



Harmonization Report

**Missing Middle Infill Housing Ordinance (#7160)
and City of Olympia Municipal Code**

March 2024

History/Summary

The GMHB had issued an order of invalidity on the City's Missing Middle Housing Ordinance. This meant the ordinance was no longer in effect, and the City was not able to implement the Missing Middle Infill Housing Ordinance since July 2019.

On May 31, 2022, the Thurston County Superior Court's Order of Judicial Review reversed and vacated the GMHB's decision. An appeal of the Superior Court's ruling was filed with the WA State Court of Appeals, which affirmed the Superior Court's ruling in an opinion dated June 26, 2023. The Missing Middle Infill Housing Ordinance has been upheld, and the appeal was remanded to the GMHB for dismissal. The GMHB dismissed the case on November 9, 2023.

What's happening now?

The Olympia City Council will go through a process to harmonize the Missing Middle Ordinance with all other ordinances that have been adopted since July 2019. This is because the zoning standards have been amended since the adoption of the Missing Middle Infill Housing ordinance, and now there are some discrepancies in development regulations even though there are several similarities.

Phase 1

The Olympia City Council will go through a process to harmonize the Missing Middle Ordinance with all other ordinances that have been adopted since July 2019. This work is expected to be completed by the City Council early in 2024.

Phase 2

The State of Washington has further amended the Growth Management Act, which contains specific requirements for cities to implement for a variety of "middle" housing types. Once the harmonization work is completed, staff will begin a public process to review the codes to see where changes are needed to address new state requirements and how they should be implemented in Olympia.

This work is expected to begin in mid-2024 and be completed by June 2025. It will likely include changes to land use and design review process and potentially the subdivision code, in addition to zoning standards.

What is Middle Housing?

Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes. Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan and Housing Action Plan.

**Harmonizing the Missing Middle Infill Housing Ordinance with
Subsequently Approved Ordinances**

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
OMC 18.04 – RESIDENTIAL DISTRICTS				
1	<p>18.04.020 – Purposes 18.04.020.B.4 Residential 4-8 Units per Acre (R 4-8). To accommodate single-family houses and townhouses <u>low density residential uses</u> at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.</p>	<p>4. Residential 4-8 Units per Acre (R 4-8). To accommodate residential development at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.</p>	<p>Both include the purpose of residential development at densities between 4 and 8 units per acre but are worded slightly differently.</p>	<p>Keep current language.</p>
2	<p>18.04.020.B.5 Residential 6-12 Units per Acre (R 6-12). To accommodate single-family houses, duplexes and townhouses, <u>low-density residential uses</u> at densities between six (6) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets. Parcels located in the High Density Corridor Transition Area are allowed triplex and fourplex housing types (18.04.060(FF)).</p>	<p>5. Residential 6-12 Units per Acre (R 6-12). To accommodate residential development, at densities between six (6) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets. Parcels located in the High Density Corridor Transition Area are allowed fourplex housing types.</p>	<p>Both include the purpose of residential development at densities between 6 and 12 units per acre but are worded slightly differently. Current version includes reference to arterial and collector streets and parcels located in the High Density Corridor Transition Areas that allow fourplexes.</p>	<p>Use the Missing Middle Housing Ordinance language.</p>
3	<p>18.04.040 Table 4.01, Permitted and Conditional Uses</p>	<p>SEE APPENDIX A</p>	<p>The existing language allows more flexibility in choosing which housing type to build on any lot in the zoning districts because the minimum lot size is the same for almost all housing types in each zoning district.</p>	<p>Use the existing language. It is simpler in its approach to allowing various housing types and is seemingly more aligned with new state requirements for middle housing.</p>
4	<p>18.04.060.A Accessory Dwelling Units A. ACCESSORY DWELLING UNITS (ADU). Accessory dwelling units (ADU) are permitted in all residential districts subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Number. One (1) ADU shall be allowed per residential lot in conjunction with any detached single family structure. (See Section 18.04.080(A)(3) regarding ADUs in new subdivisions.) 2. Location. The ADU shall be permitted as a second dwelling unit added to, created within, or detached from the original dwelling. The ADU shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings. (See Chapters 18.100, Design Review and 18.175, Infill and Other Residential.) 	<p>A. ACCESSORY DWELLING UNITS (ADU). Accessory dwelling units (ADU) are permitted in all residential districts subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Number. One (1) ADU shall be allowed per residential lot in conjunction with any detached single-family structure. (See OMC 18.04.080(A)(3) regarding ADUs in new subdivisions.) 2. Location. The ADU shall be permitted as a second dwelling unit added to, created within, or detached from the original dwelling. The ADU shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings. (See chapter 18.100 OMC, Design Review, and chapter 18.175 OMC, Infill and Other Residential.) 	<p>Current online code allows ADUs to be up to 850 sq. ft. in size (rather than 800 sq. ft.). Current code addresses covered porches and patios. New state laws will require modification of the ADU standards and will require this section to be updated.</p>	<p>UPDATE TO MEET NEW STATE LAW in phase 2 work. Retain provisions for covered porches and patios.</p>

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	<p>3. Size. The ADU shall have a gross floor area of no more than eight hundred (800) square feet, and no more than the following equivalent ratios: except this size limitation shall not apply to an ADU created entirely within an existing single-family dwelling without expanding that dwelling.</p> <p>a. forty percent (40%) of the gross floor area of the primary residence and accessory dwelling unit combined, or</p> <p>b. sixty-six and two-thirds percent (66 2/3%) of the gross floor area of the primary residence alone; excluding any garage area, except as authorized by Section 18.04.060(A)(7).</p> <p>[NOTE: Section 18.04.060(O)(1) requires that manufactured homes placed on a lot outside a manufactured housing park must be at least eight hundred sixty-four square feet in floor area. Consequently, a manufactured home can be used as a primary residence, but not as an ADU.]</p> <p>4. Ownership. The property owner (i.e., title holder and/or contract purchaser) must live on the site as his/her principal residence. Owners shall sign a notarized affidavit attesting to their principal residency upon permit application. Owners shall provide evidence thereof through such means as voter registration, drivers license, or the like. This requirement does not apply to ADUs built prior to the initial sale of the primary unit on the lot. Purchasers of such ADUs shall meet these requirements within sixty (60) days of purchase. (See Section 18.04.080(A)(3).)</p> <p>A covenant or deed restriction, approved by the Olympia City Attorney, shall be signed and recorded with the Thurston County Auditor which specifies the requirement that the property owner must live on the site as his/her principal residence.</p> <p>54. Occupancy. No more than one (1) family (as defined in Chapter 18.02, Definitions) shall be allowed to occupy an ADU.</p> <p>65. Existing ADUs. Accessory dwellings created prior to the enactment of these regulations, June 19, 1995, may be approved subject to applicable requirements. Existing ADUs located on lots which cannot accommodate an additional off street parking space required by Chapter 18.38, Parking, may receive a waiver from the parking requirement.</p> <p>If the owner of an existing unauthorized ADU applies to make the unit legal, but cannot meet all of the standards, he/she will be allowed a "grace period" of six months from date of application to comply with applicable standards. However, where health and safety is an issue, the Building Official will determine when the necessary modifications must be made. If the owner cannot meet the standards, the unauthorized accessory unit must be removed or its use as a dwelling must be suspended.</p>	<p>3. Size. The ADU shall have a gross floor area of no more than 850 square feet. Covered porches or patios (or similar covered spaces) do not count toward the gross floor area of the ADU but are limited to a total of 120 square feet in size for each ADU and may not be enclosed.</p> <p>4. Accessory Dwelling Units may be attached to accessory structures such as a garage or shop building. In such circumstances, the ADU may be up to 850 square feet in size and the accessory structure may be up to 800 square feet in size (or larger if the underlying zoning district allows or a conditional use permit for a large garage has been approved).</p> <p>5. Occupancy. No more than one family (as defined in chapter 18.02 OMC, Definitions) shall be allowed to occupy an ADU.</p> <p>6. Existing ADUs. Accessory dwellings created prior to the enactment of these regulations, June 19, 1995, may be approved subject to applicable requirements. If the owner of an existing unauthorized ADU applies to make the unit legal, but cannot meet all of the standards, the owner will be allowed a "grace period" of six months from date of application to comply with applicable standards. However, where health and safety are an issue, the Building Official will determine when the necessary modifications must be made. If the owner cannot meet the standards, the unauthorized accessory unit must be removed or its use as a dwelling must be suspended.</p> <p>7. Deviation From Requirements. The Director or the Director's designee may allow deviation from the requirements of this section (OMC 18.04.060(A)) as follows:</p> <p>a. To allow use of the entirety of a single floor in a dwelling constructed two or more years prior to the date of application in order to efficiently use all floor area; and</p> <p>b. To enable ADUs to be established in structures constructed prior to June 19, 1995, which are located in rear or side setbacks, provided that Building Code requirements and the Development Standards contained in OMC 18.04.080 are met. [NOTE: See chapter 18.100 OMC, Design Review, and chapter 18.175 OMC, Infill and Other Residential for applicable design guidelines.]</p>		

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	<p>76. Deviation From Requirements. The Director or the Director’s designee may allow deviation from the requirements of this section (18.04.060(A)) as follows:</p> <ul style="list-style-type: none"> a. To allow use of the entirety of a single floor in a dwelling constructed two (2) or more years prior to the date of application in order to efficiently use all floor area; and b. To enable ADUs to be established in structures constructed prior to June 19, 1995, which are located in rear or side setbacks, provided that Uniform Building Code requirements and the Development Standards contained in Section 18.04.080 are met. [NOTE: See Chapters 18.100, Design Review and 18.175, Infill and Other Residential for applicable design guidelines.]; and 			
5	<p>18.04.060.B Accessory Structures</p> <p>2. Subordinance to Primary Use. Accessory structures shall be clearly incidental and subordinate to the use of the lot (e.g., structures used for storage of personal property or the pursuit of hobbies) or used for agricultural purposes. In single-family and two-family residential districts each accessory structure shall not exceed eight hundred (800) square feet in size, except for structures accessory to an agricultural use which are located on a parcel one (1) acre or larger in size. <u>When an ADU is attached to a detached accessory structure, the accessory structure may be up to 800 square feet and the ADU may be up to 800 square feet (per 18.04.060.A.3).</u></p>	<p>2. Subordinance to Primary Use. Accessory structures shall be clearly incidental and subordinate to the use of the lot (e.g., structures used for storage of personal property or the pursuit of hobbies) or used for agricultural purposes. In residential districts with a maximum density of twelve units or less per acre each accessory structure shall not exceed 800 square feet in size, except for:</p> <ul style="list-style-type: none"> a. structures accessory to an agricultural use which are located on a parcel one acre or larger in size. b. garages and carports as described below. 	<p>The MM ordinance refers to “single-family and two-family residential districts” but the City of Olympia does not have zoning districts by that name. Those terms used to be used to describe the R 4-8 and R 6-12 zones.</p> <p>Current language refers to “residential districts with a maximum density of twelve units or less per acre...”</p>	Keep current language.
6	<p>18.04.060.B Accessory Structures</p> <p>3. Garages. Private garages shall meet the following standards:</p> <ul style="list-style-type: none"> a. Garages shall not exceed a total of eight hundred (800) square feet of floor space per dwelling unit. b. Garages exceeding eight hundred (800) square feet per dwelling unit may be permitted as conditional uses in the districts specified in Table 4.01 provided that they will not be adverse to the public interest and are compatible with the surrounding neighborhood. The Hearing Examiner shall establish a maximum size for garages receiving conditional use approval. (See Section 18.04.080.) <u>An ADU attached to a garage exceeding eight hundred (800) square feet may only be permitted as a conditional use.</u> 	<p>3. Detached garages and carports shall meet the following standards:</p> <ul style="list-style-type: none"> a. Shall not exceed a total of 1,200 square feet of floor space per dwelling unit, unless approved as a conditional use. b. Must be designed so the appearance of the building remains consistent with the primary structure by addressing the following: <ul style="list-style-type: none"> i. Similar materials and colors as the primary use; ii. A roof type or pitch similar to the primary use; c. Detached garages or carports exceeding 1,200 square feet per dwelling unit may be permitted as conditional uses in the districts specified in Table 4.01 provided that they will not be adverse to the public interest and are compatible with the surrounding neighborhood. The criteria for garages/carports outlined above in OMC 18.04.060(B)(3) and OMC 18.175.060 must be met. The approval authority shall establish a maximum size for garages receiving conditional use approval. See OMC 18.04.080. 	<p>Garage standards were updated to include carports and increase the size for when a conditional use permit for a large garage is required (increased from 800 square feet to 1,200 square feet). The new code language also incorporates from design standards, including similar materials and colors and a roof type or pitch that is similar to the primary use.</p>	Keep current language.

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7	<p>18.04.060.F. CO-HOUSING</p> <p>3. Dwelling Units. Dwelling units in co-housing developments shall only be required to contain minimal kitchen facilities (e.g., a sink and stove or hot plate), consistent with the Uniform Building Code, provided that a common structure provides a fully equipped kitchen (e.g., containing a stove, refrigerator, and sink) and dining area available to all residents of the development.</p>	<p>3. Dwelling Units. Dwelling units in co-housing developments shall only be required to contain minimal kitchen facilities (e.g., a sink and stove or hot plate), consistent with the Uniform Building Code, provided that a common structure provides a fully equipped kitchen (e.g., containing a stove, refrigerator, and sink) and dining area available to all residents of the development.</p>	<p>Existing language retains reference to the Uniform Building Code, which is no longer in use.</p>	<p>Use MM Ordinance language.</p>
8	<p>18.04.060.H – COTTAGE HOUSING</p> <p>Cottage housing developments shall comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. (See Section 18.04.080(J), Development Standards.) 2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard or common area. (See also Section 18.175.100 Site Design: Cottage Housing.) <u>A cottage may share a common wall with one (1) other cottage.</u> 3. Number of Units. The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard. 4. Dwelling Size. The first story of dwellings in cottage developments, including any garage, shall not exceed eight hundred (800) <u>one thousand (1000)</u> square feet in size. Two (2) story structures shall not exceed one thousand six hundred (1600) square feet in size. <u>Dwelling size does not include the area of a private garage.</u> 5. Parking. At least 50% of on-site parking shall be <u>accommodated in a shared parking lot(s).</u> (See Chapter 18.38, Parking.) 6. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use. 7. <u>Platting. Dwellings in cottage housing developments may, but are not required to, be located on individual lots.</u> 8. <u>Phasing. A proposed cottage housing development may be developed in phases. The project as a whole shall be portrayed on the site plan submitted for land use review, and proposed phases of development shall be shown on the same site plan. The site plan shall be reviewed in accordance with OMC Chapter 18.60 Land Use Review and Approval for compliance with all applicable requirements and standards. Each phase shown on an approved site plan shall individually receive review and approval for engineering, building and any other necessary permits in accordance with applicable standards and regulations. The site plan shall address the duration of each phase prior to land use or plat approval. The phasing plan shall not exceed five years, unless a development agreement specifying a longer time period has been approved and recorded in accordance with OMC Chapter 18.53.</u> 	<p>H. COTTAGE HOUSING.</p> <p>Cottage housing developments shall comply with the following requirements:</p> <ol style="list-style-type: none"> 1. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. (See Section 18.04.080(J), Development Standards.) 2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard or common area. (See also Section 18.175.100 Site Design: Cottage Housing.) 3. Number of Units. The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard. 4. Dwelling Size. The first story of dwellings in cottage developments, including any garage, shall not exceed eight hundred (800) square feet in size. Two (2) story structures shall not exceed one thousand six hundred (1600) square feet in size. 5. Parking. At least 50% of on-site parking shall be accommodated in a shared parking lot. (See Chapter 18.38, Parking.) 6. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use. 	<p>The MM Ordinance allowed for more flexibility in Cottage Housing than is currently allowed. This includes allowing two units to be attached, to increase the size of the ground floor (not including the garage). The MM Ordinance also allows for cottage housing developments to not have to be subdivided, and it also allowed for phasing of developments.</p>	<p>Use the MM Ordinance.</p>

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9	18.04, TABLE 4.02	SEE APPENDIX B	Change appears to only include table lines.	n/a
10	18.04, TABLE 4.03	SEE APPENDIX B	Change appears to only include table lines.	n/a
11	<p>18.04.060.O – MANUFACTURED HOMES</p> <p>A manufactured home is allowed in all zoning districts that allow single family residences, if the home is a new, designated manufactured home (See OMC 18.02.180.A Definitions), and meets the following criteria:</p> <p>1. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;</p> <p>21. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and</p> <p>32. Has exterior siding similar in appearance to siding materials commonly used on conventional site built single family residences that are built pursuant to the applicable Building Code.</p>	<p>O. MANUFACTURED HOMES.</p> <p>A manufactured home is allowed in all zoning districts that allow single family residences, if the home is a new, designated manufactured home (See OMC 18.02.180.D, Definitions), and meets the following criteria:</p> <p>1. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and</p> <p>2. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built single family residences that are built pursuant to the applicable Building Code.</p>	Similar language. The MM Ordinance removed reference to the manufactured home being a “new, designated” home.	Use MM Ordinance language.
12	<p>18.04.060.EE – GARAGE PLACEMENT AND WIDTH</p> <p>(Also see Chapters 18.100, Design Review and OMC Section 18.175.060, Infill and Other Residential <u>Design Guidelines, Garage Design.</u>)</p> <p>1. Applicability. The standards listed in Section c3. below apply only to:</p> <p>a. Single-family dwellings on lots of five thousand (5,000) square feet or less in size located in subdivisions for which a complete preliminary plat application is submitted after April 22, 1996;</p> <p>b. Single-family dwellings on lots within the areas depicted by Figure 4-2a, where at least fifty (50) percent of the lots within three hundred (300) feet on the same block face and the block face directly across the street are vacant or occupied by dwellings with flush or recessed garages;</p> <p>c. Duplexes;</p> <p>d. Triplexes; and</p> <p>e. Fourplexes;</p> <p>f. Courtyard apartments; and</p> <p>g. Cottage housing.</p>	<p>EE. GARAGE PLACEMENT AND WIDTH.</p> <p>(Also see OMC 18.100, Design Review, and OMC 18.175, Infill and Other Residential.)</p> <p>1. Applicability. The standards listed in Subsection 3 below apply only to:</p> <p>a. Single-family dwellings on lots of less than five thousand (5,000) square feet in size;</p> <p>b. Single-family dwellings on lots within the areas depicted by Figure 4-2a;</p> <p>c. Duplexes;</p> <p>d. Triplexes; and</p> <p>e. Fourplexes.</p>	The main difference is the housing types the garage placement and width standards apply to. The MM Ordinance added courtyard apartments and cottage housing types to the list.	Recommend using the MM Ordinance language – but keep the reference to “Subsection 3” instead of “Section c3” since there is no c3.
13	18.04.060, FIGURE 4-2a	SEE APPENDIX C	Increased map legibility.	n/a
14	<p>18.04.060.FF – HIGH DENSITY CORRIDOR TRANSITION AREA</p> <p>FF. HIGH DENSITY CORRIDOR TRANSITION AREA.</p> <p>The High Density Corridor Transition Area is delineated in Figures 4-2c and 4-2d. The following standards shall apply to this area:</p>	FF. RESERVED.	None.	Retain existing language.

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	<p>1. Triplex and Fourplex housing types shall be permitted uses in areas designated in Figures 4-2c and 4-2d.</p> <p>2. The development standards of the underlying zone shall apply to triplexes and fourplexes, except as stated below:</p> <p>a. A triplex shall have a minimum lot size of 7,200 square feet. A fourplex shall have a minimum lot size of 9,600 square feet.</p> <p>b. Both triplexes and fourplexes shall have a minimum lot width of 80 feet.</p> <p>c. Three stories are allowed with a maximum 35-foot height.</p> <p>d. Side yard setbacks for triplex and fourplex housing types shall be a minimum of ten feet.</p> <p>e. Development subject to the provisions of this chapter shall meet design standards contained in 18.175 Infill and Other Residential.</p>			
15	Figure 4-2c Deleted. This graphic showed the designated High Density Corridor Transition Area on the eastside of Olympia, where triplexes and fourplexes were allowed.	There is no Figure 4-2c in the current code.	None.	n/a
16	Figure 4-2d Deleted. This graphic showed the designated High Density Corridor Transition Area on the westside of Olympia, where triplexes and fourplexes were allowed.	There is no Figure 4-2d in the current code.	None.	n/a
17	18.04.060. GGFF. ELECTRIC VEHICLE INFRASTRUCTURE (EVI). (Note – Section Letter Change only)	GG. ELECTRIC VEHICLE INFRASTRUCTURE (EVI).	None.	Keep existing language.
18	18.04.060.GG. TRIPLEXES, FOURPLEXES, COURTYARD APARTMENTS. 1. <u>Triplexes, fourplexes and courtyard apartments are permitted in the R 4-8 Zoning District in areas shown in Figure 4-2c. Properties shall be considered to be part of these areas when any portion of a property is located within six hundred (600) feet, as measured in a straight line, of a street or a commercial zoning district boundary as shown in Figure 4-2c.</u> 2. <u>Courtyard apartments shall be less than two stories when located in the R 4-8 Zoning District.</u> 3. <u>Courtyard apartments are limited to two-story structures when located in the R 6-12 Zoning District.</u> 4. <u>Triplexes, fourplexes, and courtyard apartments in the R 4-8 and R 6-12 Zoning Districts are subject to the Infill and Other Residential Design Review provisions, Chapter 18.175.</u>	18.04.060.GG is electric vehicle infrastructure code language currently.	The topic included in 18.04.060.GG is completely different between the MM Ordinance and the current code language.	Recommend existing language. Since these housing types are now allowed in most low density residential zones with same height limits and development standards as single family homes in the same zones, the language from the MM Ordinance is no longer needed.
19	18.04.060. HH. SINGLE-ROOM OCCUPANCIES. 1. <u>Single-room occupancies in the R 6-12 Zoning Districts are subject to the Infill and Other Residential Design Review provisions, Chapter 18.175.</u>	HH. DUPLEXES ON CORNER LOTS. Duplexes are allowed on all corner lots in all zoning districts that permit single-family residences provided the applicant can demonstrate compliance with other development standards, such as setbacks, lot	The MM Ordinance allowed single room occupancy (SRO) uses in the R 6-12 zone, so noted that Infill & Other Residential design review provisions would apply. Later code amendments	Rename 18.04.060.HH to cover both SROs and Duplexes on Corner Lots.

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		coverages, building height and number of stories, stormwater provisions, parking, and design review.	allowed duplexes on corner lots in all zoning districts where single family residences are allowed.	
20	NEW Figure 4-2c added	See Appendix D	Figure 4-2c shows where triplexes, fourplexes, and courtyard apartments are allowed in R4-8 and R6-12 zones.	Do not retain Figure 4-2c unless MM Ordinance housing types prevail.
21	18.04.080, Table 4.04 – Residential Development Standards	See Appendix E	The current residential development standards are more aligned with each zoning district than variable based on the type of housing proposed.	Use existing language. This is seemingly more aligned with the new state requirements for Middle housing.
22	<p>18.04.080 - Residential districts' development standards</p> <p>A. Maximum Housing Densities.</p> <p>1. Calculation of Maximum Density.</p> <p>a. The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" and land to be dedicated or sold for public parks, schools or similar non-residential uses.</p> <p><u>b. The maximum housing densities specified in Table 4.04 shall not apply on lots 10,000 square feet or less for townhomes, nor on lots ½-acre or less for duplexes, triplexes, fourplexes, and courtyard apartments in the R 4-8 and R 6-12 zoning districts; however, the minimum lot sizes in Table 4.04 shall still apply. (See also OMC 18.64.080.B)</u></p> <p>b.c. Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one (1) dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, shall be counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/ nursing home which is part of a larger project shall be calculated separately from other portions of the site under development (i.e., density shall not be transferred from a site occupied by a nursing home to another portion of the development).</p>	<p>A. Maximum Housing Densities.</p> <p>1. Calculation of Maximum Density.</p> <p>a. The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" and land to be dedicated or sold for public parks, schools, or similar non-residential uses.</p> <p>b. Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities count as one dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, are counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/nursing home which is part of a larger project is calculated separately from other portions of the site under development (i.e., density may not be transferred from a site occupied by a nursing home to another portion of the development).</p>	The MM Ordinance added language that would allow some subdivision of lots that are 10,000 square feet or less in size for townhouses, or on lots that are ½ acre or less in size for duplexes, triplexes, fourplexes, and courtyard apartments in the R 4-8 and R 6-12 zoning districts. The provision potentially allows for a slight bonus density for projects where the minimum lot size requirements can be satisfied for all lots but when density allowed may be slightly exceeded. In the case of townhouses, this may allow for more home ownership opportunities since, in these zoning districts, townhouses are on individual lots and can be sold independently of each other.	Retain the MM Ordinance language unless it conflicts with any other code amendments proposed to implement the state's new middle housing requirements. Recommend including in Phase 1 and then reassessing it in Phase 2 work.
23	18.04.080.A.4 <u>4. Duplexes. Duplexes created by remodeling an existing single-family dwelling without expanding the building are not subject to the maximum density limits specified in Table 4.04.</u>	This was a new provision that did not exist outside of the MM Ordinance.	The MM Ordinance language about converting an existing home into a duplex not needing to meet density limits is not replicated in the existing code.	This provision is no longer needed given the subsequent code amendments made under the "Housing

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				Options” ordinance. (See Ordinance 7267).
24	<p>18.04.080.A.5</p> <p>45. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased as follows, provided, however, that in the R 4-8 District, TDRs must be obtained (see Section 18.04.080(A)(5)(b):</p> <p>a. Restoration of Critical Areas. At the request of the applicant, the Hearing Examiner may grant a density bonus of up to twenty (20) percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of any required buffer) will be restored and maintained according to specifications approved by the City. Sites proposed for this density bonus shall be posted with a notice describing the proposal and opportunities for the public to comment. Property owners within three hundred (300) feet of the site shall be given notice of the proposal and fifteen (15) days to comment. Such notice may be done concurrently with any other notice required by this Code. Prior to taking action on a request for a density bonus, the Hearing Examiner shall consider the public’s comments, the expected public benefit that would be derived from such restoration, the probable net effect of the restoration and the increased density on the site, the relative cost of the restoration and the value of the increased density, and the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks. The City may require the applicant to provide an estimate of the cost of the proposed restoration and other information as necessary to make this determination. This bonus does not apply to site features which were damaged in the course of a current project (e.g., under an active permit) or as a result of an illegal or intentional action by the current property owner or their representative.</p> <p>b. Cottage housing. Cottage housing projects shall receive a twenty (20) <u>fifty (50)</u> percent density bonus.</p> <p>c. Townhouses. Townhouses shall receive a fifteen (15) percent density bonus in the R 4-8 and R 6-12 districts.</p> <p>d. Low income housing. A density bonus shall be granted for low income housing (see Section 18.02.180, Definitions) at the rate of one (1) additional housing unit allowed for each unit of low income housing provided, up to a maximum of a twenty (20) percent bonus.</p> <p>The applicant shall submit to the Department a document approved by the City Attorney stating that the low income housing which is the basis for the density bonus shall remain for a period of at least twenty (20) years from the date the final inspection is conducted by the Building Official. This document shall be recorded, at</p>	<p><i>(This is 18.04.080.A.4 in the current code language)</i></p> <p>4. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased and authorized by the Director or by the hearing examiner as noted below, provided, however, that in the R 4-8 District, TDRs must be obtained (see OMC 18.04.080(A)(5)):</p> <p>a. Restoration of Critical Areas. At the request of the applicant, the Hearing Examiner may grant a density bonus of up to 20 percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of any required buffer) will be restored and maintained according to specifications approved by the City. A Request for this density bonus must accompany the land use application and is a Type III application pursuant to OMC 18.70.040, except as provided in OMC 18.04.080(A)(4)(b-d). Prior to taking action on a request for this density bonus, the Hearing Examiner shall consider the public’s comments, the expected public benefit that would be derived from such restoration, the probable net effect of the restoration, and the increased density on the site, the relative cost of the restoration and the value of the increased density, and the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks. The City may require the applicant to provide an estimate of the cost of the proposed restoration and other information as necessary to make this determination. This bonus does not apply to site features which were damaged in the course of a current project (e.g., under an active permit) or as a result of an illegal or intentional action by the current property owner or their representative.</p> <p>b. Cottage housing. Cottage housing projects receive a 20 percent density bonus.</p> <p>c. Townhouses. Townhouses receive a 15 percent density bonus in the R 4-8 and R 6-12 districts.</p> <p>d. Low income housing. A density bonus is granted for low income housing (see Section 18.02.180, Definitions) at the rate of one additional housing unit allowed for each unit of low income housing provided, up to a maximum of a 20 percent bonus.</p>	<p>The MM Ordinance increased the density bonus allowed for cottage housing from 20% up to 50%.</p>	<p>Use the MM Ordinance language.</p>

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	the applicant's expense, at the Thurston County Auditor's Office as part of the chain of title of the affected parcels.	The applicant shall submit to the Department a document approved by the City Attorney stating that the low income housing which is the basis for the density bonus will remain for a period of at least 20 years from the date the final inspection is conducted by the Building Official. This document must be recorded, at the applicant's expense, at the Thurston County Auditor's Office as part of the chain of title of the affected parcels.		
25	18.04.080.A.6 56. Transfer of Development Rights. Development Rights must be obtained from an eligible property owner in a Thurston County Transfer of Developments Rights (TDR) Sending Zone in order to develop above seven (7) <u>eight (8)</u> units per acre in an R 4-8 District. However, this requirement does not apply to density bonuses granted in accordance with Section 18.04.080(45). <u>With one TDR credit, a density of nine (9) units per acre can be achieved in the R 4-8 District.</u>	<i>(This is 18.04.080.A.5 in the current code language)</i> 5. Transfer of Development Rights. Development Rights must be obtained from an eligible property owner in a Thurston County Transfer of Developments Rights (TDR) Sending Zone in order to develop above eight units per acre in an R 4-8 District. However, this requirement does not apply to density bonuses granted in accordance with OMC <u>18.04.080(4)</u> . With one TDR credit, a density of nine units per acre can be achieved in the Residential 4-8 District.	The language is the same.	Keep existing language.
26	18.04.080B B. Minimum Housing Densities 1. Calculation of Minimum Density. a. (Note: Table 5.05 in Section 18.05.) The total area of the entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Manual tracts provided for trees pursuant to the Tree Protection and Replacement Ordinance Chapter 16.60 OMC ; existing, opened street rights-of-way; and land to be sold or dedicated to the public in fee (e.g., school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development). b. All dwelling units in convalescent homes/nursing homes <u>and accessory dwelling units</u> count toward the minimum density required for the site by Table 4.04.	B. Minimum Housing Densities 1. Calculation of Minimum Density. a. (Note: Table 5.05 in Section 18.05.) The total area of the entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Manual tracts provided for trees pursuant to the Tree Protection and Replacement Ordinance; existing, opened street rights-of-way; and land to be sold or dedicated to the public in fee (e.g., school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development). b. All dwelling units in convalescent homes/nursing homes and accessory dwelling units count toward the minimum density required for the site by Table 4.04.	The difference in this language is regarding how the tree protection standards are referenced. There may be a discrepancy in this section with other code sections about whether or not ADUs count toward density (minimum vs. maximum).	Use MM Ordinance language.
27	18.04.080.B.5 5. Transfer of Development Rights. In the alternative, in order to develop at a density of four (4) to four point ninety nine (4.99) dwelling units per acre in the R 4-8 District, Development Rights may be obtained from an eligible property owner in a Thurston County Transfer of Development Rights Sending Zone (see Section 18.02.180, Definitions). The number of dwelling units proposed for the site plus the number of Development Rights units applied to the site shall total at least five (5) units per acre. (For example, if the applicant proposes to develop a ten (10) acre site	This language does not remain in the current code.	None.	n/a

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	at four (4) units per acre, the applicant would have to obtain ten (10) Development Rights.) (Also see Chapter 18.90, Transfer of Development Rights.)			
28	<p>18.04.080.G – LOT WIDTH</p> <p>3. Narrow Lots. The length of the primary structure on a lot of forty (40) feet or less in width shall not exceed three (3) times the structure's width or seventy (70) feet, whichever is less. This provision does not apply to attached housing units (e.g., townhouses).</p>	<p>G. Lot Width.</p> <p>1. Measurement. The minimum lot width required by Table 4.04 shall be measured between the side lot lines at the point of intersection with the minimum front setback line.</p>	<p>The current language was updated to be easier to understand and apply, based on input from the permitting staff.</p>	<p>Retain existing language.</p>
29	<p>18.04.080.J – PRIVATE AND COMMON OPEN SPACE</p> <p>1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with Chapter 18.36, Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for stoops, porches, or balconies, walkways, tennis courts, swimming pools, or similar uses which require an impervious surface. Up to a five (5) percent <u>(5%)</u> increase in impervious surface coverage may be allowed to accommodate such hard surfaced facilities. Also see Chapter 16.60 Tree, Soil and Native Vegetation Protection and Replacement.</p> <p>2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:</p> <p>a. A minimum of two hundred (200) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet <u>provided that at least fifty percent (50%) of such open space may be combined with soil and vegetation protection area standards.</u></p> <p>b. A minimum of fifteen hundred (1500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than thirty (30) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five (5) percent <u>(5%)</u> slope) and well drained to enable active use in summer provided that at least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.</p> <p>3. Mixed Density Districts. Parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) in a MR 7-13 or MR 10-18 district shall contain at least thirty (30) percent <u>(30%)</u> open space. At least fifty (50) percent <u>(50%)</u> of such open space must be available for the common use of the residents of the multifamily housing. Such open space shall be developed consistent with Section 18.04.080(J)(1) above. This open space</p>	<p>J. Private and Common Open Space.</p> <p>1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with Chapter <u>18.36</u>, Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for stoops, porches, or balconies, walkways, tennis courts, swimming pools, or similar uses which require an impervious surface. Up to a five percent (5%) increase in impervious surface coverage may be allowed to accommodate such hard surfaced facilities. Also see Chapter <u>16.60</u> Tree, Soil and Native Vegetation Protection and Replacement.</p> <p>2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:</p> <p>a. A minimum of two hundred (200) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet provided that at least fifty percent (50%) of such open space may be combined with soil and vegetation protection area standards.</p> <p>b. A minimum of fifteen hundred (1,500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (i.e., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than thirty (30) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five percent (5%) slope) and well drained to enable active use in summer.</p> <p>3. Mixed Density Districts. Parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) in a MR 7-13 or MR 10-18 district shall</p>	<p>No difference – the language was updated in subsequent amendments.</p>	<p>Retain existing language.</p>

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	requirement shall be reduced to twenty (20) percent <u>(20%)</u> if the multifamily housing adjoins a park, school or open space site of at least ten thousand (10,000) square feet in size. Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.	contain at least thirty percent (30%) open space. At least fifty percent (50%) of such open space must be available for the common use of the residents of the multifamily housing. Such open space shall be developed consistent with Section <u>18.04.080</u> (J)(1) above. This open space requirement shall be reduced to twenty percent (20%) if the multifamily housing adjoins a park, school or open space site of at least ten thousand (10,000) square feet in size. Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.		
OMC 15.04 – GENERAL PROVISIONS GOVERNING THE ASSESSMENT OF IMPACT FEES				
30	15.04.020.LL LL. "Single Room Occupancy Dwelling" means a housing type consisting of one room, often with cooking facilities and with <u>private or shared bathroom facilities, and cooking facilities that are either in the room or shared.</u>	LL. "Olympia School District Schools Study" means the "Olympia School District - Rate Study for Impact Fees for School Facilities, 1994," and as amended. NN. "Single Room Occupancy Dwelling" means a housing type consisting of one room, often with cooking facilities and with private or shared bathroom facilities.	Single Room Occupancy Dwelling is now defined in 15.04.020.NN.	Update the definition using the MM Ordinance language but keep the current letter of NN. Ensure any reference in Title 18 is updated to new letter (NN).
OMC 18.02 – BASIC PROVISIONS				
31	18.02.080.H H. Rounding of Quantities. Discrete physical measurements, including but not limited to, those not subject to fractional division, such as number of housing units or parking spaces, shall be rounded to the next higher whole number when the fraction is greater than .5, and to the next lower whole number when the fraction is equal to or less than .5, except as otherwise provided in this Development Code. <u>When a density bonus is provided for certain housing types, such as townhouses and cottage developments, the density bonus is applied to the whole number, after rounding up. If rounding down, the fractional number will be used.</u>	H. Rounding of Quantities. Discrete physical measurements, including but not limited to, those not subject to fractional division, such as number of housing units or parking spaces, shall be rounded to the next higher whole number when the fraction is greater than .5, and to the next lower whole number when the fraction is equal to or less than .5, except as otherwise provided in this Development Code.	Additional direction is provided around rounding when density bonuses are also being applied.	Use MM Ordinance language.
OMC 18.02.180 - Definitions				
32	18.02.180 Building, Main. The principal building on a lot or building site designed or used to accommodate the primary use to which the premises is devoted. When more than one building on the premise is designed or used for the primary use, each such building is considered a main building. <u>(See also 18.40.060.A.1 OMC)</u>	Building, Main. The principal building on a lot or building site designed or used to accommodate the primary use to which the premises is devoted. When more than one building on the premise is designed or used for the primary use, each such building is considered a main building.	The MM Ordinance included a reference to 18.40.060.A.1, which states: <i>Building Site--Number of Buildings. Every main building hereafter erected shall be located on a legal lot of record as provided for in this title. There shall be no more than one (1) main building on any one (1) lot in the R-4, R 4-8, and R 6-12 use districts. SEE ITEM #49 FOR MM ORDINANCE REVISIONS TO 18.40.060.A.1.</i>	Use MM Ordinance language.

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33	<p>18.02.180 Dwelling Unit. See definition for single-family. Various types of housing or human shelter, which are listed below and categorized by use.</p> <p>a. Dwelling, Conventional.</p> <p>i. Accessory Dwelling Unit. A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping <u>living, sleeping, cooking, and sanitation</u>.</p> <p>ii. Apartment. A dwelling within a structure designed and used for occupancy by three or more individual persons or families living independently of each other. These structures include triplexes, fourplexes, and other multi-unit configurations; provided that this definition does not include triplexes, fourplexes, courtyard apartments, or single-room occupancies where those are defined separately.</p> <p>iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter 18.20 RCW. It shall not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)</p> <p>iv. Co-Housing. Co-housing developments consist of two or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.</p> <p>v. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.</p> <p>vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area(s). <u>Any two units within a cottage housing development may be attached as a duplex.</u></p> <p>vii. <u>Courtyard Apartment. Five to twelve (5-12) attached apartment units arranged on two (2) or three (3) sides of a central courtyard or lawn area.</u></p> <p>viii. Duplex. One building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.</p>	<p>Dwelling Unit. See definition for single-family. Various types of housing or human shelter, which are listed below and categorized by use.</p> <p>a. Dwelling, Conventional.</p> <p>i. Accessory Dwelling Unit. A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping.</p> <p>ii. Apartment. A dwelling within a structure designed and used for occupancy by three (3) or more individual persons or families living independently of each other. These structures include triplexes, fourplexes, and other multi-unit configurations.</p> <p>iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter 18.20 RCW. It may not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)</p> <p>iv. Co-Housing. Co-housing developments consist of two (2) or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.</p> <p>v. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.</p> <p>vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area.</p> <p>vii. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four (4) or more individual persons or families living independently of each other. The units are oriented</p>	<p>Both versions include definitions for various types of dwelling units.</p>	<p>Include updated definitions from the MM Ordinance but retain the housing types that were not defined in the MM Ordinance but are included in the current code.</p>

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	<p>ix. <u>Fourplex. One building containing four single-family dwelling units totally separated from each other by a one-hour fire wall or floor.</u></p> <p>viii. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)</p> <p>ix. Manufactured Home. A single-family residence constructed after June 15, 1976, <u>in accordance with state and federal requirements for manufactured homes, and</u> installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.</p> <p>x. Manufactured Home, Designated. A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC 18.04.060(O).</p> <p>xi. Manufactured Home, New. Any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).</p> <p>xii. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.</p> <p>xiii. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.</p> <p>xiv. Single-Family Dwelling. A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.</p> <p>xv. Single-Room Occupancy. A housing type consisting of one room with cooking facilities and with shared bathroom facilities, <u>and cooking facilities that are either in the room or shared.</u> (See also Boarding Home, Lodging House and Bed and Breakfast.)</p> <p>xvi. <u>Triplex. One building containing three single-family dwelling units totally separated from each other by a one-hour fire wall or floor.</u></p>	<p>around a shared open space courtyard from which all ground floor units have primary entrances facing.</p> <p>viii. Duplex. One (1) building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.</p> <p>ix. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)</p> <p>x. Manufactured Home. A single-family residence constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.</p> <p>xi. Manufactured Home, Designated. A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC 18.04.060(O).</p> <p>xii. Manufactured Home, New. Any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).</p> <p>xiii. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.</p> <p>xiv. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.</p> <p>xv. Single-Family Dwelling. A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.</p> <p>xvi. Single-Room Occupancy. A housing type consisting of one room with cooking facilities and with shared bathroom facilities.</p>		

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	<p>xvii. Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter 18.64.</p>	<p>(See also Boarding Home, Lodging House and Bed and Breakfast.)</p> <p>xvii. Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter 18.64.</p> <p>xviii. Triplex. One building containing three single-family dwelling units totally separated from each other by a one-hour fire wall or floor.</p> <p>xix. Fourplex. One building containing four single-family dwelling units totally separated from each other by a one-hour fire wall or floor.</p> <p>xx. Sixplex. One building containing six single-family dwelling units totally separated from each other by a one-hour fire wall or floor.</p>		
34	Main Building. See Building, Maintenance.	Main Building. See Building, Maintenance.	The MM Ordinance corrected a typographical error in the code.	Use the MM Ordinance language.
OMC 18.05 – VILLAGES AND CENTERS				
35	TABLE 5.01	See Appendix F	The MM Ordinance made minor modifications to the housing types allowed within villages.	Staff recommends using the existing language, unless modification is needed as part of the other work on ADUs and middle housing types. This is because the existing villages and centers are already governed by approved master plans and little change is likely as a result of these changes.

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
36	18.05.140 – Woodbury Crossing Village On September 15, 2009, the Olympia City Council approved and adopted the Woorbury Woodbury Crossing Master Plan, the details and regulations of which are found in Ordinance No. 6655, on file with the City Clerk.	On September 15, 2009, the Olympia City Council approved and adopted the Woorbury Crossing Master Plan, the details and regulations of which are found in Ordinance No. 6655, on file with the City Clerk.	The existing language has a typo in the Master Plan name.	Use MM Ordinance language.
OMC 18.06 – COMMERCIAL DISTRICTS				
37	OMC 18.06.040, Table 6.01	See Appendix G	The MM Ordinance allowed more housing types in Commercial zones.	Use MM Ordinance language but remove all references to 18.06.060T, which was removed in a subsequent ordinance (7180) in a privately initiated code amendment application for MS zoning district.
OMC 18.38 – PARKING AND LOADING				
38	OMC 18.38.100, Table 38.01 (Showing Residential portion only)	See Appendix H	There are notable changes in the amount of parking required for residential uses as a result of Ordinance 7366, which was a specific review of parking and residential uses in 2023.	Retain existing code language.
39	18.38.160.D D. High Density Corridor 1, and 2, 3 and 4; and Urban Residential (UR). 1. Townhouse units shall provide one and one-half (1.5) parking spaces per unit; 2. Multifamily units developments containing three or more units shall provide one (1) parking space per unit; 3. Small restaurants (up to 750 square feet of service area) shall provide two (2) parking spaces/1,000 square feet; and 4. Small retail including food stores and laundries (up to 3,000 square feet) shall provide two (2) parking spaces per 1,000 square feet. (The first 350 square feet are exempt from parking requirements.) Small retail may provide additional parking up to three and one-half (3.5) parking spaces per 1,000 square feet.	D. High Density Corridor 1 and 2, and Urban Residential (UR). 1. Townhouse units shall provide one and one-half (1.5) parking spaces per unit; 2. Multifamily units shall provide one (1) parking space per unit; 3. Small restaurants (up to 750 square feet of service area) shall provide two (2) parking spaces/1,000 square feet; and 4. Small retail including food stores and laundries (up to 3,000 square feet) shall provide two (2) parking spaces per 1,000 square feet. (The first 350 square feet are exempt from parking requirements.) Small retail may provide additional parking up to three and one-half (3.5) parking spaces per 1,000 square feet.	The MM Ordinance added applicability to HDC 3 and 4 zoning districts and clarified that the multifamily provisions applied to proposals with three units or more. Note: Residential parking revisions were made in 2023 that may be in slight conflict with 18.38.160.D.2. Revised language should clarify how/if this language relates to the residential parking reductions.	Review applicability. Is there any HDC or UR zoning outside of the residential parking exempt areas of Downtown or within ½-mile of frequent transit?
40	OMC 18.38, Figure 38-2	See Appendix I	In the MM Ordinance, the graphic in Figure 38-2 was updated to provide better clarity of the map in the code (which showed the Downtown Parking Exempt Area boundaries).	Retain existing code. Amendments to the Downtown Residential Exempt Parking Area were adopted in Ordinance 7335 in Sept of 2022.

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
OMC 18.60 – LAND USE REVIEW AND APPROVAL				
41	<p>18.60.040 Applicability Construction and development of projects reviewed through the Land Use Approval process shall be in strict compliance with the approved site plan and conditions attached thereto. When required by this section, site plan review and land use approval shall be completed and all appeal periods terminated prior to issuance of a building or any other construction permit. Land use approval is required for the following types of projects:</p> <p>A. Any change of occupancy of a building from one Uniform Building Code group or division of a group to another or a change of use of land;</p> <p>B. Any new nonresidential and nonagricultural use of land;</p> <p>C. The location or construction of any nonresidential or nonagricultural building, or any multifamily project in which more than four (4) dwelling units would be contained; and</p> <p>D. Any <u>substantial</u> addition to such structure or remodel or substantial revision of the site plan associated with such use.</p>	<p>18.60 has been repealed. 18.70.020 states:</p> <p>A. When required by this section, approval of a land use permit application must be completed and all appeal periods terminated prior to issuance of a building or any other construction permit. A permit holder shall construct and develop projects that have been reviewed as land use permit applications in compliance with the approved site plan and conditions attached thereto.</p> <p>B. Land use approval is required for the following types of projects:</p> <ol style="list-style-type: none"> 1. A change of use of land or addition that results in a substantial revision to the approved site plan; 2. Any new nonresidential and nonagricultural use of land; and 3. The location or construction of any nonresidential or nonagricultural building, or any project in which more than four dwelling units are contained. <p>C. Upon finding that any land use permit application meets the criteria for land use review, but the scope/scale of the project does not warrant the land use review process, the Director may waive the land use review process and appropriate land use application fees. Application of this exemption does not result in waiver of code requirements or construction permit processes.</p>	<p>The applicability of permitting was updated during the process to update the Permit Processing standards. The language was updated but the outcome is substantially the same.</p>	<p>Retain existing code language.</p>
OMC 18.64 - TOWNHOUSES				
42	<p>18.64.020 Purpose The purpose of this Chapter is to:</p> <p>A. Permit within Residential and Commercial Districts the development of townhouses which may be sold as individual lots and residences;</p> <p><u>B. Permit townhouse structures built to standards which are designed to include amenities usually associated with conventional single-family detached housing to ensure compatibility with the surrounding neighborhood;</u></p> <p><u>CB.</u> Promote affordable housing, efficient use of land and energy, and the availability of a variety of housing types in different locations;</p> <p><u>DC.</u> Promote infill development on physically suitable lands in residential areas, without adversely affecting adjacent development.</p>	<p>The purpose of this Chapter is to:</p> <p>A. Permit within Residential and Commercial Districts the development of townhouses which may be sold as individual lots and residences;</p> <p>B. Permit townhouse structures built to standards which are designed to include amenities usually associated with conventional single-family detached housing to ensure compatibility with the surrounding neighborhood;</p> <p>C. Promote affordable housing, efficient use of land and energy, and the availability of a variety of housing types in different locations;</p>	<p>No difference.</p>	<p>n/a</p>

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
		D. Promote infill development on physically suitable lands in residential areas, without adversely affecting adjacent development.		
43	<p>18.64.080 Development standards</p> <p>A. Maximum Site Area. The maximum site area for solely townhouse development in the R4, R 4-8 or R 6-12 District shall be four (4) acres. There is no maximum site area in other districts where townhouses are permitted.</p> <p>B. Units per Structure.</p> <p>1. In R4, R 4-8 and portions of the R 6-12 Districts not located within the Transition Area, each townhouse structure shall contain no more than four (4) individual dwelling units, and there shall be no more than one (1) builder per townhouse structure.</p> <p>2. In all Districts except the R4, R 4-8 and portions of the R 6-12 district not located within the Transition Area, requirements of the underlying district shall apply with regard to number of units per structure.</p> <p>C. Density and Lot Area.</p> <p>1. Density. Each townhouse development on a parcel of land greater than 10,000 square feet shall be subject to density provisions contained in the underlying District.</p> <p>2. Lot Size. See Table 4.04, Residential Development Standards.</p> <p>D. Building, Impervious and Hard Surface Coverage. Outside of ‘village’ and ‘center’ districts subject to table 5.05, building and impervious surface building coverage for an individual townhouse lot shall not exceed 60% or the underlying district limit, whichever is greater, and hard surface coverage shall not exceed 70% or the underlying district, whichever is greater. Provided further that total coverage for each townhouse building shall not exceed building, impervious surface and hard surface coverages of the underlying district.</p> <p>E. Minimum Lot Width. Each individual townhouse lot shall have a minimum width as follows:</p> <p>1. R4 and R 4-8 Districts: Eighteen (18) feet;</p> <p>2. R 6-12 Districts: Sixteen (16) feet;</p> <p>3. All other Districts: See Tables 4.04 and 5.05.</p> <p>F. Setback Requirements. Setback requirements for front yards and for side yards of end dwelling units of townhouse structures shall be the same as the underlying district, except as follows: For townhouse projects within property zoned R4, R 4-8 and R 6-12 the side yard of each building shall be no less than ten (10) feet for buildings with three (3) or four (4) units and five (5) feet for those with two (2) units.</p> <p>G. Height. Same as the underlying district.</p>	<p>A. Maximum Site Area. The maximum site area for solely townhouse development in the R4, R 4-8 or R 6-12 District is four acres. There is no maximum site area in other districts where townhouses are permitted.</p> <p>B. Units per Structure.</p> <p>1. In R4, R 4-8 and portions of the R 6-12 Districts not located within the Transition Area, each townhouse structure must contain no more than four individual dwelling units, and there may be no more than one builder per townhouse structure.</p> <p>2. In all Districts except the R4, R 4-8 and portions of the R 6-12 district not located within the Transition Area, requirements of the underlying district apply with regard to number of units per structure.</p> <p>C. Density and Lot Area.</p> <p>1. Density. Each townhouse development is subject to density provisions contained in the underlying District.</p> <p>2. Lot Size. See Table 4.04, Residential Development Standards.</p> <p>D. Building, Impervious, and Hard Surface Coverage. Outside of ‘village’ and ‘center’ districts subject to table 5.05, building and impervious surface building coverage for an individual townhouse lot may not exceed 60% or the underlying district limit, whichever is greater, and hard surface coverage may not exceed 70% or the underlying district, whichever is greater.</p> <p>E. Minimum Lot Width. Each individual townhouse lot must have a minimum width as follows:</p> <p>1. R4 and R 4-8 Districts: 18 feet;</p> <p>2. R 6-12 Districts: 16 feet;</p> <p>3. All other Districts: See Tables 4.04 and 5.05.</p> <p>F. Setback Requirements. Setback requirements for front yards and for side yards of end dwelling units of townhouse structures are the same as the underlying district, except as follows: For townhouse projects within property zoned R4, R 4-8 and R 6-12 the side yard of each building must be no fewer than 10 feet for buildings with three or four units and five feet for those with two units.</p>	<p>The MM Ordinance made changes to the Townhouse standards to allow more than 4 units in one structure/ building in R-4, R 4-8, and R 6-12 zones; to not calculate density when subdividing lots 10,000 square feet or less in size for townhouse lots; and to have the same 5’ side yard setback that other residential housing types would have in the same zoning districts.</p>	<p>Use MM Ordinance language.</p>

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
	<p>HG. Parking. Townhouse developments shall provide off-street parking pursuant to Chapter 18.38.</p> <p>HI. Residential Design Review Criteria and Garage Width. Townhouse developments shall meet the Residential Design Criteria Section Chapter 18.175 and, if applicable, shall comply with garage placement and width provisions of 18.04.060(EE), provided that such standards shall be applied to the entirety of each building, and not to each dwelling unit.</p>	<p>G. Height. Same as the underlying district.</p> <p>H. Parking. Townhouse developments must provide off-street parking pursuant to Chapter 18.38.</p> <p>I. Residential Design Review Criteria and Garage Width. Townhouse developments must meet the Residential Design Criteria Section Chapter 18.175 and, if applicable, must comply with garage placement and width provisions of OMC 18.04.060(EE), provided that such standards are applied to the entirety of each building, and not to each dwelling unit.</p>		
OMC 18.100 – DESIGN REVIEW				
44	<p>18.100.060.A.10 - Projects Subject to Design Review</p> <p>10. Duplexes, triplexes, fourplexes, <u>courtyard apartments, single room occupancies, townhouses, accessory dwelling units, and cottage housing;</u></p>	<p>18.100.060.A.10</p> <p>10. Duplexes, triplexes, fourplexes, townhouses, accessory dwelling units, and cottage housing;</p>	<p>Courtyard apartments and single room occupancies were added to the list of housing types that are subject to design review. <i>NOTE: Recent changes in state law specific to design review and middle housing will need to be reviewed as well.</i></p>	<p>Use MM Ordinance language with the understanding that changes may be made in the near future to reflect the related work specific to design review.</p>
45	<p>18.100.090 - Design Review Process</p> <p>B. Projects subject to review by Staff:</p> <p>1. Single family dwellings on lots within the area depicted on Figure 4-2a <u>in Chapter 18.04.</u></p> <p>2. Minor additions or alterations to residential or commercial projects on a Heritage Register or within a Historic District.</p> <p>3. Any proposed development of 5,000 square feet or less in gross floor area, and signs in the following design districts and corridors:</p> <p>a. High Density Corridors; b. West Bay Drive District; c. Auto Mall District; d. Port Peninsula District; e. Freeway Corridor; and, f. Design Review Corridors.</p> <p>4. <u>Duplexes, triplexes, or fourplexes and all multifamily buildings with less than five (5) units.</u></p> <p>45. Any other project subject to design review not described in "A" above.</p>	<p>18.100.090.B</p> <p>B. Projects subject to review by Staff:</p> <p>1. Single family dwellings on lots within the area depicted on Figure 4-2a.</p> <p>2. Minor additions or alterations to residential or commercial projects on a Heritage Register or within a Historic District.</p> <p>3. Any proposed development of 5,000 square feet or less in gross floor area, and signs in the following design districts and corridors:</p> <p>a. High Density Corridors; b. West Bay Drive District; c. Auto Mall District; d. Port Peninsula District; e. Freeway Corridor; and, f. Design Review Corridors.</p> <p>4. Any other project subject to design review not described in "A" above.</p>	<p>The MM Ordinance stated that middle housing types with less than 5 units are subject to staff level design review.</p>	<p>Use the MM Ordinance language with the understanding that changes in design review will be considered under a separate process that will likely result in code changes within a relatively short timeframe.</p>

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
46	<p>18.100.100 How to Use Design Criteria C. Design Review Criteria Chapters. Design criteria are separated into chapters, depending on whether the development is commercial or residential, and the location or type of that development, as outlined below.</p> <p>18.105 Historic Structures and Buildings within the Historic Districts. This Chapter applies to structures listed on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places, and all structures within a Historic District.</p> <p>18.110 Basic Commercial Design Criteria. This chapter applies to all commercial projects throughout the City that require design review, in addition to the district-specific requirements found in the following chapters, as applicable. It also applies to projects with a building area greater than 5,000 square feet in gross floor area that require a Conditional Use Permit in a residential zone, to commercial projects adjacent to residential buildings, to commercial or residential projects. The design districts are shown on the Official Design Review Districts and Corridors.</p> <p>18.120 Commercial Design Criteria - Downtown District. This chapter applies to all commercial projects that require design review that are located in the Downtown Design Review District. In addition, commercial projects in the Downtown Design District may also be subject to the requirements of Chapter 18.16, Pedestrian Streets.</p> <p>18.130 Commercial Design Criteria - High Density Corridors. This chapter applies to all projects that require design review that are located in the HDC districts.</p> <p>18.135 Commercial Design Criteria - Residential Scale District. This chapter applies to all projects that require design review that are located in the Residential Scale District.</p> <p>18.140 Commercial Design Criteria - Auto Oriented District. This chapter applies to all projects that require design review that are located in the Auto Oriented District.</p> <p>18.145 Commercial Design Criteria - Freeway Corridor. This chapter applies to all projects that require design review that are located in the Freeway Corridor District.</p> <p>18.150 Commercial Design Criteria - Port Peninsula. This chapter applies to all projects that require design review that are located in the Port Peninsula design review district. This chapter contains the only design criteria that apply to the Port Peninsula.</p>	<p>C. Design Review Criteria Chapters. Design criteria are separated into chapters, depending on whether the development is commercial or residential, and the location or type of that development, as outlined below.</p> <p>18.105 Historic Structures and Buildings within the Historic Districts. This Chapter applies to structures listed on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places, and all structures within a Historic District.</p> <p>18.110 Basic Commercial Design Criteria. This chapter applies to all commercial projects throughout the City that require design review, in addition to the district-specific requirements found in the following chapters, as applicable. It also applies to projects with a building area greater than 5,000 square feet in gross floor area that require a Conditional Use Permit in a residential zone, to commercial projects adjacent to residential buildings, to commercial or residential projects. The design districts are shown on the Official Design Review Districts and Corridors.</p> <p>18.120 Downtown Design Criteria. This chapter applies to all commercial, mixed use, and residential projects that require design review that are located in one of the Downtown Design Sub-Districts.</p> <p>18.130 Commercial Design Criteria - High Density Corridors. This chapter applies to all projects that require design review that are located in the HDC districts.</p> <p>18.135 Commercial Design Criteria - Residential Scale District. This chapter applies to all projects that require design review that are located in the Residential Scale District.</p> <p>18.140 Commercial Design Criteria - Auto Oriented District. This chapter applies to all projects that require design review that are located in the Auto Oriented District.</p> <p>18.145 Commercial Design Criteria - Freeway Corridor. This chapter applies to all projects that require design review that are located in the Freeway Corridor District.</p> <p>18.150 Commercial Design Criteria - Port Peninsula. This chapter applies to all projects that require design review that are located in the Port Peninsula design review district. This chapter contains the only design criteria that apply to the Port Peninsula.</p>	<p>The MM Ordinance included amendments to clarify when 18.170 or 18.175 applied to certain housing types.</p> <p>There are new state laws that impact how local governments can apply design review standards. Implementing the new state law provisions for design review will likely result in changes to this section as well.</p>	<p>Use MM Ordinance language with the understanding that it will likely change rather soon, as the new design review requirements are implemented. Integrate when these changes are made, if ready.</p>

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
	<p>18.155 Commercial Design Criteria - West Bay Drive District. This chapter applies to all projects that require design review that are located in the West Bay Drive District.</p> <p>18.170 Residential Design Criteria - Multifamily. Design criteria contained in this chapter (OMC Sections 18.170.030 - 18.170.160) apply to all multifamily residential buildings with five or more units <u>not specifically governed by Section 18.175</u>, and any multifamily development with twenty (20) units or more throughout the city. Projects of this type and size are reviewed by the Design Review Board.</p> <p>18.175 Residential Design Criteria - Infill and other residential. Sections 18.175.020 through 18.175.060 of this chapter apply to single-family dwellings, including designated manufactured housing, proposed on lots within the area depicted on Figure 4-2a in Chapter 18.04 OMC, on lots less than 5000 square feet, or on substandard lots, duplexes, triplexes, fourplexes, and townhouse buildings of four (4) units or less throughout the city <u>townhouses and courtyard apartments in the R4, R4CB, RLI, R 4-8, and R 6-12 zoning districts; and singleroom occupancies in the R 6-12 zoning district.</u> OMC Sections 18.175.080 and 18.175.090 apply to accessory dwelling units throughout the city, <u>including manufactured home accessory dwelling units.</u> OMC Section 18.175.100 applies to cottage development.</p> <p>18.180 Residential Design Criteria - Manufactured home parks. This chapter applies only to manufactured home parks.</p>	<p>18.155 Commercial Design Criteria - West Bay Drive District. This chapter applies to all projects that require design review that are located in the West Bay Drive District.</p> <p>18.170 Residential Design Criteria - Multifamily. Design criteria contained in this chapter (Sections 18.170.030 - 18.170.160) apply to all multifamily residential buildings with five or more units and any multifamily development with twenty (20) units or more throughout the city. Projects of this type and size are reviewed by the Design Review Board.</p> <p>18.175 Residential Design Criteria - Infill and other residential. Sections 18.175.020 through 18.175.060 of this chapter apply to single-family dwellings, including designated manufactured housing, proposed on lots within the area depicted on Figure 4-2a, on lots less than 5000 square feet, or on substandard lots, duplexes, triplexes, fourplexes, and townhouse buildings of four (4) units or less throughout the city. Sections 18.175.080 and 18.175.090 apply to accessory dwelling units throughout the city. Section 18.175.100 applies to cottage development.</p> <p>18.180 Residential Design Criteria - Manufactured home parks. This chapter applies only to manufactured home parks.</p>		
OMC 18.05 – VILLAGES AND CENTERS				
47	<p>18.05.050.E E. Mix and Location of Residential Uses.</p> <p>1. Mix of Dwelling Types--General. Developments in the Urban Village, Neighborhood Village, and Community Oriented Shopping Center districts must attain a mix of residential uses consistent with Tables 5.03A and 5.03B. Table 5.03A addresses the relationship between single-family and multifamily dwellings in general. Table 5.03B addresses the requirement for a variety of multifamily housing types, based on overall size of the project.</p> <p>a. For purposes of meeting the required mix as shown in Table 5.03A, Single Family and Similar Dwelling Types shall include:</p> <ul style="list-style-type: none"> i. Single-family detached residences, including designated manufactured homes ii. Group homes with six (6) or fewer clients iii. Single family residences above commercial uses (e.g., a single residence above a convenience store) iv. Townhouses v. <u>Duplexes</u> 	<p>E. Mix and Location of Residential Uses.</p> <p>1. Mix of Dwelling Types--General. Developments in the Urban Village, Neighborhood Village, and Community Oriented Shopping Center districts must attain a mix of residential uses consistent with Tables 5.03A and 5.03B. Table 5.03A addresses the relationship between single-family and multifamily dwellings in general. Table 5.03B addresses the requirement for a variety of multifamily housing types, based on overall size of the project.</p> <p>a. For purposes of meeting the required mix as shown in Table 5.03A, Single Family and Similar Dwelling Types shall include:</p> <ul style="list-style-type: none"> i. Single-family detached residences, including designated manufactured homes ii. Group homes with six (6) or fewer clients iii. Single family residences above commercial uses (e.g., a single residence above a convenience store) 	<p>The MM Ordinance identified duplexes as meeting the single family and similar dwelling types in Villages and Centers zoning and added single room occupancies as a type of multifamily and similar housing types.</p>	<p>Use the MM Ordinance language.</p>

#	MM Provision	Current Online Code – as of Nov 28, 2023	Differences/Notes	Staff Rec
	<p>vi. Cottage housing</p> <p>b. For purposes of meeting the required mix as shown in Table 5.03A, Multifamily and Similar Dwelling Types shall include:</p> <ul style="list-style-type: none"> i. Apartments with five (5) or more units per structure ii. Boarding homes and <u>single-room occupancies</u> iii. Duplexes, Triplexes, and fourplexes iv. Group homes with seven (7) or more clients v. Multifamily residences above commercial uses (e.g., multiple apartments above retail or office uses) <p>c. Other residences.</p> <ul style="list-style-type: none"> i. For purposes of meeting the required mix as shown in Table 5.03A, the following uses are classified as "other" (i.e., neither "single-family and similar", nor "multifamily and similar"): <ul style="list-style-type: none"> (a) Accessory dwelling units (b) Nursing/convalescent homes and congregate care facilities (c) Multifamily units in an urban village on the blocks contiguous to the town square. ii. Such "other" uses are not counted in determining the required proportions of single family and multifamily dwellings in Table 5.03A. However, such uses shall be counted in the calculation of total dwellings for purposes of Sections 18.05.080(B) Maximum Housing Densities and 18.05.080(C) Minimum Housing Densities, in the manner provided in those sections. 	<ul style="list-style-type: none"> iv. Townhouses v. Cottage housing <p>b. For purposes of meeting the required mix as shown in Table 5.03A, Multifamily and Similar Dwelling Types shall include:</p> <ul style="list-style-type: none"> i. Apartments with five (5) or more units per structure ii. Boarding homes iii. Duplexes, triplexes, and fourplexes iv. Group homes with seven (7) or more clients v. Multifamily residences above commercial uses (e.g., multiple apartments above retail or office uses) <p>c. Other residences.</p> <ul style="list-style-type: none"> i. For purposes of meeting the required mix as shown in Table 5.03A, the following uses are classified as "other" (i.e., neither "single-family and similar", nor "multifamily and similar"): <ul style="list-style-type: none"> (a) Accessory dwelling units (b) Nursing/convalescent homes and congregate care facilities (c) Multifamily units in an urban village on the blocks contiguous to the town square. ii. Such "other" uses are not counted in determining the required proportions of single-family and multifamily dwellings in Table 5.03A. However, such uses shall be counted in the calculation of total dwellings for purposes of Sections <u>18.05.080(B)</u> Maximum Housing Densities and 18.05.080(C) Minimum Housing Densities, in the manner provided in those sections. 		
48	<p>18.05.080.C</p> <p>C. Minimum Housing Densities.</p> <p>1. Calculation of Minimum Density. The minimum average densities specified in Table 5.05 are based on the entire site, with the following limitations: [Note: Table 5.05 in Section 18.05]</p> <p>a. The entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Design Manual; existing, opened street rights-of-way; and land to be sold or dedicated to the public, other than street rights-of-way (e.g., school sites and parks, but not street rights-of-way to be dedicated as part of the proposed development).</p>	<p>C. Minimum Housing Densities.</p> <p>1. Calculation of Minimum Density. The minimum average densities specified in Table 5.05 are based on the entire site, with the following limitations: [Note: Table 5.05 in Section 18.05]</p> <p>a. The entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Design Manual; existing, opened street rights-of-way; and land to be sold or dedicated to the public, other than street rights-of-way (e.g., school sites and parks, but not street rights-of-way to be dedicated as part of the proposed development).</p>	<p>The MM Ordinance did not count accessory units toward the minimum density in Villages and Centers zoning districts.</p>	<p>Use the MM Ordinance language.</p>


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	<p>b. All dwelling units in convalescent homes/nursing homes and accessory units count toward the minimum density required for the site by Table 5.05, in the same manner as provided above in Section 18.05.080(B)(3) Maximum Housing Densities -- Convalescent Homes and 18.05.080(B)(4) Maximum Housing Densities -- Accessory Dwelling Units.</p> <p>c. The following requirements shall apply to all villages and centers:</p> <p>i. The minimum residential density of a village center and that of the remainder of a village or center shall be calculated separately from one another.</p> <p>ii. There shall be no minimum density requirement for a village center other than the requirement for mixed use buildings specified in Section 18.05.050(C)(2) Village/Community Center--Mixed Use above. The procedures for calculating the required number of units are as provided in Sections 18.05.080(3)(1)(a), (2), and (3) above.</p> <p>iii. The remainder of a village shall comply with the minimum density requirements in Table 5.05.</p>	<p>b. All dwelling units in convalescent homes/nursing homes and accessory units count toward the minimum density required for the site by Table 5.05, in the same manner as provided above in Section <u>18.05.080</u>(B)(3) Maximum Housing Densities -- Convalescent Homes and 18.05.080(B)(4) Maximum Housing Densities -- Accessory Dwelling Units.</p> <p>c. The following requirements shall apply to all villages and centers:</p> <p>i. The minimum residential density of a village center and that of the remainder of a village or center shall be calculated separately from one another.</p> <p>ii. There shall be no minimum density requirement for a village center other than the requirement for mixed use buildings specified in Section <u>18.05.050</u>(C)(2) Village/Community Center--Mixed Use above. The procedures for calculating the required number of units are as provided in Sections <u>18.05.080</u>(3)(1)(a), (2), and (3) above.</p> <p>iii. The remainder of a village shall comply with the minimum density requirements in Table 5.05.</p>		
OMC 18.40 – PROPERTY DEVELOPMENT AND PROTECTION STANDARDS				
49	<p>18.40.060.A A. Required Building Site.</p> <p>1. Building Site – Number of Buildings. Every main building hereafter erected shall be located on a legal lot of record as provided for in this title. There shall be no more than one (1) main building on any one (1) lot in the R-4, R 4-8, and R 6-12, use districts <u>unless the housing type approved specifically allows for more, such as courtyard apartments, cottage housing or co-housing developments.</u></p> <p>2. Lot or Building Site – Reduction. No lot or parcel of land now existing or hereafter established shall be so reduced or diminished that yards, open space, width or total lot area be made smaller than the minimum required by this title; nor shall any existing lot or parcel of land that is now smaller than the minimum required by this title be further reduced or diminished in any manner.</p>	<p>A. Required Building Site.</p> <p>1. Building Site--Number of Buildings. Every main building hereafter erected shall be located on a legal lot of record as provided for in this title. There shall be no more than one (1) main building on any one (1) lot in the R-4, R 4-8, and R 6-12 use districts.</p> <p>2. Lot or Building Site--Reduction. No lot or parcel of land now existing or hereafter established shall be so reduced or diminished that yards, open space, width or total lot area be made smaller than the minimum required by this title; nor shall any existing lot or parcel of land that is now smaller than the minimum required by this title be further reduced or diminished in any manner.</p>	<p>The MM Ordinance included a statement that clarifies that more than one main building would be allowed if the housing types allowed in the R-4, R 4-8, and R 6-23 zones allowed for it (such as cottage housing that does not include a subdivision with each cottage on its own lot).</p> <p><i>See also Item #32.</i></p>	<p>Retain the MM Ordinance language.</p>

APPENDIX A

OMC 18.04 – RESIDENTIAL DISTRICTS

TABLE 4.01 as of NOVEMBER 2023 with MM Ordinance differences shown in Red Text

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 (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)	
1. SINGLE-FAMILY HOUSING															
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(A) 18.04.060(B)
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	18.64 18.04.060(FF) 18.04.080(A)
Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(JJ)
2. MULTIFAMILY HOUSING															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N) 18.04.060(FF)
Courtyard Apartments					P 18.04.060(GG)	P 18.04.060(GG)	P	P	P	P	P	P			18.04.060(II) 18.04.060(GG) 18.04.080(A)
Boarding Homes				P				P	P	P					
Collegiate Greek system residences	P			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	P	18.04.060(FF) 18.04.080(A)
Duplexes on Corner Lots (This was not a category in the MM Ordinance)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(HH)
Single Room Occupancies						P	P	P	P	P	P	P			18.04.060(HH)

**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
						<u>18.04.060(HH)</u>									
Triplexes (NOTE: This was not a distinct category in the MM Ordinance)			P	P	P	P	P	P	P	P	P	P		P	
Fourplexes (NOTE: This was not a distinct category in the MM Ordinance)			P		P	P	P	P	P	P	P	P		P	
Triplexes and Fourplexes (NOTE: Triplexes and fourplexes were a combined category in the MM Ordinance and earlier versions of this table)			P	<u>P</u>	<u>P</u> <u>18.04.060(GG)</u>	18.04.060(FF) <u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>18.04.080(A)</u> <u>18.04.060(GG)</u>
Sixplexes (NOTE: This was not a distinct category in the MM Ordinance)						P									
Group Homes with 6 or Fewer (or up to 8 with DSHS approval) 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)
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	
Transitional Housing, Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
3. COMMERCIAL															
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, Short-Term Rentals – Homestays, 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			

**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
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														
4. ACCESSORY USES															
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
5. RECREATIONAL USES															
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)
6. AGRICULTURAL USES															
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)
7. TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
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(DD)

**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
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060
8. OTHER															
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)
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(CC)
Social Organizations											P	P		C	
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

R1/5 = Residential - 1 Unit Per 5 Acres

R-4 = Residential - 4

R-4CB = Residential - 4 Units per Acre

RLI = Residential Low Impact

R 4-8 = Residential 4-8

R 6-12 = Residential 6-12

MR 7-13 = Mixed Residential 7-13

MR 10-18 = Mixed Residential 10-18

RM 18 = Residential Multifamily - 18

RM 24 = Residential Multifamily - 24

RMH = Residential Multifamily High Rise

RMU = Residential Mixed Use

MHP = Manufactured Housing Park

UR = Urban Residential

APPENDIX B
Comparison of Tables 4.02 and 4.03

TABLE 4.02
GROUP HOME

SEPARATION REQUIREMENTS - R-4, R 4-8, R 6-12 DISTRICTS

	Offenders	Youth	Homeless
Offenders	2 miles	1 mile	1/2 mile
Youth	1 mile	1 mile	1/4 mile
Homeless	1/2 mile	1/4 mile	1/4 mile

TABLE 4.03
GROUP HOME

SEPARATION REQUIREMENTS - ALL DISTRICTS EXCEPT R-4, R 4-8, AND R 6-12

	Offenders	Youth	Homeless
Offenders	2 miles	1 mile	None
Youth	1 mile	1 mile	None
Homeless	None	None	None

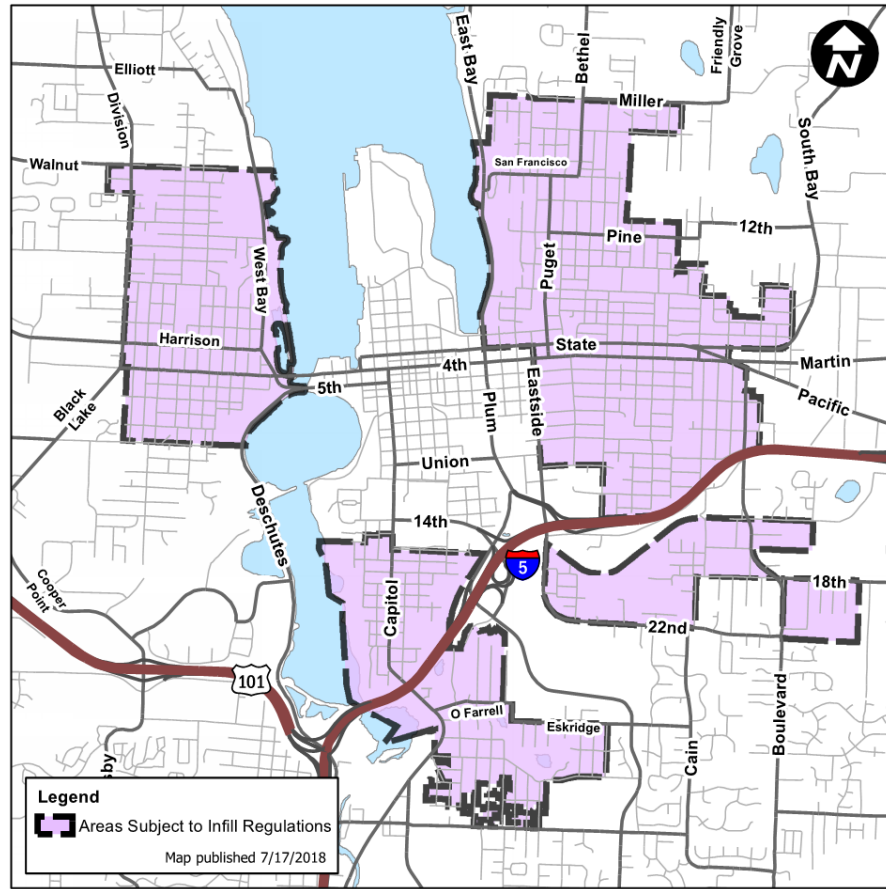
TABLE 4.02			
GROUP HOME			
SEPARATION REQUIREMENTS – R-4, R 4-8, R 6-12 DISTRICTS			
	Offenders	Youth	Homeless
Offenders	2 miles	1 mile	1/2 mile
Youth	1 mile	1 mile	1/4 mile
Homeless	1/2 mile	1/4 mile	1/4 mile

TABLE 4.03			
GROUP HOME			
SEPARATION REQUIREMENTS – ALL DISTRICTS EXCEPT R-4, R 4-8, AND R 6-12			
	Offenders	Youth	Homeless
Offenders	2 miles	1 mile	None
Youth	1 mile	1 mile	None
Homeless	None	None	None

There does not appear to be any changes between the language in the MM Ordinance and either previous or current versions of Tables 4.02 and 4.03, other than the addition of the grid lines in the table. No changes necessary.

APPENDIX C
COMPARISON OF FIGURE 4-2a

Current online version of Figure 4-2a:

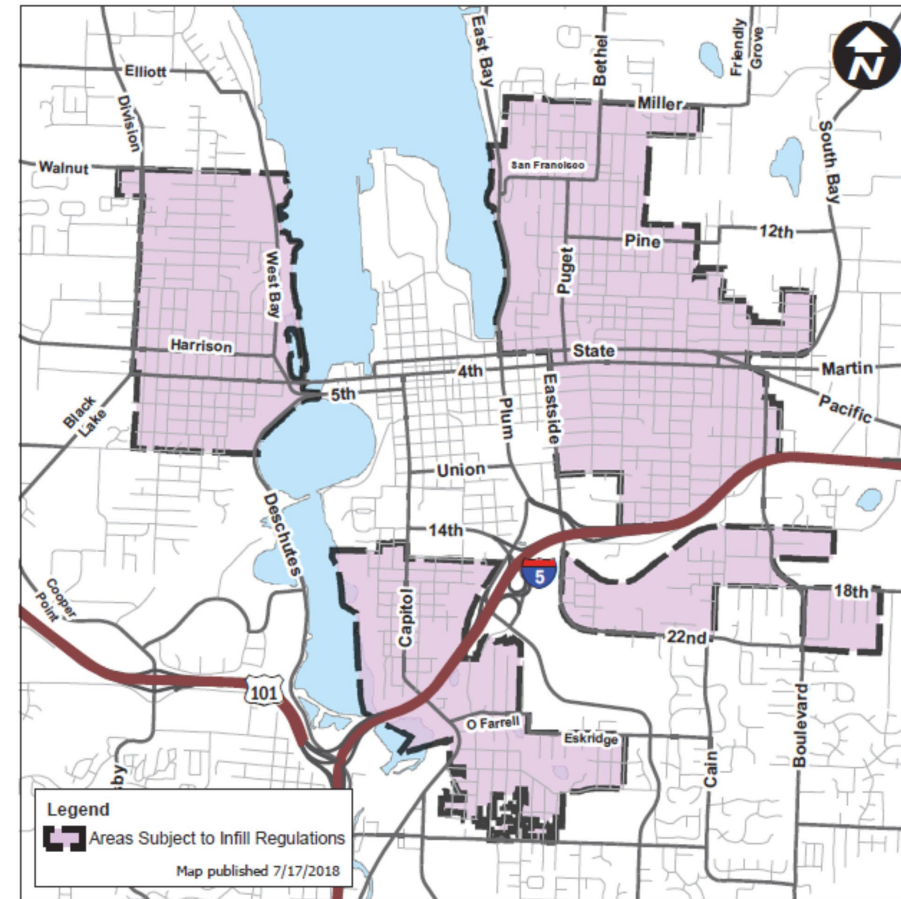


Areas Subject to Infill Regulations

Where the boundary coincides with a street, lots on both sides of the street are subject to the applicable regulations and design guidelines.

FIGURE 4-2a

MM Ordinance version of Figure 4-2a



Areas Subject to Infill Regulations

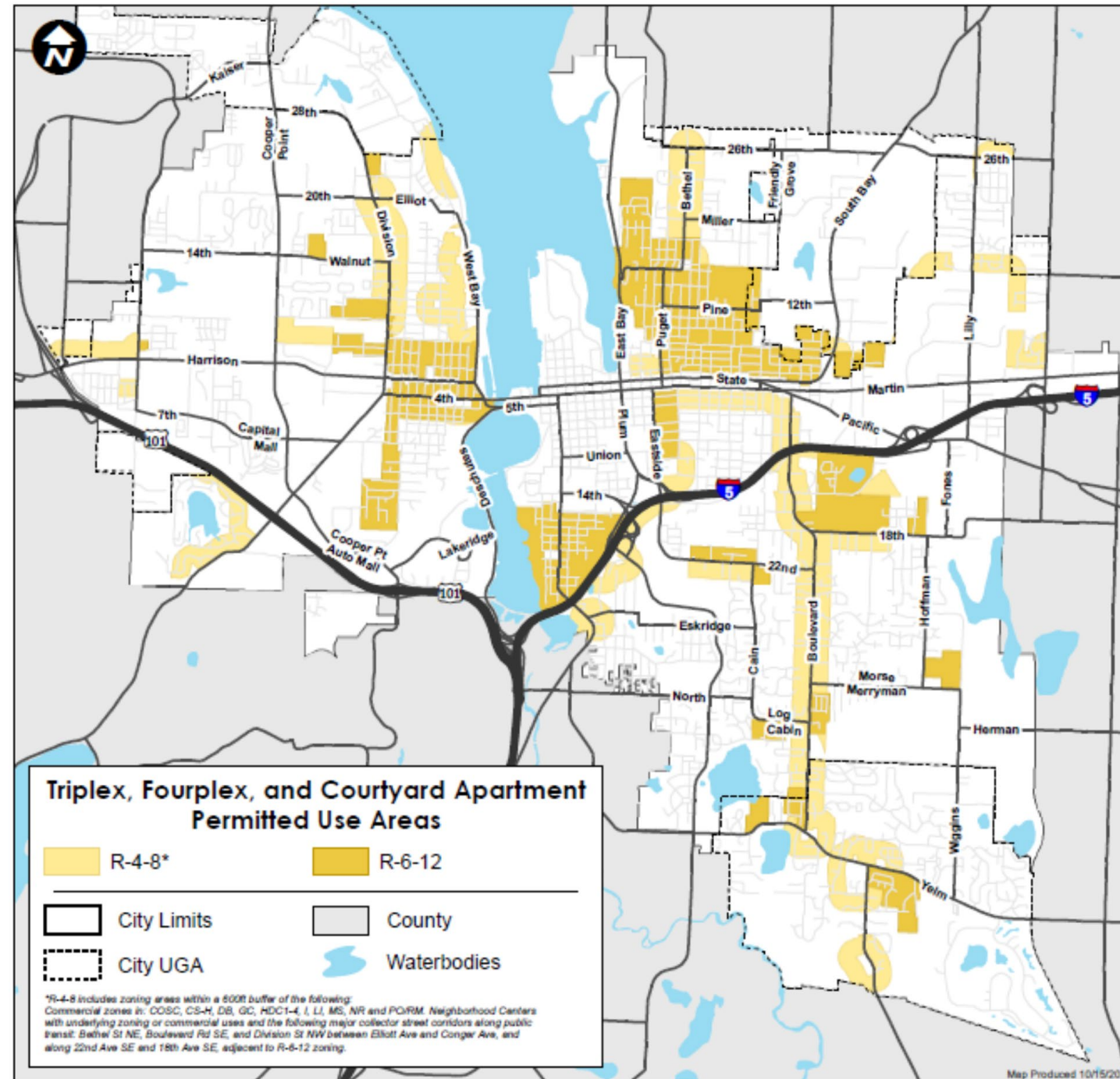
Where the boundary coincides with a street, lots on both sides of the street are subject to the applicable regulations and design guidelines.

FIGURE 4-2a

The purpose of the map revision was to provide a clearer image. The boundaries did not change. No change needed.

APPENDIX D

Figure 4-2c Added in Missing Middle Infill Housing Ordinance



APPENDIX E

Table 4.04 in OMC Chapter 18.04

RESIDENTIAL DEVELOPMENT STANDARDS as of November 2023 with MM Ordinance Provisions shown in RED TEXT

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	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)
MINIMUM 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 = other (including duplexes on corner lots); 6,000 SF = duplex not on a corner lot; 7,200 SF = multi-family	2,500 SF = cottage; 2,000 SF minimum, 3,000 SF average = townhouse; <u>7,200 SF = duplex.</u> <u>9,600SF = triplex.</u> <u>13,000 SF = fourplex.</u> <u>17,500 SF = other</u> <u>4,000 SF = multifamily.</u> other	2,000 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 3,500 SF = other <u>6,000 SF = duplex.</u> <u>7,200 SF = triplex.</u> <u>9,600 SF = fourplex.</u> <u>13,000 SF = other</u> <u>multifamily.</u>	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 9,000 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 7,200 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 7,200 SF = multifamily; 3,000 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	2,000 SF = cottage; 1,600 SF minimum 2,400 SF average = townhouse; 7,200 SF = duplex; 2,500 SF = mobile home park; 3,500 SF = other	1,600 SF minimum, 2,000 SF average = townhouse; 2,500 SF = mobile home park	18.04.080I 18.04.080(D) 18.04.080I 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse;	45' except: 35' = cottage;	40' except: 30' =	40' except: 30' = cottage	40' except: 30' = cottage;	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage; 16'	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G)

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
				60' = duplex not on corner lots; 80' = multi-family	18' = townhouse	cottage; 16' = townhouse 80' = duplex; triplex; fourplex	16' = townhouse; 70' = duplex not on corner lot; 80' = multifamily	= zero lot; 16' = townhouse; 70' = duplex not on corner lot; 80' = multifamily					= townhouse; 80' = duplex not on a corner lot; 30' = mobile home park		18.04.060(P) (mobile home parks)
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for flag lots; 5' 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; 5' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I)
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	25'	50'	10' except: 5' for agricultural buildings with farm animals.	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 5' for agricultural buildings with farm animals 10' for cottages, and wedge shaped lots	20' except: 15' for multifamily; 10' for cottages, and wedge shaped lots	15' except: 10' for cottages, and wedge shaped 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: 5' for agricultural buildings with farm animals; 10' for cottages	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20'; 5' 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; 5' for agricultural	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; 5' for agricultural	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 5' for	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;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; 6' on one side of zero lot;	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' – mobile home park	No minimum 10' on Capitol House Block	18.04.080(H)

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
		building with farm animals		buildings with farm animals	agricultural buildings with farm animals	5' for agricultural buildings with farm animals			multifamily; 20' next to R 4-8, or R 6-12 district 10' – mobile home park	district. 10' – mobile home park					
CURRENT CODE FOR MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units	40' except: 16' for accessory buildings; 24' for detached accessory dwelling units	40' except: 16' for accessory buildings; 24' for detached accessory dwelling units	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottage; 35' on sites 1 acre or more, if setbacks equal or exceed building height	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottages	45', except: 25' for cottage; 16' for accessory buildings; 24' for detached accessory dwelling units	45', except: 25' for cottage; 16' for accessory buildings; 24' for detached accessory dwelling units	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottage	42' except: 24' for detached accessory dwelling units	60' except: 24' for detached accessory dwelling units	See 18.04.080 (I); 24' for detached accessory dwelling units	2 stories or 35' whichever is less, except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (I)(3); 24' for detached accessory dwelling units	18.04.080(I)
MM ORDINANCE FOR MAXIMUM BUILDING HEIGHT	35'	35', except: 1624' for accessory buildings	40' except: 1624' for accessory buildings	40' except: 1624' for accessory buildings	35', except: 1624' for accessory buildings; 25' for cottage; 35' on sites 1 acre or more, if setbacks equal or exceed building height. <u>Courtyard apartments must be less than two stories.</u>	35', except: 1624' for accessory buildings; 25' for cottages. <u>Courtyard apartments are limited to two stories.</u>	45', except: 25' for cottage; 1624' for accessory buildings	45', except: 25' for cottage; 1624' for accessory buildings	35, except: 1624' for accessory buildings; 25' for cottage	42'	60'	See 18.04.080 (I)	2 stories or 35' whichever is less, except: 16' for accessory buildings; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (3)	18.04.080(I)
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of	35% = lots of 60% = townhouses	6%; increased to 18% if	Refer to Maximum	45% = .25 acre or less 40% = .26	55% = .25 acre or less 40% = .26	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to	85% except for stoops,	

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	10,001 SF to 1 acre; 6%=1.01 acre or more		associated with drainage dispersal tract of at least 65% in the same subdivision plat.	Coverage below	acres or more 60% = townhouses	acres or more 60% = townhouses							1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	porches or balconies	
CURRENT CODE FOR MAXIMUM ABOVE-GRADE STORIES		2 stories	3 stories	3 stories	2 stories	2 stories	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	
MM CODE FOR 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	<i>NOTE: No Changes to Maximum Above-Grade Stories were made in the MM Ordinance.</i>
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 acre or more	35% 60% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	2,500 SF or 6% coverage whichever is greater.	45% = .25 acre or less 40% = .26 acre or more 60% = Townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = Townhouses	65%	65%	65%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	85% except for stoops, porches or balconies	18.04.080(K)
MAXIMUM HARD SURFACE	65% or 10,000sf (whichever is greater) = lots less than 4 acres; 25%=4.1 acre or more	65% 80% = Townhouses	25%	55% or 3,500sf (whichever is greater) =.25 acre or less; 25% or 6,000sf (whichever is	65% = .25 acre or less 70% = .26 acre or more 80% = Townhouses	65% = .25 acre or less 70% = .26 acre or more 80% = Townhouses	75%	75%	75%	80%	90%	90%	85% = .25 acre or less 60% = .26 to 1 acre 55% = 1.01 to 3 acres 25% = 3.01+ acres	95%	18.04.080(K) Hard Surfaces are treated as impervious, unless shown workable through an approved design (that complies with DDECM), which requires adequate underlying soils.

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
				greater) = .26 acre or more.									90% = townhouses		
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area may be required; it may double as tree tract or critical areas buffer.		200 SF/unit for cottages; 450 SF/unit for cottage courtyard apartment developments	200 SF/unit for cottages; 450 SF/unit for cottage courtyard apartment developments	25% for multifamily; 450 SF/unit for cottage developments 200 SF/unit for cottages	25% for multifamily; 450 SF/unit for cottage developments 200 SF/unit for cottages	25% for multifamily; 500 SF/space for mobile home park	20% for multifamily; 500 SF/space for mobile home park	10% for multifamily	10% for multifamily; 500 SF/space for mobile home park	450 SF/unit for cottage developments 200 SF/unit for cottages 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J); for Courtyard Apartments see 18.04.060(II)

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. 7310 §5, 2022; Ord. 7267 §9, 2020; Ord. 7249 §5, 2020; Ord. 7094 §4, 2017; Ord. 7027 §22, 2016; Ord. 6842 §5, 2013; Ord. 6594 §6, 2008; Ord. 6517 §12, 2007).

APPENDIX F

OMC Chapter 18.05, Villages and Centers – Table 5.01

Current version (as of Nov 2023) with Missing Middle Ordinance changes shown in Red Text.

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
District-Wide Regulations					18.05.050
1. RESIDENTIAL USES					
Accessory Dwelling Units	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	18.05A.150-.240, 18.05.050(E)
Boarding Homes	C	P	P	P	
Congregate Care Facilities		P	P	P	18.05.050(E)(1)(c)(i)
Cottage Housing		P	P	P	18.05A.330, 18.04.060(H), 18.05.050(E)
Courtyard Apartments	P	P	P	P	18.04.060(GG), 18.05.050(E)
Duplexes	P	P	P	P	18.05A.250-.290
Duplexes on Corner Lots	P	P	P	P	18.04.060(HH)
Group Homes with 6 or Fewer Clients (up to 8 if approved by DSHS)		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)
Manufactured Homes	P	P	P	P	18.04.060(O)
Nursing/Convalescent Homes		P	P	P	18.04.060(S)
Residences Above Commercial Uses	P	P	P	P	
Short-Term Rental – Vacation Rentals	P	P	P	P	18.04.060(JJ)
Single-Family Residences	P	R	R	R	18.05A.250-.290
Single Room Occupancy Units					
Townhouses	P	P	P	P	18.05A.150-.240 or 18.05A.250-.290, 18.64
Triplexes and Fourplexes	P	P	P	P	18.04.060(GG), 18.05.050(E)
Transitional Housing, Permanent Supportive Housing	P	P	P	P	
2. OFFICES					
Banks	P	P	P	P	18.05.060(A)
Offices – Business	P	P	P	P	
Offices – Government	P	P	P	P	
Offices – Medical	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	
3. RETAIL SALES					

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Apparel and Accessory Stores	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	
Food Stores	R	R	P	P	
Furniture, Home Furnishings, and Appliances					
General Merchandise Stores	P	P	P	P	
Grocery Stores	P	P	R	R	18.05.060(C)
Office Supplies and Equipment					
Pharmacies and Medical Supply Stores	P	P	P	P	
Restaurants			P		18.05.060(A) & 18.05A.095
Restaurants, Without Drive-In or Drive-Through Service	P	P	P	P	
Specialty Stores	P	P	P	P	
4. SERVICES					
Health Fitness Centers and Dance Studios	P	P	P	P	
Hotels/Motels					
Laundry and Laundry Pick-up Agency	P	P	P	P	
Personal Services	P	P	P	P	
Printing, Commercial			P	P	
Radio/TV Studios					
Recycling Facility - Type I	P	P	P	P	
Servicing of Personal Apparel and Equipment	P	P	P	P	
5. ACCESSORY USES					
Accessory Structures	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P	P	P	5.24
Satellite Earth Stations	P	P	P	P	18.44.100
Residences Rented for Social Event, 7 times or more per year	C	C	C	C	18.04.060.DD
6. RECREATIONAL USES					
Auditoriums and Places of Assembly					
Art Galleries					
Commercial Recreation					
Community Gardens	P	P	P	P	
Community Parks & Playgrounds	P/C	P/C	P/C	P/C	18.04.060(T)
Health Fitness Centers and Dance Studios					
Libraries					

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Museums					
Neighborhood Parks/Village Green/Plaza	R	R	R	R	18.04.060(T), 18.05.080(N)
Open Space – Public	P	P	P	P	18.04.060(T)
Theaters (no Drive-Ins)					
Trails – Public	P	P	P	P	18.04.060(T)
7. TEMPORARY USES					
Emergency Housing	P	P	P	P	
Mobile Vendors			P	P	
Model Homes	P	P	P	P	
Parking Lot Sales			P	P	18.06.060(Z)
8. OTHER USES					
Agricultural Uses, Existing	P	P	P	P	
Animals/Pets	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	R	P	18.05.060(B), 18.04.060(D)
Community Clubhouses	P	P	P	P	
Conference Centers					
Crisis Intervention	C	C	C	C	18.04.060(I)
Home Occupations (including adult day care, bed and breakfast houses, short-term rental – homestays, elder care homes, and family child care homes)	P	P	P	P	18.04.060(L), 18.04.060(JJ)
Hospice Care	C	C	C	C	18.04.060(M)
Non-Profit Physical Education Facilities	C	C	C	C	
Places of Worship	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	18.04.060(V)
Radio, Television, and other Communication Towers & Antennas	C	C	C	C	18.04.060(W), 18.44.100
Schools	C	C	C	C	18.04.060(CC)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
Social Organizations					
Utility Facilities	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	18.44

LEGEND

P = Permitted C = Conditional R = Required

APPENDIX G

Table 6.01 from OMC Chapter 18.06 – Commercial Uses

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)						18.130.020	
1. EATING & DRINKING ESTABLISHMENTS														
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 18.06.060 (F)(3)								C 18.06.060 (F)(1)	C 18.06.060 (F)(1)	P 18.06.060 (F)(3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060 (U)(3)	C	P	P 18.06.060 (U)(2)	P	P	P 18.06.060 (U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C		P/C 18.06.060(N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06.060(Q)									

**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
Piers, Wharves, Landings					P									
Printing, Industrial			C		P/C 18.06.060(N)									
Publishing		C	C		P		P		C	C				
Warehousing			P		P/C 18.06.060(AA)		P							
Welding & Fabrication			C		P/C 18.06.060(N)		P							
Wholesale Sales		C	P		P/C	P		P		P	18.06.060 (BB)(2)			
Wholesale Products Incidental to Retail Business			P		P	P						P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
3. OFFICE USES (See also SERVICES, HEALTH)														
Banks		P	P		P/C 18.06.060 (D)(2)	P 18.06.060 (D)(2)	P/C 18.06.060 (D)(2)	P	P	P	P	P 18.06.060 (D)(1)	P 18.06.060 (F)(3)	
Business Offices		P	P		P	P	P	P	P	P	P	P	P	
Government Offices		P	P		P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
4. RECREATION AND CULTURE														
Art Galleries	P	P	P		P	P	P		P	P	P	P	P	
Auditoriums and Places of Assembly			P		P	P	P					P	P	
Boat Clubs					P	P								
Boating Storage Facilities					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
Commercial Recreation		C	P		P	P	P	P		C	C	P	P	
Health Fitness Centers and Dance Studios	P	P 18.06.060(L)	P	P	P	P	P	P	P	P 18.06.060(L)	P 18.06.060(L)	P	P	
Libraries	C	C	C	C	P	P	P		P	C	P	P	P	18.04.060(V)
Marinas/Boat Launching Facilities					P 18.06.060(CC)	P								
Museums		C	P		P	P	P		P	C	C	P	P	18.04.060(V)
Parks, Neighborhood	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Parks & Playgrounds, Other	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Theaters (Drive-in)			C											
Theaters (No drive-ins)			P		P	P	P				C	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
5. RESIDENTIAL														
Apartments		P	P	P	P	P	P		P	P	P	P	P	
Apartments above ground floor in mixed use development	P	P	P	P	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P	P	P	P		P	P	P	P	P	
Co-Housing		P	P	<u>P</u> 18.06.060(T)		P	P			P	P	<u>P</u>	P	
<u>Courtyard Apartments</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> 18.06.060(T)						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.040.060(GG)</u>
Collegiate Greek system residence, dormitories		C	P	P	P	P	P		P	C	P	P	P	
Duplexes	P	P	P	P			P		P	P	P		P	
Duplexes on Corner Lots	P	P	P	P			P		P	P	P	P	P	18.04.060(HH)

**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
Group Homes (6 or less or up to 8 with DSHS approval)	P	P	P 18.06.060(K)	P	P	P	P 18.06.060(K)		P	P	P	P 18.06.060(K)	P 18.06.060(K)	18.04.060(K)
Group Homes (7 or more)	C	C	C 18.06.060(K)	C	C	C	C 18.06.060(K)		C	C	C	C 18.06.060(K)	P 18.06.060(K)	18.04.060(K)
Mobile or Manufactured Homes Park - Existing		C	C	C						C			C	18.04.060(P)
Quarters for Night Watch person/Caretaker					P	P								
Retirement Homes		P	P	P	P	P	P		P	P	P	P	P	
Single-Family Residences	P	P	P	P			P		P	P	P	P	P	
<u>Accessory Dwelling Units</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u> <u>18.06.060(T)</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(A)</u> <u>18.04.060(B)</u>
CURRENT CODE: Single Room Occupancy Units		P	P	P	P	P	P		P	P	P	P	P	
MM ORDINANCE: Single Room Occupancy Units	<u>P</u>	<u>P</u>	<u>C.P</u>	<u>P</u> <u>18.06.060(T)</u>	P	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>C.P</u>	<u>18.04.060(HH)</u>
Townhouses	P	P	P	P		P	P		P	P	P	P	P	<u>18.64</u>
Triplexes, Four-plexes, and Cottage Housing	<u>P</u>	P		<u>P</u> <u>18.06.060(T)</u>						<u>P</u>	<u>P</u>	<u>P</u>	P	<u>18.04.060(H);</u> <u>18.040.060(GG)</u>
Transitional Housing, Permanent Supportive Housing	P	P	P	P	P	P	P		P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
6. RETAIL SALES														
Apparel and Accessory Stores			P		P	P	P					P	P	
Boat Sales and Rentals			P		P	P	P	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
Building Materials, Garden and Farm Supplies	P		P		P	P	P					P	P	
Commercial Greenhouses, Nurseries, Bulb Farms	C	C 18.04.060(G)	C	C					C		P	P		18.04.060(G)
Electric Vehicle Infrastructure	P	P	P	P	P 18.06.060(W)	P 18.06.060(W)	P 18.06.060(W)	P	P	P	P	P	P	
Food Stores	P	P 18.06.060(H)	P		P	P	P		P	P 18.06.060(H)	P	P	P	
Furniture, Home Furnishings, and Appliances			P		P	P	P				P	P	P	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060 (W)(4)		P		P 18.06.060(W)		P 18.06.060 (W)(2)	P				P 18.06.060(W)	P 18.06.060 (W)	
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.060(W)		P		P 18.06.060(W)		P 18.06.060(W)				P	P 18.06.060(W)	P	
General Merchandise Stores	P	P 18.06.060(J)	P		P	P	P			P 18.06.060(J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P					P	
Motor Vehicle Supply Stores			P		P	P	P	P			P	P	P	
Office Supplies and Equipment		P 18.06.060(DD)	P		P	P	P		P	P 18.06.060(DD)	P	P	P	18.06.060(CC)
Pharmacies and Medical Supply Stores	P	P 18.06.060(EE)	P	P	P	P	P		P	P 18.06.060(EE)	P	P	P	18.06.060(DD)
Specialty Stores	P 18.06.060 (Y)(3)	P 18.06.060 (Y)(4)	P	C 18.06.060 (Y)(2)	P	P	P			P 18.06.060 (Y)(4)	P	P 18.06.060 (Y)(1)	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
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
7. SERVICES, HEALTH														
Hospitals				P			P		P					
Nursing, Congregate Care, and Convalescence Homes	C	P	C	P			C		C	C	C	P	P	18.04.060(S)
Offices, Medical		P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
8. SERVICES, LODGING														
Bed & Breakfast Houses (1 guest room)	P	P 18.06.060(E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P			P	P	P	P	18.04.060(L)(3)(c)
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.060(E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P		C	P	P	P	P	18.04.060(L)(3)(c)
Short-Term Rentals – Vacation Rentals	P	P	P	P	P	P	P		P	P	P	P	P	
Hotels/Motels			P	C	P		P		P				P	
Indoor Emergency Shelters, Indoor Emergency Housing			P	C	P		P		P				P	
Lodging Houses		P	P	P	P		P		P	P	P	P	P	
Recreational Vehicle Parks			P										P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
9. SERVICES, PERSONAL														
Adult Day Care Home	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)(3)(b)

**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
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060(D)
Crisis Intervention	C	P	C	P			P		C	P	C	C	C	18.04.060(I)
Family Child Care Homes	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Funeral Parlors and Mortuaries		C	P				P			C		P	P	
Laundries and Laundry Pick-up Agencies	P	P	P	P	P	P	P			P 18.06.060(O)	P 18.06.060(O)	P 18.06.060(O)	P	
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.060(FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060(V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	
Recycling Facilities	P	P	P	P	P		P		P	P	P	P	P	18.06.060(V)
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	18.06.060(X)
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P 18.06.060(W)	P				P 18.06.060(W)	P 18.06.060 (W)	

**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
Service Stations/Car Washes - Existing			P		P 18.06.060(W)		P 18.06.060(W)				P	P 18.06.060(W)	P 18.06.060 (W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Truck, Trailer, and Recreational Vehicle Rentals			P					P						
Workshops for Disabled People	C	C	C	C	P	C	P		C	C	C	C	C	18.04.060(R)
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
11. PUBLIC FACILITIES, ESSENTIAL														
Airports			C										C	18.06.060(G)
Inpatient Facilities		C	C	C 18.06.060(G)	C		C		C	C	C	P	P	18.06.060(G) 18.04.060(K)
Jails			C		C		C		C				C	18.06.060(G)
Mental Health Facilities			C	C 18.06.060(G)	C		C						C	18.06.060(G) 18.04.060(K)
Other Correctional Facilities		C	C	C 18.06.060(G)	C	C	C		C	C	C	C	C	18.06.060(G)
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C	C		C		C			C	C	C	C	18.06.060(G)
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060(G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060(G) 18.04.060(X)

**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
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060(G) 18.06.060(X)
State or Regional Transportation Facilities	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060(G)
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
12. TEMPORARY USES														
Entertainment Events			P		P	P	P						P	
Off Site Contractor Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(DD)
Emergency Housing	P	P	P	P	P			P	P	P	P	P	P	18.04.060(DD)
Emergency Housing Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Fireworks, as determined by Fire Dept.			P		P	P	P				P	P	P	9.48.160
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	
Parking Lot Sales			P		P	P	P	P			P	P	P	
Residences Rented for Social Event (6 or less in 1 year)	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(DD)
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	
Temporary Surface Parking Lot		P	P		P	P	P		P					
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
13. OTHER USES														
Accessory Structures/Uses	P	P	P	P	P	P	P	P	P	P	P	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
Adult Oriented Businesses			P										P	18.06.060(B)
Agriculture	P	P	P	P					P	P	P	P	P	
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060(C)
Cemeteries	C	C	C	C					C	C	C		C	
Conference Center			P		P	P	P						P	
Gambling Establishments			C											
Garage/Yard/Rummage and Other Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	5.24
Home Occupations	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Parking Facility, Commercial		P	P		P	P	P 18.06.060(S)			P	P	P 18.06.060(S)	P	18.04.060(V)
Places of Worship	C	C	P	C	P	P	P		C	C	C	P	P	18.04.060(U)
Racing Pigeons	C	C	C	C					C	C	C	C	C	18.04.060(Y)
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
Schools	C	C	P	C	C	C	C		C	C	C	P	P	18.04.060(CC)
Social Organizations		P	P		P	P	P		P/C 18.06.060(I)	P	P	P	P	
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	18.04.060(X)
Wireless Communications 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	18.44

LEGEND

P = Permitted Use

MS = Medical Services

DB = Downtown Business

C = Conditional Use

PO/RM = Professional Office/
Residential Multifamily

AS=Auto Services

NR = Neighborhood Retail

GC = General Commercial

UW = Urban Waterfront

UW-H = Urban Waterfront-Housing

CSH = Commercial Services-High Density

HDC-1=High Density Corridor-1

HDC-2=High Density Corridor-2

HDC-3=High Density Corridor-3

HDC-4=High Density Corridor-4

(Ord. 7310 §7, 2022; Ord. 7289 §8, 2021; Ord. 7288 §42, 2021; Ord. 7279 §1, 2021; Ord. 7267 §12, 2020; Ord. 7187 §3, 2019; Ord. 7180 §1, 2019; Ord. 7163 §3, 2018; Ord. 7032 §6 (Exh. E), 2016; Ord. 6975 §3, 2015; Ord. 6759 §5, 2011; Ord. 6592 §5, 2008).

APPENDIX H

TABLE 38-01 From OMC Chapter 18.38 – Parking and Loading (Residential Section excerpt)

MISSING MIDDLE ORDINANCE EXCERPT

RESIDENTIAL			
Accessory Dwelling Unit	<u>None</u>	None	None
Bed and Breakfast	One (1) space in addition to space(s) required for the residential unit.	One (1) per ten (10) rooms. Minimum of one (1).	None
Community Club Houses		None	One (1) per ten (10) auto stalls. Minimum of two (2).
Cottage Housing	One (1) space per unit or 1.5 space per unit if <u>paved</u> on-street parking is not available along street frontage <u>of lot outside of vehicular travel lanes and driveways</u> (One (1) space per twenty (20) linear feet).	One per five (5) units, or one (1) per three (3) units if no on-street parking. Minimum of two (2).	One per ten (10) units, or one (1) per six (6) units if no on-street parking. Minimum of two (2).
<u>Duplexes, triplexes, fourplexes, courtyard apartments and townhouses</u>	<u>One (1) space per unit or 1.5 spaces per unit if paved on-street parking is not available along street frontage of a lot outside of vehicular travel lanes and driveways (One (1) space per twenty (20) linear feet).</u>	<u>None</u>	<u>None</u>
Elder Care Home	One (1) space in addition to space(s) required for the residential unit.	Minimum of two (2).	Minimum of two (2).
Fraternities, Sororities and Dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager.	One per fourteen (14) beds. Minimum of two (2).	Ten (10) per dormitory, fraternity or sorority building.
Group Home	One (1) space for each staff member plus one (1) space for every five (5) residents. Additionally, one (1) space shall be provided for each vehicle used in connection with the facility.	One (1) per ten (10) staff members plus one (1) per thirty (30) residents. Minimum of one (1). Additional spaces may be required for conditional uses.	None
Home Occupations	None, except as specifically provided in this table.	None	None
Mobile Home Park	Two (2) spaces per lot or unit, whichever is greater. If recreation facilities are provided, one (1) space per ten (10) units or lots.	None	None
Multiple-Unit Dwellings, except duplexes, triplexes, fourplexes, courtyard apartments and townhouses	One and one-half (1.5) off-street parking spaces per dwelling unit. Multiple-Unit dwellings located on HDC-4 properties, where the new project provides for the development of replacement dwelling units in a development agreement, and the project site is all or part of an area of 40 acres or more that was in contiguous ownership in 2009, are exempt from the parking requirements of this section. If parking is voluntarily provided by the property owner, then the Director shall permit such parking to be shared with parking provided for non-residential development on the property.	One (1) storage space per unit that is large enough for a bicycle.	One (1) per ten (10) units. Minimum of two (2) per building.
Single Family <u>Detached Homes</u>	Two (2) spaces per unit. Note: parking spaces may be placed in tandem (behind the other). DB, CSH and RMH zone districts require one (1) space/unit. <u>Single family detached homes 800 square feet or less in size are required to provide one off-street parking space.</u>	None	None
<u>Single-Room Occupancies.</u>	<u>One (1) space per four (4) units.</u>	None	One (1) per ten (10) units. Minimum of two (2) per building.
Studio Apartments	Apartments with one (1) room enclosing all activities shall provide one (1) off-street parking space per dwelling unit	None	One (1) per ten (10) units. Minimum of two (2) per building.

CURRENT (as of November 2023) PARKING REQUIREMENTS FOR RESIDENTIAL USES:

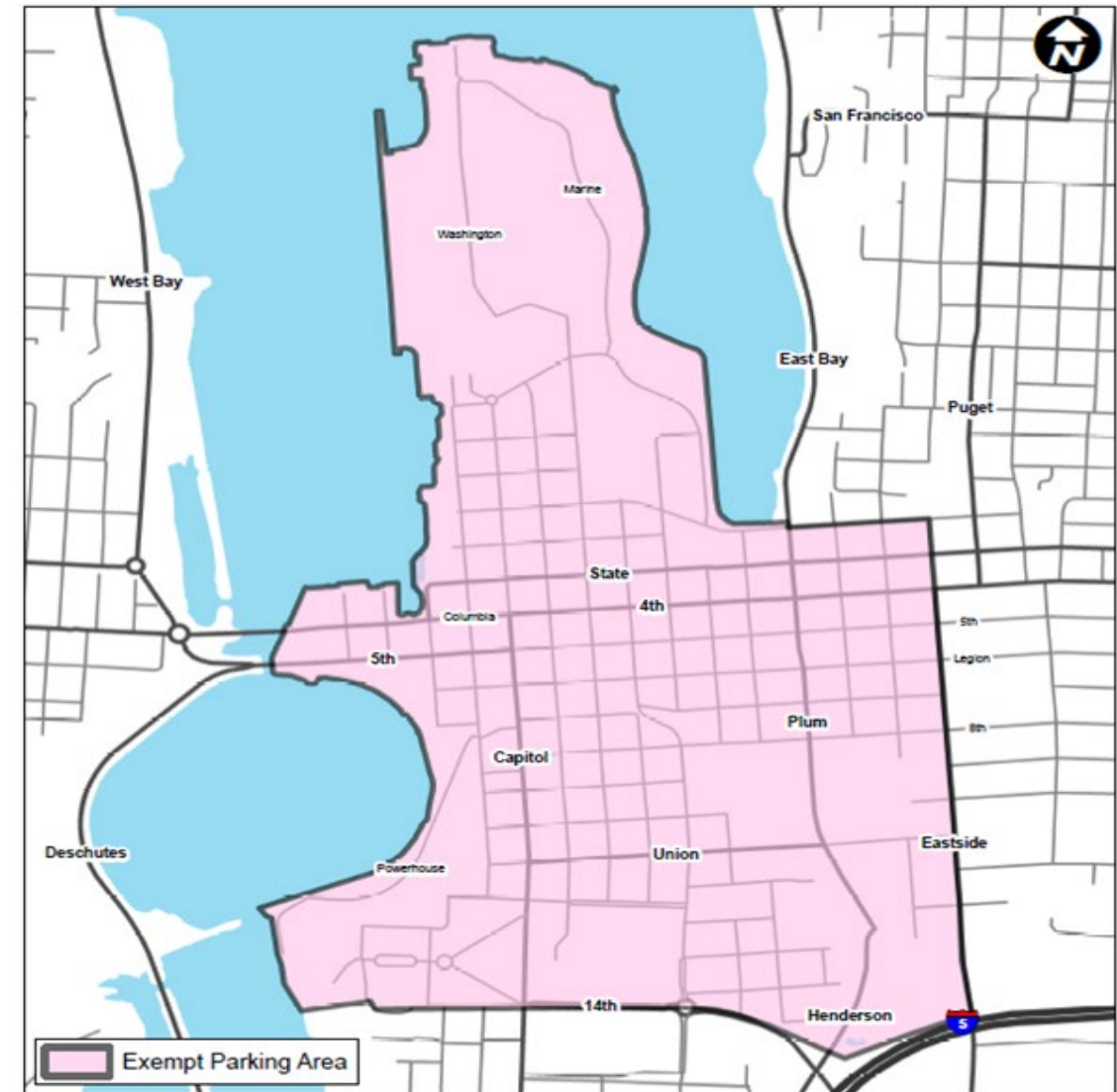
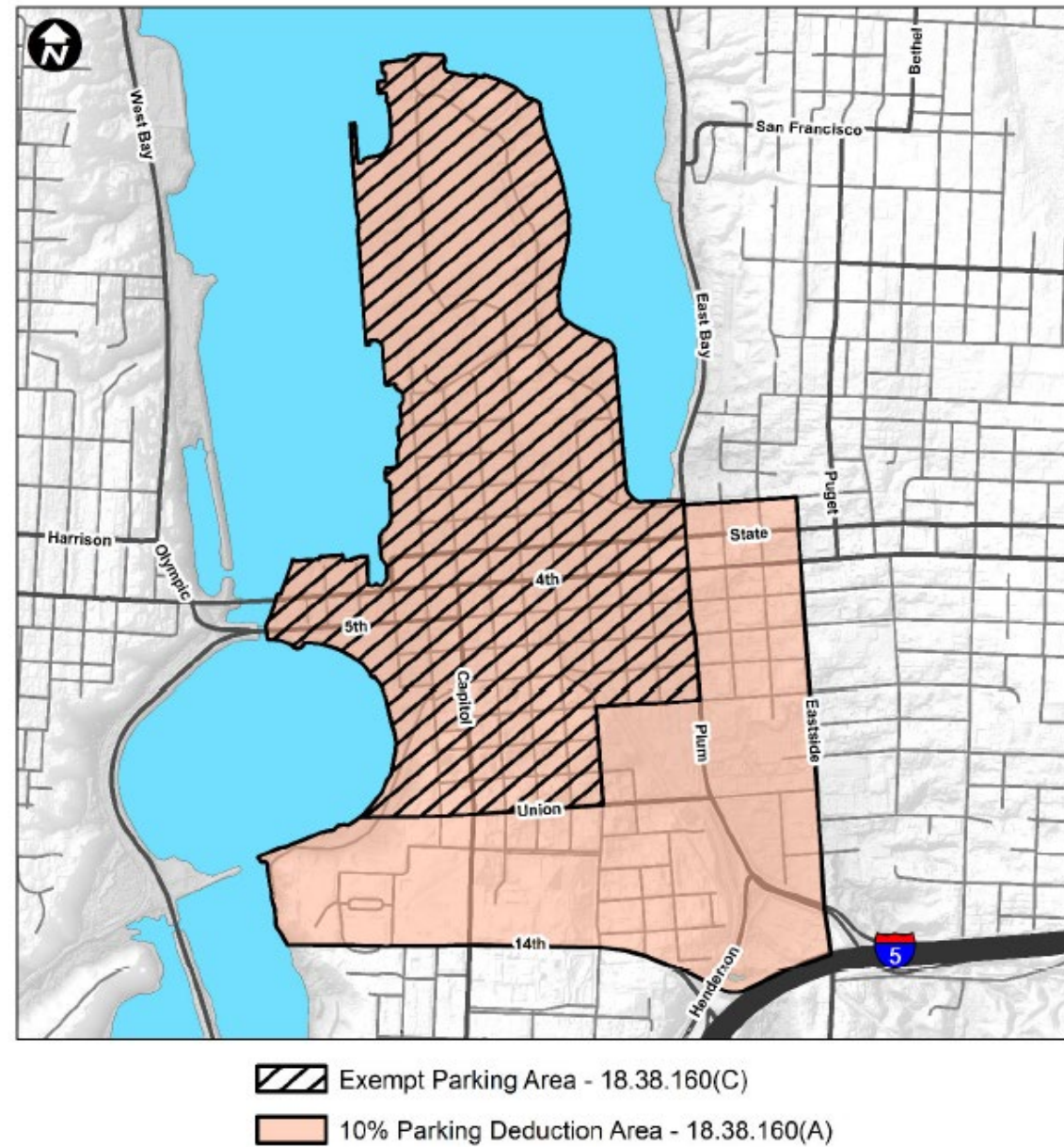
RESIDENTIAL			
Accessory Dwelling Unit	None.	None	None
Single Family Home, Duplex, and Townhouses on individual lots	Minimum of 0.5 spaces per unit. See OMC 18.38.100(C).	None	None
Bed and Breakfast	1 space in addition to space(s) required for the residential unit.	1 per 10 rooms. Minimum of 1.	None
Collegiate Greek system residences and dormitories	1 space for every 3 beds, plus 1 space for the manager.	1 per 14 beds. Minimum of 2.	10 per dormitory, or Collegiate Greek system residence
Community Club Houses		None	1 per 10 auto stalls. Minimum of 2.
Cottage Housing	Minimum of 0.5 spaces per unit.	1 per 5 units, or 1 per 3 units if no on-street parking. Minimum of 2.	1 per 10 units, or 1 per 6 units if no on-street parking. Minimum of 2.
Elder Care Home	1 space in addition to space(s) required for the residential unit.	Minimum of 2.	Minimum of 2.
Group Home	1 space for each staff member plus 1 space for every 5 residents. Additionally, 1 space shall be provided for each vehicle used in connection with the facility.	1 per ten 10 staff members plus 1 per 30 residents. Minimum of 1. Additional spaces may be required for conditional uses.	None
Home Occupations	None, except as specifically provided in this table.	None	None
Mobile Home Park	0.5 spaces per lot or unit, whichever is greater. If recreation facilities are provided, one (1) space per ten (10) units or lots. See OMC 18.38.100(C).		
Multifamily Dwellings (3 units or more)	0.5-1.5 spaces per unit.	1 storage space per unit.	1 per 10 units. Minimum of 2 per building.
Any residential development within half a mile of frequent transit routes (transit service 4 times per hour for 12 or more hours per day)	0-1.5 spaces per unit.	For projects with 3 or more units: 1 storage space per unit	For projects with 3 or more units: 1 per 10 units. Minimum of 2 per building.
Short-Term Rental	1 additional space when there are more than 2 bedrooms rented in 1 dwelling unit, and 1 additional space when there are 2 vacation rentals on one 1 parcel and 1 is a single-family home. EXCEPTION: A short-term rental in existence prior to September 26, 2021, need not provide the additional parking spaces required by the preceding sentence, provided all other applicable requirements are met and provided the unit is continuously operated as a short-term rental.	None	None
Residential units for seniors or people with disabilities, when located within one quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day	None for the units. Staff and visitor parking may be required at a ratio of 1 space per every 4 units. The City may require more parking in areas with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the units.		

APPENDIX I

Figure 38-2 from OMC Chapter 18.38 – Parking and Loading

Missing Middle Ordinance:

Current Code (as of November 2023)



Note: Ordinance 7335, Adopted in September of 2022, retained the outer boundary of the Downtown Residential Exemption Area but eliminated the portion within it that was only allowed a 10% reduction.