

**TABLE 6.02 Excerpt  
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS  
File #13-0118**

STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4	ADDITIONAL REGULATIONS
FRONT YARD SETBACK	10' maximum, if located in a High Density Corridor; 10' minimum otherwise.	5' minimum for residential otherwise none.	0-10' See 18.06A.180	0-10' See 18.06A.180	0-10' See 18.06A.180	0-10' See 18.06A.180	<ol style="list-style-type: none"> <li>1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets.</li> <li>2. Must comply with clear sight triangle requirements, Section 18.40.060(C).</li> <li>3. Must comply with site design standards, Chapter 18.06A.180.</li> </ol>
REAR YARD SETBACK	<p>10' minimum; Except:</p> <ol style="list-style-type: none"> <li>1. Next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories.</li> <li>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.</li> </ol>	<p>10' minimum; Except:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<p>10' minimum; Except:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<p>10' minimum; Except:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<p>10' minimum; Except:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>	<p>10' minimum; Except:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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</li> </ol>	<ol style="list-style-type: none"> <li>1. 50' minimum from property line for agriculture buildings (or</li> </ol>

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STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4	ADDITIONAL REGULATIONS
SIDE YARD SETBACK	<p>No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R 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.</p>	<p>No minimum; Except: 1. Next to R 4, R 4-8, or R 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.</p>	<p>No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' 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.</p>	<p>No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' 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.</p>	<p>No Minimum; Except: 1. Next to R4, R4-8, or R6-12 district = 15' 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.</p>	<p>No Minimum; Except: 1. Next to R4, R4-8, or R6-12 district = 15' 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.</p>	<ol style="list-style-type: none"> <li>1. 5' minimum from property line for agriculture buildings (or structures) which house animals other than pets.</li> <li>2. Must comply with clear sight triangle requirements, Section 18.40.060(C).</li> <li>3. Residential sideyards can be reduced consistent with 18.04.080(H)(5).</li> <li>4. Must comply with site design standards, Chapter 18.06A.180</li> </ol>

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STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4	ADDITIONAL REGULATIONS
MAXIMUM BUILDING HEIGHT	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 60' otherwise.	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 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.	Up to 35', if any portion of the building is within 100' of R4, R4-8, or R6-12 district; <u>or any lot with a single family home.</u> Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 35' if any portion of the building is within 100' of R4, R4-8, or R6-12 district; <u>or any lot with a single family home.</u> Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 35', if any portion of the building is within 100' of R4, R4-8, or R6-12 district; <u>or any lot with a single family home.</u> 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.	Up to 35', if any portion of the building is within 100' of R4, R4-8, or R6-12 district; <u>or any lot with a single family home.</u> 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 18.06A.251(4) 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 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.	<ol style="list-style-type: none"> <li>1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus.</li> <li>2. Must comply with site design standards, Chapter 18.06A.180.</li> <li>3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6</li> </ol>

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STANDARD	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4	ADDITIONAL REGULATIONS
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(D) and Figure 6-3).	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(D)).	<del>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(D)).</del> Buildings that abut a street or residential district or a lot that has a built single family home shall provide an 8-foot building step-back between the second and third stories and for each additional 2 stories thereafter.	<del>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(D)).</del> Buildings that abut a street or residential district or a lot that has a built single family home shall provide an 8-foot building step-back between the second and third stories and for each additional 2 stories thereafter.	<del>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(D)).</del> Buildings that abut a street or residential district or a lot that has a built single family home shall provide an 8-foot building step-back between the second and third stories and for each additional 2 stories thereafter.	<del>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(D)).</del> Buildings that abut a street or residential district or a lot that has a built single family home shall provide an 8-foot building step-back between the second and third stories and for each additional 2 stories thereafter.	For properties in the vicinity of the Downtown, also see Pedestrian Streets Overlay District, Chapter 18.16. For retail uses over 25,000 square feet in 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

**LEGEND**

GC = General Commercial	HDC-1=High Density Corridor-1
PO/RM = Professional Office/Residential Multifamily	HDC-2=High Density Corridor-2
	HDC-3=High Density Corridor-3
	HDC-4=High Density Corridor-4



# City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

## MEMORANDUM

**DATE:** October 18, 2013  
**TO:** Olympia Planning Commission  
**FROM:** Todd Stamm, Principal Planner  
**SUBJECT:** Master Planned Development Review

At the Commission's public hearing regarding who should review rezone proposals that are independent of Comprehensive Plan amendments, Bob Jacobs commented on the process that provides that the Design Review Board and Hearing Examiner review and make recommendations to the Council regarding Master Planned Developments. This memorandum provides some background regarding that provision of the Olympia Development Code. Please note that the information below is based on discussions with other City staff and includes some speculation; it is not based on a review of the multi-volume record of adoption of that code provision.

Until 1994, Olympia's code like many other cities included provisions for "Planned Unit Developments." These were mixed-use projects not otherwise allowed by the zoning. PUDs could be located anywhere in the City and the decision whether to approve them was based on general guidelines. As such approval of a PUD was a form of rezone and required approval by the City Council. (Note: All of these PUDs have been repealed except Evergreen Park, aka courthouse hill.)

In 1994, Olympia replaced the PUD process with "Villages and Centers." Villages and centers, like PUDs, are mixed use projects. But, unlike PUDs, the locations for these villages and centers are shown on the City's Future Land Use Map, and the specific locations of all Villages and the Community-Oriented Shopping Center (COSC) are shown on the zoning map. (Smaller neighborhood centers have no specific boundaries and aren't shown on the zoning map until approved.) Unlike other zones, any property in a Village or COSC zone cannot be developed until a 'Master Plan' is approved by the City Council for that site. Thus obtaining Master Plan approval is an added step between establishing the zoning and the city-wide development review and approval process.

Like all development proposals, such Master Plans must conform to the adopted zoning and other applicable standards of the City. In particular, they are subject to Chapters 18.05 and 18.05A of the Development Code. These nearly 100-pages of standards describe in detail the land uses, setbacks, height limits, design criteria and other provisions of these zones. Both the zoning of property for a Village and these code provisions have been the subject of Planning Commission review and recommendation (including a public hearing) and were adopted by the City Council.

When the process for Master Plan review and approval was being established, a number of options were considered. Ultimately the City Council adopted a process that provides that the Design Review Board (DRB) review and make recommendation to the Council whether the

specific design criteria of the proposed Master Plan conform to the code. (Although design criteria applicable to every Village and Center are in the code, the Master Plan must include additional specific requirements to ensure compatibility with the surrounding area.) The Master Plan is also reviewed by the Hearing Examiner, who after a public hearing makes a recommendation to the Council regarding compliance of the Master Plan with all other City standards and requirements. The Council in turn may hold its own hearing, although due to the project nature of this review the Council cannot consider information not submitted to DRB or the Examiner.\*

This process may have been selected for a number of reasons:

1. The review is of a development proposal. No code, standards or Comprehensive Plan changes are involved. (An ordinance is adopted, but it is limited to adding notes to the Development Code and zoning map referring interested parties to the approved Master Plan.)
2. It was anticipated that many applicants would submit a Master Plan proposal and request development approval at the same time. (Of the six Master Plan applications processed thus far, only Briggs Village did not do so.) As a result, the Hearing Examiner - and the public - can review and comment on the proposed Master Plan and the associated project details at the same time at one combined proceeding.
3. All Master Plan reviews are 'quasi-judicial' in nature. Both DRB and Hearing Examiners are accustomed to and trained in following these procedures.
4. Applicants have a 'burden of proof' to meet before a Master Plan can be approved. Hearing Examiners are trained and experienced in drafting the detailed document with findings of fact and conclusions of law that is needed to adequately defend the City's decision should a Master Plan decision be appealed.
5. Given the nature of development projects and the long-term character of Master Plan approvals, periodic amendments of Master Plans are to be expected. The schedules of DRB and the Hearing Examiner are dedicated solely to development project review and thus readily adapted to sudden time demands.

\*Thurston County has comparable Villages and Centers in the unincorporated growth area; however, the County Commissioners have authorized their Hearing Examiner to make the final decision regarding Master Plans. They are only reviewed by the Board of County Commissioners upon appeal.