OMC 18.48.020(A)) and Parking Facility Location 18.38.200(B)(2)(a-g), when a Conditional Use Permit is required (the building is over 5,000 square feet and located in a residential R4; R4-8 and R6-12 district) and the surface parking lot is located in the front and/or along the side of buildings.

## B. GUIDELINES:

### 1. Building Orientation

- a. Maintain the established distance from the existing buildings to the back of the sidewalk (or see Alternative Guideline 6 below).
- b. Buildings should be located so that the front door faces the main street.
- c. Buildings on corner lots should front on both streets (or see Alternative Guideline 6 below).

### 2. On-Site Parking

- a. Avoid locating parking in the front yard. (or see Alternative Guideline 6 below See also and Section 18.38.200, Parking Facility Location.)
- b. Corner parking lots are discouraged (or see Alternative Guideline 6 below).
- c. If parking is provided under the building, leasable building space should be provided where the building fronts the sidewalk.
- d. Provide smaller parking lots and driveways with stacked parking (up to three (3) deep) where feasible.
- e. Include surface storm water treatment facilities in the parking lot design. (See Section 18.36.060(J), Storm water Pond and Swales.)

### 3. Parking Lot Screening

- a. Plant hedges for screening.
- b. Use wood fencing with a residential character to act as a backdrop for the plantings.
- c. Screen parking and service areas from adjacent residential properties.

### 4. Physical Context

- a. Maintain continuity with adjacent residential neighborhood through the use of similar setbacks, or site arrangement (or see Alternative Guideline 6 below).

b. Accommodate the topography in site planning; include low rock walls, planted slopes and other details from residential landscape.

c. Minimize the use of retaining walls.

#### 5. Consolidation with Adjacent Development

a. Encourage shared parking where possible.

b. Encourage shared service areas where possible.

c. Limit curb cuts by using shared vehicular access with adjacent property where feasible.

#### 6. Alternative Parking Lot and Building Guidelines for large buildings located in residential districts which require a Conditional Use Permit and are bounded on two or more street frontages:

a. The building should be oriented to have the least impact on the neighborhood;

b. Parking lot landscape and screening should clearly exceed the provisions set out in OMC 18.36.180 to effectively screen it from the street (See also Alternative landscape plans OMC 18.36.100(A & B));

c. Bicycle/pedestrian facilities should provide safety, convenience, security and weather protection and clear connections for pedestrians and bicycles between all rights'-of-way adjoining the parking area and the front door;

d. Outdoor lighting should be designed with regard to placement, intensity, shielding, timing, duration and color to avoid off-site spillover.

e. Site design should provide landscape or other features to screen vehicular headlights from residences.



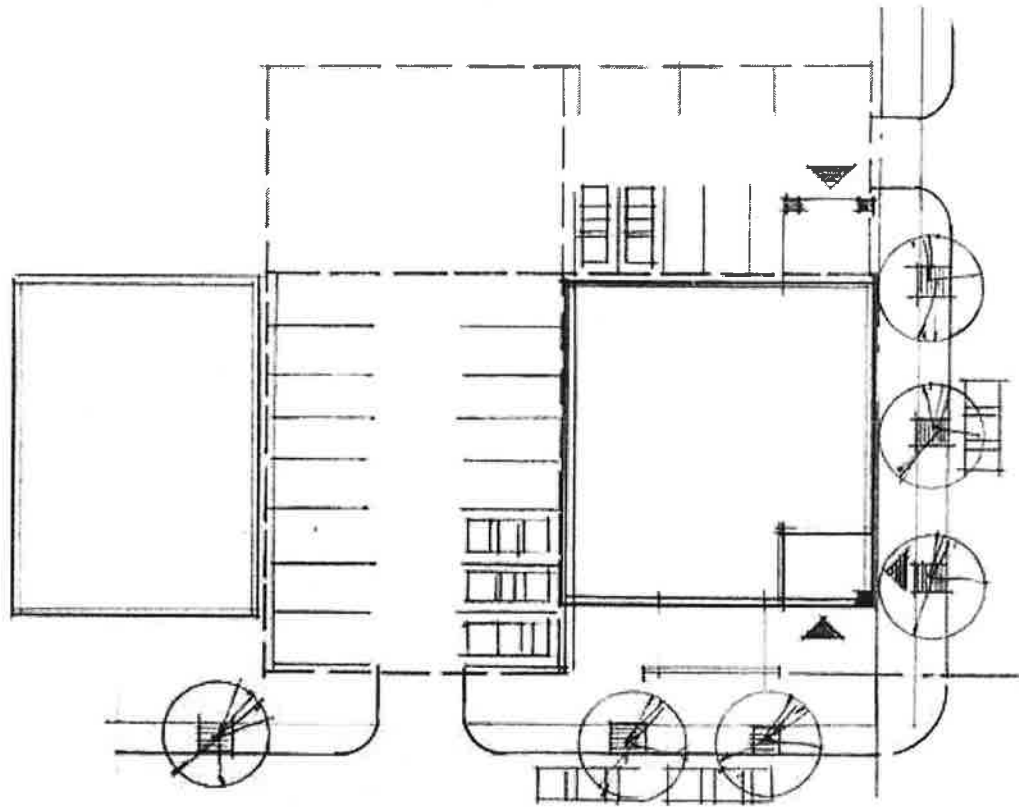


FIGURE 18.135.020-A

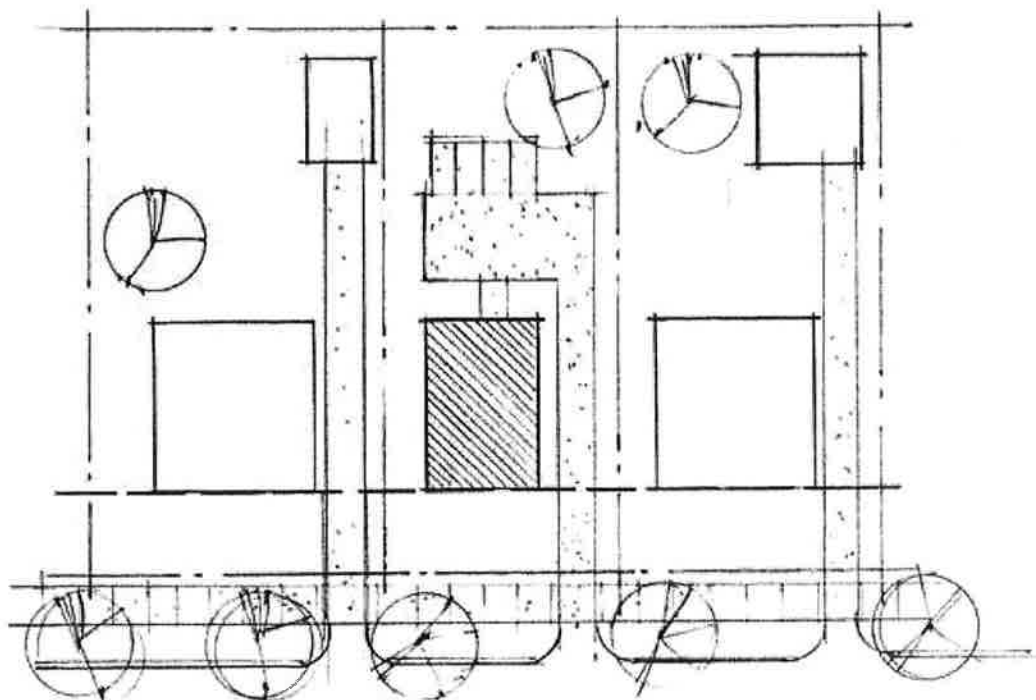
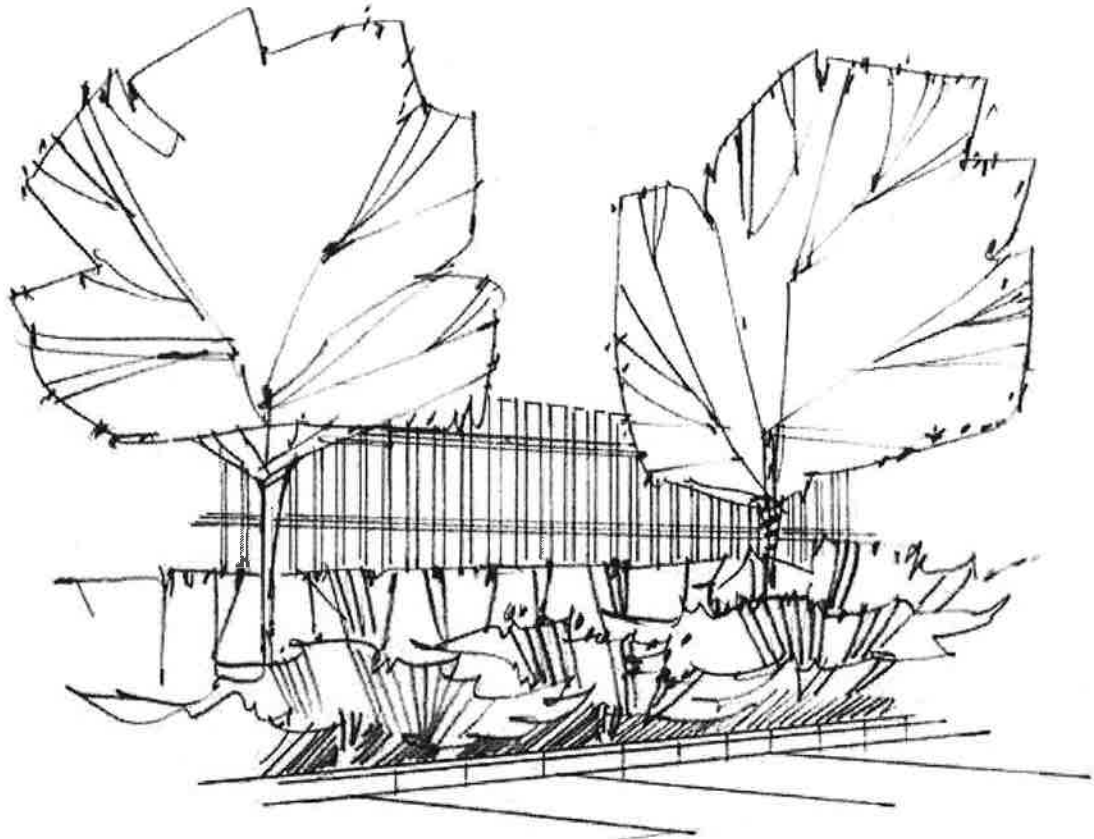
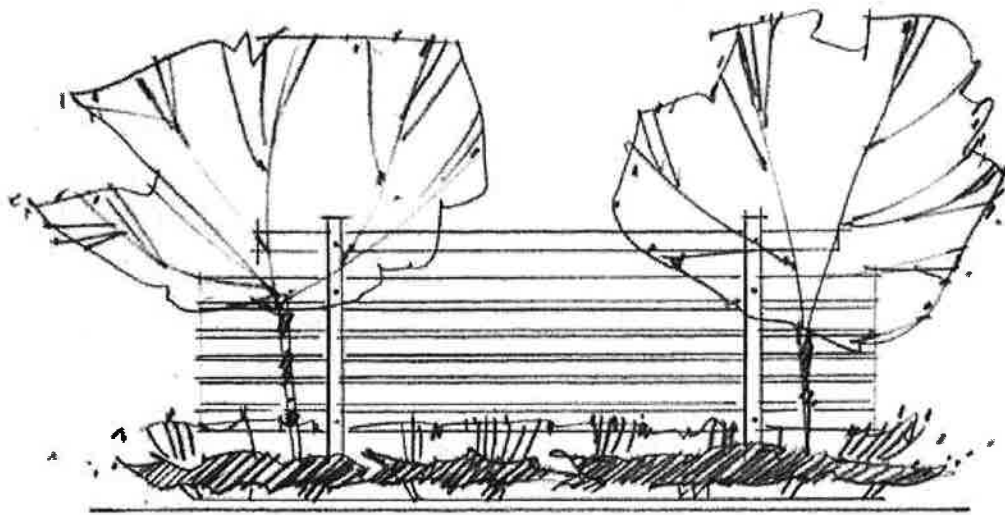


FIGURE 18.135.020-B



**FIGURE 18.135.020-C**



**FIGURE 18.135.020-D**

**Section 5. Effective Date.** This Ordinance shall be in effect five days after its passage and publication.

**Section 6. Severability.** The provisions of this Ordinance are declared separate and severable. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance or application of the provision to other persons or circumstances, shall be unaffected.

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

\_\_\_\_\_  
MAYOR

**ATTEST:**

\_\_\_\_\_  
CITY CLERK

**APPROVED AS TO FORM:**

*Darren Nienaber*  
\_\_\_\_\_  
DEPUTY CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**