

City Council Draft Proposal – *Further Consideration Pending*

Below is a summary of changes to development regulations being considered by the Olympia City Council for the Missing Middle Infill Housing project. The Council is scheduled to consider these changes at its November 5, 2018, meeting. The changes result from City Council direction at its public meeting on September 11, 2018, and Land Use and Environment Committee meetings on September 20 and October 4, 2018.

Accessory Dwelling Units (ADU)

- Maximum height for accessory structures increased from 16' to 24'
- Any ADU can be up to 800 square feet, regardless of primary house size
- Property Owner not required to live on site
- An additional off-street parking stall is not required if there are two off-street parking spaces on the lot



Cottage Housing

- Allow two cottages to be attached
- First floor maximum size of 1,000 sq. ft. with a maximum overall size of 1,600 sq. ft. (not including garage)
- Increase bonus density from 20% to 50%
- Allow phasing upon approval of site plan (construction of common areas, frontage improvements, payment of impact fees and general facilities charges)
- Require 1 off-street parking space per unit (1.5 if on-street paved parking is not available along the street frontage).* One space per unit can be provided in a garage or carport
- Allow single connection to sewer main in street, with lateral connections to each cottage on site



Courtyard Apartments

- Define courtyard apartments
- Allow in R 4-8 if within 600 feet of commercial zoning or in certain corridors as shown in Figure 4-2c of Chapter 18.04 of zoning code.
- Minimum lot size requirements: R6-12 17,500 sq. ft.; R4-8 13,000 sq. ft.
- Limit to one story in R 4-8 zone, two stories in R 6-12 zone
- Apply infill residential design standards
- Require 1 off-street parking space per unit (1.5 if on-street paved parking is not available along the street frontage)*



Duplexes

- Allow new duplexes in the R 4-8 zoning district
- Establish minimum lot width (45') and size (7,200 sq. ft.) for R 4-8 zone, Modify lot width (40') and minimum lot size (6,000 sq. ft.) for R 6-12 zone
- Allow one connection to sewer main for duplexes
- Require 1 off-street parking space per unit (1.5 if on-street paved parking is not available along the street frontage)*



General Provisions

- Remove requirement for Transfer of Development Right (TDR) purchase to develop between 4-5 or 7-8 units per acre in R 4-8 zone. Allow up to 9 units per acre with TDR.
- Conduct impact fee study to determine if there is a different impact of different-sized residences.
- Conduct study to determine impact of different-sized single-family houses, townhouses, duplexes, and cottage units for general facilities charges.



Manufactured Homes

- Remove minimum home size requirements
- When proposed as an ADU, apply ADU design standards



Single Room Occupancies

- Define SROs as having shared cooking or bathroom facilities, or shared bathroom and cooking facilities
- Add SROs as a permitted use in R6-12 and higher-density residential zones
- Apply Infill Residential design guidelines to SROs in R6-12 zoning district
- Require 1 off-street parking space for every 4 units

Tiny Houses (less than 800 sq. ft., meet all codes, connected to utilities)

- Urge State Building Code Council to adopt Appendix V of new IBC
- Require 1 off street parking space instead of 2
- Clarify group of tiny houses permitted as co-housing development



Townhouses

- Remove limitation of 4 units or less per structure
- Regardless of number of units per structure, side yard setback is 5'
- Require 1 off-street parking space per unit (1.5 if on-street paved parking is not available along the street frontage)*



Triplexes and Fourplexes

- Allow in R 6-12 zone; allow in R 4-8 if within 600 feet of commercial zoning or in certain corridors as shown in Figure 4-2c of chapter 18.04.
- Require 1 off-street parking space per unit (1.5 if on-street paved parking is not available along the street frontage)*
- Establish minimum lot widths and lot sizes in R 4-8 and R 6-12 zones
 - R 4-8 Zone: 45' min lot width; triplex = 9,600 sq. ft.; fourplex = 13,000 sq. ft.
 - R 6-12 Zone: 40' min lot width; triplex = 7,200 sq. ft.; fourplex = 9,600 sq. ft.



**Available on street parking means paved on-street parking (one space per twenty linear feet outside of vehicular travel lanes and driveways) along the street frontage of the lot.*