



Missing Middle Housing: Comparison of Staff and Planning Commission Recommendations

September 4, 2018

At its public meeting on July 9, 2018, the Olympia Planning Commission (OPC) made its recommendation on the Missing Middle Housing code changes, which modified some of the staff recommendations proposed in November of 2017. The information below provides a comparison of OPC and staff recommendations. An additional column is provided for City Councilmembers' individual notes on each recommendation. Note: Red = significant concerns; Yellow = some questions or concerns; Green = no concerns.

Accessory Dwelling Units

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
ADU-1	Allow 1 ADU per lot with a detached Single Family home (No change)		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
ADU-2	Maximum height for accessory structures increased from 16' to 24'		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
ADU -3	Any ADU can be up to 800 square feet, regardless of primary house size		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
ADU-4	Property Owner not required to live on site		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
ADU-5a	Additional off street parking space for is not required.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
ADU-5b	If a garage is converted to an ADU, and the garage had provided the 2nd parking space for primary residence, allow requirement for 2nd parking		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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	space to be waived with consideration of on-street parking availability		
ADU-6	Allow manufactured homes to be used as ADUs		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green

Cottage Housing

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
COT-1	Allow two cottages to be attached		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
COT-2a	First floor maximum size increased from 800 sq. ft. to 1,000 sq. ft. (not including garage)		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
COT-2b	Decrease maximum cottage size from 1,600 sq. ft. to 1,250 sq. ft.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
COT-3	Increase density bonus from 20% to 50%		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
COT-4	Allow phasing upon approval of master site plan (construction of common areas, frontage improvements, payment of impact fees and general facilities charges)		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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COT-5a	Require 1 off-street parking space per unit (1.5 if on-street parking is not available).		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
COT-5b	Allow one off street parking space per cottage to be provided in a garage or carport.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
COT-6	Allow single connection to sewer main in street, with lateral connections to each cottage on site		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green

Courtyard Apartments

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
CYA-1	Define courtyard apartments		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
CYA-2a	Allow in R 6-12 zoning district		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
CYA-2b	Allow in R 4-8 zoning district when within 600 feet of transit routes or commercial zoning (Transit routes on a certain date, not to move if routes change)	Allow in R 4-8 zoning district when within <u>300</u> feet of transit routes or commercial zoning (Transit routes on a certain date, not to move if routes change)	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
CYA-3a	Limit to one story in R 4-8 zone		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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CYA-3b	Limit to two stories in R 6-12 zone		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
CYA-4	Apply infill residential design standards		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
New Proposal		Require 1 off-street parking space per unit (1.5 if on-street parking is not available)	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green

Duplexes

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
DUP-1	Allow new duplexes in the R 4-8 zoning district		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
DUP-2	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		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
DUP-3	Allow one connection to sewer main for duplexes		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
DUP -4	Require 2 off-street parking spaces per unit (no change)	Require 1 off-street parking space per unit (1.5 if on-street parking is not available)	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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General Provisions

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
GP-1a	Remove requirement for a transferred development right (TDR) in R4-8 zoning district.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
GP-1b	Allow a density bonus of up to one unit/acre if a transferred development right (TDR) is purchased.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
GP-2	Conduct impact fee study to determine whether impacts vary with single-family house sizes.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
GP-3	Conduct Sewer GFC study to determine whether impacts vary with the size of houses, townhouses, duplexes, and cottage units.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
GP-4	Conduct Stormwater GFC study to determine how duplex impacts compare with those of apartments, ADUs, and townhouse units.	Eliminate (not needed, already addressed)	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green

Manufactured Homes

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
MH-1	Remove minimum home size requirements		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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MH-2	When proposed as an ADU apply ADU design standards		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
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Single Room Occupancies

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
SRO-1	Define SROs as having shared cooking or bathroom facilities, or shared bathroom and cooking facilities		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
SRO-2	Add SROs as a permitted use in R6-12 and higher-density residential zones		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
SRO-3	Limit SROs in R6-12 zoning district to two stories		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
SRO-4	Apply Infill Residential design guidelines to SROs in R6-12 zoning district		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
SRO-5	Require one off-street parking space per unit.	Require 1 off-street parking space for every 4 units	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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Tiny Houses (800 sq. ft. or less, meets all codes, connected to utilities)

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
TH-1	Recognize that tiny houses with wheels are permitted by the State as recreational vehicles and that permanent occupancy is not permitted.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
TH-2	Urge State Building Code Council to adopt Appendix V of new IBC		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
TH-3	Require 1 off street parking space instead of 2		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
TH-4	Clarify group of tiny houses permitted as co-housing development in most residential zoning districts		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green

Townhouses

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
TWN-1	Retain maximum site area for townhouse developments at 4 acres.		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
TWN-2	Remove limitation of 4 units or less per structure		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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TWN-3	Regardless of number of units per structure, side yard setback is 5'		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
TWN-4	Require 2 off-street parking spaces per unit	Require 1 off-street parking space per unit (1.5 if on-street parking is not available)	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green

Triplexes and Fourplexes

Rec #	Staff Recommendation	OPC Recommendation, if different	City Council Notes
T&F-1a	Allow in R 6-12 zone		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
T&F-1b	Allow in R 4-8 if within 600 feet of transit route or commercial zone (Transit routes on a certain date, not to move if routes change)	Allow in R 6-12 zone and in R 4-8 if within <u>300</u> feet of transit route or commercial zone (Transit routes on a certain date, not to move if routes change)	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
T&F-2	Establish minimum lot widths and lot sizes in R 4-8 and R 6-12 zones <ul style="list-style-type: none"> ○ 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. 		<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green
New Proposal		Require 1 off-street parking space per unit (1.5 if on-street parking is not available)	<input type="checkbox"/> Red <input type="checkbox"/> Yellow <input type="checkbox"/> Green



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