

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING TITLE 18, UNIFIED DEVELOPMENT CODE, CHAPTER 18.05 VILLAGES AND CENTERS ZONING DISTRICT, OF THE OLYMPIA MUNICIPAL CODE**

**WHEREAS**, on March 4, 2024, the Community Planning and Economic Development Department received an application for a text amendment to amend OMC Chapter 18.05 to allow for an increased multifamily housing units allowance in urban villages while simultaneously reducing the required amount of commercial space. The proposal includes a reduction of required commercial square footage, and an increase in allowed number of stories from three to four stories; and

**WHEREAS**, on January 27, 2025, the Olympia Planning Commission received a briefing on the Proposed Amendments; and

**WHEREAS**, on February 14, 2025, a legal notice was published in The Olympian newspaper regarding the date of the Olympia Planning Commission’s public hearing on the Proposed Amendments; and

**WHEREAS**, on February 14, 2025, notice of the public hearing for the Proposed Amendments was provided to all Recognized Neighborhood Associations with the City of Olympia pursuant to Chapter 18.70 OMC, Public Notification, and Chapter 18.86 OMC, Neighborhood Association Recognition and Notification; and

**WHEREAS**, on February 14, 2025, notice of the public hearing for the Proposed Amendments was provided to all Parties of Record pursuant to Chapter 18.70 OMC, Public Notification; and

**WHEREAS**, on February 24, 2025, and May 3, 2025, the Olympia Planning Commission held a public hearing; and

**WHEREAS**, Public comments provided at or prior to the close of the public hearing were provided to and considered by the Planning Commission; and

**WHEREAS**, on March 17, 2025, the Olympia Planning Commission deliberated on the Proposed Amendments and recommended approval with modifications; and

**WHEREAS**, on March 17, 2025, the Planning Commission provided to the City Council a written summary of its recommendation and deliberations on the proposed amendments; and

**WHEREAS**, on April 17, 2025, the Proposed Amendments were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Development Regulation amendments as required by RCW 36.70A.106 and no comments were received from state agencies during the comment period; and

**WHEREAS**, on April 18, 2025, the City of Olympia issued a Determination of Non-Significance pursuant to the State Environmental Policy Act (SEPA) on the Proposed Amendments; and

**WHEREAS**, on September 25, 2025, the Land Use & Environment Committee accepted the Planning Commission’s recommendation, in part, and forwarded the proposed amendments to Council for decision; and

**WHEREAS**, the Proposed Amendments have been reviewed pursuant to the Rezones and Text Amendments process outlined in chapter 18.70 OMC; and

**WHEREAS**, the Proposed Amendments are consistent with the Olympia Comprehensive Plan and other chapters of Title 18 OMC; and

**WHEREAS**, the Proposed Amendments have been reviewed for conformance with the State of Washington Attorney General’s Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property; and

**WHEREAS**, Chapters 35A.63 and 36.70 RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance; and

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Amendment of OMC 18.05.040 – TABLES: Permitted, Conditional and Required Uses. Olympia Municipal Code Section 18.05.040 Table 5.01 is hereby amended to read as follows:**

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

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
District-Wide Regulations					18.05.050
<b>1. RESIDENTIAL USES</b>					
Accessory Dwelling Units	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	18.05A.150-.240
Boarding Homes	C	P	P	P	
Congregate Care Facilities		P	P	P	18.05.050(E)(1)(c)(i)
Cottage Housing		P	P	P	18.05A.330, 18.04.060(H), 18.05.050(E)
Courtyard Apartments	P	P	P	P	18.04.060(GG), 18.05.050(E)
Duplexes	P	P	P	P	18.05A.250-.290
Duplexes on Corner Lots	P	P	P	P	18.04.060(HH)
Group Homes with 6 or Fewer Clients (up to 8 if approved by DSHS)		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)
Manufactured Homes	P	P	P	P	18.04.060(O)
Nursing/Convalescent Homes		P	P	P	18.04.060(S)

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

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Residences Above Commercial Uses	P	P	P	P	
Short-Term Rental – Vacation Rentals	P	P	P	P	18.04.060(JJ)
Single-Family Residences	P	R	R	R	18.05A.250-.290
Single Room Occupancy Units					
Townhouses	P	P	P	P	18.05A.150-.240 or 18.05A.250-.290, 18.64
Triplexes and Fourplexes	P	P	P	P	18.04.060(GG), 18.05.050(E)
Transitional Housing, Permanent Supportive Housing	P	P	P	P	
<b>2. OFFICES</b>					
Banks	P	P	P	P	18.05.060(A)
Offices – Business	P	P	P	P	
Offices – Government	P	P	P	P	
Offices – Medical	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	
<b>3. RETAIL SALES</b>					
Apparel and Accessory Stores	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	
Food Stores	R	R	P	P	
Furniture, Home Furnishings, and Appliances					
General Merchandise Stores	P	P	P	P	
Grocery Stores	P	P	R	R	18.05.060(C)

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

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

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

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Art Galleries					
Commercial Recreation					
Community Gardens	P	P	P	P	
Community Parks & Playgrounds	P/C	P/C	P/C	P/C	18.04.060(T)
Health Fitness Centers and Dance Studios					
Libraries					
Museums					
Neighborhood Parks/Village Green/Plaza	R	R	R	R	18.04.060(T), 18.05.080(N)
Open Space – Public	P	P	P	P	18.04.060(T)
Theaters (no Drive-Ins)					
Trails – Public	P	P	P	P	18.04.060(T)
<b>7. TEMPORARY USES</b>					
Emergency Housing	P	P	P	P	
Mobile Vendors			P	P	
Model Homes	P	P	P	P	
Parking Lot Sales			P	P	18.06.060(Z)
<b>8. OTHER USES</b>					
Agricultural Uses, Existing	P	P	P	P	
Animals/Pets	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	<u>RP</u>	P	18.05.060(B), 18.04.060(D)
Community Clubhouses	P	P	P	P	
Conference Centers					
Crisis Intervention	C	C	C	C	18.04.060(I)
Home Occupations (including adult day care, bed and breakfast houses, short-term rental – homestays, elder care)	P	P	P	P	18.04.060(L), 18.04.060(JJ)

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

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
homes, and family child care homes)					
Hospice Care	C	C	C	C	18.04.060(M)
Non-Profit Physical Education Facilities	C	C	C	C	
Places of Worship	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	18.04.060(V)
Radio, Television, and other Communication Towers & Antennas	C	C	C	C	18.04.060(W), 18.44.100
Schools	C	C	C	C	18.04.060(CC)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
Social Organizations					
Utility Facilities	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	18.44

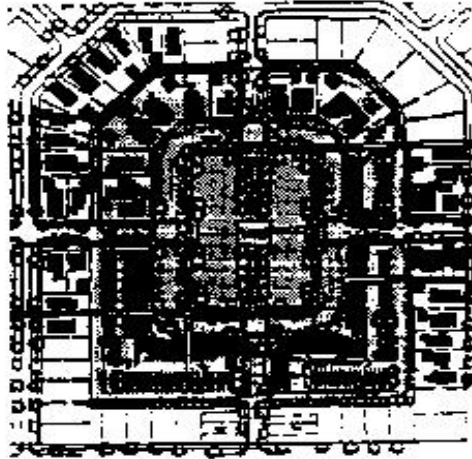
**LEGEND**

P = Permitted      C = Conditional      R = Required

**Section 2. Amendment of OMC 18.05.050.C. Olympia Municipal Code Section 18.05.050 is hereby amended to read as follows:**

C. Village Center.

1. Required Center. Each village and each neighborhood center ~~shall~~ must contain a village center with a village green or park (see Section 18.05.080(N), Private and Common Open Space), a sheltered transit stop and, as market conditions permit, businesses, services, and civic uses listed in Table 5.01. (See also Section 18.05.050(D)(2) Commercial Building--Location, and Chapter 18.05A, Design Guidelines for Villages and Centers.)



**Village Center**  
**FIGURE 5-1**

2. Mixed Use. At least ~~ten~~10 percent of the gross floor area of village centers in villages and community oriented shopping centers ~~shall~~must be occupied by residential units contained in mixed residential/commercial buildings. ~~Th Director shall grant an Exceptions~~exception to this requirement ~~shall be granted~~ if the applicant demonstrates that compliance is not economically feasible (based upon an independent market study accepted by the City).
3. Buildings Fronting on a Village or Center Green. At least ~~sixty~~ (60) percent of the total ground floor street frontage of the non-residential buildings fronting on a village or center green, park, or plaza ~~shall~~must be occupied by retail uses or professional or personal services. (Also see Section 18.05.080(M)(1) Height--Buildings Fronting on Village/Center Greens.)
4. Transit Stop. The sheltered transit stop required in 18.05.050(C)(1), Required Center, ~~shall~~must be located and designed in accordance with specifications provided by the City and approved by Intercity Transit.
5. Village Green or Plaza. The required village green or plaza ~~shall~~must be constructed ~~before more than fifty (50) percent of the commercial space is under construction~~ at the time residential development occurs within the village core.
6. Location.
  - a. Separation.
    - i. Neighborhood village centers and neighborhood centers ~~shall~~must be separated from one another and from urban villages and community oriented shopping centers by at least one half mile.
    - ii. Urban village centers and community oriented shopping centers ~~shall~~must be separated from one another by at least one mile.
    - iii. The Hearing Examiner may allow closer spacing if the applicant demonstrates that the trade areas for the centers are distinct (e.g., segregated by physical barriers) or contain sufficient population (based on existing or planned density) to enable the affected centers to be economically viable.

b. Relationship to major streets.

- i. Centers in established neighborhoods and neighborhood villages ~~shall~~must be located along collector streets to make them readily accessible for mass transit and motorists and to enable them to be a neighborhood focal point.
- ii. Urban villages and community oriented shopping centers ~~shall~~must be located on sites abutting an arterial street. Such sites must have potential for accommodating moderate density residential development (e.g., 7 to 13 or 14 units per acre for COSC or UV districts respectively) and commercial uses scaled to serve households within a one and one-half (1 1/2) mile radius with frequently needed consumer goods and services.

**Section 3. Amendment of OMC 18.05.050. Olympia Municipal Code Subsection 18.05.050**  
**TABLE 5.02 is hereby amended to read as follows:**

**TABLE 5.02**  
**AMOUNT OF COMMERCIAL SPACE**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>Urban Center</b>
Minimum or Maximum Total Amount of Commercial Floor Space	30,000 sq. ft.	30,000 sq. ft.	<del>225,000 sq. ft., OR 175,000 sq. ft. if the village does not contain a grocery store of at least 35,000 sq. ft.</del> <u>Minimum 500 sq. ft. per acre of entire village.</u> <u>Max. 1300 sq. ft. per acre of entire village.</u>	100,000 sq. ft.	No Maximum
Minimum or Maximum Retail Floor Space	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or authorized residential dwelling or residential lot within 1/4 mile	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per authorized residential dwelling or residential lot in the development	<del>75 sq. ft. per authorized residential dwelling or residential lot in the development, exclusive of a grocery store.</del> <u>N/A</u>	At least 50% of total floor space shall be for retail uses, but not more than 70% of total floor space.	At least 30% of the total floor space shall be for retail uses, but not more than 70% of the total floor space.
Minimum or Maximum Combined Office &	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or	<del>200 sq. ft. per authorized residential dwelling or residential lot in</del>	At least 30% of the total floor space shall be for office or	At least 30% of the total floor space shall be for office or service uses, but not more

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Urban Center
Services Floor Space	authorized residential dwelling or residential lot within 1/4 mile	authorized residential dwelling or residential lot within 1/4 mile	the development. N/A	service uses, but not more than 50% of the total floor space.	than 70% of the total floor space.

**Section 4. Amendment of OMC 18.05.050. Olympia Municipal Code Subsection 18.05.050 TABLE 5.03 is hereby amended to read as follows:**

**TABLE 5.03A  
MIX OF HOUSING TYPES**

MIX OF HOUSING TYPES	Neighborhood Village	Urban Village	Community Oriented Shopping Center
<b>Single Family and Similar Dwelling Types</b>			
Minimum percentage of total housing units	60%	<del>50%</del> -15%	50%
Maximum percentage of total housing units	75%	75%	75%
<b>Multifamily and Similar Dwelling Types</b>			
Minimum percentage of total housing units	25%	<del>25%</del> -25%	25%
Maximum percentage of total housing units	40%	<del>50%</del> -85%	50%

**Section 5. Amendment of OMC 18.05.050.F. Olympia Municipal Code Subsection 18.05.050 is hereby amended to read as follows:**

F. Development Phasing.

1. Intent. It is the intent of this Section on development phasing to achieve a mix of land uses throughout the buildout of villages and centers; to allow sufficient flexibility to enable development of viable commercial centers; and to ensure that the residential development of villages and centers is as vigorously pursued as the commercial development. For purposes of meeting the requirements of this Section on development phasing, the following terms ~~shall~~must be interpreted as follows:

a. "Completion of development" ~~shall~~means:

- i. final plat approval in the case of lots for individual single family, townhouse, or duplex dwellings (i.e., one main building per lot), and
- ii. passage of final inspection for all other residential and commercial development.

b. Percentages of authorized development refer to:

- i. percentage of authorized dwelling units for residential development, and
  - ii. percentage of authorized gross floor area for commercial development.
2. Commercial and residential. In villages and community oriented shopping centers, residential development ~~shall~~must be phased to precede commercial development as follows:
- a. At least five percent of the total authorized residential development must be completed before the first commercial development may take place; whereupon approval may be granted for construction of commercial buildings comprising up to ~~ten~~10 percent of the authorized commercial floor area.
  - b. Upon completion of 15 percent of the total authorized residential development, approval may be granted for construction of buildings comprising up to 40 percent of the authorized commercial floor space.
  - c. When 30 percent of the total authorized residential development has been completed, approval may be granted for construction of the remaining authorized commercial floor space.
3. Multifamily and single family phasing. In villages and community oriented shopping centers, multifamily development ~~shall~~must be phased relative to detached single family development as follows:
- a. At least 15 percent of the total authorized detached single family development must be completed before the first multifamily development may take place; whereupon approval may be granted for construction of up to 40 percent of the authorized multifamily units.
  - b. Thereafter, approval may be granted for construction of an additional one percent of the authorized multifamily units for every additional one percent of the authorized single family development completed.

Examples:

- 16 percent of the single family development; 41 percent of the multifamily development
- 25 percent of the single family development; 50 percent of the multifamily development
- 50 percent of the single family development; 75 percent of the multifamily development

- ~~4. Child Day Care Center. If a child day care center is a required use, a site shall be provided once 75% of the residences have been constructed.~~

**Section 6. Amendment of OMC 18.05.060. Olympia Municipal Code Section 18.05.060 is hereby amended to read as follows:**

- A. Drive-through facilities.
  - 1. Banks, restaurants, pharmacies, and other businesses that primarily cater to pedestrians or walk-in customers are permitted to have a single drive-through lane.
  - 2. Driveway access for a permitted single drive-through lane shall be allowed only through a common parking lot area in a Village Center, shall not impede direct pedestrian access to the building entry, and shall not be allowed on streets abutting a village green or park in a village center.

B. ~~Child Day Care Centers. A site for a child day care center is required in urban villages. Grocery stores. Urban village (UV) and community oriented shopping center (COSC) district requirements: the minimum grocery store size is 9,200 square feet, with a maximum size of 50,000 square feet of gross floor area.~~

C. ~~Grocery Stores. Urban Village (UV) and Community Oriented Shopping Center (COSC) District requirements: The maximum size for a grocery store shall be 50,000 square feet of gross floor area.~~

**Section 7. Amendment of OMC 18.05.080. Olympia Municipal Code Section 18.05.080 TABLE 5.04 is hereby amended to read as follows:**

**TABLE 5.04  
COMMERCIAL DEVELOPMENT STANDARDS  
(including ~~mixed-commercial~~ and mixed use buildings)**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>OTHER STANDARDS</b>
MINIMUM LOT SIZE	5,000 sq. ft.	5,000 sq. ft.	None.	None.	
FRONT YARD SETBACK	10' maximum	10' maximum	10' maximum	10' maximum	1. 50' minimum setback for agriculture buildings (or structures) which house animals other than pets. 2. Section 18.40.060(C), clear sight triangle requirements. 3. 18.05.080(I)(1) 4. 18.05.080(K) 5. 18.05.080(L)
MINIMUM REAR YARD SETBACK (Note: One use shall not be considered next to another use or district if a street or road intervenes.)	None, EXCEPT: 1. 15' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex, manufactured home, or townhouse.  2. 10' minimum + 5' for each building floor above 2 stories	None, EXCEPT: 1. 15' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex, manufactured home, or townhouse.  2. 10' minimum + 5' for each building floor above 2 stories	None, EXCEPT: 1. 20' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex or townhouse.  2. 15' minimum + 5'	None, EXCEPT: 1. 20' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex or townhouse.  2. 15' minimum + 5'	1. 50' minimum setback for agriculture buildings (or structures) which house animals other than pets.  2. 18.05.080(K) 3. 18.05.080(L)

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>OTHER STANDARDS</b>
	next to other residential district or a multifamily.	next to other residential district or a multifamily.	for each building floor above 2 stories next to other residential district or a multifamily.	for each building floor above 2 stories next to other residential district or a multifamily.	
MINIMUM SIDE YARD SETBACK (Note: One use shall not be considered next to another use or district if a street or road intervenes.)	None, EXCEPT: 1. 10' maximum on flanking street; 2. 15' minimum + 5' for each building above 2 stories next to R-4, R 4-8, or R 6-12 district, or a single family, duplex, manufactured home, or townhouse. 3. 10' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	None, EXCEPT: 1. 10' maximum on flanking street; 2. 15' minimum + 5' for each building floor above 2 stories next to R-4, R 4-8, or R 6-12 district, or a single family, duplex, manufactured home, or townhouse. 3. 10' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	None, EXCEPT: 1. 10' maximum on flanking streets; 2. 20' minimum + 5' for each building floor above 2 stories next to R-4, R 4-8, or R 6-12 district, or a single family, duplex, manufactured home, or townhouse. 3. 15' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	None, EXCEPT: 1. 10' maximum on flanking street; 2. 20' minimum + 5' for each building floor above 2 stories next to R-4, R 4-8, or R 6-12 district, or a single family, duplex, manufactured home, or townhouse. 3. 15' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	1. 50' minimum setback for agriculture buildings (or structures) which house animals other than pets. 2. Section 18.40.060(C), clear sight triangle requirements. 3. 18.05.080(K) 4. 18.05.080(L)
MAXIMUM BUILDING HEIGHT	30 feet for commercial structures; or 45 feet for residential or mixed-use structures.	30 feet for commercial structures; or 45 feet for residential or mixed-use structures;	45 feet; EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district, <u>and</u> 50 feet for	3 stories, up to 45 feet; EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district.	18.05.080(M)

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	OTHER STANDARDS
		EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district.	<u>buildings facing the town square</u>		
MAXIMUM ABOVE-GRADE STORIES	2 stories 3 stories	2 stories 3 stories EXCEPT: 2 stories within 100 ft. of R-4, R-4-8, or R 6-12 district.	3 stories EXCEPT: 2 stories within 100 ft. of R-4, R-4-8, or R 6-12 district. <u>4 stories for mixed-use buildings facing the town square.</u>	3 stories EXCEPT: 2 stories within 100 ft. of R-4, R-4-8, or R 6-12 district.	18.05.080(M)(10)
MAXIMUM BUSINESS OCCUPANCY SIZE (GROSS FLOOR AREA)	5,000 sq. ft.	5,000 sq. ft.	15,000 sq. ft., EXCEPT: one grocery store may be up to 50,000 sq. ft.	15,000 sq. ft., EXCEPT: one building may be 50,000 sq. ft.	Residential floor area in a mixed-use building shall not be counted in determining the maximum building size.
MAXIMUM BUILDING COVERAGE	70%	70%	70%; or 85% if at least 50% of the required parking is under the building or in a structure.	70%; or 85% if at least 50% of the required parking is under the building or in a structure.	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	85%	85%	85%	85%	
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS			For retail uses over 25,000 sq ft in gross floor area, see also 18.06.100 (G)	For retail uses over 25,000 sq ft in gross floor area, see also 18.06.100 (G)	

**Section 8. Amendment of OMC 18.05.080.N. Olympia Municipal Code Section 18.05.080 is hereby amended to read as follows:**

N. Private and Common Open Space.

1. Development of Open Space.
  - a. Open space required by Table 5.05 ~~shall~~must be devoted to undisturbed native vegetation, landscaping, and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots ~~shall~~may not be considered part of this required space.
  - b. Required open space ~~shall~~may not be covered with impervious surfaces, except for walkways, tennis and basketball courts, swimming pools, or similar recreational uses which require an impervious surface.
  - c. The Director or Hearing Examiner may increase the impervious surface coverage limits specified in Table 5.05 by up to five ~~(5)~~ percent to accommodate the walkways and recreational uses listed above (see also Chapter 18.36, Landscaping and Screening).
  
2. Villages and Community Oriented Shopping Centers.
  - a. Neighborhood villages, urban villages, and community-oriented shopping centers ~~shall~~must contain at least five ~~(5)~~ percent open space available for public use or common use. Ownership of open space areas and type of access will be determined during the Master Planned Development review (see Chapter 18.57, OMC). As much as ~~fifty (50)~~ percent of this open space may be comprised of environmentally Critical Areas and associated buffers (see Chapter 18.32, OMC).
  - b. Neighborhood villages, neighborhood centers, urban villages, and community oriented shopping centers must contain a neighborhood park or "green" between one ~~(1)~~ and four ~~(4)~~ acres in size located in the village or community center. This park, green, or plaza ~~shall~~must have an average slope no greater than five ~~(5)~~ percent; adequate drainage to allow active use in summer; and a width and length of no less than ~~one hundred and fifty (150)~~ feet.
  
3. Cottage Housing ~~Developments~~.
  - a. A minimum of ~~two hundred (200)~~ square feet of private, contiguous, usable, open space ~~shall~~must be provided adjacent to each dwelling unit. No dimension of this open space area ~~shall~~may be less than ~~ten (10)~~ feet.
  - b. A minimum of ~~fifteen hundred (1500)~~ square feet or ~~two hundred (200)~~ square feet per unit, whichever is more, ~~shall~~must be provided in common open space (e.g., available for the use of all residents of the cottage housing development). This open space ~~shall~~must be contained in a contiguous area with no dimension less than ~~thirty (30)~~ feet. Such open space ~~shall~~must be sufficiently level (e.g., less than five ~~(5)~~ percent slope) and well drained to enable active use in summer.
  
4. Multifamily ~~Housing~~Dwellings.
  - a. In neighborhood villages, urban villages, and community-oriented shopping centers, parcels or sites accommodating multifamily ~~housing~~dwellings (e.g., middle housing (including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing) and larger apartment buildings~~large multifamily dwellings (i.e. a multifamily dwelling with seven or more units)~~) ~~shall~~must contain at least ~~thirty (30)~~ percent open space. However, such multifamily housing within ~~one hundred (100)~~ feet of a neighborhood park, green, or public or common open space, which is at least ~~ten thousand (10,000)~~ square feet in size, ~~shall~~must only be required to retain ~~fifteen (15)~~ percent of the

site in open space. Impervious surface coverage requirements shall ~~must~~ be adjusted accordingly. Rooftop courtyard areas may be used in the calculation of open space requirement.

- b. At least ~~fifty (50)~~ percent of the open space required in 18.05.080(N)(4)(a) above shall ~~must~~ be available for the common use of all residents of the multifamily housing.
- c. Common open space shall ~~must~~ be contiguous with the housing site (e.g., not separated from the dwellings by streets or barriers that impede pedestrian access) and shall ~~must~~ be sufficiently level (e.g., ~~five (5)~~ percent average slope) and well drained to allow active use in summer. No dimension shall ~~may~~ be less than ~~fifteen (15)~~ feet.

**Section 9. Amendment of OMC 18.05.080. Olympia Municipal Code Section 18.05.080 TABLE 5.05 is hereby amended to read as follows:**

**TABLE 5.05  
RESIDENTIAL DEVELOPMENT STANDARDS**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>ADDITIONAL REGULATIONS</b>
MAXIMUM HOUSING DENSITY (in units per acre)	12, or the lowest abutting zoning density district, whichever is greater.	24	<del>24</del> None	24	18.05.080(B)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	12, or the lowest abutting zoning density district, whichever is greater.	13	<del>14</del> None	13	18.05.080(B)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	7	7	7	7	18.05.080(C)
MINIMUM LOT SIZE	3,500 sq. ft. = zero lots Zero Lot = A lot with only one side yard. 1,600 sq. ft., minimum, 2,400 sq. ft. average = townhouses; 7,200 sq. ft. = multifamily;	1,600 sq. ft. = cottages; 3,000 sq. ft. = zero lots; 1,600 sq. ft., minimum, 2,400 sq. ft. average = townhouses; 6,000 sq. ft. = duplex; 7,200 sq. ft. = multifamily;	1,600 sq. ft. = cottages; 3,000 sq. ft. = zero lots; 1,600 sq. ft., minimum 2,400 sq. ft. average = townhouses; 6,000 sq. ft. = duplex; 7,200 sq. ft. = multifamily;	1,600 sq. ft. = cottages; 3,000 sq. ft. = zero lots; 1,600 sq. ft., minimum, 2,400 sq. ft. average = townhouses; 6,000 sq. ft. = duplex; 7,200 sq. ft. = multifamily;	18.05.080(D) 18.05.080(E) 18.05.080(F) 18.64 (Townhouses)

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>ADDITIONAL REGULATIONS</b>
	5,000 sq. ft. = other	4,500 sq. ft. = other	4,000 sq. ft. = other	4,000 sq. ft. = other	
MINIMUM LOT WIDTH	50' EXCEPT: 30' = cottages 40' = zero lots 16' = townhouses 80' = duplex	50' EXCEPT: 30' = cottages 40' = zero lots 16'=townhouses 70' = duplexes 80' = multifamily	50' EXCEPT: 30' = cottages 40' = zero lots 16'=townhouses 70' = duplexes 80' =multifamily	50' EXCEPT: 30' = cottages 40' = zero lots 16'=townhouses 70' = duplexes 80' = multifamily	18.05.080(G)
MINIMUM FRONT YARD SETBACKS	20' EXCEPT: 10' with side or rear parking or on flag lots.	20' EXCEPT: 10' with side or rear parking or on flag lots.	20' EXCEPT: 10' with side or rear parking or on flag lots.	20' EXCEPT: 10' with side or rear parking or on flag lots.	18.05.080(H) 18.40.060(C), Clear Sight Triangle
MAXIMUM FRONT YARD SETBACK	25'	25'	25'	25'	18.05.080(I) 18.05.080(K)
MINIMUM REAR YARD SETBACKS	20'	20' EXCEPT: 15' for multifamily; 10' for cottages, wedge-shaped lots, and zero lots. Zero Lot = A lot with only one side yard.	15' EXCEPT: 10' for cottages, wedge-shaped lots, and zero lots; 20' with alley access.	20' EXCEPT: 15' for multifamily; 10' for cottages, wedge-shaped lots, and zero lots.	18.05.080(K) 18.05.080(L) 18.05.080(E)(2)
MINIMUM SIDE YARD SETBACKS	5' EXCEPT: 10' along flanking streets.	5' EXCEPT: 10' along flanking streets; 6' on one side of zero lots; 3' for cottages.	5' EXCEPT: 10' along flanking streets; 6' on one side of zero lots; 3' for cottages.	5' EXCEPT: 10' along flanking streets; 6' on one side of zero lots; 3' for cottages.	18.05.080(J) 18.05.080(K) 18.05.080(L) 18.40.060(C), Clear Sight Triangle
MAXIMUM BUILDING HEIGHT	35' EXCEPT: 16' for accessory buildings.	35' EXCEPT: 25' for cottages; 16' for accessory buildings.	35' EXCEPT: 25' for cottages; 16' for accessory buildings.	35' EXCEPT: 25' for cottages; 16' for accessory buildings.	18.05.080(M)
MAXIMUM ABOVE GRADE STORIES	2 Stories	3 Stories	3 Stories	3 Stories	
MAXIMUM BUILDING COVERAGE	50%	50%	50%	50%	

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>ADDITIONAL REGULATIONS</b>
MAXIMUM IMPERVIOUS SURFACE COVERAGE	70%	70%	70%	70%	18.64 (Townhouses)


**Section 10. Olympia Municipal Code.** The City Clerk shall retain copies of the Olympia Municipal Code on file with the office of the City Clerk.

**Section 11. Corrections.** The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

**Section 12. Severability.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances is unaffected.

**Section 13. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

**Section 14. Effective Date.** This Ordinance takes effect on March 16, 2026, which is more than five days after publication, as provided by law.

  
 \_\_\_\_\_  
 MAYOR

**ATTEST:**

*Sean Krier*  
 \_\_\_\_\_  
 CITY CLERK

**APPROVED AS TO FORM:**

*Michael M. Young*  
 \_\_\_\_\_  
 SENIOR DEPUTY CITY ATTORNEY

**PASSED:** March 3, 2026

**APPROVED:** March 3, 2026

**PUBLISHED:** March 15, 2026