

**DRAFT ZONING TEXT AMENDMENT – PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY ZONING DISTRICT**

The following amendments (highlighted) are proposed to Sections 18.06.020, 18.06.040, and 18.06.060 of the Olympia Municipal Code (OMC):

**Section 18.06.020**

B. The purpose of each commercial district is as follows:

9. Professional Office/residential Multifamily District (PO/RM).

This district is intended to:

- a. Provide a transitional area, buffering from residential areas from more intensive to a mix of residential, office and commercial uses. Development within this district should be compatible with neighboring residential uses and generate low to moderate vehicular traffic characteristic of less intrusive uses.
- b. Provide for a compatible mix of office, moderate- to high-density residential, and small to medium- scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.

**Section 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	AS	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)							
<b>1. EATING &amp; DRINKING ESTABLISHMENTS</b>														
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										P	

TABLE 6.01  
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	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	P18.06.060 (U)(3)	EP	P	P18.06.060 (U)(2)	P	P	P 18.06.060 (U)(1)	P	P	P	P	P		

**Section 18.06.060**

- H. Food Stores. Professional Office/Residential Multifamily District (PO/RM), and High Density Corridor-1 (HDC-1) Requirements: Food stores are allowed up to a maximum size of five thousand (5,000) square feet of gross floor area. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ~~ten thousand (10,000)~~ five thousand (5,000) square feet per acre, provided that no single commercial use shall be larger than 50,000 square feet.
- J. General Merchandise Stores. Professional Office/Residential Multifamily District (PO/RM), and High Density Corridor-1 (HDC-1) Requirements: General Merchandise stores shall have a maximum size of five thousand (5,000) square feet of gross floor area. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ~~ten thousand (10,000)~~ five thousand (5,000) square feet per acre, provided that no single commercial use shall be larger than 50,000 square feet.

L. Health Fitness Centers and Dance Studios. Professional Office/Residential Multifamily (PO/RM), High Density Corridor-1 (HDC-1), and High Density Corridor-2 (HDC-2) District Requirements: These uses shall have a maximum size of five thousand (5,000) square feet of gross floor area. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ~~ten thousand (10,000)~~ **five thousand (5,000)** square feet **per acre, provided that no single commercial use shall be larger than 50,000 square feet.**

Y. Specialty Stores.\*

1. High Density Corridor-3 (HDC-3) District Requirements. No drive-through facilities are allowed for retail uses, such as a pick-up window for photo processing.
2. Medical Services (MS) District Requirements. Retail developments such as florists, gift shops and the like may be allowed as a conditional use where it can be demonstrated that the medical community or the consumers of medical services are clearly and primarily benefitted by the convenience of such retail facilities.
3. Neighborhood Retail (NR) District Requirements. Specialty stores are limited to those selling such items as gifts, antiques, variety goods, light hardware, hobby supplies, garden supplies, reading materials and other small items used primarily in a private home.
4. Professional Office/Residential Multifamily District (PO/RM), and High Density Corridor-1 (HDC-1) Requirements. Specialty stores shall have a maximum gross floor area of five thousand (5,000) square feet. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ~~ten thousand (10,000)~~ **five thousand (5,000)** square feet **per acre, provided that no single commercial use shall be larger than 50,000 square feet.**

DD. Office Supplies and Equipment. High Density Corridor-1 (HDC-1), and Professional Office/Residential Multifamily District (PO/RM) Requirements. Office supplies and equipment stores shall have a maximum gross floor area of five thousand (5,000) square feet. EXCEPTION: In the PO/RM area west of Yauger Road adjacent

to Harrison/Mud Bay Road, maximum gross floor area shall be ~~ten thousand (10,000)~~ five thousand (5,000) square feet per acre, provided that no single commercial use shall be larger than 50,000 square feet.

- EE. Pharmacies and Medical Supply Stores. High Density Corridor-1 (HDC-1), and Professional Office/Residential Multifamily District (PO/RM) Requirements. Pharmacies and medical supply stores shall have a maximum gross floor area of five thousand (5,000) square feet. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ~~ten thousand (10,000)~~ five thousand (5,000) square feet per acre, provided that no single commercial use shall be larger than 50,000 square feet.

\*Specialty Stores. Stores selling antiques, sporting goods and bicycles, marine supplies, glassware and chinaware, books, videos (including rentals), music, cards and stationery, jewelry, toys, hobby supplies, cameras, gifts and souvenirs, sewing supplies, flowers, tobacco products, newspapers and magazines, art and art supplies, pets and pet supplies, religious supplies, consumer electronics, personal computers, or other miscellaneous goods. It also includes second-hand stores and pawnshops. (OMC 18.02.180(S))