

Amendments to the Olympia Municipal Code (OMC) for Consideration in 2021

The City of Olympia is proposing amendments to the Olympia Municipal Code for consideration in 2021. The proposal includes multiple chapters in Title 16 (Buildings and Construction) and Title 18 (Unified Development Code). Each Title has Chapters, and each Chapter has sections.

Headers have been used to identify which **Title** and **Chapter** is proposed for revision. Each proposal is separately numbered and identified with a **bold blue heading**. A brief explanation of why the amendment is proposed is provided *in italics*. Proposed amendments are shown at the subsection level of each section of the chapter. The complete existing code can be viewed online at:

<https://www.codepublishing.com/WA/Olympia/?OlympiaNT.html>

Existing and unchanged code language is shown in regular text (with hyperlinks in the existing code shown in [blue underlined text](#)). Proposed new text is shown as red and underlined text. Text that is proposed to be deleted is shown in ~~red and strikethrough text~~.

Changes proposed since the first proposal was issued in early March are shown in a blue box.

TITLE 16 – BUILDINGS AND CONSTRUCTION

OMC Chapter – 16.48, Clearing

Proposal #1 - 16.48.030, Definitions

Intent: To strengthen the definition of tree and match with tree definitions used elsewhere in the Olympia Municipal Code.

H. "Tree" means any self-supporting perennial woody plant characterized by one main stem or trunk maturing at a height of seven (7) feet above ground level with a definite crown of at least 6" d.b.h., or a multistemmed trunk system with a definite crown, maturing at a height of at least 6' above ground.

Proposed change to definition, as of 04/08/2021:

H. "Tree" means any self-supporting perennial woody plant characterized by one main stem or trunk, of at least ~~6"~~one (1) inch d.b.h., maturing at a height of seven (7) feet above ground level with a definite crown~~or a multistemmed trunk system with a definite crown, maturing at a height of at least 6' above ground.~~

Proposal #2 - 16.48.040, Permit or Approval Required

Intent: To strengthen tree protection measures in the City.

No trees, as defined in Section 16.48.030, and associated soil or native vegetation within the critical root zone of the tree(s), shall be removed without first obtaining approval of a tree protection and

replacement plan and a tree removal permit pursuant to this chapter. No person, corporation, or other legal entity shall engage in land clearing in the city without having complied with one of the following:

- A. Obtaining approval of a Tree, Soil and Vegetation Plan ~~soil and vegetation plan~~ and obtaining a tree removal permit as provided for in this chapter;

Proposal #3 - 16.48.060(A)(1)(d), Permit Application – Requirements – Processing – Conditions of Issuance

Intent: Provide a higher level of detail for trees and vegetation for the use by City staff when reviewing an application for clearing.

- A. An application for a clearing permit shall be submitted on a form provided by the city. Accompanying such form shall be a general plot plan which shall include the following information:

1. a. General vicinity map,
 - b. Property boundaries indicating extent and location of proposed clearing activities, and major physical features of the property (i.e., streams, ravines, etc.),
 - c. Location and dimensions of buffer areas to be maintained or established, and location and description of proposed erosion-control devices or structures,
 - d. Identification and location, by a professional forester, of all individual trees ~~(including their critical root zone)~~ and associated soil and vegetation within the critical root zone of the trees, that are to be removed, retained and protected (see Chapter 9 – Mitigation, Tree, Soil and Vegetation Manual, for Soil and Vegetation site plan requirements);
2. As determined at the discretion of the building official, other information as deemed appropriate to this chapter may be required in instances related to geological hazard, shoreline protection, tree, vegetation and soils protection and replacement or project scope;
3. An application fee as adopted in Title 4 of this code will be assessed at time of permit issuance.

OMC Chapter – 16.60, Tree, Soil and Native Vegetation and Replacement

Proposal #4 - 16.60.020, Definitions

Intent: Better define terms used to protect trees used in OMC 16.60, as requested by the City's Urban Forester.

16.60.020 Definitions

- K. "Diameter at Breast Height (DBH)" is a tree's diameter in inches at 4-1/2' feet above the ground. On multi-stemmed or trunked trees, the diameter shall be the diameter equivalent to the ~~sum~~ average of trunk areas measured at 4-1/2' above the ground.

W. "Remove or removal" is the act of removing a tree and associated soil, ~~or~~and vegetation within the critical root zone of the tree, by digging up, cutting down, or any act which causes a tree to die, significantly impacts its natural growing condition or results in diminished environmental benefits or a hazard tree; including but not limited to, damage inflicted on the root system by machinery, storage of materials, or soil compaction; changing the ground level in the area of the tree's root system; damage inflicted on the tree permitting infections or infestation; excessive pruning; paving with concrete, asphalt, or other impervious material within the critical root zone, or any other action which is harmful to the tree.

AA. "Specimen tree" is a tree on the buildable area of the site that has been given greater than standard tree density value through the evaluation process delineated in the Urban Forestry Manual.

BB. "Street trees" are-is trees located within the street rights-of-way, adjacent to public or private streets, ~~including~~and undeveloped areas.

DD. "Tree" is any self-supporting perennial woody plant characterized by one main stem or trunk maturing at a height of at least 7' above ground level with a definite crown~~that matures at a height greater than 6'.~~

Proposed change to definition, as of 04/08/2021:

DD. "Tree" means any self-supporting perennial woody plant characterized by one main stem or trunk, of at least ~~6"~~one (1) inch d.b.h., maturing at a height of seven (7) feet above ground level with a definite crown~~or a multistemmed trunk system with a definite crown, maturing at a height of at least 6' above ground.~~

MM. "Tree Canopy" includes all healthy branches and foliage of the upper part of the tree, measured from the lowest permanent branch upward (12-16 feet in height at 20 years maturity), per ANSI A300 Part 1.

Proposal #4b – 16.60.040, Exemptions

Intent: The intent is to clarify that city maintenance operations, such as for maintaining parks, stormwater facilities, and public rights of way, are exempt from permits. This codifies current practice.

The following activities are exempt from the Soil and Vegetation Plan and tree removal permit requirements. In all cases the minimum tree density herein established shall be maintained. In no case shall any landmark tree be removed without first obtaining a tree removal permit pursuant to Chapter 16.56.

A. Commercial Nurseries or Christmas Tree Farms. Removal of trees which are being grown to be sold as Christmas or landscape trees.

B. Emergencies. Removal of trees necessary to protect public safety or private or public property from imminent danger as determined by the Urban Forester or in response to emergencies declared by the city, county, state or federal governments.

- C. Harvesting with a Forest Practices Permit. Removal of trees as allowed with a forest practices permit issued by the Washington State Department of Natural Resources.
- D. Hazard Trees. Removal of hazard trees as defined by this chapter.
- E. Developed Single-Family (under two acres). Removal of trees and other vegetation from developed single-family and multifamily (up to four units), less than two acres so long as the minimum required tree density is maintained.
- F. Developed Single-Family (two acres or more). On developed single-family and multifamily (up to 4 units), 2 or more acres, removal of trees and other vegetation within 125' of the residence or other buildings, unless required to be installed and properly maintained specifically to facilitate stormwater infiltration or dispersion. (That portion of the property further than 125' from the residence or other buildings shall be treated as undeveloped property for the purpose of this chapter).
- G. Subdivisions. Individual lots within a subdivision are exempt from meeting tree density requirements when the entire subdivision has complied with the tree density and soil and vegetation protection requirements of this chapter.
- H. Undeveloped property. Removal of up to 6 trees per acre, up to a total of 6 trees from an undeveloped parcel within any 12 consecutive month period.
- I. Street trees. Removal of street trees, when performed by or on behalf of the city, with approval of the Urban Forester.
- J. Small tree and sapling maintenance. City removal of trees with a diameter at breast height (dbh) of six inches or less, when not located in a Soil and Vegetation Protection Area or planted as part of a required mitigation planting or habitat restoration project.
- K. Stormwater Facility Maintenance. Removal of trees located within stormwater facilities and ponds where removal of such trees is necessary to comply with the maintenance requirements specified in the Drainage Design and Erosion Control Manual.
- L. Invasive Species. Removal of trees which are included on the list of prohibited species in Appendix A of the Urban Forestry Manual or Washington State Noxious Weed Lists (including Class A, B, C, Monitor and Quarantine Lists).

Proposal #5 - 16.60.050, Soil and Vegetation Plan Required (Table A)

Intent: Update language and numbering.

TABLE A
PROJECTS OR ACTIVITIES FOR WHICH SOIL AND VEGETATION PLANS ARE REQUIRED

ACTIVITY or PROJECT	LEVEL (see manual)
Residential subdivisions (1-4 units)	1
Residential subdivisions (more than 4 units)	IV , <u>V4</u> , <u>5</u>
Commercial/Industrial/Multifamily (over 4 units)	IV , <u>V4</u> , <u>5</u>

TABLE A
PROJECTS OR ACTIVITIES FOR WHICH SOIL AND VEGETATION PLANS ARE REQUIRED

ACTIVITY or PROJECT	LEVEL (see manual)
Developed Commercial/Industrial/Multifamily (over 4 units), proposing a building addition or other site disturbance	4 <u>2</u>
Multifamily (1-4 units)	1 <u>1</u>
Planned Residential Development	IV, V4, 5
Mobile Manufactured Home Park	IV, V4, 5
Nuisance Tree removal permit	III <u>3</u>
Conversion Option Harvest Permit	V4 <u>6</u>
Residential 1-4 unit, building permit	1 <u>1</u>

Proposal #6 - 16.60.070, Soil and Vegetation Plan Review Standards

Intent: Improve readability and understandability of the requirements.

H. Developed commercial, industrial, multifamily (~~more than four units~~five units or more) properties, nuisance tree removal. Proposals to remove a tree or trees on these properties shall comply with the following standards.

1. The tree must meet the following criteria:
 - a. Tree is causing obvious, physical damage to private or public property, including but not limited to: sidewalk, curb, road, parking lot, building foundation, roof, stormwater infiltration or treatment system; or
 - b. Tree has been damaged by past maintenance practices, that cannot be corrected with proper arboricultural practices;
2. The problems associated with the tree must be such that they cannot be corrected by any other reasonable practice. Including but not limited to the following:
 - a. Pruning of the crown or roots of the tree and/or, structural changes to a building, parking lot, sidewalk or other site modifications to alleviate the problem.
 - b. Pruning, bracing, cabling, to reconstruct a healthy crown.

J. Street trees. Street trees shall be included ~~in-on~~ the soil and vegetation protection site map and in the soil and vegetation protection report~~plan~~. It should be drawn to scale on the site plan and should include the following information:

1. Location, size, and species of trees to be planted;
2. Description and detail showing site preparation, installation and maintenance measures;

3. Timeline for site preparation, installation and maintenance of street trees;
4. Cost estimate for the purchase, installation and maintenance for a minimum of three years of street trees;
5. The description and location of any underground or overhead utilities within the rights-of-way or near proposed street trees;
6. Additional information. The City's Urban Forester may require any additional information deemed necessary to ensure compliance with the provisions of this chapter;
7. Information waiver. The City's Urban Forester may waive the requirements for a scaled drawing and other submission data if they find that the information presented is sufficient to determine the project's compliance with the provisions of this Chapter;
8. Design guidelines: See OMC Chapters 18.100 through 18.180 ~~in general and section 18.170.010 in particular.~~

Proposal #7 - 16.60.080, Tree Density Requirement

Intent: Provide clarification of the requirements for conifer trees to help meet tree density requirements.

E. Replacement Tree Selection and Distribution. Replacement trees shall be native species or well-adapted drought-tolerant vegetation, and at least 60% ~~evergreen~~conifer trees, unless determined by the Urban Forester as not appropriate for site conditions. A conifer produces cones with naked seeds, typically perennial leaves. The leaves are always simple, either narrow, linear or needle-like leaves or very small and scale-like.

TITLE 18 – UNIFIED DEVELOPMENT CODE

OMC Chapter – 18.02, Basic Provisions

Proposal #8 - 18.02.180, Definitions

Intent: Provide greater clarification in definitions or to match them to definitions elsewhere in the Olympia Municipal Code (OMC).

Accessory Structure. A structure detached from the principal building located on the same lot and customarily incidental and subordinate to the principal building. Any part of the main building which shares a common wall and roof is considered a part of that building. A building or portion thereof is not considered attached if the attachment is by a covered breezeway. (See also Subordinate.) Examples of accessory structures include garages, sheds, and ground-mounted solar photovoltaic systems.

Added on 03/30/2021

Accessory Use. A use of land or a portion thereof customarily incidental and subordinate to the principal use of the land and located on the same lot with the principal use, such as: garage sales; merchandise displays outside of a business; community oriented outdoor activity associated with schools, churches, and other non-profit organizations; and temporary contractor offices on a construction site. Accessory uses may also include uses subordinate to the primary use, such as rooftop solar PV on an existing structure.

Family. An individual, or two or more persons related by blood, or marriage, or a group of not more than six persons ~~(excluding servants)~~ who are not related by blood or marriage, living together in a dwelling unit or a foster family home, or an adult family home, as defined under Washington State law or administrative code.

Parking Facility or Lot. A land area, building or structure that is ~~devoted primarily to~~for the temporary parking or storage of vehicles for which a fee may or may not be charged, and where no service or repairs of any kind are furnished.

Property Line. Any line bounding the ownership of a parcel of land.

- a. Front property line. Any property line separating any parcel of land from the street rights-of-way. In case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line, provided such choice, in the opinion of the Building Official, will not be detrimental to the existing or future development of adjacent properties. In case of a through lot, both property lines abutting on a street are front property lines. In the case of a lot not abutting a street, the front property line is that line nearest to and roughly parallel with a street, provided that the Building Official may approve an alternative front line if it will not be detrimental to existing and future development. However, for historic properties or in historic districts, for properties with more than one street frontage the front property line shall be the one the front door of the house is historically oriented toward, unless otherwise approved by the Director.
- b. Rear property line. Any property line that does not qualify as a front or side property line.

- c. Side property line. Any property lines that intersect the front property line. These lines may intersect at any angle and be of any length. (See also Yards.)

Setback. The distance between the building and any lot line or public right of way. See specific zone district for allowed projections into setback areas and point of measurement. (See also Yard.)

Tree. A self-supporting perennial woody plant characterized by one main stem or trunk maturing at a height of at least seven (7) feet above ground level with a definite crown~~of at least six inches in diameter at breast height, or a multi-stemmed trunk system with a definite crown, maturing at a height of at least six feet above ground level.~~

Proposed change to definition, as of 04/08/2021:

H. "Tree" means any self-supporting perennial woody plant characterized by one main stem or trunk, of at least 6"one (1) inch d.b.h., maturing at a height of seven (7) feet above ground level with a definite crown~~or a multistemmed trunk system with a definite crown, maturing at a height of at least 6' above ground.~~

Trip. A single or one-way ~~motor vehicle~~-movement of a person via any mode of travel either to or from a subject property within a study area.

Yard. An open space on a parcel of land, other than a court, unobstructed and unoccupied from the ground upward, except for projections permitted by this code.

- a. Front yard. A yard extending across the full width of the building site, having at no point less than the minimum required distance between the front property line or right of way and the building line.
- b. Rear yard. A yard extending from one side property line to the other, except in the case of a corner building site when the rear yard shall extend from the interior side property line or right of way to the opposite side yard.
- c. Side yard. A yard extending from the front yard to the rear yard, except in the case of a corner building site when the side yard on the flanking street shall extend to the rear property line.
[NOTE: See Figure 2-10 for yard examples.]

OMC Chapter – 18.04, Residential Districts

Proposal #9 – 18.04.060 (L), Home Occupations

The intent of this amendment is to clarify that a home occupation can occur in the home or in an accessory structure such as a garage, as long as the business is operated from the residential property of the permit holder.

L. HOME OCCUPATIONS.

The purpose of the home occupation provisions is to allow for the use of a residential structure for a non-residential use which is clearly an accessory use to the residential use and does not change the

residential character of the neighborhood. Home occupations meeting the below requirements are allowed in any district in which residential uses are permitted.

1. Review. Prior to both initial occupancy and issuance of any business license, the business operator or the operator's agent shall certify that the home occupation will conform with the applicable requirements.
2. General Standards. The following are the general requirements for home occupations. Also see specific standards for family child care homes, adult day care homes, bed and breakfast houses, and counseling.
 - a. Home occupations must be conducted within the principal residence of the permit holder, or within an accessory structure on the same property. Permit holders shall provide evidence thereof through such means as voter registration, driver's license, tax statement, or other evidence of residency and sign a notarized affidavit attesting to their principal residence at the site.
 - b. Home occupations are subject to inspections by city staff insofar as permitted by law. Permit holders shall execute a notarized affidavit agreeing to allow appropriate city staff the ability to conduct an inspection of the residence, after reasonable notice is given, to determine compliance with the home occupation permit.
 - c. No person(s) other than the family member(s) who resides in the residence shall participate in the home occupation. The home occupation permit shall list the names of each resident who is employed by the business. Furthermore, the residence shall not be used as a place of congregation for work that occurs off the premises. This limitation shall not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.
 - d. Home occupations shall occupy not more than twenty-five (25) percent of the total floor area of the dwelling or five hundred (500) square feet per dwelling unit, whichever is less; provided, however, that properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest shall occupy not more than fifty percent (50%) of the total floor area of the dwelling or one thousand five hundred (1,500) square feet per dwelling unit, whichever is less. This limitation does not apply to family child care homes, adult day care homes, elder care homes, or bed and breakfast houses.
 - e. The residential character of the lot and dwelling shall be maintained. The occupation shall be conducted entirely within a dwelling and/or accessory building by the occupant of the dwelling. A carport shall not be used for home occupations, except for parking. There shall be no structural alteration nor any exterior modification of the structure in order to accommodate the occupation.
 - f. The occupation shall be conducted in such a manner as to give minimal outward appearance of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy peaceful occupancy of their homes.

g. Except for adult daycare, child daycare, and bed and breakfast businesses, the hours of operation, as related to customer or client visitations, shall be limited to no earlier than 7:00 a.m. and no later than 9:00 p.m.

h. The following types of uses shall not be permitted as home occupations:

- i. Veterinarian, medical, and dental offices and clinics;
- ii. Vehicle sales or repair;
- iii. Contractors' yards;
- iv. Restaurants;
- v. Exterminating services;

i. No stock in trade shall be sold or displayed on the premises; provided, however, that this limitation shall not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest. No equipment or material shall be stored on any exterior portion of the premises.

j. Home occupations shall emit no noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, pollutants or waste products detrimental to the environment, public safety or neighborhood, beyond those normally emanating from residential uses.

k. Home occupations shall comply with all applicable local, state or federal regulations. Requirements or permission granted or implied by this section shall not be construed as an exemption from such regulations.

l. A home occupation permit issued to one (1) person residing in the dwelling shall not be transferable to any other person, nor shall a home occupation permit be valid at any address other than the one appearing on the permit.

m. Any person engaging in a home occupation shall register as a business under Chapter [5.04](#) of the Olympia Municipal Code, and shall be subject to the Business and Occupation Tax levied by the Olympia Municipal Code.

n. The applicant shall demonstrate compliance with all city and state licensing requirements, including those pertaining to building, fire safety, and health codes.

o. Parking of customer, employee, or client vehicles shall not create a hazard or unusual congestion. No more than two (2) off-street parking stalls shall be provided in addition to any required for the residence. A driveway may be used as off-street parking. Except for commercial type postal carriers, traffic generated by the home occupation shall not exceed two (2) commercial vehicles per week. See OMC Chapter [18.38](#) for parking requirements for specific home occupations.

3. Specific Home Occupation Standards.

a. Family Child Care Home. Family child care homes are allowed in all districts permitting residences, subject to the following conditions:

- i. Structural or exterior alterations which would alter the single-family character of an existing single family dwelling or be incompatible with surrounding residences are prohibited.
 - ii. Prior to initiation of child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development. The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee will be required for registration.
- b. Adult Day Care Homes. Adult day care homes are permitted in the districts specified in Table 4.01 and Table 5.01, subject to the following conditions.
 - i. No more than six (6) adults (at least eighteen (18) years of age) shall be cared for in an adult day care home.
 - ii. Adult day care homes shall not operate for more than twelve (12) hours per day.
 - iii. The primary care giver shall reside in the adult day care home.
 - iv. Emergency medical care may be provided in adult day care homes, but not routine care necessitating the services of a licensed health care professional (e.g., dispensing of medicine or convalescent care). The caregiver must be certified in basic First Aid and cardiopulmonary resuscitation. First Aid supplies, including bandages and an antiseptic, shall be available on premises.
 - v. A smoke detector must be provided in each room occupied by people in day care. A fire extinguisher (rated 2A10 BC or the equivalent) must be installed in a readily accessible location. It shall be the responsibility of the day care operator to maintain the smoke detectors and fire extinguisher in operating condition.
 - vi. The structure and grounds accommodating an adult day care shall not be altered in such a way that they manifest characteristics of a business or pose a nuisance for the occupants of abutting properties.
- c. Bed and Breakfast Houses. Bed and breakfast houses are subject to the following conditions:
 - i. The owner shall operate the facility and shall reside on the premises.
 - ii. There shall be no more than five (5) guest (rental) rooms for persons other than the members of the operator's immediate family.
 - iii. No bed and breakfast establishment shall be located closer than two hundred (200) feet to another bed and breakfast establishment, as measured in a straight line from property line to property line.

d. Counseling. Counseling by single practitioners is permitted as a home occupation under the following conditions:

- i. Counseling for sex offenders and substance abuse is prohibited.
- ii. Group sessions are prohibited (i.e., more than two (2) people per session). This limitation shall not apply to home occupations in properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.

Proposal #10 – 18.04.060(E)(1), Garage Placement and Width

Intent: Apply the garage placement and width standards to the areas of the city that are subject to the Infill and Other Residential design review regulations of OMC 18.175.

(Also see OMC [18.100](#), Design Review, and OMC [18.175](#), Infill and Other Residential.)

1. Applicability. The standards listed in Subsection 3 below apply only to:

- a. Single-family dwellings on lots of less than five thousand (5,000) square feet in size ~~located in subdivisions for which a complete preliminary plat application is submitted after April 22, 1996;~~
- b. Single-family dwellings on lots within the areas depicted by Figure 4-2a;
- b.c. Duplexes;
- c.d. Triplexes; and
- d.e. Fourplexes.

Proposal #11 – 18.04.080, Residential Districts Development Standards

Intent: Remove the requirement for a Transfer of Development Right (TDR) to be purchased from property owners in the County in order to develop property in the R 4-8 Zoning District between 4.0 - 4.99 or 7.1 - 8.0 dwelling units per acre.

Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer to the list of additional regulations below.

A. Maximum Housing Densities.

1. Calculation of Maximum Density.

- 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.

b. 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).

2. Mixed Residential and Multifamily Districts. The maximum housing densities shown in Table 4.04 refer to the maximum density of each project. Projects within multiple districts shall conform with the density for the portion in each district.

3. Accessory Dwelling Units. Accessory dwelling units built subsequent to the initial occupancy of the primary residence on a lot are not subject to the maximum density limits specified in Table 4.04. In addition, accessory units built on a maximum of twenty (20) percent of a subdivision's lots prior to the time the primary unit on the lot is initially sold are not subject to the maximum density limitations.

4. 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\(A\)\(5\)\(b\)](#)):

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.

b. Cottage housing. Cottage housing projects shall receive a twenty (20) percent density bonus.

c. Townhouses. Townhouses shall receive a fifteen (15) percent density bonus in the R 4-8 and R 6-12 districts.

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.

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 the applicant's expense, at the Thurston County Auditor's Office as part of the chain of title of the affected parcels.

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 ~~seven (7)~~eight (8) 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(4). With one (1) TDR credit, a density of nine (9) units per acre can be achieved in the Residential 4-8 District.

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.

2. Average Density. A housing project may contain a variety of housing densities (consistent with Table 4.04) provided that the average density for the entire development (e.g., all of the property subject to a single subdivision, site plan, or PRD approval) is neither less than the minimum density nor more than the maximum average density established for the applicable district in Table 4.04.

3. Allowance for Site Constraints. At the request of the applicant, the Director may reduce the minimum density required in Table 4.04, to the extent the Director deems warranted, to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article. Factors which may warrant a density reduction include poor soil drainage, the presence of springs, topography exceeding twenty (20) percent slope, rock outcrops, sensitive aquifers used as a public water source or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see Section 18.04.080(F)). The Director may also authorize a reduction in the minimum density requirements, if necessary, to enable development of small (i.e., less than six (6) acres in size), oddly shaped, or partially developed parcels if the site's configuration or constraints (e.g., existing structures) preclude development at the minimum density specific in Table 4.04. Also see Subsection (E), Developments without Sewer Service, below.

4. Allowance for Transitional Housing and Mixed Residential Projects. The Director may reduce the minimum densities required by Table 4.04 to enable provision of lower density housing along the perimeter of multifamily housing projects, as required by Section [18.04.060](#)(14) or as necessary to accommodate the mix of housing types required by Section [18.04.060](#)(Q)(1).

~~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 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.)~~

OMC Chapter – 18.32, Critical Areas

Proposal #12 – 18.32.435(C), Streams and Priority Riparian Areas - Buffers

Intent: Clarify alternative buffer width provisions for situations when a stream is located in a ravine.

Please note that the table below does not reflect proposed amendments currently under consideration as part of the Shoreline Master Program Periodic Review.

C. Stream buffers shall be based on the water type classification as established by the Department of Natural Resources Stream Typing Classification System and required by OMC [18.32.410](#). The table below includes detail differentiating stream types based on fish habitat presence, stream widths, and mass wasting potential:

Stream Type and Description	Buffer
Type S – Shorelines of the State	250 feet
Type F streams greater than 5 feet wide (bankfull width) that provide habitat for fish	250 feet
Type F streams less than 5 feet wide (bankfull width) that provide habitat for fish	200 feet
Type Np and Ns streams (no fish habitat) with high mass wasting potential	225 feet
Type Np and Ns streams (no fish habitat) without high mass wasting potential	150 feet

1. Stream buffers shall be measured on a horizontal plane, outward from the ordinary high water mark (OHWM) on each side of the stream. (See Figure 32-1).

2. For streams that occur within ravines ~~(which are not designated as a landslide hazard area) (where the stream is at the bottom of a slope of approximately thirty percent (30%) or greater and is at least ten (10) feet in height) and where the standard buffer extends onto a slope of 30% or greater that is at least 10 feet in height~~, the standard buffer listed above may be replaced by a shall extend a minimum of 25 feet buffer of at least fifty (50) feet beyond the top of the slope to

protect the stream channel from sediment loading from mass wasting events (e.g., landslides, earth/debris flows and slumps, and rock falls/earth topples) and reduce the risk to structures and human safety. In order to obtain approval of this alternative, it must be supported by both the stream and geotechnical reports. Enhancements to the buffer will be required if the current condition does not reflect a relatively intact native vegetation community, as determined by the City.

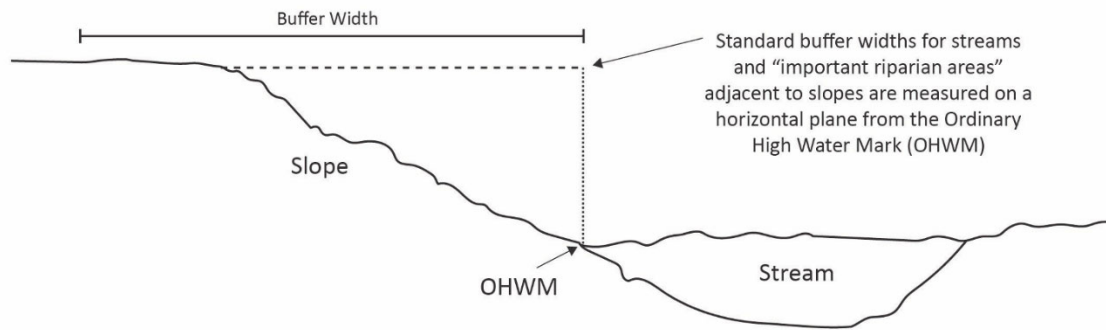


FIGURE 32-1

OMC Chapter – 18.36, Landscaping and Screening

Proposal #13 - 18.36.060(G), General Requirements

Intent: Clarify the type of vegetation that counts toward the requirement for evergreen species.

G. Trees.

1. Trees. Trees size and quality shall comply with standards delineated in the Urban Forestry Manual.
2. Tree Distribution. Trees in Soil and Vegetation Protection Areas shall be comprised of at least 60% ~~evergreen-conifer~~ species, unless site conditions are not suitable as determined by the Urban Forester. A conifer produces cones with naked seeds, typically perennial leaves. The leaves are always simple, either narrow, linear or needle-like leaves or very small and scale-like.
3. Street Trees. Street trees will be required as part of frontage improvements pursuant to City of Olympia Engineering Design and Development Standards. The species and spacing of required trees will be approved by the City of Olympia's Urban Forester, or designee, consistent with the provisions of OMC [16.60](#) and this Chapter.

Proposal #14 - 18.36.180(C)(3)(d), Parking Lot Landscape and Screening

Intent: Provide more direction about tree canopy provisions.

C. Interior Parking Lot Landscaping.

1. The following interior parking lot landscape area is required for all development covered by

18.36.180(A). Space requirements are considered minimums, additional landscape area may be necessary to meet design requirements below.

Required landscape area per parking stall.

Stall size	(1-20)	(21-30)	(31-40)	(41 +)
Standard	23 sq. ft. (8.25%)	27 sq. ft. (9.75%)	31 sq. ft. (11.25%)	35 sq. ft. (12.75%)
Small Space	17 sq. ft. (8.3%)	20 sq. ft. (9.8%)	23 sq. ft. (11.3%)	26 sq. ft. (12.7%)

2. Landscape Islands - Design.

a. The applicant shall install landscape islands which must be a minimum of one hundred forty-four (144) square feet. Islands must be designed so that trees will be planted a minimum of six (6) feet from any hard scape surface. The minimum island size may be reduced if appropriate accommodations for the trees and roots to mature to full size are provided. Accommodations can include 'structural soil' or other methods that provide adequate soil volume as provided by the City.

b. Islands shall be provided in the following location:

i. Landscaping islands shall be placed at the end of every parking row and with a spacing of approximately one (1) island for every nine (9) parking spaces consistent with a goal of maximizing canopy tree coverage at maturity; and

ii. Between loading doors/maneuvering areas and parking area; and

iii. Any remaining required landscaping shall be dispersed throughout the parking lot interior to reduce visual impact.

c. Permanent curbing shall be provided in all landscape areas within or abutting parking areas. Based on appropriate surface water considerations, other structural barriers such as concrete wheel stops may be substituted for curbing.

3. Landscape Islands - Materials.

a. One tree must be planted for every two hundred (200) square feet of landscape island area; provided that every landscape island must contain at least one (1) tree. Two (2) trees are required in islands separating or ending a double row of parking, regardless of the island size. Planting areas must be provided with the maximum number of trees possible given recommended spacing for species type, and the estimated mature size of the tree.

b. All landscape islands within parking areas shall be comprised of a minimum of 60% native vegetation, or well-adapted drought-tolerant vegetation, where site conditions are appropriate for establishment and long-term survival. Grass lawn is prohibited except as

needed and approved for stormwater conveyance.

c. No plant material greater than twelve inches in height shall be located within two (2) feet of a curb or other protective barrier in landscape areas adjacent to parking spaces and vehicle use areas.

d. Deciduous and/or ~~evergreen~~conifer trees shall be used which form a vase, round, oval, open, pyramidal, irregular, weeping or spreading shaped canopy. Deciduous trees shall have a minimum size of two (2) inches in caliper measured six (6) inches above the base. Evergreen trees shall be a minimum six (6) feet in height at planting.

e. Shrubs and ground cover. Ground cover shall be planted and spaced in a triangular pattern which will result in eighty (80) percent coverage in three (3) years. The mature size of shrubs and trees whose canopy is no more than two (2) feet above the ground may also be included in total ground cover calculations.

f. Motor vehicle overhang. Parked motor vehicles may overhang landscaped areas up to two (2) feet when wheel stops or curbing are provided. Plants more than twelve (12) inches tall are not allowed within the overhang area.

OMC Chapter – 18.38, Parking and Loading

Proposal #15 – 18.38.060, Parking and Loading General Regulations

Intent: Clarify when parking is required, especially for redevelopment or when a change of use occurs to an existing development.

A. Off-street parking and loading spaces shall be provided in accordance with the provisions of this chapter when any of the following actions occur. These provisions apply to all uses and structures in all land use districts unless otherwise specified.

1. When a main or accessory building is erected.
2. ~~When a main or accessory building is relocated or expanded.~~ When a legally established existing structure is remodeled or enlarged on a legally established site, it shall be exempt from providing additional off street parking provided that the structure is not enlarged, extended, or structurally altered outside the exiting building envelope in a manner that would require additional parking pursuant to this chapter. In the case of a structure expanding, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of the chapter. In residential structures, alterations that do not increase the number of dwelling units are exempt.
3. When a use is changed to one requiring more or less parking or loading spaces it must comply with parking requirements. Except, when a new use of an existing building requires a similar amount of parking as the previous use (within 10% or 5 spaces, whichever is greater) regardless of the number of existing spaces onsite. A change of use exceeding this will require

additional vehicular and bicycle parking. This also includes all occupied accessory structures.

4. When the number of stalls in an existing parking lot is decreased or increased by twenty-five (25) percent or 6 stalls, whichever is less. Only those stalls and areas proposed to be added or removed shall be subject to the provisions of this Chapter. (Note: proposed expansions of existing parking lots not subject to the minimum parking requirements of this Chapter).

B. Required Plans. Building permits shall not be approved unless there is a building plan and plot site plan identifying parking, pedestrian routes, and loading facilities in accordance with this chapter. No permit or city license shall be issued unless there is proof that required parking, pedestrian routes, and loading facilities have been or are currently provided in accordance with the provisions of this chapter.

Proposal #16 – 18.38.100, Parking, Vehicular and Bicycle Parking Standards

Intent: Clarify how the City's parking requirements are applied.

A. Required Vehicular and Bicycle Parking. A minimum number of bicycle parking spaces are required as set forth in Table 38-01 below. The specific number of motor vehicle parking spaces set forth in Table 38-01 must be provided, however the project proponent may increase or decrease by +/- ten percent (10%) automatically. This is not exclusive of other modifications as outlined elsewhere in the chapters shall be provided, unless varied pursuant to OMC 18.38.080 or other provision of this code. Any change in use which requires more parking shall install vehicular and bicycle facilities pursuant to Table 38.01 and consistent with the location standards of OMC 18.38.220.

Proposed change to parking requirements, added to the Residential section of Table 38.1 to address new state law (RCW 36.70A.620), added on 04/22/2021:

TABLE 38.01			
Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
RESIDENTIAL			
Accessory Dwelling Unit	None	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
Collegiate Greek system residences 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, or Collegiate Greek system residence
Community Club Houses		None	One (1) per ten (10) auto stalls.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
			Minimum of two (2).
Cottage Housing	One (1) space per unit or 1.5 space per unit if on-street parking is not available along street frontage (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).
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
Triplex, when in a zoning district with a maximum density of twelve units per acre or less	Five (5) spaces.	None	None

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Multifamily Dwellings	Three or more units shall provide one and one-half (1.5) off-street parking spaces per dwelling unit. Multifamily dwelling units 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 to include Duplex and Townhouse.	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.	None	None
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.
<u>Residential units for people who are very low income and extremely low income, when located within one quarter mile of a transit route</u>	<u>0.75 spaces per unit. 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.</u>	<u>One (1) storage space per unit that is large enough for a bicycle.</u>	<u>One (1) per ten (10) units. Minimum of two (2) per building.</u>
<u>Residential units for seniors or people with disabilities, when located within one</u>	<u>None for the units. Staff and visitor parking may be required at a ratio of one (1) space per every four 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</u>		

TABLE 38.01			
Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
<u>quarter mile of a transit route</u>	<u>evidence that would make on-street parking infeasible for the units.</u>		
<u>Market rate multifamily housing when located within one quarter mile of a transit route</u>	<u>0.75 spaces per unit. 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.</u>	<u>One (1) storage space per unit that is large enough for a bicycle.</u>	<u>One (1) per ten (10) units. Minimum of two (2) per building.</u>
Note: The state statute contains information specific to the <u>frequency and duration</u> of transit service and the language is different for low income housing (<i>at least two times per hour for twelve or more hours per day</i>) than it is for housing for seniors or those with disabilities or market rate housing (<i>at least four times per hour for twelve or more hours per day</i>). Staff's proposal is more general than required under state law, which would increase where these parking provisions apply within the City.			

Proposal #17 – 18.38.120, Handicapped Parking Requirements

Intent: The proposed revision to delete "Handicapped Parking Requirements" from the parking chapter is for two reasons: 1) The term "handicapped" is not appropriate; and 2) Accessible parking requirements are specified in the building codes.

~~18.38.120 Handicapped parking requirements~~

~~Handicapped parking requirements shall be provided as established by the 1991 Washington State Building Code. The parking standards contained within this Section represent those established by the 1991 Washington State Building Code. Any change in the State's handicapped parking requirements shall preempt the affected requirements of this Section.~~

~~A. ACCESSIBLE PARKING REQUIRED.~~

~~Refer to the table below and WAC 51-30, Parking Facilities, for required accessible parking spaces. Refer to Chapter 11 of the Uniform Building Code for building occupancy definitions.~~

~~NUMBER OF ACCESSIBLE PARKING SPACES~~

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4

NUMBER OF ACCESSIBLE PARKING SPACES

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space every 100 spaces, or fraction thereof, over 1,000

One (1) of every eight (8) spaces or fraction thereof shall be designed to be accessible to wheelchair side loading vans.

EXCEPTIONS:

- 1.— Inpatient Medical Care Facilities. Twenty (20) percent of parking spaces provided shall be accessible.
- 2.— Outpatient Medical Care Facilities. Ten (10) percent of parking spaces provided shall be accessible.
- 3.— Apartment Buildings. One (1) accessible parking space for each fully accessible parking unit shall be provided. When total parking provided on-site exceeds one (1) parking space per apartment, two (2) percent of the additional parking shall be accessible.

B.—DESIGN AND CONSTRUCTION:

- 1.— Location. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
- 2.— Size. Parking spaces shall be no less than eight (8) feet in width and shall have an adjacent access aisle no less than five (5) feet in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Access aisles shall be marked so that the aisles will not be used as parking space. Van accessible parking spaces shall have an adjacent access aisle no less than eight (8) feet in width or a total of sixteen (16) feet including parking space.
- 3.— Vertical Clearance. Where accessible parking spaces are required for vans, the vertical

~~clearance shall be no less than nine and a half (9.5) feet.~~

~~4.— Slope. Accessible parking spaces and access aisles shall be located on a surface with a slope not to exceed one (1) vertical in forty-eight (48) horizontal.~~

~~5.— Surface. Parking spaces and access aisles shall be firm, stable, smooth and slip resistant.~~

~~6.— Signs. Every parking space required by this section shall be identified by a sign, centered between three (3) and five (5) feet above the parking surface, at the head of the parking space. The sign shall include the International Symbol of Access and the phrase "State Disabled Parking Permit Required."~~

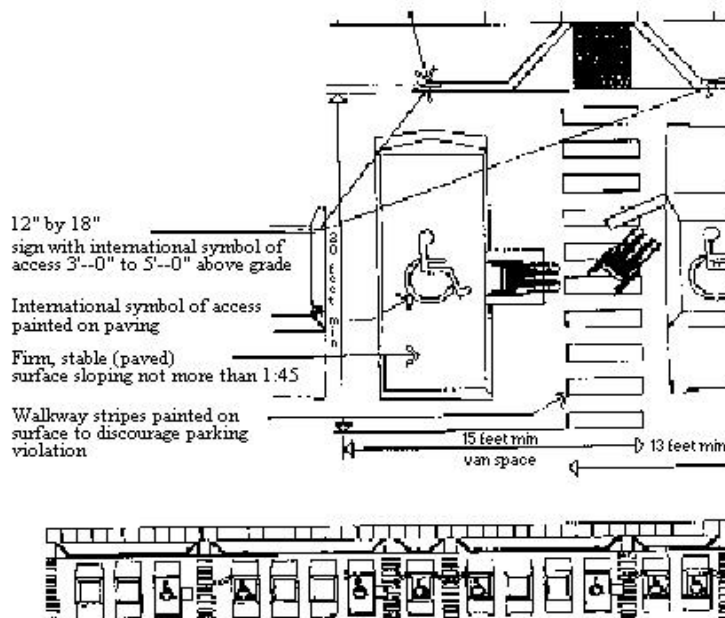


FIGURE 38-1

Proposal #17 – 18.38.160, Specific Zone District Requirements

Intent: These proposed revisions are related to those of Proposal #15 to provide clarification of how the parking reduction requirements of certain zoning districts are applied.

A. Ten (10) Percent **Required** Reduction in Parking Requirements.

The median motor vehicle parking requirements contained in Section [18.38.100](#) shall be reduced by **an additional** ten (10) percent for uses in the High Density Corridor 1, 2, 3, and 4 Districts (see High Density Corridor Map), Neighborhood and Urban Villages, and within the Downtown (see Figure 38-2). ~~This shall not be used in combination with an administrative parking variance or other reductions unless approved by the Director.~~

B. Urban Residential (UR), High Rise Multifamily (RM-H) Residential Mixed Use (RMU) and Commercial Services - High Density (CS-H) Zones.

Residential uses shall be provided with one (1) motor vehicle parking space per unit unless otherwise exempted ~~below~~ **elsewhere in this chapter.**

Proposal #18 – 18.38.220, Design Standards – General

Intent: Clarify that all portions of parking areas, including the maneuvering areas, must be paved. Revisions should also better align with the City's engineering standards.

Off-street parking facilities shall be designed and maintained in accordance with the standards hereunder, provided that up to 30% of parking stalls may be small spaces as described in section B. In the alternative, an applicant may propose and, if providing equal or better function, the Director may approve alternative parking geometrics consistent with the most recent specific standards promulgated by the Institute of Transportation Engineers or the National Parking Association.

A. General Requirements. Also see the specific zone district design standards of OMC [18.38.240](#).

1	2 SW	3 WP	4 VPW	5 VPi	6 AW	7 W2	8 W4
Parking Class	Basic Stall Width (ft)	Stall Width Parallel to Aisle (ft)	Stall Depth to Wall (ft)	Stall Depth to Interlock (ft)	Aisle Width (ft)	Modules Wall-to-Wall (ft)	Modules Interlock to Interlock (ft)
A	2-Way Aisle-90° 9.00	9.00	17.5	17.5	24	59	59
A	2-Way Aisle-60° 9.00	10.4	18.0	16.5	24	60	57
A	1-Way Aisle-75° 9.00	9.3	18.5	17.5	20	57	55
A	1-Way Aisle-60° 9.00	10.4	18.0	16.5	16	52	49
A	1-Way Aisle-45° 9.00	16.5	16.5	14.5	13	46	42

**STANDARD PARKING DIMENSIONS
FIGURE 38-4**

Figure 7-1. Dimensional elements of parking layouts.
 SOURCE: Adapted from R. A. Weant, "Parking Garage Planning and Operation," Fig. 20, Eno Foundation for Transportation, Inc., 1978.

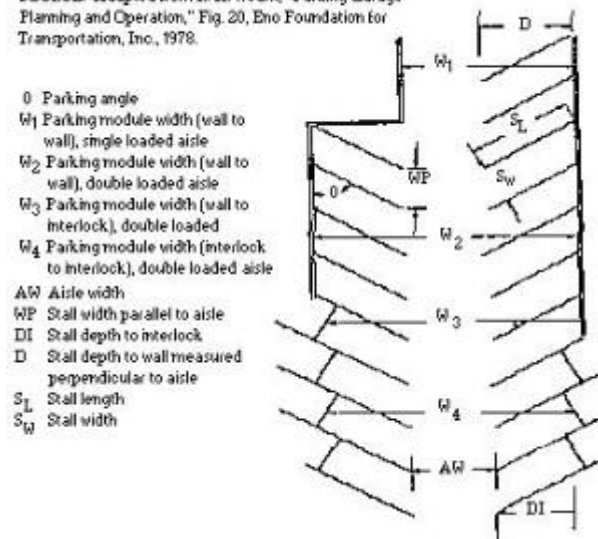


FIGURE 38-5

1. Driveway Approaches. Driveway approaches and curb cuts within public rights-of-way shall be located and designed in accordance with the City's current Engineering Design and Development Standards.
2. Ingress/Egress Requirements.
 - a. The Director, or designee, and after appropriate traffic study, including consideration of total parcel size, frontage on thoroughfares, uses proposed and other vicinity characteristics, shall have the authority to fix the location, width and manner of approach of a vehicular ingress and egress from a building or parking area to a public street and to alter existing ingress or egress as may be required to control street traffic in the interest of public safety and general welfare.
 - b. Generally, but not in all cases, the internal circulation system and the ingress and egress to commercial or multifamily developments from an access street shall be so designed that the principal point of automobile cross-traffic on the street occurs at only one point--a point capable of being channelized for turning movements. Access shall be shared with adjoining parcels by placing ingress/egress points on shared lot lines, wherever safe and practical. Where parcels are bounded by more than a single street, generally, but not in all cases, access shall be provided only from the street having the lowest classification in the hierarchy of streets as established in the Engineering Design and Development Standards.
3. Maneuvering Areas.
 - a. All maneuvering areas, ramps, access drives, etc. shall be provided on the property on which the parking facility is located; however, if such facility adjoins an alley, such alley may be used as a maneuvering area. A garage or carport entered perpendicular to an alley must be located a minimum of ten (10) feet from the property line. A garage or carport

entered parallel to an alley may be placed on the rear property line; provided sight distances are maintained.

b. Maneuvering areas shall be provided so that no vehicle is obliged to back out of a parking stall onto the street, except into neighborhood collector and local access streets within the R-1/5, RLI, R-4, R 4-8, and R 6-12 use districts, or where approved by the City Engineer.

4. Parking Surface. All parking, ~~maneuvering, and driving areas lots~~ must be paved and designed to meet drainage requirements. ~~Approved pervious pavements surfaces and other approved dust free surfaces~~ may be used. ~~A maintenance agreement may be required to ensure such surface is properly maintained.~~

OMC Chapter – 18.40, Property Development and Protection Standards

Proposal #19 – 18.40.060(H)(2)(a), General Standards

Intent: Clarify that setbacks are measured from the right of way edge when the property line actually extends into the right of way.

H. Yards.

1. In addition to the following, yard regulations found in OMC [18.04.060\(B\)](#) (Accessory Structures) apply to all building sites in all use districts of the city.

2. Yards/Setbacks.

a. The required setback area shall be parallel to the structure requiring a setback. Setback width shall be measured from the outermost edge of the building foundation to the closest point of the parallel (or nearly parallel) adjoining lot line, ~~or right of way line if closer~~. In the event of a planned unit development or binding site plan, such development shall meet all Uniform Building Code separation requirements. (See Figure 40-4.)

b. A required yard area shall be kept free of any building or structure taller than thirty (30) inches, except that a building or projection shall be allowed as provided below:

- i. Cornices, window sills, bay windows, flues and chimneys, planters, and eaves of roofs may project two (2) feet into the required yard area.
- ii. Marquees and awnings of commercial buildings may project into required setback areas.
- iii. Fences may project into the required yard area if they meet fence height requirements found in OMC [18.40.060\(C\)](#).
- iv. Uncovered steps, porches, or patios, which are no more than thirty (30) inches above the adjacent grade may be placed within the required setback area.

- v. Uncovered swimming pools, hot tubs and satellite dish antennas may be placed in the rear or interior side yard setback area.
 - vi. Signs in compliance with OMC [18.43](#).
 - vii. Refer to each land use district for other allowed projections in required yards.
- c. No building construction nor projection is allowed within any utility, access or public/private easement.
- d. The front yard setback for a flag lot shall be a minimum of ten (10) feet measured from the nearest parallel or nearly parallel lot line adjacent to the front facade of the dwelling.

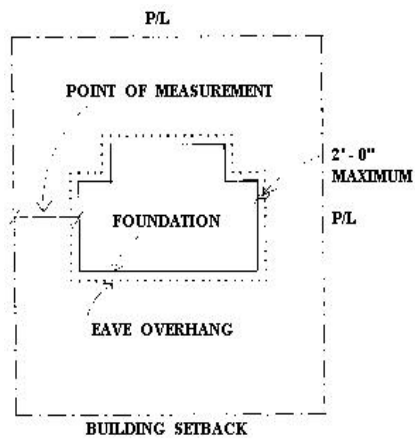


FIGURE 40-4

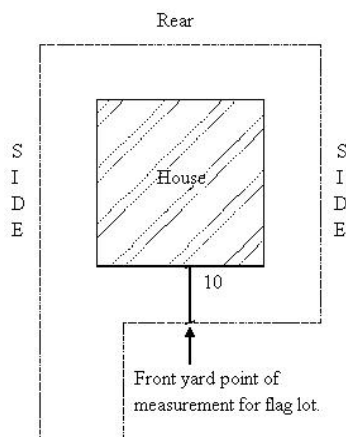


FIGURE 40-5

3. Use of Yard by Another Building. No yard or other open space required by this chapter for any building shall be considered as a yard or other open space for any other building; nor shall any yard or open space on one building site be considered as a yard or open space for a building on any other building site.

OMC Chapter – 18.43, Signs

Proposal #20 - 18.43.010, Purpose

Intent: Address minor issues that have come up during review of various sign permit applications and inquiries since the sign code was adopted in 2019.

It is the purpose of this Chapter to (1) safeguard the life, health and welfare of the people of the City of Olympia by regulating and controlling the design, quality of materials, construction, location, use, electrification and maintenance of all signs and sign structures, (2) promote the efficient and economical use of signs in distinct areas throughout the City with special focus on the needs of the particular area, and (3) to protect First Amendment free speech rights with content neutral sign regulations.

This chapter shall not regulate building design, official directional signs, traffic signs, copy of signs, signs within Highway 101 or Interstate 5 rights-of-way, window displays, point of purchase advertising displays such as product dispensers and candy machines, national flags, flags of political subdivisions, gravestones, holiday decorations, historical site plaques, towing signs, property management signs (e.g. no parking, no skateboarding) or other signs of a similar ~~non-commercial~~ nature, as determined by the City.

Proposal #21 - 18.43.070(F), Permanent Sign Types and Standards

Intent: The revisions would treat corner tenant spaces the same way we treat buildings on corner lots, which would allow signs on both the front and side of the building.

F. Business Identification Signs can be freestanding or building mounted, depending on the sign zone the business is located in. Such signs are limited in number based on the number of property lines that abut a street frontage, however for the purposes of the sign code the City may interpret a private street or internal access road as being a second street frontage when calculating the total amount of signage allowed. In cases where tenant spaces are located on the end of a building, signs are allowed on the front and side walls.

Proposal #22 - 18.43.080(I), Commercial Message Temporary Sign Types and Standards

Intent: Identify that real estate signs cannot be specifically illuminated.

I. Real Estate Signs. Where permitted, the following standards shall apply:

1. Permits and Temporary Sign Agreements - not required (see 18.43.040).
2. Materials - all exterior real estate signs must be of wood or plastic or other durable material.
3. Placement - signs may not be attached to a utility pole or traffic safety device or interfere with traffic safety.
4. Real Estate signs shall not be specifically illuminated, either internally or externally.

5. Residential properties:

- a. For Sale and Sold signs
 - Maximum size – ten (10) square feet, provided that if a single faced sign, sign shall not exceed 5 square feet.
 - Height – seven (7) feet maximum.
 - Placement - signs shall be placed wholly on the property for sale. If sign is greater than five (5) square feet in sign surface area, it must be placed more than thirty (30) feet from the abutting owner's property line.
- b. Directional Open House Signs
 - Maximum size - ten (10) square feet, provided that if a single faced sign, sign shall not exceed five (5) square feet.
 - Height – four (4) foot maximum.
 - Placement - signs may be placed no less than ten (10) feet from the traveled portion of public rights-of-way, provided it does not interfere with traffic safety.
 - Hours - permitted only during daylight hours and when the broker, agent, or seller is in attendance at the property for sale.
 - Number of signs - one (1) sign per street frontage on the premises for sale and three (3) off-premise signs. However, if a broker/agent has more than one (1) house open for inspection in a single development of subdivision, the broker/agent is limited to four (4) off-premises open house signs in the entire development or subdivision.

65. Commercial and Industrial Properties:

- a. For Sale, Rent, or Lease Signs
 - Maximum size – fifty (50) square feet, provided that if a single faced sign, sign shall not exceed thirty-two (32) square feet.
 - Height – eight (8) foot maximum.
 - Placement - for all commercial and industrial properties, if the sign is freestanding, it shall be located more than fifteen (15) feet from public rights-of way and from any abutting property line if the adjacent property is developed. These signs can be single or double sided and can be angled to maximize readability to motorists (in the shape of a "v") as long at the sign meets this setback criteria. For developed commercial and industrial properties, if the face of the building is less than fifteen (15) feet from the property line, the sign shall be placed on the building or in a window.
 - Removal - signs shall be displayed only while the property is actually for rent or sale.
 - Number of signs - one (1) sign per street frontage while the property or building is actually for sale, rent, or lease.

76. Additional Real Estate Signs - The Hearing Examiner may grant a special use permit to allow temporary off-premises signs in addition to those permitted above. Notice of adjacent property owners shall not be required. Such additional signs may be used to advertise open houses, to provide directions to new developments, or for similar purposes. Such signs may be

placed no less than ten (10) feet from the traveled portion of the public right-of-way, provided they do not interfere with traffic safety, but they may not be attached to utility poles or traffic safety devices. The Hearing Examiner shall determine the number and locations of such signs, and the period during which they may be displayed. The Hearing Examiner shall take into account the number of existing signs in any proposed location, and shall limit or prohibit new ones so as to prevent a traffic hazard or a detrimental effect on neighboring property.

Proposal #23 - 18.43.100, Downtown Sign Zone

Intent: Two amendments are proposed in the section. The first would ease restrictions on where projecting signs are allowed – which is currently only for single tenant buildings. The second proposed amendment would allow freestanding business identification signs in a portion of the Downtown Sign Zone area where freestanding signs are currently more common and where automobile traffic is more predominant than pedestrian patrons.

Table 43-2

Sign Types Allowed	Standards	Notes
Development Identification	Freestanding or Building Mounted sign up to 50 sq. ft. maximum size (1/2 the sq. ft. if double sided).	1 per exterior public entry
Business Identification	Building mounted sign(s); <u>Except freestanding signs are allowed in a small area per 18.43.100.C.5 below.</u>	Up to 200 sq. ft. max., per 18.43.100.A.1; (1/2 the sq. ft. if double sided)
Building Entrance	1 per exterior public entry	10 sq. ft. max (half if double sided, such as a blade sign)
Business Directory	Multiple Occupancy Buildings and Multiple Building Complexes only	A type of development ID; See 18.43.070
Directional	See 18.43.070	
Entrance/Exit	See 18.43.070	
Public Service	Public Service signs do not count toward the total amount of signage allowed.	See 18.43.070

C. Sign Regulations Specific to Downtown Sign Zone

1. No alley sign shall project out from the wall into the alley or interfere with the ability of vehicles to pass, including garbage collection trucks or delivery vehicles.
2. Freestanding business identification signs up to twenty-four (24) square feet in size (12 sq. ft. per side if double sided) and up to four (4) feet in height are permitted for city-approved surface parking lots that do not contain a building on which to place the sign.
3. Window Signs: (see 18.43.080)

- a. Coverage: all window signs combined shall not exceed twenty-five (25) percent of the window in which the sign(s) is located. When windows are grouped to provide a large expanse of transparency, this provision is applied separately to each window.
- b. Window films count toward the total sign coverage allowed, whether they are opaque, solid, or consist of images with or without text or logos. The director may approve exceptions for banks or similar uses for the protection of sensitive personal data; when requested or supported by the Police Department to reduce or deter crime or to protect the public health, safety, or general welfare; or when a window treatment is proposed that results in a minimal amount of window tinting to reduce glare and/or energy for heating/cooling the building but that still provides for easy public viewing into the building space from public rights of way.
- c. Coverage is measured using the square footage of the smallest rectangle that covers the entire sign compared to the square footage of the individual window itself.

Proposed Change since First Draft: Add this language to allow in the Downtown and Business & Corridor Sign Zones.

4. Businesses in multiple tenant buildings that have a separate public entrance, or businesses in single tenant buildings, may have blade or projecting signs as a business identification sign. In no case shall the sign exceed the Projecting Sign size standards.

5. Freestanding or Building Mounted business identification signs are permitted for businesses located between Plum Street and Eastside Street. Freestanding signs may be up to 200 square feet in size (100 square feet per side if double sided) and up to four feet in height.

Proposal #24 - 18.43.120, Business & Corridor Sign Zone

Intent: A revision to the Sign Code was made before the code was adopted that allowed more than one business identification sign in some instances. When that change in language was made Table 43-7 was not updated to reflect the text change. This amendment would correct that inconsistency.

A. Permanent sign regulations in Business & Corridor Sign Zone

1. For Commercial Uses. A freestanding or building mounted sign is allowed, in addition to a building entrance sign, as follows:

a. Freestanding Signs:

Development Identification Signs for Multiple Occupancy Buildings: one (1) per exterior public entrance, up to 50 square feet maximum.

Identification Signs for Individual Uses: one (1) per street frontage, up to:

Two hundred (200) square feet (or one hundred (100) square feet per side) on arterials and major collector streets.

One Hundred (100) square feet (or fifty (50) square feet per side) on streets that are not arterials or major collectors.

b. Building Mounted Signs:

1. A maximum of one (1) square foot of sign area for every one (1) linear foot of front wall space of each tenant space, or the length of the wall for single occupancy buildings, of the wall on which the sign is mounted, up to a maximum of two hundred (200) square feet per sign. A business with a three hundred twenty-five (325) square foot front wall width may have up to three hundred twenty-five (325) square feet in signage (e.g. one two hundred (200) square foot sign and one (1) sign up to one hundred twenty five (125) square feet; or two signs of 162.5 square feet each).
2. Each tenant may have up to fifty (50) square feet of signage, regardless of tenant space width, provided its placement on the building does not cover architectural details or design features of the building or occupy more than eight-five (85) percent of the sign band.

3. Businesses in multiple tenant buildings that have a separate public entrance, or businesses in single tenant buildings, may have blade or projecting signs as a business identification sign. In no case shall the sign exceed the Projecting Sign size standards.

Table 43-7

Permanent Signs	Standards	Notes
Development ID Signs for Multiple Occupancy Buildings	Building Mounted OR Freestanding	1 per exterior public entry
Development ID Signs for Multiple Building Complexes	Building Mounted OR Freestanding	1 per street frontage which has a driveway entry to the development
Business ID Sign for Individual Use in Single Occupancy Bldg	Building Mounted OR Freestanding	1 per street frontage, <u>or per 18.43.120.A.1.b.1</u>
Business ID Sign for Tenants in Multiple Occupancy Buildings	Building Mounted Only	1 per street frontage, per tenant, <u>or per 18.43.120.A.1.b.1</u>
<u>Secondary Wall Signs</u>	<u>Up to 24 sq. ft. each</u>	<u>For accessory uses and services</u>

Table 43-7

Permanent Signs	Standards	Notes
Building Entrance	1 per exterior public entry	10 sq. ft. max (half if double sided such as a blade sign)
Business Directory	Multiple Occupancy Buildings and Multiple Building Complexes only	A type of development ID; See 18.43.070
Directional	See 18.43.070	
Entrance/Exit	See 18.43.070	
Public Service	Public Service signs do count toward the total amount of signage allowed.	See 18.43.070
Window	Up to 35% of the window area may be covered with signage, however window signs do count toward the total amount of Business Identification signage allowed per business.	See 18.43.080
Temporary Signs		
The following Temporary Signs are permitted, in conformance with the provisions in 18.43.080: Sandwich Board/Pedestal; Banners; Construction; Inflatable; Yard/ Lawn; and Real Estate Signs.		

2. Non-Commercial Uses in the Commercial Sign Zone. Residential units or homes on mixed-use properties or in a commercial sign zone shall be subject to the sign regulations of the residential sign zone.

OMC Chapter – 18.59, Olympia Comprehensive Plan Amendment Process

Proposal #25 - 18.59.055, Consistency Between Zoning Map and Future Land Use Map

Intent: Add a zoning district that was not included in the table.

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Low Density Neighborhoods	Residential – 1 Unit per 5 Acres Residential Low Impact Residential – 4 Units per Acre <u>Residential – 4 units per Acre Chambers Basin</u> Residential – 4 to 8 Units per Acre Residential – 6 to 12 Units per Acre (only when adjacent to similar or higher density zoning district)

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Medium Density Neighborhoods	Residential Multifamily – 18 Units per Acre Residential Multifamily – 24 Units per Acre
Mixed Residential	Mixed Residential 7 – 13 Units per Acre Mixed Residential 10 – 18 Units per Acre
Neighborhood Centers	Neighborhood Retail Neighborhood Center District
Residential Mixed Use	Residential Mixed Use Urban Residential Urban Waterfront – Housing
Planned Developments	Planned Unit Developments Neighborhood Village District Community-Oriented Shopping Center Urban Village District
Professional Office & Multi-family Housing	Professional Office / Residential Multi-family
Urban Corridor	High-Density Corridor – 1 High-Density Corridor – 2 High-Density Corridor – 3 (only within area designated High Density Neighborhood Overlay) High-Density Corridor – 4 General Commercial Commercial Services – High Density Manufactured Housing Park Mixed Residential 10 to 18 Units per Acre Residential Multifamily 18 Units per Acre Residential Multifamily 24 Units per Acre
Urban Waterfront	Urban Waterfront Urban Waterfront – Housing
Central Business District	Downtown Business
General Commerce	General Commercial Commercial Services – High Density
Auto Services	Auto Services
Medical Services	Medical Services
Light Industry	Light Industrial / Commercial
Industry	Industrial

OMC Chapter – 18.60, Land Use Review and Approval

Proposal #26 - 18.60.240, Final Approval – Expiration

Intent: Correct a discrepancy between code sections about the duration of land use approvals.

Unless utilized by application for unexpired construction permits or explicitly extended by the Director pursuant to OMC 18.72.140, the final approval of a land use application shall expire in ~~one (1)~~two (2) years pursuant to 18.72.140(D), Expiration of Approvals.

OMC Chapter – 18.72, Administration

Proposal #27 – 18.72.140(B) Expiration of Approval

Intent: Recognize that a Conditional Use Permit decision is not always issued by the Hearing Examiner.

B. Conditional Use Permit. Unless exercised or otherwise specified, a conditional use permit shall be void one (1) year from the date a notice of final decision was issued. If exercised, a conditional use permit shall be valid for the amount of time specified by the ~~Hearing Examiner~~approval authority. If the use allowed by the permit is inactive, discontinued or abandoned for twelve (12) consecutive months, the permit is void and a new permit shall be obtained in accordance with the provisions of this title prior to resuming operations.

OMC Chapter – 18.75, Appeals/Reconsideration

Proposal #28 – 18.75.100, Council Action

Intent: Remove text about appeals of Hearing Examiner decisions to City Council. The City Council does not handle such appeals.

~~A. Except for decisions regarding planned residential developments, master planned developments, rezones and related ordinances, action on any appeal before the City Council shall be taken by the adoption of a motion by the Council. When taking any final action, the Council shall make and enter written conclusions which support its action. The City Council may adopt or modify the Examiner's conclusions, based on the findings of fact in the record.~~

~~B.~~—The decision of the Council shall be final upon adoption of such written findings and conclusions and approval of any necessary ordinance.

~~B.C.~~ The action of the Council, approving, modifying, or rejecting a ~~decision recommendation~~ of the Hearing Examiner shall be conclusive, unless within twenty-one (21) calendar days from the date of the final Council action an aggrieved party or person files a land use petition with the Superior Court of Washington for Thurston County for the purpose of review of the action taken.

Proposed Revision as of 4/19/2021: Do not include sections C and D. This type of language is addressed in 18.75.120 and is not needed in Section 18.75.100.

C. The action of the City Council approving Comprehensive Plan or Development Regulation amendments shall be final and conclusive, unless declared invalid by the Washington State Growth Management Hearings Board as provided under the Revised Code of Washington. The cost of preparing and certifying the transcript of records ordered by the Board shall be borne by appellant.

D. Appeals of a decision to grant, deny or rescind a shoreline permit shall be governed by the provisions of Chapter 90.58 of the Revised Code of Washington.

OMC Chapter – 18.06, Commercial Districts

Proposal #29 – 18.06.040 Table 6.01 and 6.02 (Commercial Districts)

Intent: Include reference to standards that apply and to identify that accessory uses are permitted in Commercial Zoning Districts. In addition, the amendments would allow Single Room Occupancy (SRO) buildings in more commercial zoning districts, similar to where apartments are allowed.

**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)										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														

**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
Industry, Heavy														
Industry, Light			C		P/C 18.06.060 (N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06.060 (Q)									
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 18.06.060 (BB)(3)	P		P/C	18.06.060 (BB)		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)														

**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
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						
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)

**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
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			P	P			P	P		P	
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	
Group Homes (6 or less)	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)

**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
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	
Single Room Occupancy Units		<u>P</u>	CP	<u>P</u>	P	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	CP	
Townhouses	P	P	P	P 18.06.060 (T)		P	P		P	P	P	P	P	
Triplexes, Four-plexes, and Cottage Housing		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	
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.	P		P	P	P		P	P 18.08. 060(H)	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
		060(H)												
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(EF)	P	P	P	P	P		P	P 18.06.060(EF)	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	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							

**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
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)
Hotels/Motels			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)
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060 (D)

**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
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 <u>18.06.060(O)</u>	P <u>18.06.060(O)</u>	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)

**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
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)	
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 (T)	C		C		C	C	C	P	P	18.06.060 (G) 18.04.060 (K)

**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	APPLIC- ABLE REGULA- TIONS
Jails			C		C		C		C				C	18.06.060 (G)
Mental Health Facilities			C	C 18.06.060 (T)	C		C						C	18.06.060 (G) 18.04.060 (K)
Other Correctional Facilities		C	C	C 18.06.060 (T)	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)
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)							

**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
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	<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>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Adult Oriented Businesses			P										P	18.06.060 (B)
Agriculture	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
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 (DD)
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

Intent: Clarify the height provisions that apply in the Downtown Business Zoning District.

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MINIMUM LOT SIZE	7,200 Sq. Ft.	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	See also 18.06.100(D) for regulations on existing undersized lots of record.
FRONT YARD SETBACK	See Chapter 18.110 , Basic Commercial Design Criteria	10' maximum, if located in a High Density Corridor; 10' minimum otherwise.	5' minimum for residential otherwise none.	0-10' See 18.130	0-10' See 18.130	0-10' See 18.130	0-10' See 18.130	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060 (C). 3. Must comply with site design standards, Chapter 18.100 .

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
REAR YARD SETBACK	15' minimum.	10' minimum; Except: 1. Next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM- 18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R 4, R 4-8, or R 6- 12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10- 18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single- family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-1 from the above residential district. 2. Next to MR7- 13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-2 from the above residential district. 2. Next to MR7- 13, MR 10-18, RM-18, RM-24, or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single- family use or an R4, R4-8, or R6- 12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7- 13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single- family use or an RLI, R4, R4-8, or R6-12 district - 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7- 13, MR10-18, RM- 18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with site design standards, Chapter 18.100 .
SIDE YARD SETBACK	15' minimum.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R	No Minimum; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15'	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4- 8, or R6-12 district = 15'	No Minimum; Except: 1. Next to R4, R4- 8, or R6-12 district = 15' minimum + 5' for each building	No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6- 12 district = 15' minimum + 5' for each building	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets.

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
		6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each building floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.	floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one size of zero lot.	2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. Residential sideyards can be reduced consistent with 18.04.080(H)(5). 4. Must comply with site design standards, Chapter 18.100 .
MAXIMUM BUILDING HEIGHT	35'	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district;	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district;	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'.	1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
		Up to 60' otherwise.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise. Provided that one additional story may be built for residential development only.	The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise. Provided that one additional story may be built for residential development only.	The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential. See 18.130.060 Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall). Up to 75' for HDC-4 zoned properties where the proposed project provides	the State Capitol Campus. 2. Must comply with site design standards, Chapter 18.100 . 3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6.4. In a Downtown Design Sub-District, see 18.120.220 and 18.120.440 for upper story step back requirements.

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
							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 common ownership in 2009.	
MAXIMUM BUILDING COVERAGE	45%	70%, except 55% for residential only structures	70%; or 85% if at least 50% of the required parking is under the building.	70% for all structures	70% for all structures	70% for all structures, 85% if at least 50% of the required parking is under the building.	70% for all structures. 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under the building or in a structured parking form. 85% for HDC-4 zoned properties where the proposed project	For projects in the GC and HDC-4 zones west of Yauger Way, limitations of building size per 18.06.100(C) and 18.130.020 apply.

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
							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 common ownership in 2009.	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50%	70%	85%	85% for all structures	85% for all structures	85% for all structures	85% for all structures	See OMC 18.06.100(D) .
MAXIMUM HARD SURFACE	70%	85%	100%	100%	100%	100%	100%	
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Maximum building size (gross sq. ft.): 3,000 for single use; 6,000 for mixed use.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building Floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	For properties in the vicinity of Kaiser Road and Harrison Ave NE, also see Pedestrian Streets Overlay District, Chapter 18.16 . For retail uses over 25,000 square feet in

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
		18.06.100(B) and Figure 6-3). In a Downtown Design Sub- District, see Chapter 18.120 for upper story stepbacks.	In a Downtown Design Sub- District, see Chapter 18.120 for upper story stepbacks.					gross floor area, see Section 18.06.100 (G) Large Scale Retail Uses. EXCEPTION: Section 18.06.100 (G) shall not apply to motor vehicle sales. In a Downtown Design Sub-District, see Chapter 18.120 .

LEGEND

NR = Neighborhood Retail
GC = General Commercial

PO/RM = Professional
Office/Residential Multifamily

HDC-1=High Density Corridor-1
HDC-2=High Density Corridor-2
HDC-3=High Density Corridor-3
HDC-4=High Density Corridor-4

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MINIMUM LOT AREA	7,200 Sq. Ft.	No minimum.	No minimum.	No minimum.	7,200 Sq. Ft. if bldg. height is 35' or less.	No minimum.	

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
					12,500 Sq. Ft. if bldg. height is over 35'.		
FRONT YARD SETBACK	10' maximum.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum.	30' minimum for buildings; 15' for other structures except signs	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. See Design Guidelines, Chapter 18.100 .
REAR YARD SETBACK	15' minimum; If next to a residential zone, 15' minimum plus 5' for every story over 3 stories.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories.	15' minimum.	50' minimum from property line for agriculture buildings (or structures) which house animals other than pets.
SIDE YARD SETBACK	10' minimum; 15' minimum plus 5' for every story over 3 stories if next to	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND	5' minimum 30' minimum for buildings and 15' minimum for other	1. 50' minimum from property line for agriculture buildings (or structures) which

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
	a residential zone.				the sum of the 2 side yards shall be no less than 1/2 the building height.	structures from flanking streets.	house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. See Design Guidelines, Chapter 18.100 .
MAXIMUM BUILDING HEIGHT	75'; except hospitals, which may exceed that height.	See 18.06.100(A)(2) and Figure 6-2, Urban Waterfront District Height Limits Exceptions: 1) In the portion of the area Downtown with a height limit of 65', two additional residential stories may be built. See 18.06.100. 2) In the portion of the area on West Bay Drive with a height limit of 42' to 65', the taller height limit is conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c).	Refer to Figure 6-2 and 6-2B for specific height and building configurations required on specific blocks. In a Downtown Design Sub-District, see view protection measures in 18.06.100 and Chapter 18.120 .	75'; PROVIDED, however, that two additional stories may be built, if they are residential. There are also restrictions around Sylvester Park. For details, see 18.06.100(A)(4). <u>In a Height, Downtown Design Sub-Business District, see view protection measures in 18.06.100 and Chapter 18.120.</u> <u>There are restrictions around Sylvester Park (see 18.100.080).</u>	75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner. For details, see 18.06.100(C)(5), Height, Commercial Services-High Density. In a Downtown Design Sub-District, see view protection measures in 18.06.100 and Chapter 18.120 .	40' accessory building limited to 20'.	Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus.

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MAXIMUM BUILDING COVERAGE	50%	60% for properties between the shoreline and the nearest upland street. 100% for properties not between the shoreline and the nearest upland street. See also Chapter 18.100 for design guidelines for pedestrian access and view corridors.	100%	No requirement.	No requirement.	85%	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60%	100%	100%	100%	100%	85%	See OMC 18.06.100(D) .
MAXIMUM HARD SURFACE	80%	100%	100%	100%	100%	100%	
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(F)). Residential uses (Section 5 of Table 6.01) may not be constructed	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to Section 12.16.050(D) OMC. Section 18.06.100(A)(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors. See also Chapter 18.100 for	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to OMC Section 12.16.050(D) .		Residential uses must comply with High Rise Multi-family (RM-H) development standards.	6' of sight-screening buffer shall be provided along north, east, and west district boundaries. See Olympia Park Replat covenants for access, and other standards	For properties in the vicinity of the Downtown, also see the Downtown Design Guidelines in 18.120 . For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100 (C) Large Scale

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
	within 600 feet of Lilly Road except in upper stories of mixed use building; all other development standards are the same as for commercial uses.	Downtown design guidelines for Pedestrian Access and View Corridors and Waterfront Public Access; Chapter 18.100 for Port Peninsula design guidelines for Pedestrian Connections and View Corridors; Section 18.06.100 (A)(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors.				applicable to replat lots.	Retail Uses. EXCEPTION: Section 18.06.100 (C) shall not apply to motor vehicle sales.

LEGEND

MS = Medical Services

DB = Downtown Business

CS-H = Commercial Services - High Density

AS=Auto Services

UW = Urban Waterfront

UW-H = Urban Waterfront-Housing