



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Joyce Phillips
360.570.3722

Monday, March 5, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- 3.A** [18-0110](#) Approval of the January 22, 2018 Olympia Planning Commission Meeting Minutes

Attachments: [OPC 1.22.18 draft minutes](#)

- 3.B** [18-0221](#) Approval of the February 5, 2018 Olympia Planning Commission Meeting Minutes

Attachments: [OPC 2.5.18 draft minutes](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days or for quasi-judicial review items for which there can be only one public hearing, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

- 6.A** [18-0224](#) Missing Middle Housing Analysis Update

Attachments: [Missing Middle web page](#)

[Draft Code Revisions](#)

[Written Public Comments](#)

Estimated time: 60 minutes

6.B [18-0184](#) Sign Code Update Briefing

Attachments: [Sign Code Update Webpage](#)
[Biggest Policy Changes Summary](#)

Estimated time: 20 minutes

7. REPORTS**8. OTHER TOPICS****9. ADJOURNMENT**

Approximately 8:30 p.m.

Upcoming Meetings

Next regular Commission meeting is March 19, 2018. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of the January 22, 2018 Olympia Planning Commission Meeting Minutes

Agenda Date: 3/5/2018
Agenda Item Number: 3.A
File Number: 18-0110

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of the January 22, 2018 Olympia Planning Commission Meeting Minutes



Meeting Minutes

Planning Commission

ATTACHMENT 1

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Joyce Phillips
360.570.3722

Monday, January 22, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Chair Cunningham called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Commissioner Burns, Commissioner Watts and Commissioner Richmond arrived after the roll call was taken.

Present: 8 - Chair Rad Cunningham, Vice Chair Mike Auderer, Commissioner Tammy Adams, Commissioner Travis Burns, Commissioner Brian Mark, Commissioner Paula Ehlers, Commissioner Carole Richmond and Commissioner Missy Watts

OTHERS PRESENT

Councilmember/Council Liaison Clark Gilman
Community Planning and Development Staff:
Deputy Director Leonard Bauer
Senior Planner/Staff Liaison Joyce Phillips
Senior Planner Stacey Ray
Minutes Recorder Stacey Rodell
Intercity Transit Development Director Eric Phillips

2. APPROVAL OF AGENDA

The agenda was approved.

3. PUBLIC COMMENT

Member of the public Nancy Knofler began to speak about the Missing Middle Housing. Chair Cunningham indicated since a public hearing will be held within forty-five days of this meeting the Commission could not accept verbal public comment on this topic but would accept written public comment.

Stephanie Johnson, Staff Liaison to the Arts Commission, spoke briefly about the Arts Crossing Project formerly known as the Gateways Project. She put a call out for volunteers from the Planning Commission. Commissioner Mark stated he would volunteer.

4. STAFF ANNOUNCEMENTS

Ms. Phillips welcomed the new Council Liaison, Clark Gilman, to the meeting. She also informed the Commission of upcoming meeting dates and provided a brief update on building projects.

5. BUSINESS ITEMS

5.A [18-0069](#) Action Plan Briefing

Ms. Ray presented a briefing on the Action Plan via a PowerPoint presentation. A copy of the presentation can be found in the meeting details on the City's website.

The information was received.

5.B [18-0070](#) Missing Middle Housing Analysis Update

Mr. Bauer presented an update on the Missing Middle Housing Analysis via a PowerPoint presentation. A copy of the presentation can be found in the meeting details on the City's website.

The Commission unanimously agreed to continue this discussion to the next Planning Commission meeting.

The discussion was continued to the Planning Commission due back on 2/5/2018.

5.C [18-0071](#) Intercity Transit Briefing

Mr. Phillips presented a briefing on Intercity Transit's current services, plans, and projects via a PowerPoint presentation. A copy of the presentation can be found in the meeting details on the City's website.

The information was received.

6. REPORTS

Commissioner Richmond and Vice Chair Auderer attended the Hearing Examiner hearing for the Views on 5th building project.

Commissioner Auderer accepted a position on a design committee for the Olympia Downtown Association (ODA).

7. OTHER TOPICS - None

8. ADJOURNMENT

The meeting adjourned at 9:43 p.m.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of the February 5, 2018 Olympia Planning Commission Meeting Minutes

Agenda Date: 3/5/2018
Agenda Item Number: 3.B
File Number: 18-0221

Type: minutes Version: 1 Status: In Committee

Title

Approval of the February 5, 2018 Olympia Planning Commission Meeting Minutes



Meeting Minutes - Draft

Planning Commission

ATTACHMENT 1

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Joyce Phillips
360.570.3722

Monday, February 5, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Chair Cunningham called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 5 - Chair Rad Cunningham, Vice Chair Mike Auderer, Commissioner Tammy Adams, Commissioner Paula Ehlers and Commissioner Carole Richmond

Excused: 1 - Commissioner Brian Mark

Absent: 2 - Commissioner Travis Burns and Commissioner Missy Watts

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

The minutes were approved.

3.A [18-0109](#) Approval of the January 8, 2018 Olympia Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT

None.

5. STAFF ANNOUNCEMENTS

Ms. Phillips informed the Commission of upcoming meeting dates and provided a brief update on building projects.

6. BUSINESS ITEMS

6.A [18-0116](#) Missing Middle Housing Analysis Update

The information was received and discussed. Commissioner Auderer motioned, seconded by Commissioner Ehlers, to schedule the Public Hearing on March 19, 2018; at least two weeks prior to the hearing to distribute a special Missing Middle newsletter to explaining the project and address the most frequent comments and questions, possibly including a cartoon or graphic of the development process, example density illustrations, and a description of recommendations by topic or neighborhood; and to hold a Planning Commission sponsored Open House on February 26, 2018. The motion passed unanimously.

7. REPORTS

Chair Cunningham reported on proposed bills currently under consideration in the State Legislative process.

8. OTHER TOPICS

Ms. Phillips reminded Commissioners of the change to the Commission's regular meeting schedule because of the upcoming holiday.

9. ADJOURNMENT

The meeting adjourned at 7:55 p.m.



Planning Commission

Missing Middle Housing Analysis Update

Agenda Date: 3/5/2018
Agenda Item Number: 6.A
File Number: 18-0224

Type: discussion Version: 1 Status: In Committee

Title
Missing Middle Housing Analysis Update

Recommended Action
Receive briefing.

Report
Issue:
Receive briefing on the status of public outreach and draft Missing Middle Housing Analysis code revisions.

Staff Contact:
Leonard Bauer, Deputy Director, CP&D, 360.753.8206

Presenter(s):
Leonard Bauer, Deputy Director, CP&D
Joyce Phillips, Senior Planner, CP&D

Background and Analysis:
The term 'Missing Middle' refers to a range of multi-unit housing types that are compatible in scale with single-family homes. In other words, they provide 'middle' density housing. There have been relatively few of these types of housing constructed in Olympia (and nationwide) over the past 40 years compared to single-family homes - thus, they are referred to as 'missing.' Some examples of missing middle housing types include tiny houses, modular units, cottage homes, townhouses, duplexes, triplexes, fourplexes, small multi-family apartments, and accessory dwelling units.

The Missing Middle Housing Analysis implements several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (Attachment 1). The web page also contains detailed information on the review process and draft recommendations. Draft code revisions to implement the Missing Middle recommendations (Attachment 2) will be posted to the web page by February 27.

The Missing Middle Housing analysis has reviewed existing city regulations - such as zoning, permit fees, development standards, utility connection charges, etc. - for potentially disproportionate effects on the ability to provide for a variety of housing types in the City's low-density, residentially zoned

areas. An updated summary of the public outreach methods to date is also included on the Missing Middle web page. Attachment 3 includes written comments received since the February 5 Planning Commission meeting.

The Planning Commission has received numerous briefings on this project throughout 2017 and early 2018. Planning Commissioners served as chair and vice-chair of the Missing Middle Work Group that identified, examined and commented on issues related to Missing Middle housing at eight monthly meetings in 2017.

At its last three meetings, the Planning Commission reviewed the draft Missing Middle recommendations in detail and discussed their process for considering them, including additional public outreach and scheduling a public hearing at its March 19 meeting.

Neighborhood/Community Interests (if known):

The Missing Middle Housing Analysis has garnered significant community and neighborhood interest. There is a large e-mail list of interested parties, and the Coalition of Neighborhood Associations has had regular briefings and discussions. Several individual neighborhood associations and other organizations have requested and received briefings on the Missing Middle analysis and recommendations.

Options:

Receive briefing on Missing Middle Housing Analysis.

Financial Impact:

The Missing Middle analysis is included as part of the adopted City budget. Draft recommendations may have long-term impacts to property tax revenues and infrastructure expenditures for the City.

Attachments:

Missing Middle web page
Draft Code Revisions
Written public comments

Chapter 15.04

GENERAL PROVISIONS GOVERNING THE ASSESSMENT OF IMPACT FEES

15.04.000 Chapter Contents

Sections:

[15.04.010](#) Findings and authority.

[15.04.020](#) Definitions.

[15.04.030](#) Findings of concurrency.

[15.04.040](#) Assessment of impact fees.

[15.04.050](#) Independent Fee Calculations.

[15.04.060](#) Exemptions.

[15.04.070](#) Credits.

[15.04.080](#) Tax adjustments.

[15.04.090](#) Appeals.

[15.04.100](#) Establishment of impact fee accounts for parks and transportation.

[15.04.110](#) Authorization for the school interlocal agreement and the establishment of the school impact account.


[15.04.120](#) Refunds.

[15.04.130](#) Use of funds.

[15.04.140](#) Administrative guidelines.

[15.04.150](#) Review.

15.04.010 Findings and authority

The City Council of the City of Olympia (the "Council") hereby finds and determines that new growth and development, including but not limited to new residential, commercial, retail, office, and industrial development, in the City of Olympia will create additional demand and need for public facilities in the City of Olympia, and the Council finds that new growth and development should pay a proportionate share of the cost of new facilities needed to serve the new growth and development. The City of Olympia has conducted extensive studies documenting the procedures for measuring the impact of new developments on public facilities, has prepared the Parks Study and the Transportation Study and has reviewed the Schools Study prepared by the Olympia School District No. 111 ("District No. 111"), and hereby incorporates these studies into this title by reference. Therefore, pursuant to Chapter [82.02](#)  RCW, the Council adopts this title to assess impact fees for parks, transportation facilities, and schools.


The provisions of this title shall be liberally construed in order to carry out the purposes of the Council in establishing the impact fee program.

(Ord. 6607 §1, 2008; Ord. 6164 §1, 2001; Ord. 5490 §1, 1994).

15.04.020 Definitions

The following words and terms shall have the following meanings for the purposes of this title, unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW [82.02.090](#), or given their usual and customary meaning.

- A. "Act" means the Growth Management Act, as codified in RCW [36.70A](#), as now in existence or as hereafter amended.
- B. "Accessory Dwelling Unit" means a dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, eating, sanitation, and sleeping.
- C. "Building Permit" means an official document or certification which is issued by the Building Official and which authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, demolition, moving or repair of a building or structure.
- D. "Capital Facilities" means the facilities or improvements included in a capital budget.
- E. "Capital Facilities Plan" means the capital facilities plan element of a comprehensive plan adopted by the City of Olympia pursuant to Chapter [36.70A](#) RCW, and such plan as amended.
- F. "City" means the City of Olympia.
- G. "Council" means the City Council of the City of Olympia.
- H. "Concurrent" or "Concurrency" means that the improvements are in place at the time the impacts of development occur, or that the necessary financial commitments are in place, which shall include the impact fees anticipated to be generated by the development, to complete the improvements necessary to meet the specified standards of service defined in the Parks Study, the Transportation Study, and the Schools Study within six (6) years of the time the impacts of development occur.
- I. "County" means Thurston County.
- J. "Department" means the Department of Community Planning and Development.
- K. "Development Activity" means any construction, expansion, or change in the use of a building or structure that creates additional demand and need for public facilities.
- L. "Development Approval" means any written authorization from the City of Olympia which authorizes the commencement of a development activity.
- M. "Director" means the Director of the Department of Community Planning and Development or the Director's designee.
- N. "District No. 111" means the Olympia School District No. 111, Thurston County, Washington.

- O. "Downtown Impact Fee Payment Area" means all properties located within the downtown area, which is currently bounded by: Budd Inlet on the north; Budd Inlet and Capitol Lake on the west; along 14th Avenue extending between Capitol Lake and Capitol Way, then east on 14th Avenue extending to Interstate 5 on the south; Eastside Street on the east; and along Olympia Avenue in a westerly direction reconnecting with the Budd Inlet on the north, including properties owned by the Port of Olympia, as shown in Figure 15-04-1.
- P. "Dwelling Unit" means a single unit providing complete and independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking, and sanitation needs.
- Q. "Elderly" means a person aged 62 or older.
- R. "Encumbered" means to reserve, set aside, or otherwise earmark the impact fees in order to pay for commitments, contractual obligations, or other liabilities incurred for public facilities.
- S. "Feepayer" is a person, corporation, partnership, an incorporated association, or any other similar entity, or department or bureau of any governmental entity or municipal corporation commencing a land development activity which creates the demand for additional capital facilities, and which requires the issuance of a building permit. "Feepayer" includes an applicant for an impact fee credit.
- T. "Gross Floor Area" means the total square footage of any building, structure, or use, including accessory uses.
- U. "Hearing Examiner" means the Examiner who acts on behalf of the Council in considering and applying land use regulatory codes as provided under Chapter [18.82](#) of the Olympia Municipal Code. Where appropriate, "Hearing Examiner" also refers to the office of the hearing examiner.
- V. "Impact fee" means a payment of money imposed by the City of Olympia on development activity pursuant to this title as a condition of granting development approval in order to pay for the public facilities needed to serve new growth and development. "Impact fee" does not include a reasonable permit fee, an application fee, the administrative fee for collecting and handling school impact fees, or the cost of reviewing independent fee calculations.
- W. "Impact Fee Account" or "Account" means the account(s) established for each type of public facility for which impact fees are collected. The Accounts shall be established pursuant to Sections [15.04.100](#) and [15.04.110](#) of this title, and comply with the requirements of RCW [82.02.070](#) .
- X. "Independent Fee Calculation" means the park impact calculation, the school impact calculation, the transportation calculation, and/or economic documentation prepared by a feepayer, to support the assessment of an impact fee other than by the use of Schedules A, C and D of Chapter [15.16](#), or the calculations prepared by the Director or District No. 111 where none of the fee categories or fee amounts in the schedules in Chapter [15.16](#) accurately describe or capture the impacts of the new development on public facilities.
- Y. "Interest" means the average interest rate earned by the City of Olympia or District No. 111 with respect to school fees in the last fiscal year, if not otherwise defined.
- Z. "Interlocal Agreement" or "Agreement" means the school interlocal agreement by and between the City of Olympia and District No. 111 as authorized in Section [15.04.110](#) herein.

AA. "Occupancy Permit" means the permit issued by the City of Olympia where a development activity results in a change in use of a pre-existing structure.

BB. "Open Space" means for the purposes of this title undeveloped public land that is permanently protected from development (except for the development of trails or other passive public access or use).

CC. "Owner" means the owner of record of real property, or a person with an unrestricted written option to purchase property; provided that, if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

DD. "Parks" means parks, open space, and recreational facilities, including but not limited to ball fields, golf courses, athletic fields, soccer fields, swimming pools, tennis courts, volleyball courts, neighborhood parks, community parks, special use parks, trails, and open space.

EE. "Parks Study" means the City of Olympia Park Impact Fee Study dated October 2012, and as may be amended in the future.

FF. "Planned Residential Development" or "PRD" shall have the same meaning as set forth in Chapter [18.56](#) of the Olympia Municipal Code.

GG. "Project Improvements" mean site improvements and facilities that are planned and designed to provide service for a particular development or users of the project, and are not system improvements. No improvement or facility included in a capital facilities plan adopted by the Council shall be considered a project improvement.

HH. "Public Facilities" means the following capital facilities owned or operated by the City of Olympia or other governmental entities: (1) publicly owned parks, open space, and recreational facilities; (2) public streets, and roads; and (3) public school facilities.

II. "Residential" or "Residential Development" means all types of construction intended for human habitation. This shall include, but is not limited to, single-family, duplex, triplex, and other multifamily development.

JJ. "Schools Study" means the "Olympia School District - Rate Study for Impact Fees for School Facilities, 1994," and as may be amended in the future.

KK. "Senior Housing Development" means a residential development of 10 units or more that is occupied exclusively by residents 55 years of age or older. In order to qualify for the "Senior Development" impact fee rate, a restrictive covenant is required to be placed on the deed limiting the development to residents 55 years of age or older.

LL. "Single Room Occupancy Dwelling" means a housing type consisting of one room, ~~often with cooking facilities and~~ with ~~private or~~ shared bathroom facilities, and cooking facilities that are either in the room or shared.

MM. "Square Footage" means the square footage of the gross floor area of the development.

NN. "State" means the State of Washington.

OO. "System Improvements" means public facilities that are included in the City of Olympia's capital facilities plan and are designed to provide service to service areas within the community at large, in contrast to project improvements.

PP. "Transportation Study" means the City of Olympia Transportation Impact Fee Program Update dated December 2008, and as may be amended in the future.

(Ord. 6920 §1, 2014; Ord. 6886 §17, 2013; Ord. 6838 §2, 2012; Ord. 6649 §1, 2009; Ord. 6607 §1, 2008; Ord. 6516 §2, 2007; Ord. 6410 §1, 2006; Ord. 6224 §1, 2002; Ord. 6164 §1, 2001; Ord. 5785 §1, 1998; Ord. 5490 §2, 1994).

15.04.030 Findings of concurrency

A. Prior to approving proposed subdivisions, dedications, short plats, short subdivisions, planned residential developments, or binding site plans, the Council or administrative personnel shall make written findings that the public facilities which will be needed as a result of the new development, such as parks, recreation, open space, schools, and school grounds, will be provided concurrent with development. The concurrency requirement is satisfied if the improvements are in place at the time the impacts of development occur, or that the necessary financial commitments are in place, which shall include the impact fees anticipated to be generated by the development, to complete the improvements required to meet the specified standards of service defined in the Parks Study and the Schools Study within ten (10) years of the time that the impacts of development occur. Any combination of the following shall constitute the "necessary financial commitments" for the purposes of this title:

1. The City or District No. 111 has received voter approval of and/or has bonding authority;
2. The City or District No. 111 has received approval for federal, state or other funds;
3. The City or District No. 111 has received a secured commitment from a feepayer that the feepayer will construct the needed improvement(s) or facility and the City or District No. 111 has found such improvement(s) or facility to be acceptable and consistent with its capital facilities plan; and/or
4. The City or District No. 111 has other assured funding, including but not limited to impact fees which have been paid.

B. Compliance with this concurrency requirement shall be sufficient to satisfy the provisions of RCW [58.17.110](#), RCW [58.17.060](#), and the Act. The finding of concurrency shall be made at the time of preliminary plat or PRD approval or at the time of binding site plan approval.

C. The City shall not approve applications for preliminary plats, PRDs, or binding site plans, unless the City is able to make a finding of concurrency; provided that, if the feepayer opts to dedicate land, to provide improvements, and/or construction consistent with the requirements of Section 6 of this title governing credits, where appropriate, the City can make a finding of concurrency.

D. A finding of concurrency provided to the applicant at the time of preliminary plat or PRD approval, or at the time of binding site plan approval, shall be valid for a period of three (3) years from the date of receipt. If pursuant to law, an applicant requests an extension of the three-year period between the date of preliminary and final plat or PRD approval, the applicant shall be subject to a new concurrency determination prior to the granting of a request for an extension.

E. If any party for any reason is able to exempt itself from the operation of this title, the City reserves the right to review its land use plan in conjunction with its capital facilities plan in order to ensure concurrency. In the event that the impact fees that might have been paid would have been an integral part of the financing to ensure concurrency, the City reserves the right to deny approval for the development on these grounds.

(Ord. 6838 §3, 2012; Ord. 6607 §1, 2008; Ord. 5490 §3, 1994).

15.04.040 Assessment of impact fees

A. The City shall collect impact fees, based on the schedules in Chapter [15.16](#), or an independent fee calculation as provided for in Chapter 15.04.050, from any applicant seeking development approval from the City for any development activity within the City, where such development activity requires the issuance of a building or occupancy permit. This shall include, but is not limited to, the development of residential, commercial, retail, office, and industrial land, and includes the expansion of existing uses that creates a demand for additional public facilities, as well as a change in existing use that creates a demand for additional public facilities.

B. Applicants seeking development approval from the City for residential developments where the property is located outside the boundaries of District No. 111 shall not be required to pay the school impact fee set forth in Schedule C (Section [15.16.030](#)) of Appendix A (Chapter [15.16](#)).

C. Where a change in use triggers review under the State Environmental Policy Act or increases the trip generation by more than 5% or ten peak hour trips, whichever is less, the Director shall calculate a transportation impact fee based on the increases in the trip generation rate.

D. Impact fees shall be assessed at the time the complete building permit application is submitted for each unit in the development, using either the impact fee schedules then in effect or an independent fee calculation, at the election of the applicant and pursuant to the requirements set forth in Section [15.04.050](#). The City shall not accept an application for a building permit if final plat, PRD, or binding site plan approval is needed and has not yet been granted by the City. Furthermore, the City shall not accept an application for a building permit unless prior to submittal or concurrent with submittal, the feepayer submits complete applications for all other discretionary reviews needed, including, but not limited to, design review, the environmental determination, and the accompanying checklist.

E. Applicants that have been awarded credits prior to the submittal of the complete building permit application pursuant to Section [15.04.070](#), shall submit, along with the complete building permit application, a copy of the letter or certificate prepared by the Director pursuant to Section [15.04.070](#) setting forth the dollar amount of the credit awarded. Impact fees, as determined after the application of appropriate credits, shall be collected from the feepayer at the time the building permit is issued or prior to final building inspection as set forth in Subsection (H) below.

F. Where the impact fees imposed are determined by the square footage of the development, the impact fee shall be based on the size and type of structure proposed to be constructed on the property. If the final square footage of the development is in excess of the initial square footage set forth in the building permit, any difference will be adjusted at the time that a certificate of occupancy is issued or the time that the building is occupied, using the rate schedule in effect at that time of permit application.

G. Except as provided in subsection (H) below, the Department shall not issue a building permit unless and until the impact fees required by this Chapter, less any permitted exemptions, credits or deductions, have been paid.

H. Impact fee payments may be deferred until prior to the City conducting a final building inspection. All applicants and/or legal owners of the property upon which the development activity allowed by the building permit is to occur must sign an Impact Fee Deferral Agreement in a form acceptable by the City Attorney. The applicant will pay a \$50 administrative fee, along with fees necessary for recording the agreement in the office of the Thurston County Auditor.

In the event that the fees are not paid within the time provided in this subsection, the City shall institute foreclosure proceedings under the process set forth in Chapter [61.12](#) RCW, except as revised herein. The then-present owner shall also pay the City's reasonable attorney fees and costs incurred in the foreclosure process. Notwithstanding the foregoing, the City shall not commence foreclosure proceedings less than thirty (30) calendar days prior to providing written notification to the then-present owner of the property via certified mail with return receipt requested advising of its intent to commence foreclosure proceedings. If the then-present owner cures the default within the thirty-day cure period, no attorney fees and/or costs will be owed. In addition, the City retains its full authority to withhold inspections and to suspend, revoke or refuse to issue occupancy and other building permits and to commence enforcement actions due to non-payment of impact fees.

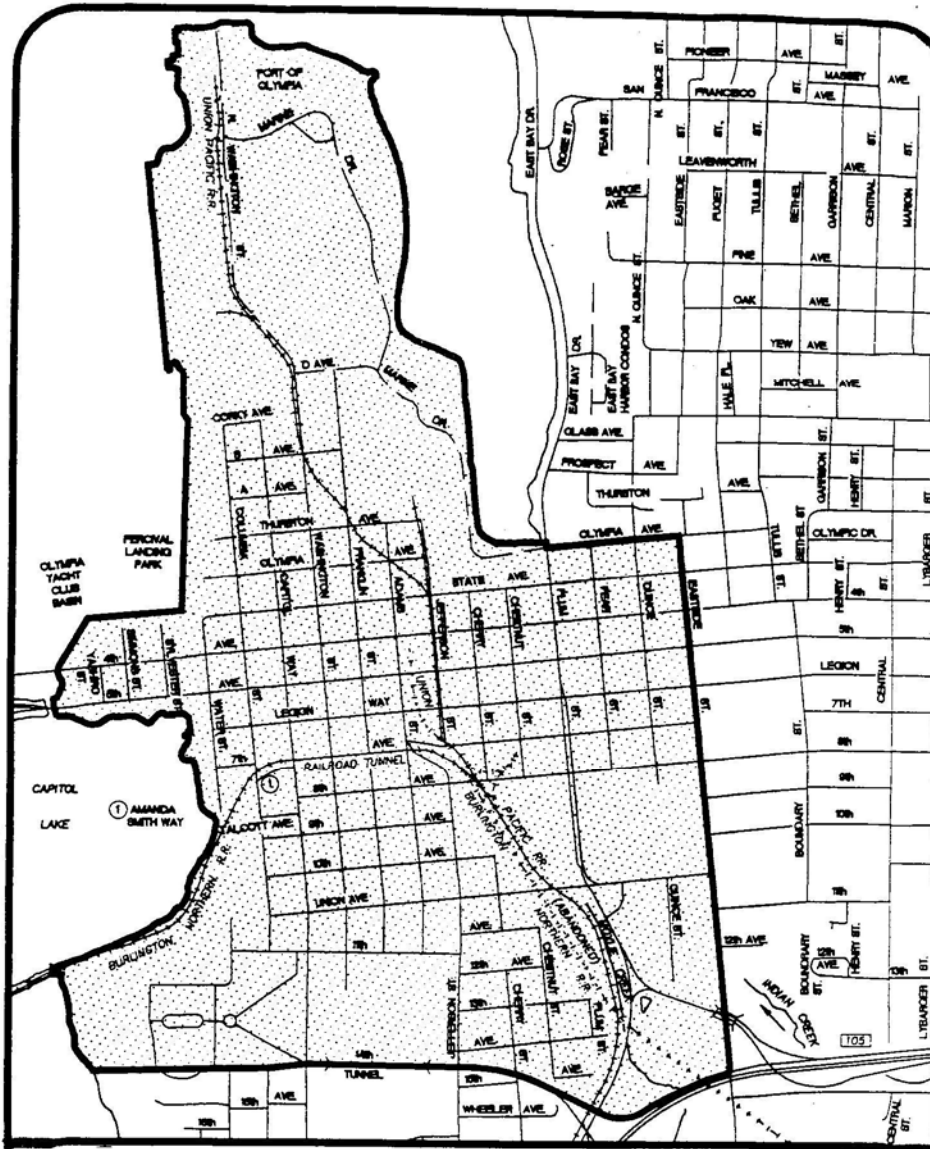


FIGURE 15-04-1

Downtown Deferred Impact Fee Payment Option Area

(Grey Shaded Area Only)

Note: This map is for illustrative purposes only.

For exact description of area, see Section [15.04.020](#) Definitions.

(Ord. 6941 §1, 2014; Ord. 6649 §2, 2009; Ord. 6607 §1, 2008; Ord. 6420 §6, 2006; 6302 §1, 2004; Ord. 6224 §2, 2002; Ord 6164 §1, 2001; Ord. 5785 §2, 1998; Ord. 5490 §4, 1994).

15.04.050 Independent fee calculations

A. If in the judgment of the Director, none of the fee categories or fee amounts set forth in Schedule A or D (Sections [15.16.010](#) or [15.16.040](#)) accurately describe or capture the impacts of a new development

on parks or transportation facilities, the Department may prepare independent fee calculations and the Director may impose alternative fees on a specific development based on those calculations. The alternative fees and the calculations shall be set forth in writing and shall be mailed to the feepayer. For example, with respect to group homes, the fees imposed shall take into account the size and number of residents proposed to be housed in such group homes, and the Director shall determine the fees to be imposed based on the Director's judgment of the approximate equivalent number of residents that would be generated compared to single family dwelling units.

B. If District No. 111 believes in good faith that none of the fee categories or fee amounts set forth in Schedule C (Section [15.16.030](#)) accurately describe or capture the impacts of a new development on schools, District No. 111 may conduct independent fee calculations and submit such calculations to the Director. The Director may impose alternative fees on a specific development based on the calculations of District No. 111, or may impose alternative fees based on the calculations of the Department. The alternative fees and the calculations shall be set forth in writing and shall be mailed to the feepayer.

C. An applicant may elect to have impact fees determined according to Schedule A, B, or D (Sections [15.16.010](#) and [.040](#), respectively). If the applicant does so, s/he shall execute an agreement in a form satisfactory to the City Attorney waiving the applicant's right to an independent fee calculation provided for in this Section. In the alternative, if an applicant opts not to have the impact fees determined according to Schedule A or D (Sections [15.16.010](#) or [15.16.040](#)), the applicant may elect an independent fee calculation for the development activity for which a building permit is sought. In that event, the applicant may prepare and submit his/her own independent fee calculation, or may request that the City prepare an independent fee calculation. The applicant must make the election between fees calculated under Schedules A or D and an independent fee calculation prior to issuance of the building permit for the development. If the applicant elects to prepare his/her own independent fee calculation, the applicant must submit documentation showing the basis upon which the independent fee calculation was made.

D. An applicant may elect to have impact fees determined according to Schedule C (Section [15.16.030](#)). If the applicant does so, s/he shall execute an agreement in a form satisfactory to the City Attorney waiving the applicant's right to an independent fee calculation provided for in this Section. In the alternative, if an applicant opts not to have the impact fees determined according to Schedule C (Section [15.16.030](#)), the applicant may elect an independent fee calculation for the development activity for which a building permit is sought. In that event, the applicant may prepare and submit his/her own independent fee calculation, or may request that the City prepare an independent fee calculation. The applicant must make the election between fees calculated under Schedule C and an independent fee calculation prior to issuance of the building permit for the development. If the applicant elects to prepare its own independent fee calculation, the applicant must submit documentation showing the basis upon which the independent fee calculation was made. The Director shall provide District No. 111 an opportunity to review the independent fee calculation and provide an analysis to the Director concerning whether the independent fee calculation should be accepted, rejected, or accepted in part. The Director may adopt, reject, or adopt in part the independent fee calculation based on the analysis prepared by District No. 111, or may impose alternative fees based on the calculations of the Department, the feepayer's independent fee calculation, the specific characteristics of the development, and/or principles of fairness. The fees or alternative fees and the calculations shall be set

forth in writing and shall be mailed to the feepayer, and with respect to school impact fees, to the Superintendent or his/her designee of District No. 111.

E. Any applicant electing an independent fee calculation shall be required to pay the City of Olympia a fee to cover the cost of reviewing or preparing the independent fee calculation, as follows: If the applicant elects to submit his/her own independent fee calculation, the applicant shall pay to the City at the time of the independent fee calculation election a fee of five hundred dollars (\$500.00) plus a deposit of five hundred dollars (\$500.00) towards the City's actual costs incurred in reviewing the independent fee calculation. The applicant shall remit all remaining actual costs of the City's review of the independent fee calculation prior to and as a precondition of the City's issuance of the building permit. If the City's actual costs are lower than the deposit amount, the difference shall be remitted to the applicant. If the applicant elects to have the City prepare the independent fee calculation, the applicant shall pay to the City at the time of the independent fee calculation election a fee of five hundred dollars (\$500.00).

F. While there is a presumption that the calculations set forth in the Parks Study, the Schools Study, and the Transportation Study are valid, the Director shall consider the documentation submitted by the feepayer and the analysis prepared by District No. 111, but is not required to accept such documentation or analysis which the Director reasonably deems to be inaccurate or not reliable, and may modify or deny the request, or, in the alternative, require the feepayer or District No. 111 to submit additional or different documentation for consideration. The Director is authorized to adjust the impact fees on a case-by-case basis based on the independent fee calculation, the specific characteristics of the development, and/or principles of fairness. The Director's decision shall be set forth in writing and shall be mailed to the feepayer, and with respect to school impact fees, to the Superintendent or his/her designee of District No. 111.

G. Determinations made by the Director pursuant to this Section may be appealed to the office of the hearing examiner subject to the procedures set forth in OMC Chapter [18.75](#).

(Ord. 6607 §1, 2008; Ord. 6302 §2, 2004; Ord. 6164 §1, 2001).

15.04.060 Exemptions

A. The following shall be exempted from the payment of impact fees as follows:

1. Alteration of an existing nonresidential structure that does not expand the usable space or add any residential units shall be exempt from paying all impact fees;
2. Miscellaneous improvements, including, but not limited to, fences, walls, swimming pools, and signs shall be exempt from paying all impact fees;
3. Demolition or moving of a structure shall be exempt from paying all impact fees;
4. Expansion of an existing structure that results in the addition of one hundred twenty (120) square feet or less of gross floor area shall be exempt from paying all impact fees;
5. Replacement of a structure with a new structure of the same size and use at the same site or lot when such replacement occurs within seventy-two (72) months of the demolition or destruction of the prior structure shall be exempt from paying all impact fees. Replacement of a structure with a new

structure of the same size shall be interpreted to include any structure for which the gross square footage of the building will not be increased by more than one hundred twenty (120) square feet. Such replacements shall be exempt from the payment of park, transportation impact fees, and school impact fees; provided that, park, transportation, and school impact fees will be charged for any additional residential units that are created in the replacement and, transportation impact fees shall be charged for any additional gross floor area greater than one hundred twenty (120) square feet added in the replacement;

6. Any form of housing intended for and solely occupied by persons 62 years or older, including nursing homes and retirement centers, shall be exempt from the payment of school impact fees so long as those uses are maintained, and the necessary covenants or declaration of restrictions, in a form approved by the City Attorney and the School District attorney, required to ensure the maintenance of such uses, are recorded on the property;

7. The creation of an accessory dwelling unit shall be exempt from the payment of school impact fees and the creation of an accessory dwelling unit within an existing single family structure shall be exempt from the payment of park impact fees;

8. A single room occupancy dwelling shall be exempt from the payment of school impact fees;

9. A change in use where the increase in trip generation is less than the threshold stated in Section [15.04.040\(C\)](#), Assessment of Impact Fees shall be exempt from paying transportation impact fees; or

10. Any form of low-income housing occupied by households whose income when adjusted for size, is at or below 80 percent of the area median income, as annually adjusted by the U.S. Department of Housing and Urban Development shall be exempt from paying school impact fees provided that a covenant approved by the school district to assure continued use for low income housing is executed, and that the covenant is an obligation that runs with the land upon which the housing is located and is recorded against the title of the property.

11. Developments limited to residents who routinely receive assistance with activities of daily living such as, but not limited to, bathing, dressing, eating, personal hygiene, transferring, toileting, and mobility shall be exempt from paying park and school impact fees.

B. With respect to impact fees for parks and transportation, the Director shall be authorized to determine whether a particular development activity falls within an exemption identified in this Section, in any other Section, or under other applicable law. Determinations of the Director shall be in writing and shall be subject to the appeals procedures set forth in OMC Chapter [18.75](#).

C. With respect to school impact fees, requests for an exemption shall be directed to District No. 111. District No. 111 shall determine whether a particular development activity falls within an exemption identified in this Section, in any other Section, or under other applicable law. District No. 111 shall forward its determination to the Director in writing, and the Director may adopt the determination of District No. 111 and may exempt or decline to exempt a particular development activity, or the Director may make an alternative determination and set forth the rationale for the alternative determination. Determinations of the Director shall be in writing and shall be subject to the appeals procedures set forth in OMC Chapter [18.75](#).

(Ord. 6942 §3, 2014; Ord. 6920 §3, 2014; Ord. 6607 §1, 2008; Ord. 6342 §1, 2004; Ord. 6224 §3, 2002; Ord. 6164 §1, 2001; Ord. 5490 §5, 1994).

15.04.070 Credits

A. A feepayer can request that a credit or credits for park and/or transportation impact fees be granted for the total value of dedicated land, improvements, and/or construction provided by the feepayer if the land, improvements, and/or construction facility are identified in the capital facilities plan as projects providing capacity to serve new growth. The Director may make a finding that such land, improvements, and/or facility would serve the goals and objectives of the capital facilities plan. For park and transportation impact fees, the feepayer can also request a credit or credits for significant past tax payments. For each request for a credit or credits for significant past tax payments for park and transportation impact fees, the feepayer shall submit receipts and a calculation of past tax payments earmarked for or proratable to the projects that provide capacity to serve new growth in the capital facilities plan.

B. Where the dedicated land, improvements, and/or construction is for the benefit of District No. 111, the feepayer shall direct the request for a credit or credits to District No. 111. District No. 111 shall first determine the general suitability of the land, improvements, and/or construction for District purposes. Second, District No. 111 shall determine whether the land, improvements, and/or the facility constructed are included within the District's adopted capital facilities plan or the Board of Directors for District No. 111 may make the finding that such land, improvements, and/or facilities would serve the goals and objectives of the capital facilities plan of District No. 111. District No. 111 shall forward its determination to the Director, including cases where District No. 111 determines that the dedicated land, improvements, and/or construction are not suitable for District purposes. The Director may adopt the determination of District No. 111 and may award or decline to award a credit, or the Director may make an alternative determination and set forth in writing the rationale for the alternative determination.

C. For each request for a credit or credits, if appropriate, the Director shall select an appraiser or the feepayer may select an independent appraiser acceptable to the Director. The appraiser must be a Washington State Certified Appraiser or must possess other equivalent certification and shall not have a fiduciary or personal interest in the property being appraised. A description of the appraiser's certification shall be included with the appraisal, and the appraiser shall certify that he/she does not have a fiduciary or personal interest in the property being appraised.

D. The appraiser shall be directed to determine the total value of the dedicated land, improvements, and/or construction provided by the feepayer on a case-by-case basis.

E. Where the dedicated land, improvements, and/or construction is for the benefit of District No. 111 and District No. 111 has determined that the land, improvements, and/or construction would be suitable for District purposes, District No. 111 shall select an appraiser or the feepayer may select an independent appraiser acceptable to District No. 111. Such appraiser must meet and comply with the requirements set forth in subsection C above. The appraiser shall be directed to determine the value of the dedicated land, improvements, or construction provided by the feepayer on a case-by-case basis.

F. The feepayer shall pay for the cost of the appraisal or request that the cost of the appraisal be deducted from the credit which the Director may be providing to the feepayer, in the event that a credit is awarded.

G. After receiving the appraisal, or the determination of District No. 111, and where consistent with the requirements of this Section, the Director shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, the legal description of the site donated where applicable, and the legal description or other adequate description of the project or development to which the credit may be applied. The applicant must sign and date a duplicate copy of such letter or certificate indicating his/her agreement to the terms of the letter or certificate, and return such signed document to the Director before the impact fee credit will be awarded. The failure of the applicant to sign, date, and return such document within sixty (60) calendar days shall nullify the credit. The credit must be used within seventy-two (72) months of the award of the credit.

H. Any claim for credit must be made no later than twenty (20) calendar days after the submission of an application for a building permit.

I. In no event shall the credit exceed the amount of the impact fees that would have been due for the proposed development activity.

J. No credit shall be given for project improvements.

K. Determinations made by the Director pursuant to this Section shall be subject to the appeals procedures set forth in OMC Chapter [18.75](#).

L. The fee payer may also apply for a credit for transportation demand management strategies. The Director shall determine the actual amount of the credit to be granted to a specific project for the transportation demand management strategies that the feepayer will implement. The Director may consider the possible impacts on adjacent residential parking when considering a request for credit. At the discretion of the Director, eligible projects may reduce transportation impact fees by the following amounts:

ACTION	TRANSPORTATION IMPACT FEE REDUCTION
Operational Improvements:	
Commercial development which would be occupied by employees subject to Commute Trip Reduction ordinance or evidence to voluntarily comply with Commute Trip Reduction ordinance.	2%
Physical Improvements:	
Installation of on-site sheltered bus stop, or bus stop within 1/4 mile of site with adequate walkways as determined by Transportation Division staff.	2%

ACTION	TRANSPORTATION IMPACT FEE REDUCTION
Installation of preferential carpool/vanpool parking facilities.	2%
Underbuild median parking requirements by at least 20%.	2%
Other:	
Other operational or physical Transportation Demand Management measures identified by the developer (with supporting documentation).	Up to 5% based upon peak hour trip reductions
Maximum Reduction	Up to 10%

The following guidelines define the conditions under which transportation demand management credits may be granted. The Director shall request documentation or other sureties to ensure the effectiveness and continuation of the impact of these credits.

OPERATIONAL

1. Applicants requesting credit because they will house employers subject to the Commute Trip Reduction (CTR) Act must provide a signed five-year lease or other evidence in a form approved by the City Attorney that obligates the occupants to reduce peak hour trips.

PHYSICAL

1. "Carpool/vanpool only" parking must be designated for a minimum of three spaces or 15% of the actual constructed parking area.

Transportation Impact Fee Reduction for Underbuilding Median Parking:

1. Any physical/operational improvements required by the City to reduce parking are not eligible for individual TIF reductions.
2. Physical/operational improvements being proposed above and beyond those required for parking reductions are eligible for TIF reductions.

*Plus other possible TDM credits as identified by the applicant which reduces single occupancy vehicle trips.

(Ord. 7052 §1, 2016; Ord. 6607 §1, 2008; Ord. 6224 §4, 2002; Ord. 6164 §1, 2001; Ord. 5490 §6, 1994).

15.04.080 Tax adjustments

Pursuant to and consistent with the requirements of RCW [82.02.060](#), the Parks Study, the Transportation Study, and the Schools Study have provided adjustments for future taxes to be paid by the new development which are earmarked or proratable to the same new public facilities which will serve the new development. The impact fee schedules in Appendix A (Chapter [15.16](#)) have reasonably adjusted for taxes and other revenue sources which are anticipated to be available to fund these public improvements.

(Ord. 6607 §1, 2008; Ord. 6224 §5, 2002; Ord. 6164 §1, 2001; Ord. 5490 §7, 1994).

15.04.090 Appeals

- A. Any feepayer may pay the impact fees imposed by this title under protest in order to obtain a building permit or occupancy permit. No appeal shall be permitted until the impact fees at issue have been paid.
- B. Appeals regarding the impact fees imposed on any development activity shall only be filed by the feepayer of the property where such development activity will occur, except as otherwise provided herein (See Subsection E).
- C. The feepayer must first file a request for review regarding impact fees with the Director, as provided herein:
1. The request shall be in writing on the form provided by the City;
 2. The request for review by the Director shall be filed no later than fourteen (14) calendar days after the feepayer pays the impact fees at issue;
 3. No administrative fee will be imposed for the request for review by the Director; and
 4. The Director shall issue a determination in writing.
- D. Determinations of the Director with respect to the applicability of the impact fees to a given development activity, the availability or value of a credit, or the Director's decision concerning the independent fee calculation, or any other determination which the Director is authorized to make pursuant to this title, can be appealed to the hearing examiner subject to the procedures set forth in OMC Chapter [18.75](#).
- E. If the Director makes a determination on an adjustment, credit, or independent fee calculation contrary to or inconsistent with the determination or analysis prepared by District No. 111, District No. 111 may appeal the Director's determination to the hearing examiner subject to the procedures set forth in OMC Chapter [18.75](#).

(Ord. 6607 §1, 2008; Ord. 6224 §6, 2002; Ord. 6164 §1, 2001; Ord. 5594 §16, 1996; 5570 §7, 1996; 5490 §8, 1994).

15.04.100 Establishment of impact fee accounts for parks and transportation

- A. Impact fee receipts shall be earmarked specifically and deposited in special interest-bearing accounts. The fees received shall be invested in a manner consistent with the investment policies of the City.
- B. There are hereby established two separate impact fee accounts for the fees collected pursuant to this title: the Parks Impact Account and the Transportation Impact Account. Funds withdrawn from these accounts must be used in accordance with the provisions of Section [15.04.130](#) of this title. Interest earned on the fees shall be retained in each of the accounts and expended for the purposes for which the impact fees were collected.

C. On an annual basis, the Financial Director shall provide a report to the Council on each of the two impact fee accounts showing the source and amount of all moneys collected, earned, or received, and the public improvements that were financed in whole or in part by impact fees.

D. Impact fees shall be expended or encumbered within six (6) years of receipt, unless the Council identifies in written findings extraordinary and compelling reason or reasons for the City to hold the fees beyond the six (6) year period. Under such circumstances, the Council shall establish the period of time within which the impact fees shall be expended or encumbered.

(Ord. 6607 §1, 2008; Ord. 6164 §1, 2001; Ord. 5490 §9, 1994).

15.04.110 Authorization for the school interlocal agreement and the establishment of the school impact account

A. The City Manager is authorized to execute, on behalf of the City, an interlocal agreement for the collection, expenditure, and reporting of school impact fees; provided that, such interlocal agreement complies with the provisions of this Section.

B. As a condition of the interlocal agreement, District No. 111 shall establish a School Impact Account with the Office of the Thurston County Treasurer, who serves as the Treasurer for District No. 111. The account shall be an interest-bearing account, and the school impact fees received shall be invested in a manner consistent with the investment policies of District No. 111.

C. For administrative convenience while processing the fee payments, school impact fees may be temporarily deposited in a City account, with interest earned retained by the City. As soon as practicable, the City shall transmit the school impact fees collected for District No. 111 to District No. 111. District No. 111 shall deposit the fees in the School Impact Account established by the District.

D. Funds withdrawn from the School Impact Account for District No. 111 must be used in accordance with the provisions of Section [15.04.130](#) of this title. The interest earned shall be retained in this account and expended for the purposes for which the school impact fees were collected.

E. On an annual basis, pursuant to the interlocal agreement, District No. 111 shall provide a report to the Council on the School Impact Account, showing the source and amount of all monies collected, earned, or received, and the public improvements that were financed in whole or in part by impact fees.

F. School impact fees shall be expended or encumbered within six (6) years of receipt, unless the Council identifies in written findings extraordinary and compelling reason or reasons for District No. 111 to hold the fees beyond the six (6) year period. Under such circumstances, the Council shall establish the period of time within which the impact fees shall be expended or encumbered, after consultation with District No. 111.

(Ord. 6607 §1, 2008; Ord. 6164 §1, 2001; Ord. 5490 §10, 1994).

15.04.120 Refunds

A. If the City or District No. 111 fails to expend or encumber the impact fees within ten (10) years of when the fees were paid, or where extraordinary or compelling reasons exist, such other time periods as established pursuant to Sections [15.04.100](#) or [15.04.110](#), the current owner of the property on which impact fees have been paid may receive a refund of such fees. In determining whether impact fees have

been expended or encumbered, impact fees shall be considered expended or encumbered on a first in, first out basis.

B. The City shall notify potential claimants by first class mail deposited with the United States Postal Service at the last known address of such claimants. The potential claimant must be the owner of the property for which the impact fee was paid.

C. Current owner(s) seeking a refund of impact fees must submit a written request for a refund of the fees to the Director and/or District No. 111 within one (1) year of the date the right to claim the refund arises or the date that notice is given, whichever is later.

D. Any impact fees for which no application for a refund has been made by the claimant within this one-year period shall be retained by the City or District No. 111 and expended on the appropriate public facilities. Claimants shall have no rights to a refund if not timely requested pursuant to Subsection [15.04.120\(C\)](#).

E. Refunds of impact fees under this Section shall include any interest earned on the impact fees by the City or District No. 111.

F. When the City seeks to terminate any or all components of the impact fee program, all unexpended or unencumbered funds from any terminated component or components, including interest earned, shall be refunded pursuant to this Section. Upon the finding that any or all fee requirements are to be terminated, the City shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two (2) times and shall notify all potential claimants by first class mail at the last known address of the claimants. All funds available for refund shall be retained for a period of one (1) year. At the end of one (1) year, any remaining funds shall be retained by the City, but must be expended for the appropriate public facilities. This notice requirement shall not apply if there are no unexpended or unencumbered balances within the account or accounts being terminated.

G. The City shall also refund to the current owner of property for which impact fees have been paid all impact fees paid, including interest earned on the impact fees, if the development activity for which the impact fees were imposed did not occur; provided that, if the City or District No. 111 has expended or encumbered the impact fees in good faith prior to the application for a refund, the Director or District No. 111 can decline to provide the refund. If within a period of three (3) years, the same or subsequent owner of the property proceeds with the same or substantially similar development activity, the owner can petition the Director or District No. 111 for an offset against the actual impact fee amounts paid. The petitioner must provide receipts of impact fees previously paid for a development of the same or substantially similar nature on the same property or some portion thereof. In the case of park or transportation impact fees, the Director shall determine whether to grant an offset, and the determinations of the Director may be appealed pursuant to the procedures in OMC Chapter [18.75](#). In the case of school impact fees, District No. 111 shall determine whether to grant an offset. District No. 111 shall forward its determination to the Director, and the Director may adopt the determination of District No. 111 and may grant or decline to grant an offset, or the Director may make an alternative determination and set forth the rationale for the alternative determination. Determinations of the Director shall be in writing and shall be subject to the appeals procedures set forth in OMC Chapter [18.75](#).

(Ord. 7087 §1, 2017; Ord. 6607 §1, 2008; Ord. 6224 §7, 2002; Ord. 6164 §1, 2001; Ord. 5490 §11, 1994).

15.04.130 Use of funds

A. Pursuant to this title, impact fees:

1. shall be used for public improvements that will reasonably benefit the new development; and
2. shall not be imposed to make up for deficiencies in public facilities serving existing developments; and
3. shall not be used for maintenance or operation.

B. With respect to parks facilities, impact fees may be spent for public improvements, including, but not limited to, planning for parks that will reasonably benefit the new development, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable impact fees or mitigation costs, and capital equipment pertaining to park facilities.

C. Transportation impact fees may be spent for public improvements, including, but not limited to, planning, land acquisition, right-of-way acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable impact fees, or mitigation costs, and any other expenses which can be capitalized pertaining to transportation improvements.

D. With respect to schools, impact fees may be spent for public improvements, including, but not limited to, school planning, land acquisition, site improvements, necessary off-site improvements, construction, engineering, architectural, permitting, financing, and administrative expenses, applicable impact fees or mitigation costs, capital equipment pertaining to educational facilities, and any other expenses which can be capitalized.

E. Impact fees may also be used to recoup public improvement costs previously incurred by the City or District No. 111 to the extent that new growth and development will be served by the previously constructed improvements or incurred costs.

F. In the event that bonds or similar debt instruments are or have been issued for the advanced provision of public improvements for which impact fees may be expended, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the facilities or improvements provided are consistent with the requirements of this Section and are used to serve the new development.

(Ord. 6607 §1, 2008; Ord. 6164 §1, 2001; Ord. 5490 §12, 1994).

15.04.140 Administrative guidelines

The Director shall be authorized to adopt forms, applications, brochures, and guidelines for the implementation of this title which may include the adoption of a procedures guide for impact fees.

(Ord. 6164 §1, 2001; Ord. 5490 §13, 1994).

15.04.150 Review

The fee schedules set forth in Chapter [15.16](#) shall be reviewed by the Council as it may deem necessary and appropriate in conjunction with the annual update of the capital facilities plan element of the City's comprehensive plan.

(Ord. 6164 §1, 2001; Ord. 5490 §14, 1994).

To address Density when Rounding Up and applying Density Bonuses for certain housing types:

18.02.080 Interpretations

A. The Director of Community Planning and Development shall review and resolve any questions involving the proper interpretation or application of the provisions of this title and other city plans, codes, regulations and standards related to project permits that may be requested by any property owner, tenant, government officer, department, board, council or commission affected. The Director's decision shall be in keeping with the spirit and intent of this title and of the Comprehensive Plan.

B. Classification of Use. Recognizing that there may be uses not specifically mentioned in this title, either because of advancing technology or any other reason, the Director may permit or condition such use if it is clearly evident that the use is in conformity with the designated principal uses of the district in which it is to be located. When there is doubt as to the proper classification of a use, the Director may refer the matter to the Hearing Examiner who shall rule on the matter

C. Record. A record shall be kept of all interpretations and rulings made by the Director, Hearing Examiner, and City Council; such decisions shall be used for future administration. The Hearing Examiner shall report decisions to the Planning Commission when it appears desirable and necessary to amend this title.

D. Minimum Requirements. When interpreting and applying the regulations of this Development Code, its provisions shall be the minimum requirements, unless otherwise stated.

E. Conflicts of Regulations. Except as otherwise specifically stated, where conflicts occur within this Development Code or between the provisions of this Development Code and the Building and Fire Codes, or other regulations of the City, the more restrictive shall apply. If any conflict between the zoning map and text of this title ensue, the text of this title shall prevail.

F. Conflict with State Law. The provisions of this title shall not have the effect of authorizing any activities prohibited by State law or other ordinances of the City of Olympia.

G. Official Zoning Map - Conflicts with Text. If any conflict between said map and text of this Article ensues, the text of this title shall prevail.

H. Rounding of Quantities. Discrete physical measurements, including but not limited to, those not subject to fractional division, such as number of housing units or parking spaces, shall be rounded to the next higher whole number when the fraction is greater than .5, and to the next lower whole number when the fraction is equal to or less than .5, except as otherwise provided in this Development Code. When a density bonus is

provided for certain housing types, such as townhouses and cottage developments, the density bonus is applied to the whole number, after rounding up. If rounding down the fractional number will be used.

(Ord. 6273 §13, 2003; Ord. 5830 §22, 1998; Ord. 5714 §1, 1997; Ord. 5570 §21, 1995; Ord. 5517 §1, 1995).

18.02.180 Definitions**A. DEFINITIONS - SPECIFIC.**

Abandon. To cease or suspend from developing or maintaining a building or use for a definite period of time.

Abandoned Activity. A business or activity with no reported sales or activity for a period of twelve (12) months, except temporary closures for repairs, alterations, or other similar situations. Land and/or buildings not in use for such period are considered vacant and unoccupied and may be subject to review including land use approval prior to renewal of use.

Abutting. Two or more parcels or buildings sharing a common boundary of at least one point.

Access. Safe, adequate, and usable ingress/egress (entrance/exit) to a property or use.

Accessory Dwelling Unit. See Dwelling, Conventional.

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.)

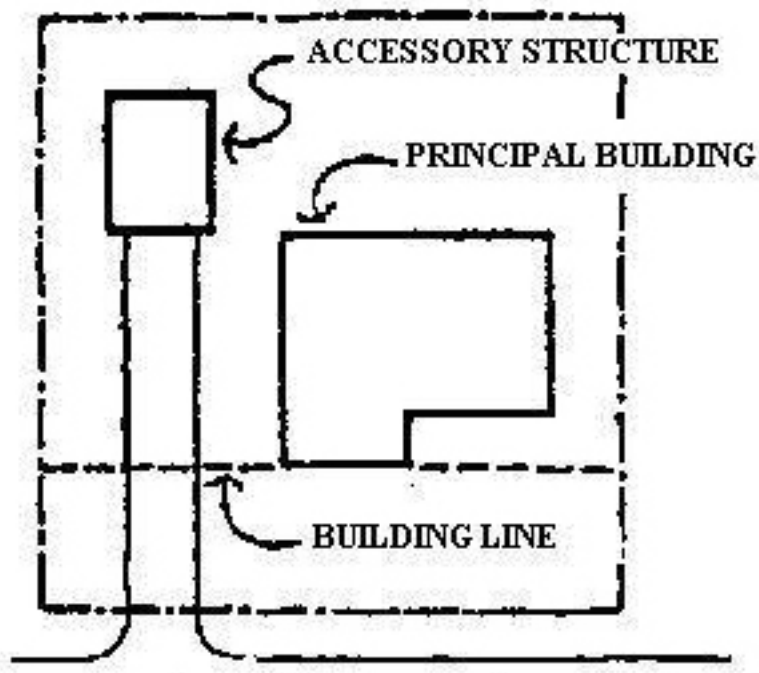


FIGURE 2-1

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.

Action. A decision made by the review authority(s) on a land use application, including any findings, environmental determination and conditions of approval.

Adult Day Care Home. See Dwelling, Assisted Living.

Adult Entertainment.

- a. Any exhibition, performance, or dance of any type conducted in a premises where such exhibition, performance, or dance involves a person who is unclothed or in such costume, attire, or clothing as to expose any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva, or genitals, or human male genitals in a discernibly turgid state, or wearing any device or covering exposed to view which simulates the appearance of any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva, or genitals, or human male genitals in a discernibly turgid state, even if completely opaquely covered; or
- b. Any exhibition, performance, or dance of any type conducted in a premises where such exhibition, performance, or dance is distinguished or characterized by a predominant emphasis on the depiction, description, simulation of, or relation to, the following specified sexual activities:
 - i. Human genitals in a state of sexual stimulation or arousal;
 - ii. Acts of human masturbation, sexual intercourse, or sodomy; or
 - iii. Fondling or other erotic touching of human genitals, pubic region, buttocks or female breast; provided, adult entertainment and specifically the "depiction, description, simulation of, or relation to" sexual activities described above, shall not be construed to include any form of actual sexual conduct as defined in this section.
- c. Any exhibition, performance, or dance intended to sexually stimulate any patron and conducted in a premises where such exhibition, performance, or dance is performed for, arranged with, or engaged in with fewer than all patrons on the premises at that time, with separate consideration paid, either directly or indirectly, for such performance exhibition or dance. For purposes of example and not limitation, such exhibitions, performances, or dances are commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing, or straddle dancing.

Adult-Oriented Business. Shall mean the following businesses:

- a. Adult arcade. An establishment containing any individual viewing areas or booths, where, for any form of consideration, including a membership fee, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines are used to show films, motion pictures, video cassettes, slides, or other photographic reproduction of sexual conduct, or adult entertainment.
- b. Adult cabaret. A night club, bar, restaurant, theater, or auditorium, or similar commercial establishment, whether or not alcoholic beverages are served, which presents adult entertainment.
- c. Adult motel. A hotel, motel, or similar commercial establishment which:
- i. Offers sleeping accommodation to the public for any form of consideration and, as a significant purpose of its business, provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction of or description of sexual conduct or adult entertainment and are not rated G, PG, PG-13, NC-13, NC-17, or R by the Motion Picture Association of America; or
 - ii. Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
 - iii. Allows a tenant or occupant of a sleeping room to sub rent the room for a period time that is less than ten (10) hours.
- d. Adult motion picture theater. A commercial establishment or drive-in theater where a significant portion of the films, motion pictures, video cassettes, slides, or similar photographic reproductions are characterized by the depiction or description of adult entertainment or sexual conduct and are not rated G, PG, PG-13, NC-13, NC-17, or R by the Motion Picture Association of America and are shown for any form of consideration.
- e. Adult book store. A business having as a significant portion of its volume of trade the display, barter, rental and/or sale of books, printed matter, video tapes, discs or cassettes, films, pictures or other material or paraphernalia distinguished or characterized by an emphasis on matters depicting, describing or relating to sexual conduct or adult entertainment, as defined herein. For purposes of this ordinance, "portion of its volume or trade" means that portion of the store's display space devoted to such material, or that portion of its gross receipts received from the sale of such material, whichever is greater.
- f. Other adult entertainment facility. Any commercial establishment to which any patron is invited or admitted and where adult entertainment is presented as a substantial part of the premises' activity, including but not limited to escort agencies, seminude or nude modeling studios, or similar establishments.

Affected Party. Any individual, partnership, corporation, association, or public or private organization of any character, significantly affected by or interested in an action before the Review Authority, including any party in a contested case.

Affordable Housing. Housing affordable to households with an income not greater than 80 percent of the median income for Thurston County as determined by the U.S. Department of Housing and Urban Development. Affordable housing should cost no more than 30 percent of gross household income (including utilities).

Agriculture. The use of land for farming, dairying, pasturing and grazing, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, harvesting, feeding or maintenance of equipment and onsite sales of agricultural products, but excluding stockyards, slaughtering or commercial food processing.

Airport or Heliport. Any area of land or structure designated and set aside for the landing and taking off of any aircraft regulated by the Federal Aviation Administration.

Alley. A public or private way, at the rear or side of property, permanently reserved as a means of vehicular or pedestrian access to a property.

Alteration. Any change, addition or modification in construction or occupancy.

Amendment. The action whereby the content of this title is revised, including additions, deletions, or clarification of language, maps, or diagrams.

Amusement Activity. An indoor, covered or outdoor facility or building that contains various devices for entertainment, including coin or token-operated machines, rides, booths to conduct games or the sale of souvenir items.

Ancillary Structure, WCF. Any form of development associated with a wireless communications facility, including but not limited to: foundations, concrete slabs on grade, guy anchors, generators, and transmission cable supports; however, specifically excluding equipment cabinets.

Animals. Any living organism except a plant, fungus, virus, or bacterium. (See also Pet, Traditional.)

Animal Hospital. A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment, including the accessory use of the premises as a kennel or a place where animals or pets are boarded for compensation.

Animal Kennel. See Kennel.

Animal Unit. One thousand pounds of live weight of any given livestock species or any combination of livestock species. For additional information, see the U.S. Department of Agriculture Natural Resource Conservation Service Animal Waste Field Handbook.

Antenna. Any apparatus designed for the transmitting and/or receiving of electromagnetic waves, including but not limited to: telephonic, radio or television communications. Types of elements include, but are not limited to: omni-directional (whip) antennas, sectionalized (panel) antennas, multi or single bay (FM and TV), yagi, or parabolic (dish) antennas.

Antenna Array. A single or group of antenna elements and associated mounting hardware, transmission lines, or other appurtenances which share a common attachment device such as a mounting frame or mounting support structure for the sole purpose of transmitting or receiving electromagnetic waves.

Antenna Element. Any antenna or antenna array.

Antenna Support Structure. A vertical projection composed of metal or other material with or without a foundation that is designed for the express purpose of accommodating antennas at a desired height. Antenna support structures do not include any device used to attach antennas to an existing building. Types of support structures include the following:

Guyed Structure. A style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other, and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.

Lattice Structure. A tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross bracing, and metal crossed strips or bars to support antennas.

Monopole Structure. A style of freestanding antenna support structure consisting of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building's roof.

Anti-Climbing Device. A piece or pieces of equipment, which are either attached to an antenna support structure, or which are freestanding and are designed to prevent people from climbing the structure. These devices may include but are not limited to fine mesh wrap around structure legs, "squirrel-cones," or other approved devices, but excluding the use of barbed or razor wire.

Apartment. See Dwelling, Conventional.

Apparel and Accessory Stores. Stores primarily engaged in selling new or used clothing, shoes, jewelry, and related articles for personal wear and adornment and stores which rent clothing such as costumes or formal wear.

Applicant. Owner(s) or lessee(s) of property, including their agent(s) who submit an application for development, including person(s) who have contracted to purchase property.

Arcade. A covered walk with shops along one side and a line of arches or columns on the other side.

Archaeological Sites. Any site or location of prehistoric or historic significance including, but not limited to, burial sites, camp sites, rock shelters, caves and their artifacts, implements and remains of preexisting native Americans.

Architectural Elements. Components that are part of a building, such as windows, doors, materials, details, and structural membrane.

Articulation. The giving of emphasis to architectural elements of a building (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

Ash, Incinerator. Particulate or solid residues resulting from the operation of incinerator or energy recovery facilities managing municipal solid waste, including solid waste from residential, commercial and industrial establishments, if the ash residues:

- a. Would otherwise be regulated as hazardous wastes under RCW [70.105](#); and
- b. Are not regulated as a hazardous waste under the Federal Resource Conservation and Recovery Act (RCRA), 42, U.S.C. Section 6910, et seq.

ASR. The Antenna Structure Registration Number as required by the FAA and FCC.

Attached Structure. Any structure that has an enclosed interior wall(s) and covered roof in common with another structure sufficient to constitute an occupiable room (i.e., seven feet wide or more). A structure connected to another structure only by a covered passageway is not considered attached. (See Detached Structure; note that structures conforming with neither definition must conform with requirements of this title for both types of structures.)

Auction. See Swap Meet.

Auditor. The Auditor of Thurston County, Washington.

Automobile Rental Agencies. This includes businesses primarily engaged in short-term rental or extended-term leasing of passenger cars, hearses, limousines, and the like, without drivers. Finance (equity or full-payout) leasing of automobiles is classified with Motor Vehicle Sales.

Automobile Wrecking. The wrecking, dismantling, or salvage of motor vehicles or trailers, or the storage of, sale of or recycling or disposal of dismantled, partly dismantled, or wrecked motor vehicles or their parts. (See also Junk or Salvage Facility.)

Awning. A structure affixed to a building which extends over windows, sidewalks or doors, principally as protection from sun and rain.

B. DEFINITIONS - SPECIFIC.

Bank. See Office, Bank.

Base Station. The electronic equipment utilized by the wireless providers for the transmission and reception of radio signals.

Bed and Breakfast House. See Dwelling, Transient Housing.

Berm. A mound or embankment of earth.

Bicycle, In Building Parking. A secure bicycle storage area located within a building where access is restricted to users only.

Bicycle Check-in Systems. A bicycle storage area providing long and short-term storage and which is managed by an attendant.

Bicycle Lockers. A box, cabinet or other storage device which individually protects a bicycle and its components, and which contains a see-thru window or view holes. Such lockers are typically coin operated, rented on a monthly basis or managed to ensure their proper use.

Bicycle, Limited Access Fenced in Areas. A restricted bicycle storage area that is protected from the weather and where access is supervised or limited to individual users.

Binding Site Plan. A drawing made and approved in accordance with the provisions of Title [17](#), Subdivision, and which contains inscriptions and attachments setting forth such appropriate limitations and conditions for the use of the land established by the city, and which contains provisions requiring any development to be in conformance with the site plan.

Bioengineering. The use of plant materials to stabilize and/or revegetate eroding stream channels and banks.

Blank Wall. Walls that meet the following criteria: A ground floor street wall or building wall or segment of a wall which is within 50 feet of the public rights-of-way and which is longer than 15 horizontal feet without having a ground level window door, or building facade modulation at least one foot in depth, or other architectural feature lying wholly or in part within that 15 feet length.

Block. Parcel(s) of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unplatted acreage or any combination thereof.

Block Face. One complete side of a block, usually facing a public street.

Boarding Home. See Dwelling, Conventional.

Boat Sales and Rentals. A business primarily engaged in sales and/or rental of new and used motorboats, sailboats, and other watercraft. Businesses primarily engaged in the sale of supplies for recreational boating, such as sails, outboard motors, and marine hardware, are classified as Specialty Stores.

Boat Storage Facility. A facility meant to provide long-term shelter for watercraft and their accessories, e.g., canoes, sail boats, power boats, etc.; not including service, repair or sales.

Breakpoint Technology. The engineering design of a monopole wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent more susceptible to failure than any other point along the monopole so that in the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole.

Buffer. An area or distance from the critical area which is required for the continued maintenance, functioning, and/or structural stability of a critical area; or is necessary to minimize risk to the public.

Buildable Lot. A lot meeting all minimum requirements of size, shape, frontage, and sanitation contained in this Title and other ordinances of the city.

Building. A structure having a roof supported by columns or walls for the shelter, support or enclosure of persons, animals, or property of any kind.

Building Area. The net portion of the lot remaining after deducting all required setbacks, public rights-of-way, critical area buffers and other required open space from the gross area of the lot.

Building Coverage. See Coverage, Building.

Building Line. A line parallel with the structural foundation located on the inside border of the required yard.

Building, Main. The principal building on a lot or building site designed or used to accommodate the primary use to which the premises is devoted. When more than one building on the premise is designed or used for the primary use, each such building is considered a main building. [\(See also 18.40.060.A.1 OMC\)](#)

Building Materials, Garden and Farm Supplies Store. This includes businesses primarily engaged in selling products such as lumber and other building materials; paint; glass; wallpaper; hardware; nursery stock; lawn

and garden supplies including mowers and garden tractors; and farm supplies such as seeds, feeds, fertilizer, and farm tools. It includes such firms if they sell to the general public, even if they also sell to contractors; if they do not sell to the general public at all, they are classified as Wholesale Trade. Firms primarily selling plumbing, heating and air conditioning equipment, or electrical supplies are also classified as Wholesale Trade. Florists and other stores selling cut flowers and potted plants not grown on the premises are classified as Specialty Stores. (See also Greenhouse and Nursery.)

Building Site. A parcel of land occupied or intended to be occupied by a main building and its accessory buildings, together with all the open space and yards required by this Development Code.

C. DEFINITIONS - SPECIFIC.

Caliper. The American Association of Nurserymen standard trunk measurement of nursery stock. Caliper of the trunk shall be the trunk diameter measured six inches above the ground for up to and including four inch caliper size, and twelve inches above the ground for larger sizes.

Canopy. A permanent flat roof-like structure attached to and supported by a building, used principally as protection from sun and rain. The structure may or may not incorporate a sign.

Carport. A roofed structure providing space for the parking of motor vehicles, boats, recreational vehicles or other equipment, and enclosed on no more than three sides.

Cemetery. Property used for the interment of the dead.

Certificate of Appropriateness. A letter or other document stating that proposed changes will not adversely affect the historic characteristics of the property that contribute to its designation.

Certificate of Occupancy. A permit issued by the Community Planning and Development Department prior to occupancy of a structure when the structure is ready for occupancy.

Change of Occupancy. A change in the existing occupancy classification of a building, structure, or land, or portion thereof, as established and defined by the Uniform Building Code then in effect. Land use approval by appropriate authority and a certificate of occupancy issued by the building official may be required for any such change

Change of Use. Any use that substantially differs from the previous use of a building or land. If a particular land use is undefined by this Development Code, the most similar use listed in the Standard Industrial Classification (SIC) Manual shall be used. A change of ownership shall not be considered a change of use. (See also Thurston County Assessor SIC land use classifications.)

Child Day Care. The provision of supplemental parental care and supervision:

- a. For an unrelated child or children,
- b. On a regular basis,
- c. For less than 24 hours a day, and
- d. Under license by the Washington State Department of Social and Health Services.

As used in this Development Code, the term is not intended to include babysitting services of a casual, non-recurring nature or in the child's own home. Likewise, the term is not intended to include cooperative, reciprocal child care by a group of parents in their respective domiciles.

Child Care Home, Family. A facility in the residence of the licensee providing regular scheduled care for twelve or fewer children, within a birth through eleven-years-of-age range exclusively, for periods of less than 24 hours.

Child Day Care Center. A facility providing regularly scheduled care for a group of children one month of age through 12 years of age for periods less than 24 hours.

Church. A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses, not to include bingo or games of chance, nor schools which exceed normal religious service hours.

City. The City of Olympia.

City Council. The duly elected Mayor and Council Members of the City of Olympia.

Clear Sight Triangle. A triangular-shaped portion of land at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the vision of vehicle operators entering or exiting the intersection. (See also Chapter [18.40](#).)

Clearing. The destruction or removal of vegetation from a site by physical, mechanical, chemical, or other means, not including landscape maintenance or pruning consistent with accepted horticultural practices which does not impair the health or survival of trees and vegetation.

Clinic. A place for outpatient medical services to human patients.

Closed Record Appeal. An administrative appeal following an open record hearing on a project permit application when the appeal is on the record with no new evidence or information allowed to be submitted and only appeal argument allowed. [See RCW [36.70B.020](#) (1)].

Club. An association of persons (whether or not incorporated) organized for some common purpose, not including a group organized primarily to render a service customarily carried on as a business. Retail warehouse buying clubs are not included in this definition. (See also Health Club and Country Club.)

Clustered Subdivision. A subdivision development in which building lots are sized to conform to the "footprint" of the structures and placed closer together than conventional development (usually in groups or clusters). The remaining undeveloped land is generally preserved as open space and/or recreation land. Private development easements around the structures are permitted for private landscaping, pools, spas, yards, and similar uses.

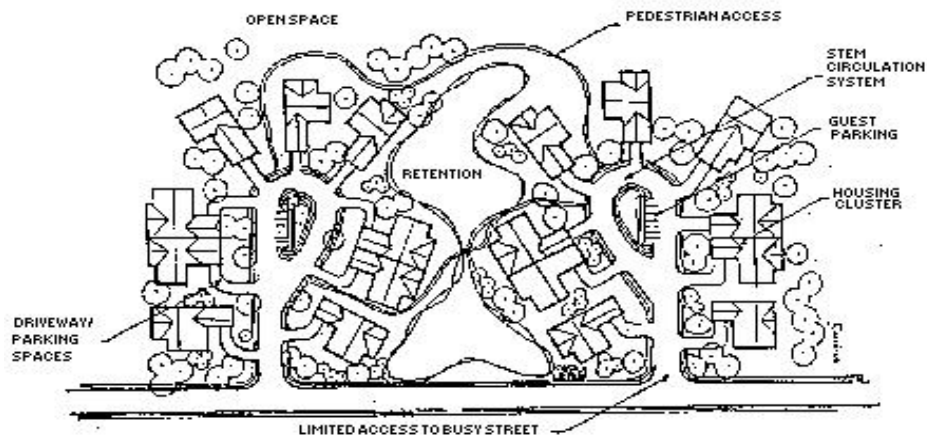


FIGURE 2-2

Cocktail Lounge. See Drinking Establishments.

Co-Housing. See Dwelling, Conventional.

Collocation. The practice of installing and operating multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached wireless communication facility using different and separate antenna, feed lines and radio frequency generating equipment.

Combined Antenna. An antenna or an antenna array designed and utilized to provide services for more than one wireless provider for the same or similar type of services.

Commercial Vehicle. A vehicle customarily used as part of a business for the transportation of goods or people.

Commission. The Planning Commission of the City of Olympia.

Common Structure. A commonly owned structure intended for the common use of all residents of the development which meets the requirements of Section [18.04.060\(F\)\(1\)](#).

Community Clubhouse. A privately owned structure in which inhabitants of a neighborhood or subdivision, or members of a neighborhood association gather for meetings and other activities.

Community Park. An area intended for use by the community for active and/or passive recreation activities. Such parks may contain large areas such as lake fronts, parkways, forest areas, picnic areas, arts facilities and regulation size athletic fields designed for organized competitive sports such as softball, baseball or soccer.

Compensation. Types of compensation include, but are not limited to the following:


In-Kind. Replacement of a habitat type with substitute habitat whose characteristics closely approximate those destroyed or degraded by an allowable use or activity.

Off-Site. Replacement of a specific habitat type away from the site on which a habitat type has been impacted by an allowable use or activity.

On-Site. Replacement of a habitat type at or within 500 feet of the site on which the habitat type has been impacted by an allowable use or activity.

Out-of-Kind. Replacement of a habitat type with a substitute habitat type whose characteristics do not closely approximate those destroyed or degraded by an allowable use or activity.

Compensation Project. Actions necessary to replace project-induced losses to the functional values of a critical area, including land acquisition, planning, construction plans, monitoring and contingency actions.

Complete Application. A written application for a project permit which meets the procedural submission requirements of the City and is sufficient for continued processing even though additional information may be required or project modifications may subsequently occur. To be complete, an application must include all required information, elements, attachments and supplemental studies or reports as set forth in the applicable section of the Olympia Municipal Code and as described on the approved application form, including any environmental checklist required by OMC Chapter [14.04](#); all insufficient detail for the reviewing authority to determine whether or not such application conforms with applicable regulations and standards. An application including such information which does not conform or is inconsistent with such regulations and standards shall nonetheless be deemed complete. See RCW [36.70A.440](#) .

Complete Application, Date of. The date upon which the City has received all necessary information, forms, and fees required for the City to issue a determination of completeness. The date of complete application may precede the date upon which such determination is issued.

Comprehensive Plan. The plan adopted by the City Council to guide the physical growth and improvement of the city, including any future amendments and revisions.

Conditional Use Permit. A discretionary permit granted under the provisions of this Development Code and which, when granted, authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the permit.


Condominium. See Dwelling, Conventional.

Conference Center. A facility used for seminars, conventions, symposiums and similar uses, with meeting rooms and possibly food preparation and eating facilities.

Confidential Shelter. See Dwelling, Assisted Living.

Conforming Use. A land use consistent with the list of permitted uses for the district in which it is located, or otherwise designated as a conforming use in that district.

Congregate Care Senior Housing. See Dwelling, Assisted Living.

Consistency with Comprehensive Plan. Performance in accordance with and complying and conforming with state law and the Olympia Comprehensive Plan as determined by consideration of the type of land use, the level of development, infrastructure, and the character of the development. [See RCW [36.70B.040](#) ].

Construction Permit. A building permit or engineering permit issued by the City of Olympia or other public agency authorizing specific physical alteration of land or alteration, installation, placement or creation of structures attached to land, including land covered by water.

Construction Permit, SEPA-exempt. A construction permit or license exempt from the threshold determination and environmental impact statement requirements of the State Environmental Policy Act, such as an electrical, mechanical, plumbing or single-family building permit, and installation permits for lateral utility lines.

Contiguous Land. Parcels adjoining and touching other land and having the same owner regardless of whether or not portions of the parcels have a separate tax lot numbers, were purchased at different times, lie in different sections, are different government lots or are separated from each other by private roads or private rights-of-way.

Contributing Historic Property. A property within a designated historic district listed as having enough historic significance to have been listed as a "contributing" property during the historic district approval process.

Convalescent Home. See Dwelling, Assisted Living.

Cornice. Any ornamental molding which protrudes along the top of a building.

Cottage Housing. See Dwelling, Conventional.

Country Club. A private or public membership facility designed for tennis, swim and other recreational activities except riding stables. Such uses and activities may be grouped around a clubhouse containing a restaurant, banquet and meeting room facilities. (See also Golf Course.)

County. Thurston County.

Courtyard. An open, unoccupied space, other than a yard, on the same lot with a building and bounded on two or more sides by the walls of a building.

Courtyard Apartment. See Dwelling, Conventional.

Covenant. See Restrictive Covenant.

Coverage, Building. The portion of a lot covered by the principal and accessory building floor area including all areas covered by a weather-tight roof, excluding two feet of eaves.

Coverage, Impervious. The area which is occupied or covered by all impervious surfaces including the total horizontal surface of all buildings, except two feet of eaves. (See Net Site Area and Impervious Surface definitions.)

Crematorium. A facility that uses heat or fire to reduce human or animal remains to ashes.

Creek. See Stream.

Crisis Intervention Service. A mental health agency that offers 24 hour counseling, instruction and referral to persons in critical situations. This service is provided by telephone only and not in-person. Crisis intervention services are defined and regulated in Chapter [275-56-350](#) of the Washington Administrative Code. Such facilities may be characterized by a need for location confidentiality. This is not defined as a Business Office nor a Government Office.

Critical Area. Any of the following areas and ecosystems:

- a. Wellhead Protection Areas,
- b. Important Habitats and Species,
- c. Streams,
- d. Wetlands and Ponds, and

e. Landslide Hazard Areas.

Critical Area Tract. An area containing a critical area and/or buffer and that is subject to a recorded critical area protection restriction. (See Tract)

Culvert. A conveyance device (e.g., concrete box, pipe) which conveys water under (usually across) a roadway or embankment.

D. DEFINITIONS - SPECIFIC.

Dangerous Waste. Any discarded, useless, unwanted or abandoned substances, including but not limited to certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes:

- a. Have short-lived, toxic properties that may cause death, injury or illness or have mutagenic, teratogenic or carcinogenic properties; or
- b. Are corrosive, explosive, flammable or may generate pressure through decomposition or other means. (See also Hazardous Waste, Extremely.)

Date of Filing. The date that a complete and accurate application is submitted and appropriate fees paid.

Days. Consecutive calendar days unless otherwise stated.

Decorative Grille Work. Grille work which through the use of material, geometric pattern, configuration, embellishment, or workmanship exceeds the normal functional requirements. Parallel vertical bars - resembling a jail cell pattern - are not considered decorative grille work.

Dedication. The deliberate appropriation of land by an owner(s) for any general and public uses, reserving to themselves no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property is to be devoted. The intent to dedicate shall be evidenced by the owner by the presentment for filing of a final plat, short plat or binding site plan which shows the dedication thereon. Acceptance by the public shall be evidenced by written approval issued by the city of such document for filing with the County Auditor.

Deficiency, Application. The lack of an element or information which results in an application being deemed not complete, or which otherwise prevents meaningful review and rendering of a decision regarding the application. A deficiency includes an element or information which is absent, is inaccurate or in some other aspect does not conform with applicable regulations and standards, and supplemental information or studies required to review an application. Erroneous or misleading information intentionally included in an application shall constitute a deficiency.

Department. The City of Olympia Community Planning and Development Department.

Design. The planning and engineering of street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; vehicle access; grading; land to be dedicated for park or recreational purposes; building and other accessory physical requirements.

Design Review. The evaluation of a site, building, landscape design plan or sign program submitted to the Design Review Board or staff, which may approve or deny the plan in part, or make further design recommendations based upon adopted guidelines.

Design Review Board. A committee with a balance of design professionals (architecture, planning, engineering, landscape architecture) and citizens who are appointed by the City Council.

Detached. Any building or structure that does not have a wall and roof in common with any other building or structure and where exterior walls are separated by six feet or more. (See Attached Structures; note that structures conforming with neither definition must conform with the requirements of this title for both types of structures).

Determination of Completeness. A written determination by the director or fire chief or their respective designees that all required elements of an application have been received by the City. This determination initiates the statutory review period for the application, if any, and subject to certain exceptions, entitles the applicant to have the application considered and reviewed pursuant to the laws, regulations and standards in effect on the date the application was complete.

Development. The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, clearing or land disturbance; or any change of use or extension of the use of land. (See also Improvement.)

Development Area, WCF. The area occupied by a wireless communications facility including areas inside or under the following: an antenna support structure's framework, equipment cabinets, ancillary structures and access ways.

Development Code. A text incorporating areas of regulation more typically presented in separate zoning and subdivision ordinances and related chapters of the Municipal Code.

Development Coverage. Except where the context indicates otherwise, "development coverage" has the same meaning as impervious coverage.

Development Permit. Any land use permit which must be approved prior to the improvement and development of land or structures.

Director. The Director of the City of Olympia Community Planning and Development Department, and the Director's designees.

District or Zone. A specific area designated on the official zoning map of the city as one of the use districts as provided for in this title; such area is subject to all the requirements and regulations applicable to such district.

Dormitory. A residential structure intended principally for sleeping accommodations, where no individual kitchen facilities are provided, and which is related to an educational or public institution or is maintained and operated by a non-profit welfare organization.

Drinking Establishment. A business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including night clubs, bars, and taverns. A lounge operated as part of a restaurant is considered to be accessory to the restaurant.

Drinking Water Protection Area. See OMC [18.32.205](#).

Drip Line. An imaginary ground line around a tree or building that defines the outermost limits of the tree canopy or building roof eave.

Drive-in Theater. An open lot devoted primarily to the showing of motion pictures.


Drive-Through Restaurant. See Restaurant, Drive-Through.

Dwelling Unit. See definition for single-family. Various types of housing or human shelter, which are listed below and categorized by use.

a. Dwelling, Conventional.

i. Accessory Dwelling Unit. A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for living, sleeping, cooking, and sanitation ~~and sleeping~~.

ii. Apartment. A dwelling within a structure designed and used for occupancy by three or more individual persons or families living independently of each other; provided that this definition does not include triplexes, fourplexes, courtyard apartments, or single-room occupancies where those are defined separately. ~~and other multi-unit configurations.~~

iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter [18.20](#)  RCW. It shall not include any home, institution or section thereof which is otherwise licensed

and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)

iv. Co-Housing. Co-housing developments consist of two or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.

v. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.

vi. Cottage Housing Development. Four or more small, ~~detached~~ dwelling units sharing a commonly owned courtyard/common area and parking area(s). Any two units within a cottage housing development may be attached as a duplex.

vii. Courtyard Apartment. Five to twelve (5-12) attached apartment units characterized by attached apartment units arranged on two or three sides of a central courtyard or lawn area.

~~viii~~iii. Duplex. One building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

~~xvii~~. Fourplex. One building containing four single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

~~ix~~viii. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)

ix. Manufactured Home. A single-family residence constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, ~~and~~ installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing, and bearing the appropriate insignia indicating such compliance.

~~xi. Manufactured Home, Designated. A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC 18.04.060.0.~~

~~xii. Manufactured Home, New. Any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032 (2).~~

xiii. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.

xiv. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.

xv. Single-Family Dwelling. A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.

xvi. Single-Room Occupancy. A housing type consisting of one room ~~with cooking facilities and~~ with shared bathroom facilities, and cooking facilities that are either in the room or shared. (See also Boarding Home, Lodging House and Bed and Breakfast.)

xvii. Triplex. One building containing three single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

xviii. Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter [18.64](#).

b. Dwelling, Transient.

i. Bed and Breakfast. A dwelling for the purpose of providing lodging for travelers and guests for a period of less than two weeks for compensation and having at least one kitchen used to provide breakfast but no other meals. Such dwelling shall have no more than five such guest rooms for persons other than the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guest rooms is a hotel.

ii. Hotel. Any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation, and where no provisions are made for cooking in any individual room or suite.

iii. Lodging House. A dwelling having only one kitchen and used for the purpose of providing lodging, or lodging and meals, for compensation for no more than five persons other than the members of the immediate family of the operator occupying such dwelling. Any such dwelling having

over five such guests is considered a hotel. (See also Boarding Home.) [NOTE: A lodging house allows for an unlimited stay, unlike a Bed and Breakfast which is limited to two weeks.]

iv. Motel. Guest rooms or suites occupied on a transient basis often with most rooms gaining access from an exterior walkway. (See also Recreational Vehicle.)

v. Trailer House. See Recreational Vehicle.

c. Dwelling, Assisted Living.

i. Adult Day Care Home. A residence in which adults (at least 18 years in age) and who are not related to the caregiver stay for no more than 12 hours per day. Emergency medical care may be provided in such facilities, but not convalescent care. (See also Convalescent Home and Elder Care Home.)

ii. Convalescent Home. Any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Such establishment shall be duly licensed by the State of Washington as a "nursing home" in accordance with the provisions of Chapter [18.51](#) RCW.

iii. Congregate Care Facilities. A building or complex of dwellings specifically designed for occupancy by senior citizens which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such complexes may also provide kitchens and dining space in individual dwelling units. Practical nursing care may be provided, but not nursing care as described in Section 18.04.100(S).

iv. Elder Care Home. An elder care home or adult family home in the primary residence of a person licensed pursuant to Chapter [70.128](#) RCW to provide personal care, room, and board for one to five adults (at least 18 years of age) who are not related to the caregiver. Home health care and limited nursing care (dispensing of medicine and emergency medical aid) may be provided, but not convalescent care. (See also Convalescent Home, and Boarding Home.)

v. Group Homes. A place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They shall not include correctional facilities (except as authorized by Chapter [137-56](#) and [137-57](#) WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and health Services or its successor agency. Group homes include, but are not limited to the following:

- (a) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in Chapter [70.123](#) RCW and Chapter [388-61A](#) WAC. Such facilities are characterized by a need for confidentiality.
- (b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in Chapter [18.20](#) RCW. However, boarding homes serving the aged infirm are not included in this definition.
- (c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of Chapter [248-144](#) WAC.
- (d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in Chapter [388-73](#) WAC and Chapter [74.15](#) RCW.
- (e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters [137-56](#) and [137-57](#) WAC.
- vi. Hospice Care Center. Facilities licensed under Chapter [70.41](#) RCW which provide for the emotional and physical care of terminally ill patients. Such centers provide food, lodging, and palliative care on a full-time (24 hour) basis for two or more people, unrelated to the Center's operator, who are in the latter stages of a disease expected to cause death.
- vii. Nursing Homes. See Convalescent Home.
- viii. Rest Home. See Congregate Care.

E. DEFINITIONS - SPECIFIC.

Easement. A right of one owner of land to make lawful and beneficial use of the land of another, created by an express or implied agreement.

Easement, Conservation. The grant of a property right stipulating that the described land will remain in its current state, precluding future or additional development.

Easement, Scenic. An easement the purpose of which is to limit development in order to preserve or enhance a view or scenic area.

Elder Care. See Dwelling, Assisted Living.

Electric Vehicle Infrastructure. Structures, machinery, and equipment necessary and integral to support an electric vehicle, including battery charging stations, rapid charging stations, and battery exchange stations.

- a. "Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles.
- b. "Battery exchange station" means a fully automated facility that will enable an electric vehicle with a swappable battery to enter a drive lane and exchange the depleted battery with a fully charged battery through a fully automated process.
- c. "Charging levels" means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. The terms 1, 2, and 3 are the most common electric vehicle charging levels, and include the following specifications:
 - i. Level 1 is considered slow charging. Level 1 is present in homes and businesses and typically operates on a 15- or 20-amp breaker on a 120-volt Alternating Current (AC) circuit and standard outlet.
 - ii. Level 2 is considered medium charging. Typically, Level 2 is for home and public charging and operates on a 40-amp to 100-amp breaker on a 208 or 240-volt AC circuit.
 - iii. Level 3 is considered fast or rapid charging. Level 3 is primarily for commercial and public applications (e.g., taxi fleets and charging along freeways) and typically operates on a 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment.
- d. "Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes any one of the following: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; and (4) a medium-speed electric vehicle.

Emergency. An imminent threat to health, safety, or welfare, or an imminent risk of substantial damage to public or private property.

Emergency Housing. A temporary shelter usually in the form of a mobile home which is occupied only during the period of reconstruction of a dwelling following damage sustained by fire, explosion, act of nature or act of public enemy.

Emergency Repair. Work necessary to prevent destruction or dilapidation of real or personal property or structures immediately threatened or damaged by fire, flood, earthquake or other disaster.

Entertainment Event. Includes any festival, sporting event, celebration, circus, carnival, fair, or other similar event open to the public.

Equipment Cabinet, WCF. Any structure above the base flood elevation (including cabinets, shelters, pedestals, and other similar structures) used exclusively to contain radio or other equipment necessary for the transmission or reception of wireless communication signals.

Equipment Compound, WCF. The fenced area surrounding the ground-based wireless communication facility including the areas inside or under the following: an antenna support structure's framework and ancillary structures such as equipment necessary to operate the antenna on the WCF that is above the base flood elevation including: cabinets, shelters, pedestals, and other similar structures.

Entertainment (Live). Any act, play, revue, pantomime, scene, dance act, or song and dance act, or any combination thereof, performed by one or more persons, whether or not they are compensated for the performance.

Equipment - Light. Machinery which a person does not ride such as chain saws, wheelbarrows, and hand-held tools.

Equipment Rental Service, Commercial. A business which rents or leases equipment for personal or household use, including but not limited to power and hand tools, yard and garden equipment, or party supplies such as dishware, glassware, and folding tables and chairs. This does not include rental of furniture or appliances, which is classified under Furniture, Home Furnishings, and Appliance stores. It also does not include rental or leasing of portable toilets, heavy equipment like bulldozers, or similar services to the construction trades. These are classified as Light Industrial uses.

Essential Public Facilities. Public facilities and privately owned or operated facilities serving a public purpose which are typically difficult to site. They include, but are not limited to, airports; state educational facilities; state or regional transportation facilities; prisons, jails, and other correctional facilities; solid waste handling facilities; inpatient facilities such as group homes and mental health facilities; sewage treatment facilities; and communication towers and antennas.

Examiner. The Hearing Examiner of the City of Olympia.

Excavation. Any digging, scooping or other method of removing earth material.

Ex Parte Communication. Any written or oral communication made outside of a public hearing and not included in the public record.

F. DEFINITIONS - SPECIFIC.

FAA. The Federal Aviation Administration.

Facade. The vertical side or sides of a building facing city streets or pedestrian plazas.

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.

Farmers Market. See Swap Meet.

FCC. The Federal Communications Commission.

Feed Lines. Cables used as the interconnecting media between the transmission/receiving base station and the antenna of a WCF.

Fence. A physical barrier used to prevent entrance or exit, or to mark a boundary.

Filling or Fill. Any depositing or stockpiling of earth materials.

Final Approval. The final official action taken by the Review Authority on a proposed subdivision, short subdivision, binding site plan, large lot subdivision, dedication, or other application requiring City approval.

Flashing Sign. See Sign, Animated.

Flea Market. See Swap Meet.

Flood Hazard Area. Those lands having a one percent or greater chance of flooding in any one year.

Floor Area. See Gross Floor Area.

Floor Area Ratio (FAR). The ratio of floor area permitted on a zoning lot to the size of the lot. 1:1 means a one story building can cover the entire buildable area of the lot, except in the Urban Waterfront Housing District, 1 FAR of commercial is allowed, while the remainder of the building (up to the allowed zoning height) must be residential.

Flush-Mounted Antenna. Any antenna or antenna array attached directly to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush-mounting distance is given, that distance shall be measured from the outside edge of the support structure or building to the inside edge of the antenna.

Food Stores. Stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine and beer shops; liquor stores;

and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared products for on-site or off-site consumption.

Fraternity House. A building which is occupied by unrelated members of a private educational organization, and which contains sleeping rooms, bathrooms, common rooms, and a central kitchen and dining room. (See Dormitory.)

Fraternal Organization. A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings, rituals, and formal written membership requirements. [NOTE: This is not a Fraternity.]

Front Wall. The wall of a structure nearest to the street upon which the structure faces, excluding cornices, canopies, eaves, or any other architectural embellishments.

Front Yard. See Yard, Front.

Frontage. The side(s) of a lot abutting a public rights-of-way.

Frontage Improvements. See Improvements.

Functions, beneficial functions or functions and values. The beneficial roles served by critical areas including, but not limited to: water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation, groundwater recharge and discharge; erosion control; wave attenuation; historical and archaeological value protection; and aesthetic value and recreation.

Funeral Parlors and Mortuaries. Businesses primarily engaged in conducting funerals and preparing the dead for burial, but not including crematoriums.

Furniture, Home Furnishings, and Appliance Stores. Businesses primarily engaged in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, woodstoves, domestic cookstoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like. Consumer electronics such as televisions, stereo equipment, and personal computers are classified under Specialty Stores. Mini-computers and mainframe computers are classified under Office Supplies and Equipment Stores. (See also Specialty Stores.)

G. DEFINITIONS - SPECIFIC.

Gambling Establishment. A business primarily engaged in Class E and F (fee-charged and enhanced card room activities) and house-banked card games and similar activities as defined and regulated by the Washington State Gambling Commission.

Garage. An enclosed detached or attached accessory building which is primarily used for the parking of vehicles. (See also Parking Facility.)

Garage, Commercial. A structure, or portion thereof, used primarily for the parking and storage of motor vehicles and available to the general public. (See also Parking Facility, Commercial.)

Garage, Private. Any building or portion thereof accessory to, or within, the principal building, and which is used or intended to be used by persons residing on the premises for the storage or parking of motor vehicles, boats and other permitted uses. (See also Carport.)

Gas Station. See Service Station.

General Merchandise Stores. Stores which sell a number of lines of merchandise in one store, such as department stores, warehouse buying clubs, variety stores, country general stores, drug stores, and the like. A store which primarily sells only prescription and over-the-counter drugs is defined as a Pharmacy.

Geographic Search Ring. An area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

Geologist. A person who has earned a degree in geology from an accredited college or university, or a person who has equivalent educational training and has experience as a practicing geologist.

Geotechnical engineer. A practicing, geotechnical/civil engineer licensed as a professional civil engineer with the State of Washington who has at least four years of professional employment as a geotechnical engineer evaluating landslides.

Golf Course. A private or public facility with extensive outdoor grounds designed for playing golf (typically 9 or 18 holes). Accessory uses may include a clubhouse, tennis and swim activities, and a driving range, but not to include riding stables. (See also Country Club).

Grade. The finished ground level adjoining the building at the exterior walls.

Grade Plane. A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building between the structure and a point six feet from the building.

Grading. Any excavating or filling of earth materials or any combination thereof.

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for sale or personal enjoyment. (See also Nursery.)

Grocery Store. A subcategory of food store which is primarily engaged in the retail sale of a wide variety of fresh foods, packaged foods and household supplies for preparation and consumption in the home. Commonly known as a supermarket, grocery store, or minimarket, this type of store sells such goods as tea, coffee, spices, sugar, flour and packaged foods; fresh and/or frozen fruits and vegetables; fresh and/or prepared meats, fish, and poultry; domestic cleaning products and paper goods; and miscellaneous small items for home use. See also "food store." A store which also sells a wide variety of non-grocery items (such as automotive supplies, consumer electronics, hardware, building materials, apparel, sporting goods or the like) as a major part of its sales (i.e., 30 percent or more of its display area) is classified as a "general merchandise store."

Gross Acreage. The total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

Gross Floor Area. The area included within the surrounding exterior finished wall surface of a building or portion thereof, exclusive of courtyards.

Ground Area. See Gross Acreage.

Ground Cover. A variety of grasses or other low growing plants often cultivated to reduce soil and wind erosion.

Groundwater. Water in a saturated zone or stratum beneath the surface of land or below a surface water body.


Group Home. See Dwelling, Assisted Living.


Guest House. See Dwelling, Conventional.

H. DEFINITIONS - SPECIFIC.

Handoff Candidate. A wireless communication facility that receives call transference from another wireless facility, usually located in an adjacent first "tier" surrounding the initial wireless facility.

Hard Surface. An impervious surface, a permeable pavement, or a vegetated roof, in contrast with vegetated permeable soils.

Hazardous Materials. Those materials which are acutely toxic, ignitable, corrosive, reactive, persistent, carcinogenic, or which leach hazardous constituents, as described in Chapter [173-303](#)  WAC. Examples include, but are not limited to, pesticides, acids, paint strippers and antifreeze.

Hazardous Waste. Those wastes which are acutely toxic, ignitable, corrosive, reactive, persistent, carcinogenic, or which leach hazardous constituents or are specifically listed as hazardous waste, as described in Chapter [173-303](#)  WAC. Examples include, but are not limited to, pesticides, acids, paint strippers and antifreeze.

Hazardous Waste, Extremely. Any dangerous waste which:

a. Will persist in a hazardous form for several years or more at a disposal site and which in its persistent form:

i. Presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic makeup of man or wildlife, and/or

ii. Is highly toxic to man or wildlife;

b. Is disposed of at a disposal site in such quantities as would present an extreme hazard to people or the environment. (See also Ash, Incinerator and Off-Site Treatment and Storage Facility.)

Health Fitness Centers and Dance Studios. Health clubs, aerobics centers, athletic clubs and gymnasiums, indoor tennis and swim clubs, handball and racquetball clubs, weight-reducing centers, dance studios, and other businesses primarily engaged in indoor health and recreation activities, whether on a membership basis or for the general public. (See also Commercial Recreation, Golf Courses, Country Clubs, and Riding Stables.)

Health Officer. That person of the Thurston County Health Department described as such in Chapter of [70.05](#) RCW or a duly authorized representative.

Hearing Examiner. See Examiner.

Hedge. A row of shrubs or low-branching trees planted close together that forms a sight-obscuring or obstructing barrier below seven feet above the ground.

Height, Building. The vertical distance from grade plane to the average height of the highest roof surface.

Herbicide. Any substance used to kill plants, especially weeds.

Heritage Commission. A commission charged with historic planning and preservation, consisting of members appointed by the City Council.

Heritage Register or Register. The listing of properties having special historic significance and is listed on the Olympia Heritage Register, and including listings on the Washington Heritage Register, or National Register of Historic Places.

Heritage Review Committee. A sub-committee of the Heritage Commission charged with reviewing proposed changes to properties on the Heritage Register or within a historic district, and with making recommendations on permit approval to the Building Official.

Historic Building. A building listed on the Olympia Heritage Register, the National Register of Historic Places and/or the Washington Heritage Register.

Historic District. A geographically defined area containing buildings, structures, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling, and/or association. The significance of a district is the product of the sense of time and place in history that its individual components collectively convey. This sense may relate to developments during one period or through several periods in history.

Historic House Museum. A home owned by a public or registered nonprofit organization that has been placed on the National, local or State Register of Historic Places, and which is open to the public.

Historic Preservation Officer, Preservation Officer. The person designated by the Director to respond to requests for review and information relating to historic preservation and to be the primary staff liaison to work with the Heritage Commission.

Historic Resources. Any building, structure, object, district, area, or site that is significant in the history, architecture, archaeology or culture of this city, state, or nation, as identified by the Olympia Heritage Register, Washington Heritage Register, or the National Register of Historic Places.

Historic Site. A place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupation or activities that may be marked by physical remains; or the site may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may be the location of a ruined or now nonexistent building, structure, or object if the location itself possesses historic, cultural, or archaeological significance.

Historic Sites (Registered). Those buildings, structures, districts, sites and objects which are on the City Heritage Register or the State or National Register of Historic Places. (See also Archaeological Sites.)

Home Occupation. A commercial use within a residential dwelling unit which is clearly incidental and accessory to the residential use of the property and complies with applicable provisions of this Title.

Hospice Care Center. See Dwelling, Assisted Living.

Hospital. A medical institution or facility within an integrated campus setting for the purpose of diagnosis, care, and treatment of human illness, including surgery, long-term and emergency medical treatment. (See also Office, Medical.)

Hotel. See Dwelling, Transient.

Human Scale. The size or proportion of a building element or space, or an article of furniture, relative to the structural or functional dimensions of the human body. For example, a brick is approximately the size of a human hand.

Hydric Soil. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. (USDA - NRCS 1995, Federal Register, 7/13/94, Vol. 59, No. 133, pp 35680-83). Hydric soils that occur in areas having positive indicators of hydrophytic vegetation and wetland hydrology are wetland soils, as defined by the Washington State Wetlands Identification and Delineation Manual (1997), Ecology Publication #96-94, as amended or revised.

I. DEFINITIONS - SPECIFIC.

Impervious Surface. A non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, gravel parking lots, gravel pathways, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater.

Important Habitat. See OMC [18.32.305](#).

Important Riparian Area. See OMC [18.32.405](#).

Important Species. See OMC [18.32.305](#).

Improvements. Any act which improves the value of public, real and personal property, or which is necessary as a condition of development, including but not limited to: streets and roads complying with the development standards and specifications adopted by the city; public utility and pedestrian facilities; street lights; landscape features; sewer and water lines; bridge structures; storm drainage facilities; and traffic control devices as are required to be installed as a part of subdivision, short subdivision, large lot subdivision, binding site plan, or commercial development. (See also Development.)

Incentives. A motivation or stimulus provided by government for public purposes, including but not limited to: compensation, rights or privileges or combination thereof which the City Council, or other local, state or federal public body or agency, by virtue of applicable present or future legislation, may be authorized to grant or obtain for the owner(s) of properties. Examples of economic incentives include but are not limited to tax relief, bonus densities, conditional use permits, rezones, street vacations, planned unit developments, transfer of development rights, facade easements, gifts, preferential leasing policies, private or public grants-in-aid, beneficial placement of public improvements, or amenities, or the like.

Industry, Heavy. The basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. This may include either Group F (factory and industrial) or Group H (hazardous) occupancies (types of buildings) under the Uniform Building Code. Other occupancies, such as Group M (mercantile) or Group S (storage), are allowed.

Industry, Light. A use engaged in the basic processing and manufacturing of materials or products predominantly from previously prepared materials or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic processing of raw materials, except for food products. This also includes maintenance and service facilities for motor vehicle passenger transportation, such as for taxi fleets, public transit fleets, or school bus fleets. This may include Group F (factory and industrial)--but not Group H (hazardous)--occupancies (types of buildings) under the Uniform Building Code. Other occupancies, such as Group B (business) or Group S (storage), are allowed.

Infill Development. New development that occurs on vacant lots within areas already developed.

Inpatient Facility. A state-licensed facility providing board and room on a 24 hour per day basis as part of a treatment program for alcoholism, drug addiction, or other chemical dependency. The term includes shelters for qualified indigent alcoholics and/or drug addicts placed by chemical dependency assessment centers.

Interdisciplinary Team. A group of technical experts from the City of Olympia, other consulted agencies, and tribes which advises the Department on a specific development application.

J. DEFINITIONS - SPECIFIC.

Joint Review Committee. The committee comprised of representatives from the Heritage Commission and Design Review Board.

Junk Yard or Salvage Facility. Primary or accessory use of structures and/or land for storage, recycling, dismantling and/or selling of cast-off, unused, scrap or salvage material of any sort.

K. DEFINITIONS - SPECIFIC.

Kennel. Any site where four or more dogs, cats, or other small animals over the age of four months are kept, whether such keeping is for pleasure, profit, breeding, or exhibiting, including places where said animals are boarded, kept for sale, or hire.

Kitchen. Any room or area, all or part of which is designed and/or used for storage, refrigeration, cooking and the preparation of food.

L. DEFINITIONS – SPECIFIC.

Lake. A naturally existing or artificially created body of standing water greater than twenty (20) acres in size. Lakes include reservoirs which exist on a year-round basis and occur in a depression of land or expanded part of a stream. A lake is bounded by the ordinary high water mark or the extension of the elevation of the lake's ordinary high water mark within the stream, where the stream enters the lake. All lakes meet the criteria of RCW Chapter [90.58](#) (Shoreline Management Act) and have been inventoried as "Shorelines of the State" found in the Shoreline Master Program, OMC [18.20](#).

Land Use Approval. A written approval or permit issued by the Director or Hearing Examiner, or designee thereof, finding that a proposed project is consistent with applicable plans, regulations and standards and authorizing the recipient to make use of property in a certain manner. The land use approval consolidates various non-construction permit reviews of a project such as design review, environmental review, zoning conformance, and site plan review. Land Use Approval is a permit which does not directly authorize construction or improvements to real estate, but which is a necessary and required precursor to authorization of such construction or improvement. Land Use Approval includes, but is not limited to, applications for review and approval of a preliminary or final subdivision, short plat, binding site plan, conceptual or detailed master planned development, planned residential development, conceptual design review, site plan review, conditional use permit, variance, shoreline development permit, or other such reviews pertaining to land use.

Land Use Approval, Administrative. A Land Use Approval which may be issued by an authorized official or body, usually the Director, without an open record predecision hearing.

Land Use Approval, Quasi-Judicial. A Land Use Approval issued by an authorized official or body, usually the Hearing Examiner, following an open record predecision hearing.

Landscape Plan. A component of a site development plan on which is shown: proposed landscape species (number, spacing, size at time of planting, and plant details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority.

Landscape Structure. A fence, wall, trellis, statue or other landscape and ornamental object.

Landscaping. An area devoted to or developed and maintained predominantly with native or non-native plant materials including lawn, groundcover, trees, shrubs, and other plant materials; and also including accessory decorative outdoor landscape elements such as ornamental pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading, or storage areas), and sculptural elements.

Landslide. Episodic down-slope movement of a mass of soil or rock that includes but is not limited to rockfalls, slumps, mudflows, earthflows and snow avalanches.

Large Lot Subdivision. The division of land into lots or tracts, each of which is 1/128 of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land.

Laundry and Laundry Pick-up Agency. An enterprise where articles of clothing, linen, etc. are washed, including self-service laundries as well as those where customers drop off articles to be laundered either on or off the premises, or dry-cleaned off the premises only. This includes diaper services, but not the following, which are classified as Light Industrial uses: dry-cleaning plants, linen supply services, carpet and upholstery cleaning plants, and industrial launderers.

Legal Lot of Record. A lot of a subdivision plat or binding site plan or a parcel of land described in a deed either of which is officially recorded to create a separate unit of property, provided that such plat, site plan, or deed shall accord with applicable local, state or federal law on the date created. Separate descriptions of adjoining parcels within a single deed shall not necessarily constitute separate legal lots of record.

Local Improvement. A public improvement for the benefit of property owners provided to a specific area that benefits that area and that is usually paid for, at least in part, by a special assessment.

Lodging House. See Dwelling, Transient.

Lot. Lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall also include tracts and parcels. Lot classifications are as follows:

- a. Lot, Corner. A lot that abuts two (2) or more intersecting streets.
- b. Lot, Flag or Panhandle. A lot with less than thirty (30) feet of street frontage which is typically connected to a public or private street by a narrow driveway. A lot where access is only provided by a private easement is not a flag lot.
- c. Lot, Interior. A lot that has frontage on one public or private street only, or is provided access by a private easement.
- d. Lot, Through. A lot that fronts on two (2) parallel or nearly parallel streets that do not intersect at the boundaries of the lot.

e. Lot, Wedge-shaped. A lot with a street frontage which is no more than half as wide as the lot's width at the rear property line, as depicted in Figure 2-5b.

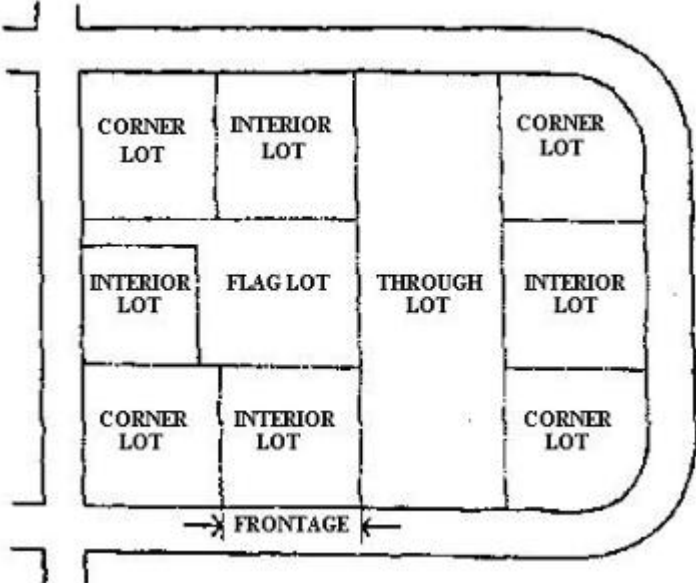
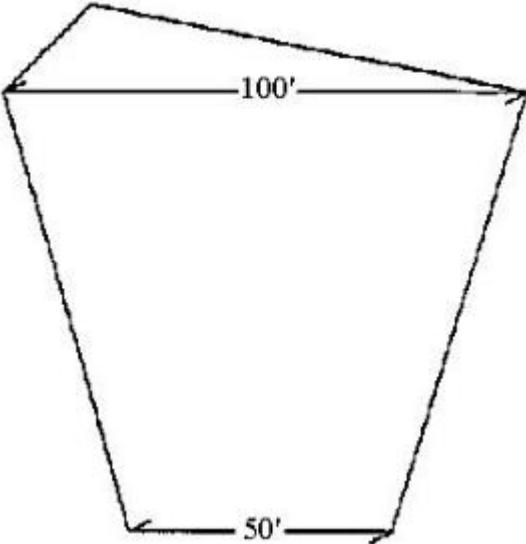


FIGURE 2-5



Example of a Wedge-Shaped Lot

FIGURE 2-5b

Lot Frontage. See Frontage.

Lot Line. A line dividing one lot from another lot or from a street rights-of-way or alley. (See also Property Line.)

Lot of Record. A lot, the plat, or deed to which is officially recorded as a unit of property and is described by metes and bounds.

Lot, Substandard. A parcel of land that is less than the minimum area or minimum dimensions required in the zone in which the lot is located. (See also Minimum Lot Size, Undersized Lots in development standards.)

Lot Width. The straight line distance measured between side lot lines parallel to the front setback line. (See also Section [18.04.080\(G\)\(1\)](#) and Table 4.04.)

Low Income Housing. See Affordable Housing.

M. DEFINITIONS - SPECIFIC.

Main Building. See Building, Maintenance.

Management Plan. See Specific or Management Plan.

Manufactured Home. See Dwelling, Conventional.

Marina/Boat Launching Facility. A facility for storing, servicing, fueling, berthing, launching and securing boats, which may include eating, sleeping, and retail facilities for owners, crews, and guests.

Marquee. A permanent covered structure, attached to and supported by a building, which protrudes outward.

Mean Sea Level Datum. The published mean sea level datum established by the U.S. Coast and Geodetic Survey (National Geodetic Survey).

Median. A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel.

Mental Health Facility. A private or public hospital, sanitarium, or other similar place which is licensed or operated under RCW [71.12](#) or RCW [72.23](#), and whose primary business is to receive or care for mentally ill or mentally incompetent persons.

Micro Brewery. A combination retail, wholesale and manufacturing business that brews and serves beer and/or food.

Ministorage. A building or group of buildings which may contain manager living quarters, office and individual, compartmentalized self-storage units, stalls, or lockers which are rented or leased for the storage of household or business goods, supplies or materials.

Mitigation. Methods used to alleviate or lessen the impact of development, including avoiding, minimizing, or compensating for adverse critical area impacts. Mitigation includes, but is not limited to, the following:

- a. Compensatory. The replacement of probable project-induced critical area losses including, but not limited to, restoration, creation or enhancement.
- b. Creation. A type of mitigation performed to intentionally establish a critical area (e.g. wetland) at a site where it does not currently exist.
- c. Enhancement. A type of mitigation performed to improve the condition of existing degraded critical areas (e.g. wetlands) so that the functions they provide are of a higher quality.
- d. Restoration. A type of mitigation performed to reestablish a critical area (e.g. wetland), or the functional characteristic and processes which have been lost by alterations, activities or catastrophic events within an area which no longer meets the definition of a critical area (e.g. wetland).

Mitigation, WCF. A modification of an existing antenna support structure to increase the height, or to improve its integrity, by replacing or removing one or several antenna support structure(s) located in proximity to a proposed new antenna support structure in order to encourage compliance with this ordinance or improve aesthetics or functionality of the overall wireless network.

Mixed Use Development. The development of a parcel or structure with two or more different land uses, such as a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile Home. See Dwelling, Conventional.

Mobile, Manufactured and Modular Housing Sales. The sale of new or used mobile, manufactured, or modular housing. Sale of recreational vehicles and motor homes is classified under Motor Vehicle Sales.

Mobile Vendor. A vendor that sells food, goods or services from a non-permanent location, and that is unrelated to the primary use of the property and readily movable at all times. (Does not include accessory uses, uses listed under a Festival and Event permit, busking, or uses such as ice cream or home delivery trucks that operate in constant motion within the street.)

Model Home. A home or homes used for the purpose of advertising various floor plans and styles of architecture found within a residential subdivision. Model homes are usually located on-site and are occupied only by a sales representative.

Modular Home. See Dwelling, Conventional.

Modulation. The measured proportional inflexion (stepping back and stepping forward) of a building facade.

Monitoring. The collection and analysis of data by various methods for the purposes of understanding and documenting changes in systems and features. "Monitoring" includes gathering baseline data, evaluating the impacts of development proposals on the biological, hydrologic and geologic elements of such systems and assessing the performance of required mitigation measures.

Motel. See Dwelling, Transient.

Motor Vehicle Dealer. A business engaged in the buying, selling, exchanging, or otherwise dealing in motor vehicle sales and service at an established place of business (see motor vehicle sales).

Motor Vehicle Franchise. One or more agreements, whether oral or written, between a manufacturer and a new motor vehicle dealer, under which the new motor vehicle dealer is authorized to sell, service, and repair new motor vehicles, parts, and accessories under a common name, trade name, trademark, or service mark of the manufacturer. "Franchise" includes an oral or written contract and includes a dealer agreement, either expressed or implied, between a manufacturer and a new motor vehicle dealer that purports to fix the legal rights and liabilities between the parties and under which (a) the dealer is granted the right to purchase and resell motor vehicles manufactured, distributed, or imported by the manufacturer; (b) the dealer's business is associated with the trademark, trade name, commercial symbol, or advertisement designating the franchisor or the products distributed by the manufacturer; and (c) the dealer's business relies on the manufacturer for a continued supply of motor vehicles, parts, and accessories.

Motor Vehicle Sales. A business primarily engaged in the sale of new and used autos, trucks, motorcycles, recreational vehicles, utility trailers, aircraft, snowmobiles, and the like.

Motor Vehicle Supply Stores. Auto supply stores, tire dealers, and the like. Firms which salvage used parts from inoperable vehicles are classified as Junk Yards and Salvage Facilities. Businesses primarily engaged in both selling and installing such automotive parts as mufflers and brakes are classified as Service Stations.

N. DEFINITIONS - SPECIFIC.

National Register of Historic Places. The national listing of properties deemed significant because of their documented importance to our history and architectural, engineering or cultural heritage, as administered by the Department of the Interior under the National Historic Preservation Act of 1966.

Native Vegetation. Vegetation comprised of plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the site.

Neighborhood Association. A group of people organized for the purpose of considering and acting upon any of a broad range of issues affecting the livability and quality of their neighborhood. A neighborhood association

may be "recognized" by the City if it meets the minimum standards and applicable guidelines adopted by the City in Chapter [18.86](#) OMC.

Net Site Area. The total area within the lot lines of a lot or parcel of land after public street rights-of-way or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

Nonconforming Building or Structure. A building or structure or portion thereof which was lawfully erected or altered and maintained, but because of the application of this title no longer conforms to the yard, height or area requirements of the use district in which it is located.

Nonconforming Lot. A lot which does not conform with the provisions of this Title or Subdivision Code.


Nonconforming Use. An activity in a structure or on a tract of land that was legally established, but because of the application of this title no longer conforms to the use regulations of the district in which it is located.

Nonprofit Institutions. A charitable organization formed and devoted to performing public service or to further private benevolent endeavors.

Non-Profit Physical Facilities. Facilities for physical education activities such as sports or health fitness, which are owned and operated by a non-profit organization.

Normal Maintenance. Those usual acts to prevent a decline, lapse or cessation from a lawfully established condition.

Normal Repair. To restore a development to a state comparable to its original condition within a reasonable period after decay or partial destruction, except where repair involves a near or total replacement which is not common practice or causes substantial adverse effects to the environment.

Notice of Application. A written notice that a complete project permit application has been received by the City, including, at minimum, the date of application, the date of the notice of completeness of the application, the date of the notice of application, a description of the proposed project, a list of permits requested by the applicant, a list of any studies requested by the City, identification of other permits known to be required for the project but not requested by the applicant, identification of existing environmental documents evaluating the proposal, the location where the application and any studies can be reviewed, a statement of the public comment period, a statement of the right of any person to comment on the application, receive notice of and participate in any hearing, request a copy of the decision once made, and of any appeal rights, the date, time, place, and type of any hearing scheduled at the date of the notice, a statement of the preliminary determination of those development regulations that will be used for project impact mitigation, a statement of whether an environmental impact statement will be required and a statement of any preliminary determination of consistency with plans and regulations of the City. [See RCW [36.70B.110](#) .

Notice of Decision. A written notice of the City's decision on a project permit application, including a statement of any SEPA threshold determination and any administrative appeals procedures.

Noxious Weed Control. Those activities subject to review or action by the Thurston County Noxious Weed Board under RCW [17.10](#).

Number. See Rounding of Quantities.

Nursery. Land or greenhouses used to raise flowers, shrubs, and plants for retail or wholesale. (See also Greenhouse.)

Nursing Home. See Convalescent Home, under Dwelling, Assisted Living.

O. DEFINITIONS - SPECIFIC.

Object. A thing of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Off-Site Treatment and Storage Facility. A facility that treats or stores hazardous wastes or special incinerator ash generated on properties other than the property on which the off-site facility is located. (See also current edition of "Zoning Guidelines for Hazardous Waste Treatment and Storage Facilities," prepared by the Solid and Hazardous Waste Program of the State Department of Ecology.)

Office. A building or portion thereof which is primarily used to transact the administrative or professional activities of a business. Such uses include, but are not limited to: medical (excluding veterinary), dental, chiropractic, optometric, legal, banking, insurance, real estate, security brokers, administrative, public, contractors, consultants, corporate, or manufacturers' offices. (See also Home Occupation.)

Office, Bank. Banks, savings and loans, credit unions, and other depository institutions.

Office, Business. The offices of real estate agencies, mortgage brokers, advertising agencies, credit agencies, mailing services and postal substations, employment agencies, insurance agencies, membership organizations except fraternal organizations, accountants, attorneys, security brokers, financial advisors, architects, engineers, surveyors, tax preparation services, computer software development, and other similar business services. This may also include the administrative offices for businesses whose primary activity may be construction, manufacturing, utility services, or some other non-office use conducted elsewhere.

Office, Government. The legislative, administrative, service delivery, or judicial offices of local, state, or federal agencies. It also includes federal post offices where mail processing takes place for local delivery. It does not include government land uses such as maintenance facilities for government-owned trucks, busses, or heavy equipment which are a Light Industrial use.

Office, Medical. This includes the offices of doctors, dentists, chiropractors, optometrists, and other health practitioners providing outpatient care. It also includes medical and dental laboratories, blood banks, and the like.

Office Supplies and Equipment Stores. Stores selling office products such as stationery, legal forms, writing implements, typewriters, computers, copiers, office furniture, and the like.

Office Uses, General. A room or group of rooms used for conducting the affairs of a business and generally furnished with desks, tables, files, and communication equipment.

Office, Veterinary/Clinic. A place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use. (See also Animal Hospital.)

Olympia Coordinate System. The horizontal ground scale coordinate system referenced to the Washington Coordinate System as established by the City Public Works Department.

On-Site. Located on the same lot that is the subject of an application for development.

On-Site Treatment and Storage Facility. A facility that treats or stores hazardous wastes generated on the same property, see current edition of "Zoning Guidelines for Hazardous Waste Treatment and Storage Facilities," prepared by the Solid and Hazardous Waste Program of the State Department of Ecology.

Open Record Hearing. A hearing conducted by a single hearing body or officer that creates the City's record through testimony and submission of evidence and information under procedures prescribed by this Title. [See RCW [36.70B.020](#) (3)].

Open Record Appeal Hearing. A form of open record hearing held on request in response to a notice of decision when no open record predecision hearing was held on the project permit. [See RCW [36.70B.020](#) (3)].

Open Record Predecision Hearing. A form of open record hearing held prior to the City's decision on a project permit. [See RCW [36.70B.020](#) (3)].

Open Space, Common. Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents and may include such complementary structures and improvements as are necessary and appropriate.

Open Space, Public. Undeveloped public land that is permanently set aside (as opposed to regulated) to protect the special natural character of a particular location. Open space may include, but is not limited to wetlands; wetland buffers; creek, stream or river corridors; forested areas; ravines, bluffs or other geologically hazardous areas; and undeveloped areas within parks.

Ordinary High Water Mark (OHWM). (Also referred to as Ordinary High Water Line OHWL) Per WAC [220-660-030](#), the mark on the shores of all waters that will be found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual and so long continued in ordinary years, as to mark upon the soil or vegetation a character distinct from that of the abutting upland, provided that in any area where the ordinary high water line cannot be found, the ordinary high water line adjoining saltwater shall be the line of mean higher high water, and the ordinary high water line adjoining freshwater shall be the elevation of the mean annual flood. OHWM is used to determine the location of standard buffer widths of streams as required under OMC [18.32.435\(C\)](#).

Ordinary Repair and Maintenance. Work for which a permit issued by the City is not required by law, and where the purpose and effect of such work is to prevent or correct any deterioration or decay of or damage to the real property or structure appurtenant thereto and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay or damage.

Outdoor Storage. The keeping of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 consecutive hours.

Over Water. Location above the surface of the water, including placement of buildings on piling or floats.

Overlay Zone. A zoning district or specific plan that encompasses one or more underlying zones or areas and which imposes requirements in addition to those required by the underlying zone. (See also Overlay Districts in Article III.)

Owner of Property. The fee simple owner of real property according to Thurston County Auditor records.

P. DEFINITIONS - SPECIFIC.

Parcel. A parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the most recent equalized assessment roll.

Park, Neighborhood. An area suited for passive and/or active family activities and play which may include facilities such as picnic table and shelters, barbecue pits, playground equipment, basketball backboards, small sized playfields, volleyball courts and tennis courts. Neighborhood parks can serve an urban design as well as recreational function and are a core feature of neighborhood centers.

Park, Public. A park, playground, swimming pool, beach, pier, reservoir, golf course or athletic field which is under the control, operation or management of the city, county, state, or federal government.

Parking, Combined. Two or more land uses or a multi-tenant building which merge parking needs to gain a higher efficiency in vehicular and pedestrian circulation.

Parking Facility or Lot. A land area, building or structure that is devoted primarily to 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.

Parking Facility, Commercial. A parking facility available to the general public, for which a fee is charged on an hourly, daily, weekly, monthly, or other similar basis.

Parking, Shared. Two or more land uses or a multi-tenant building which merge parking needs based on different operating hours to gain a higher efficiency in vehicular and pedestrian circulation, economize space, reduce impervious surface and provide a superior grouping of building(s).

Parking Space. An area which is primarily intended for the temporary storage of vehicles and which meets the design requirements of this code.

Party of Record. The applicant and any person who prior to a decision has requested notice of the decision or submitted substantive comments on an application.

Passive Recreation. See Recreation, Passive.

Pedestrian-Oriented Business. A commercial enterprise whose customers commonly arrive at a business on foot, or whose signage, advertising, window display and entry ways are oriented toward pedestrian traffic. Pedestrian-oriented business may include restaurants, retail shops, personal service businesses, travel services, banks, (except drive-through windows), and similar establishments.

Pedestrian Plaza. An area between a building and a public street which promotes visual and pedestrian access onto the site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for activities such as resting, gathering, reading and picnicking.

Pedestrian Street. Street devoted to uses and amenities which stimulate and reinforce pedestrian activities and visually interesting features at the pedestrian level. Uses are typically sidewalk oriented and physically and visually accessed by pedestrians from the sidewalks, are open during established shopping hours, generate walk-in pedestrian clientele and contribute to a high level of pedestrian activity. Such uses include, but are not limited to, retail shops, restaurants, personal services, day care facilities, banks, travel agencies, cinemas, theaters, amusement establishments, galleries, museums, public display spaces, drug stores, shoe repair shops, floral shops, hair shops, department stores, small hardware stores, and apparel shops. Visually interesting features include, but are not limited to, sculptures, display cases, landscaping, vendor stalls and carts, and architectural detailing.

Percolation. The downward flow or infiltration of water through the pores or spaces of rock or soil. (See also Impervious Surface.)

Performance Guarantee. A financial guarantee acceptable to the City Attorney to ensure all improvements, facilities, or work required by this ordinance will be completed in compliance with this ordinance, regulations, and approved plans and specifications.

Perimeter. The boundaries or borders of a lot, tract, or parcel of land.

Permeable pavement. Pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

Permitted Use. A use allowed by law in a use district and subject to the provisions applicable in that district.

Person. Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state or its political subdivisions or instrumentalities, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Personal Services. A business primarily engaged in providing services generally involving the maintenance of the human body, or other services to one's person or household pets. Such businesses include, but are not limited to, barber and beauty shops, photographic studios, tanning parlors, massage practitioners, pet grooming, and obedience training. This does not include Medical Offices, Kennels or Veterinary Clinics. (See also Health Fitness Centers and Dance Studios.)

Personal Wireless Service. Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined in the Telecommunications Act of 1996 and [47](#) U.S.C. [332](#) and future amendments thereof.

Pervious Surface. A surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

Pesticide. Any chemical that is used to kill pests, especially insects and rodents.

Pet, Traditional. Animals which can be house-broken, walked on a leash, are frequently, but not necessarily, housed within the residence, or as a class judged neither obnoxious nor to pose a public safety or health threat. Traditional pet birds include song birds and parrots.

Pharmacies and Medical Supply Stores. Businesses primarily engaged in the sale of prescription and over-the-counter drugs, plus perhaps vitamins, first-aid supplies, and other health-related products. It also includes firms primarily engaged in the sale of medical equipment such as orthopedic or prosthetic devices, or equipment for home health testing. Pharmacies which also sell a wide variety of other types of merchandise, such as beauty products, camera equipment, small consumer electronics, giftware, food items, greeting cards,

toys, housewares, and/or cleaning supplies are commonly known as "drug stores," and are classified as General Merchandise Stores.

Pigeons, Performing and Racing. Pigeons which are raised and used in the sport, hobby or competition of performing or racing; which require being released for freedom of flight for purposes of training, maintaining physical conditioning or competitive performance; and which are identified by a leg band containing the name or initials of the owner, or with an identification or registration number stamped on said band. Specifically included in this category are flying tipplers, tumblers, rollers and homing or racing pigeons.

Plat. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications.

Plat, Final. The final drawing or map of a subdivision and dedication, prepared for recordation with the County Auditor and containing all elements and requirements set forth in RCW Chapter [58.17](#) and in the City of Olympia Subdivision Ordinance.

Plat, Preliminary. A drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this code. The preliminary plat furnishes a basis for approval or disapproval of a general layout for a subdivision.

Plat, Preliminary Approval. The official action approving a proposed division of land, normally subject to the installation of improvements or fulfillment of conditions prior to final approval.

Plat, Short. The map or representation of a short subdivision containing all pertinent information required by Title [17](#), [18](#) and other applicable ordinances.

Portable Classroom. An accessory building/structure used for public, private or parochial education, and located on the same site as the principal building of instruction.

Principal Use. The primary or predominant use of any lot, building or structure.

Printing, Commercial. This includes shops specializing in printing small jobs for business clients or the general public, such as photocopying, offset printing, or screen printing of documents, announcements, business cards, or the like. This also may include blueprinting, computer plotting, and similar business services. These shops may engage in typesetting, photoengraving, plate-making, and other printing functions incidental to their primary activity; however, if they are primarily engaged in these functions as a service to other printing businesses, they are classified under Industrial Printing. Businesses which print books, magazines, newspapers, or other periodicals for others are classified under Industrial Printing.

Printing, Industrial. Businesses which print books, magazines, newspapers, or other periodicals for others. It also includes printers of maps, posters, and the like; makers of business forms, looseleaf binders, and the like;

and service industries for the printing trade, such as engraving, typesetting, photoengraving, electrotyping and stereotyping, lithographic platemaking, and related services.

Private School. See School, Private.

Private Utility. A privately owned enterprise that provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage and garbage collection or other similar public services.

Prohibited Use. A use that is not permitted in a zoning or land use district.

Project. A change in occupancy or modification or improvement of real estate, whether done by clearing, grading, or structure creation or modification in any manner requiring approval, licensing, or permitting by the City of Olympia.

Project Permit. Any land use or environmental permit or license required from the city for a project action, such as a building permit, preliminary or final plat approval, binding site plan approval, conditional use approval, shoreline substantial development permit, land use approval or a site specific rezone authorized by the Olympia Comprehensive Plan. Adoption or amendment of a comprehensive or other municipal plan, subarea plan, or development regulation or imposition of impact or other fee is not a project permit. [See RCW [36.70B.020](#) (4)].

Project Permit Application. A formal written request to the City for a project permit on forms approved by the City Council.

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.
- 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.)

Public Access (Shoreline). The physical ability of the general public to reach and touch the water's edge and/or the ability to have a view of the water from upland locations. There are a variety of types of public access

including picnic areas, pathways and trails (including handicapped accessible), floats and docks, promenades, viewing towers, bridges, boat launches, street ends, ingress and egress, parking, and others.

Public Art. Expressionistic forms, either man-made or natural, which are located for community view on private or public property.

Public Building. Any building, structure, facility, or complex used by the general public, whether constructed by any state, county, or municipal government agency or instrumentality or any private individual, partnership, association, or corporation, including, but not limited to, assembly buildings, such as auditoriums, libraries, public eating places, schools, and theaters; business buildings, such as offices; and factories and industrial buildings.

Public Facility. Land, buildings or structures operated by a municipal or other governmental agency to provide local protective, social, recreational, cultural, or mass transportation services directly to the general public. This includes police and fire stations, libraries, recreation facilities, bus transfer stations and park-and-ride lots. It also includes public land or buildings devoted solely to the storage of equipment and materials. It does not include facilities whose primary purpose is to provide administrative or judicial services, except as they may be incidental to the defined use, nor parking lots that are accessory to uses that would otherwise not be allowed in the underlying zone.

Public Hearing. A meeting announced and advertised in advance and open to the public, with the public given an opportunity to talk and participate.

Public Meeting. An informal meeting, hearing, workshop or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the City's decision on the permit application. A public meeting may include a design review board meeting, a neighborhood association meeting, or a scoping meeting on a draft environmental impact statement. A public meeting is distinct from and does not include an open record hearing. [See RCW [36.70B.020](#) (5)].

Public Notice. The advertisement of a public hearing or meeting in a newspaper of general circulation, or through other media such as site posting and direct mailing, indicating the time, place, and nature of the public hearing.

Public Project of Significant Importance. See OMC [18.66.090](#).

Public Safety Communications Equipment. All communications equipment utilized by a public entity for the purpose of ensuring the safety of the citizens of the City and operating within the frequency range of 700 MHz and 1,000 MHz and any future spectrum allocations at the direction of the FCC.

Public Services. Fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Public Use Area. An outdoor portion of a property that is dedicated to public use and which contains one or more of the following elements: benches, tables, lawns, public art, gardens, exercise or play equipment, or similar improvements or features. These elements are to provide the public with recreational activities in addition to the right to traverse or stand in this area.

Public Utility. An organization or government agency which provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage or garbage collection or other essential public services.

Publishing. Businesses which publish and print on their premises books, magazines, newspapers, or other periodicals. If such establishments do not perform printing on their premises, they are classified as Business Offices.

Q. DEFINITIONS - SPECIFIC.

Quarry. A place where rock, ore, stone and similar materials are excavated and/or processed for sale or for off-site use.

Queue Lane. Area for temporary waiting of vehicles while obtaining a service or other activity such as drive-up windows.

R. DEFINITIONS - SPECIFIC.

Radio Frequency Emissions. Any electromagnetic radiation or other communications signal emitted from an antenna or antenna-related equipment on the ground, antenna support structure, building, or other vertical projection.

Radio, Television, or Communication Tower. A vertical structure that is intended to send or receive radio, or other wireless communications and to serve more than one user or an enterprise whose principal business is such communications. See Antenna.

Ravine. A narrow gorge that normally contains steep slopes and is deeper than ten (10) vertical feet as measured from the lowest point of the valley to the top of the slope.

Rear Yard. See Yard, Rear.

Reasonable Alternative. An activity that could feasibly attain or approximate a proposal's objectives, but with less environmental impact or decreased level of environmental degradation.

Recreation, Active. Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

Recreation, Commercial. A facility operated as a business which is designed and equipped for leisure-time activities such as theaters, bowling alleys, museums, aquariums, public and private recreational concessions, miniature golf, archery ranges, and amusement activities such as coin or token-operated machines, rides, or booths to conduct games. (See also Health Fitness Centers and Dance Studios, Golf Courses, Country Clubs, and Riding Stables.)

Recreation, Passive. Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, or similar table games and activities which may involve educating the user.

Recreation Facility. A place designed and equipped for the purpose of sports and leisure-time activities.

Recreational Vehicle. A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term recreational vehicle includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks or buses, boats and boat trailers, and all terrain vehicles.

Recreational Vehicle Park. Any lot or parcel of land upon which two or more recreational vehicles sites are located, established, or maintained as temporary living quarters for recreation or vacation purposes.

Recycling. The process by which waste products are collected and reduced to raw materials and transformed into new products.

Recycling Facility. A facility for the collection and/or sorting and storage of recyclable materials generated from domestic or small business sources, such as bottles, cans, paper, cardboard, aluminum, and plastics. This definition does not include facilities for the processing of recyclable materials, which are classified as an industrial use. Recycling facilities are further divided into two categories: Type I Recycling Facilities include bins or other temporary or permanent facilities for the collection of small quantities of recyclable materials to be sorted and/or processed elsewhere. A Type I facility may be accessory to a primary use, such as a recycling bin at a grocery store parking lot. Type II Recycling Facilities include facilities primarily dedicated to the collection, sorting, or purchase and resale of recyclable materials.

Remodel. The alteration, restoration, reconstruction, addition to, structural modification, change of existing building footprint or internal floor plan that requires city approval or the issuance of any City permit.

Rental, Residence. The temporary rental of a single-family home for personal social events such as a wedding reception, private party or similar activity. (See also Temporary Uses.)

Replat. The further division of lots or the relocation of lot lines of any lot or lots within a subdivision previously approved and recorded according to law; or the alteration of any streets or the establishment of any new

streets within any such subdivision, but not including conveyances, made so as to combine existing lots by deed or other instruction.

Restaurant. A use providing preparation and retail sale of food and beverages, including coffee shops, sandwich shops, ice cream parlors, fast food take-out, espresso stands, and similar uses. A restaurant may include licensed "on-site" provision of alcoholic beverages for consumption on the premises when accessory to such food service. A "drive-in" restaurant is one where all or a significant portion of the consumption takes place or is designed to take place with the patrons remaining in their vehicles while on the premises. A "drive-through" restaurant is one which has one or more drive-through lanes for ordering and dispensing of food and beverages to patrons remaining in their vehicles, for consumption off the premises.

Restoration. Measures taken to restore an altered or damaged natural feature including:

- a. Active steps taken to restore damaged wetlands, streams, protected habitat, or their buffers to the functioning condition that existed prior to an unauthorized alteration; and
- b. Actions performed to reestablish structural and functional characteristics of the critical area that have been lost by alteration, past management activities, or catastrophic events.

Restrictive Covenant. A restriction on the use of land usually set forth in the deed. [NOTE: Restrictive covenants usually run with the land and are binding upon subsequent owners of the property. However, some restrictive covenants run for specific periods of time.]

Retail Trade. The selling of goods or merchandise to the general public for personal, business, or household consumption. The retail sales establishment is usually a place of business and is engaged in activity to attract the general public to buy goods. The establishment may also buy and receive goods. Retail sales includes services related to the retail goods. The establishment may process, repair, manufacture, and wholesale some of the products, such as jewelry, baked goods, beverages, apparel, pottery, or consumer electronics, but such processing, repair, or manufacturing must be associated with retail activities, be limited to rear or upper floor areas in the same building, and emit no loud noise or noxious odor. See Industry, Light.

Revision of Application, Minor. A change or correction by an applicant of a proposed project, either voluntarily or to conform with applicable standards and requirements, that does not, in the opinion of the Director, constitute a substantial change requiring reinitialization of the review process and period.

Revision of Application, Substantial. A change or correction by an applicant of a proposed project, either initiated voluntarily by the applicant or to conform with applicable standards and requirements, that in the opinion of the Director requires a new review process and period. For example, a change in a proposal which, as a result of changes in the proposed land use, substantially greater floor area or number of residential units, or substantial relocation of uses or structures, or the like, probably would result in significantly different impacts to the environment, upon public services or facilities, or to neighboring properties or land uses.

Review Authority. A person, committee, commission or council responsible for review and final action on a land use or development entitlement or permit.

Revolving Sign. See Sign, Animated.

Rezone. A change in the land use classification of a specific area to another use classification.

Right-of-Way - Improved. All of the right of way where any portion of it is used for motor vehicle travel.

Rights-of-Way. The right of one to use or pass over the property of another.

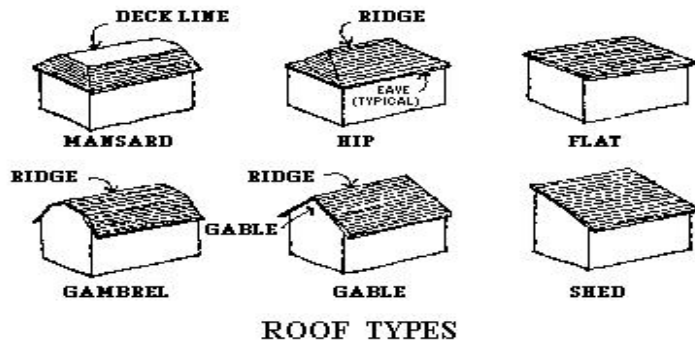


FIGURE 2-6

Roof. The outside top covering of a building.

Rooming House. See Lodging House.

ROW. Rights-of-ways of public easements, roadways, streets, or other so defined public access locations.

Rummage Sale. An occasional or periodic market held in an open area or structure which is sponsored by schools, places of worship or other nonprofit organizations.

Run With The Land. A covenant, benefit or restriction of the use of land binding on present and future owners of the property.

S. DEFINITIONS – SPECIFIC.

Salmonid. A member of the fish family salmonidae, such as chinook, coho, chum, sockeye and pink salmon, rainbow, steelhead, cutthroat salmon, brown trout, bull trout, Brook and Dolly Varden char, kokanee and whitefish.

Sanitary Landfill. A site for solid waste (garbage) disposal.

Satellite Earth Station. A single or group of parabolic (or dish) antennas that are mounted to a support device that may be a pole or truss assembly attached to a foundation in the ground, or in some other configuration. A satellite earth station may include the associated separate equipment cabinets necessary for the transmission or reception of wireless communications signals with satellites.

Scale, Architectural. The perceived height and bulk of a building relative to that of neighboring buildings. A building's perceived height and bulk may be reduced by modulating facades.

Scenic Vistas. Those areas which provide, for significant numbers of people, outstanding views from public rights-of-way of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides.

School. An institution of learning, whether public or private, which offers instruction in those courses of study required by the Washington Education Code or which is maintained pursuant to standards required by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college, or university.

Screening. A continuous fence or wall supplemented with landscaping, or an evergreen hedge or combination thereof, that effectively provides a sight-obscuring and sound-absorbing buffer around the property it encloses, and is broken only for access drives and walks.

Sculptured Building Top. A building top which has:

- a. Reduced floor area on the upper floors; and
- b. A distinctive roof form such as pitched roof, hip roof, dome, chateau roof, tower, turret, pediment, dormers, or other distinctive forms. Roofline embellishments such as medallions, statuary, cornices, brackets, finials, or similar ornament would not be considered sculptured building tops; and
- c. Upper floors which are set back from the street wall.

Secretary of the Interior's Standards for the Treatment of Historic Properties, The (as amended). Guidelines adopted by the Secretary of the Department of the Interior to guide the rehabilitation, restoration or reconstruction of a historic property.

Section of Land. Measured 640 acres, one square mile, or 1/36 of a township.

Secure Community Transition Facility. A residential facility for persons civilly committed and conditionally released from a total confinement facility operated by the Secretary of Washington Social and Health Services or under contract with the Secretary pursuant to RCW [71.09.020](#) (10) as described in RCW [71.09.250](#). All

secure community transition facilities located within the City of Olympia shall conform with Olympia Municipal Code Subsection [18.08.080\(E\)](#).

Seep. A spot where groundwater oozes to the surface. A small spring.

Service and Repair Shop. An establishment providing major repair and/or maintenance of motor vehicles, equipment or major appliances, including, but not limited to: mechanical repair, replacement of parts, body repair, painting, engine overhaul, or other major repair or maintenance, including operations which may require open flame or welding.

Service Stations. Businesses which sell gasoline or alternative vehicle fuels, and/or which may perform minor vehicle maintenance or repair, and/or wash cars. "Minor maintenance or repair" is limited to the exchange of parts and maintenance requiring no open flame or welding. Service stations include self-service gas stations, full-service gas stations, diesel fueling stations, oil change and lubrication shops, auto detailing shops, and car washes. Businesses which provide major repair work such as engine overhauls, vehicle painting, or body repair are classified as Service and Repair Shops.

Servicing of Personal Apparel and Equipment. A business primarily engaged in the upkeep of personal or small household belongings. Such businesses include, but are not limited to: tailors, locksmiths, piano tuners, or businesses which repair shoes, cameras, small appliances, or consumer electronics.

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

Setback Line. An imaginary line that establishes the required minimum distance from any lot line and defines the area where the principal structure must be erected. (See also Building Line, Yard, and Lot.)

Sewer. Any pipe or conduit used to collect and carry away sewage and sometimes stormwater runoff from the generating source to a treatment plant.

Sexual conduct.

- a. Sexual intercourse within its ordinary meaning, occurring upon any penetration, however slight; or
- b. Any penetration of the vagina or anus, however slight, by an object; or
- c. Any contact between persons involving the sex organs of one person and the mouth or anus of another; or
- d. Masturbation, manual or instrumental, of oneself or of one person by another; or

- e. Direct touching of the sex organs or anus, whether clothed or unclothed, of oneself or of one person by another; or
- f. Flagellation or torture in the context of a sexual relationship; or
- g. Sodomy.

Shopping Center. A commercial development with unenclosed pedestrian walks in which there are a number of separate commercial activities, with accessory shared facilities such as parking, and which is designed to provide a single area which the public can obtain varied products and services. Shopping centers are typically characterized by at least one large retail "anchor"store.

Shopping Mall. A shopping center with stores on one or both sides of a covered and enclosed pedestrian walkway.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street and normally used as a pedestrian walkway.

Sign. Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means. Such means may include words, letters, figures, design, movement, symbols, fixtures, colors, illumination, or projected images.

Sign, Abandoned. Any sign which:

- a. Is located on property which becomes vacant and unoccupied for a period of 12 consecutive months or more (excepting legal off-premise signs), or
- b. Relates to any occupant or business unrelated to the present occupant or their business (excepting legal off-premise signs), or
- c. Pertains to a time, event or purpose which no longer applies.

Sign, Animated. A sign with action or motion (including those that flash, oscillate or revolve) or one that involves color changes, illustrations or messages. This does not include wind activated elements such as flags or banners; nor does it include public service signs (such as time and temperature signs).

Sign Area. The entire background of a sign upon which advertising could be placed (counting all faces), including the frame but not other supporting structure, except that the area of advertising affixed directly to, or painted on a building without any background, other than the building, shall be the area contained in the smallest geometric figure enclosing all portions of the sign message (i.e., all letters, numbers, graphics, etc.).

Sign Awning. A sign which is on an awning. Awning signs are a type of building mounted sign.

Sign, Billboard. A rigidly assembled outdoor sign permanently affixed to the ground or permanently attached to a building or other permanent structure, unrelated to any use or activity on the property on which the sign is located, but not including directional signs as defined herein.

Sign, Building Mounted. A permanent sign which is attached to, or erected against or painted on, any exterior wall, fascia, or window of a building or structure. For the purpose of this Title, signs which shall be considered building mounted signs, include flush mounted signs, signs on marquees and awnings, projecting signs, and signs erected on the side of a mansard roof provided the sign does not project above the uppermost roof line or flashing.

Sign, Business Directory. A type of development identification sign which lists the names of the individual uses in a development.

Sign, Changeable Copy. See Sign, Readerboard.

Signs, Channel Letters. A flush mounted wall sign that consists of individual letters or characters not bound together in one complete structure. Channel Letter signs are signs in which each letter or character is mounted individually within its own area, with the total area of individual letters or characters comprising the sign.

Sign, Ground. A ground supported sign which is no greater than twelve (12) feet in height above grade.

Sign, Development Identification. A freestanding or building mounted sign which identifies the name of a development. For the purpose of sign standards, a development consists of multiple building complexes such as shopping malls, industrial and business parks, residential subdivision developments, and multiple occupancy buildings.

Sign, Directional. A sign designed solely to guide or direct pedestrian or vehicular traffic to an area, place or convenience.

Sign, Flashing. See Sign, Animated.

Sign, Flush-Mounted. A type of building mounted sign which and is attached to, or erected against any exterior wall or fascia of a building or structure, with the exposed face of the sign parallel to the plane of the wall.

Sign, Freestanding. A permanent sign supported by one or more uprights, poles or braces in or upon the ground. For the purposes of this Title, freestanding signs include pole signs and signs otherwise known as ground signs or monument signs.

Sign Height. The vertical distance from ground level to the top of the sign.

Sign, Identification. A pole or ground sign which identifies the name of a shopping center.

Sign, Inflatable. Balloons or other gas-filled figures. For purposes of this section, inflatable signs shall be treated as temporary signs.

Sign, Marquee. Any sign which forms part or is integrated into a marquee or canopy and which does not extend horizontally beyond the limits of such marquee or canopy.

Sign, Monument. See Sign, Freestanding.

Sign, Non-conforming. Any sign existing at the time of this Ordinance which does meet the provisions of Title [18](#).

Sign, On-Premises. A sign which carries advertisement related to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of business, name of the person, firm or corporation occupying the premises.

Sign, Out-of-Date. Signs for which the event, time, or purpose no longer applies.

Sign, Pole. A ground supported sign which is no less than twelve (12) and no greater than thirty (30) feet in height above grade.

Sign, Political. A sign for the purpose of advertising a candidate or candidates for public elective office, or a political party, or which promotes a position on a public or ballot issue.

Sign, Portable (Mobile). A sign made of any material which by its design is readily movable and which is not permanently affixed to the ground, a structure or a building.

Sign, Projecting. A sign which projects 12 inches or more from a building and is supported by a wall or structure.

Sign, Public Service. A sign which provides a service to the public (such as indicating the current time and temperature or a community bulletin board) but which includes no advertising other than the name of the sponsoring organization.

Sign, Readerboard. A sign with characters or letters that can be manually changed without altering the face of the sign. Electronic signs are not readerboards for the purposes of this Title, but are animated signs.

Sign, Revolving. See Sign, Animated.

Sign, Roof. A sign erected upon or above a roof or parapet of a building or structure. A sign shall be considered a building mounted sign if it is erected on the side of a mansard roof and does not project above the uppermost roof line or flashing.

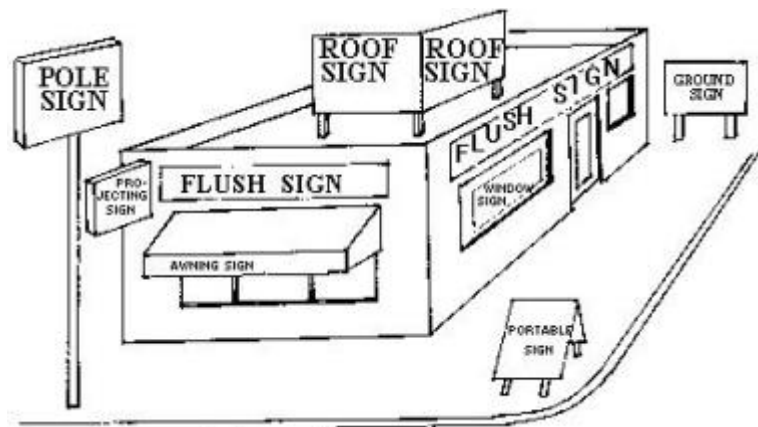
Sign, Sandwich Board Sidewalk Sign. A type of portable sign.

Sign, Structural Alteration. Any change or modification in the supporting members of the structure, such as the pole, cabinet, footing/foundation. Exceptions are new paint, rewiring, or face change.

Sign Structure. Any structure which supports or is capable of supporting any sign. A sign structure may be a single pole and may be an integral part of the building.

Sign, Temporary. Any sign, banner, pennant, valance or advertising display intended to be displayed for only a limited period of time.

Sign, Window. A sign permanently painted on or mounted to an exterior window (e.g., a neon sign). Window



signs are a type of building mounted sign.

FIGURE 2-7

Significant. When used in the context of historic significance: A property which helps in the understanding of the history of the local area, state or nation (whichever is applicable) by illuminating the local, state-wide or nation-wide impact of the events or persons associated with the property, or its architectural type or style or information potential. The local area can include the City of Olympia, Thurston County, the region of Puget Sound or Southwest Washington, or a modest geographic or cultural area, such as a neighborhood. Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation.

Single-Family Dwelling. See Dwelling, Conventional.

Single-Room Occupancy (SRO). See Dwelling, Conventional.

Site Plan. The development plan which shows the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood plains, walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required in order that an informed decision can be made by the reviewing authority.

Site Plan Review Committee. A technical development review group comprised of representatives from the Department of Community Planning and Development, the Fire Department and the Public Works Department, who provide technical assistance to the CP&D Director or his/her designee on land use issues. At a minimum this includes the Building Official, Planner, City Engineer, Fire Chief, and SEPA official, or their appointed designees.

Slope. The deviation of a surface from the horizontal, usually expressed in percent or degrees. (See also Grade.)

[NOTE: Percentage of slope is calculated by dividing the vertical distance by the horizontal distance times one-hundred (100).]

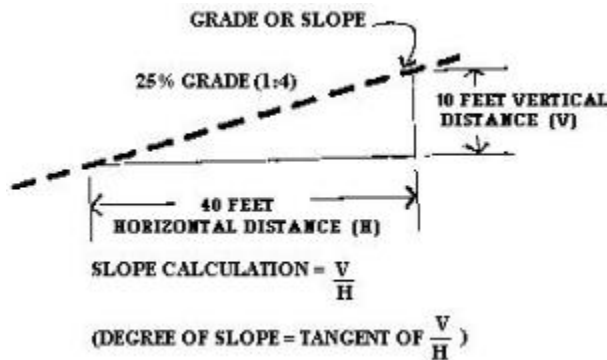


FIGURE 2-8

% GRADE	100	50	40	33.3	30	25	20	15	12	10	8	6
DEGREES	45	26.6	21.8	18.4	16.7	14	11.3	8.5	6.8	5.7	4.6	3.4
RATIO	1:1	2:1	2.5:1	3:1	3.3:1	4:1	5:1	6.7:1	8.3:1	10:1	12.5:1	16.7:1

Slope, Steep. An area which is equal to or in excess of 40 percent slope, or where the ground surface rises ten feet or more vertically within a horizontal distance of 25 feet. This can also include a slope of 15 to 39.9 percent if otherwise defined as a landslide hazard area.

Slope, Steep Toe, or Steep Top. A distinct topographic break in slope which separates slopes inclined less than forty (40%) percent from slopes equal to or greater than forty (40%) percent. Where no distinct break exists,

this point shall be the limit of the area where the ground surface drops ten (10) feet or more vertically within a horizontal distance of twenty-five (25) feet.

Small Lake. See OMC [18.32.505](#).


Small Lot Review. A Director review of proposed construction on undersized legal lots of record approved prior to June 19, 1995.

Small Lot Subdivision. See Subdivision, Short.

Soil and Vegetation Protection Area (SVPA). A separate tract of land, which may or may not be deeded as such, specifically set aside for the preservation of healthy soil and the preservation or planting of existing and/or native vegetation, well-adapted drought-tolerant vegetation, and trees. Stormwater retention/detention facilities, critical area buffers and other common areas may be considered SVPA's if they currently, or are improved to an extent where they can, support healthy soils and the growth of native vegetation or well-adapted drought-tolerant vegetation. The purpose of these areas for preserving healthy soils and preserving and/or planting native, or well-adapted drought-tolerant vegetation is stated on the face of the plat when applicable.

Sorority House. A building, occupied by unrelated female members of a private educational organization, which contains sleeping rooms, bathrooms, common rooms, and a central kitchen and dining room. (See Fraternity, Dormitory.)

Special Assessment District. A district with the power to levy taxes created by act, petition, or vote of property owners for a specific purpose.

Special Valuation for Historic Properties, Special Valuation. The process, pursuant to Chapter [84.26](#)  Revised Code of Washington (RCW) and Chapter [3.60](#) OMC, under which the tax basis of an eligible, rehabilitated historic property may be reduced by the actual incurred cost of the rehabilitation for a period of up to ten years.

Specialty Stores. Stores selling antiques, sporting goods and bicycles, marine supplies, glassware and chinaware, books, videos (including rentals), music, cards and stationery, jewelry, toys, hobby supplies, cameras, gifts and souvenirs, sewing supplies, flowers, tobacco products, newspapers and magazines, art and art supplies, pets and pet supplies, religious supplies, consumer electronics, personal computers, or other miscellaneous goods. It also includes second-hand stores and pawnshops.

Specific or Management Plan. A plan consisting of text, maps, and other documents and exhibits regulating development within an area of special interest or which contains unique land use and development problems.

Spot Zoning. Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses and that does not further the comprehensive plan. [NOTE: Spot zoning is usually invalid when all the following factors are present: (1) a small parcel of land is singled out for special and privileged treatment; (2) the singling out is not in the public interest but only for the benefit of the land owner; and (3) the action is not in accord with a comprehensive plan.]

Stables, Riding. A structure providing shelter for horses, mules or ponies which are boarded for compensation. This may include arenas, tracks, and other facilities for equestrian activities either for members of a private club or for the general public. This may also include accessory facilities such as a clubhouse.

Stable, Private. An accessory structure providing shelter for horses or ponies, for use by occupants of the premises.

Staff. Permanent or temporarily employed personnel of the City of Olympia, Washington.

Stepback. Additional setbacks of upper building floor levels.

Storage. Placement or retention of goods, materials and/or personal property in one location for more than 24 consecutive hours.

Stormwater Facility. A constructed stormwater system component, including but not limited to a detention, retention, sediment, or constructed wetland basin or pond, generally installed at the ground surface.

Stormwater Retention/Detention Basin. A facility, either above-ground or underground, that temporarily stores stormwater prior to its release to the ground (retention facility), to a surface water (detention facility), or some combination of the two. [NOTE: Retention basins differ from detention basins in that the latter are temporary storage areas. Retention basins have the potential for water recreation and water-oriented landscaping since the water may remain. Both types of basins provide for controlled release of the stored water and groundwater recharge.]

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Story Above Grade. Any story having its finished floor surface entirely above grade, except that a basement shall be considered as a story above grade where the finished surface of the floor above the basement is: more than six feet above grade plane, more than six feet above the finished ground level for more than 50% of the total building perimeter, or more than 12 feet above the finished ground level at any point.

Story First. The lowest above grade story in a building, except that a floor level in a building having only one floor shall be classified as a first story, provided such floor level is not more than four feet below grade, as

defined herein, for more than 50 percent of the total perimeter, or more than eight feet below grade, as defined herein, at any point.

Stream. See OMC [18.32.405](#).

Stream Corridor. Any river, stream, pond, lake, or wetland, together with adjacent upland areas that support vegetation adjacent to the water's edge.

Street. A public or private rights-of-way which affords a primary means of vehicular access to abutting property.

Street, Arterial. An arterial street provides an efficient direct route for long-distance travel within the region and between different parts of the city. Streets connecting freeway interchanges to commercial concentrations are classified as arterials. Traffic on arterials is given preference at intersections, and some access control may be considered in order to maintain capacity to carry high volumes of traffic.

Street Cul-De-Sac. A street with a single common ingress and egress and with a circular turnaround at the end.

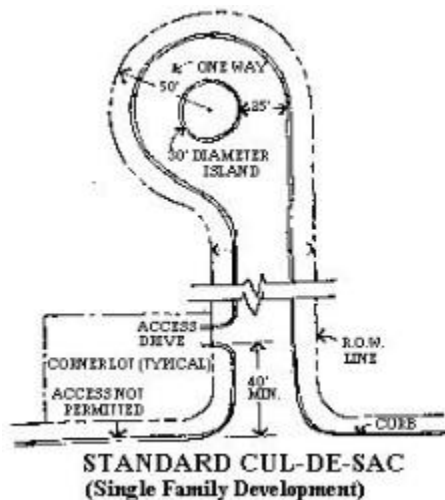


FIGURE 2-9

Street Frontage. The area between any lot lines which intersect, or area of a lot which directly abuts, the boundary of a public or private street rights-of-way.

Street Furniture. Constructed, above-ground objects, such as outdoor seating, kiosks, bus shelters, sculpture, tree grids, trash receptacles, fountains, and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public.

Street, Local Access. A street which provides access to abutting land uses and serves to carry local traffic to a collector.

Street, Major Collector. A street that provides connections between the arterial and concentrations of residential and commercial land uses. The amount of through traffic is less than an arterial, and there is more service to abutting land uses. Traffic flow is given preference over lesser streets.

Street, Neighborhood Collector. A street which distributes and collects traffic within a neighborhood and provides a connection to an arterial or major collector. Neighborhood collectors serve local traffic, provide access to abutting land uses, and do not carry through traffic. Their design is compatible with residential and commercial neighborhood centers.

Street, Private. A street that has not been accepted for maintenance and public ownership by the City of Olympia or other government entity. This does not include private driveways or access easements.

Street Wall. A building wall that faces or is parallel to the street frontage.

Streetscape. The visual character of a street as determined by various elements such as structures, greenery, open space, and view.

Structure. An edifice or building of any kind which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Structured Parking. A building or a portion of a building used for the parking of motor vehicles.

Subdivider. A person who undertakes the subdividing of land.

Subdivision. The division or redivision of land into ten or more lots, tracts, parcels, sites or divisions, any of which are less than five acres in area, for the purpose of sale, lease or transfer of ownership. (See also Subdivision, Short.)

Subdivision Cluster. See Cluster Subdivision.

Subdivision, Large Lot. The division of land into lots or tracts, each of which is 1/128 of a section of land or larger, or five acres or larger, if the land is not capable of description as a fraction of a section of land. For purposes of computing the size of any lot under this section which borders on a street, the lot size shall be expanded to include that area which would be bounded by the centerline of the street and the side lot lines of the lot running perpendicular to such centerline.

Subdivision, Short. The division or redivision of land into nine or fewer lots, tracts, parcels, sites or divisions for the purpose of transfer of ownership, sale or lease.

Subordinate. A supplementary use to a permitted primary or principal use.

Substantial Improvement. Any extension, repair, reconstruction, or other improvement of a property, the cost of which equals or exceeds fifty (50) percent of the fair market value of a property either before the improvement is started or, if the property has been damaged and is being restored, before the damage occurred.

Surface water. A body of water open to the atmosphere and subject to surface runoff.

Swap Meet. Any outdoor place, location, or activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces; and, where a fee may be charged to prospective buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, farmers markets, or other similarly named or labeled activities; but the term does not include the usual supermarket or department store retail operations.

T. DEFINITIONS - SPECIFIC.

Temporary Use. A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period.

Theater. A building or part of a building devoted to showing motion pictures or for dramatic, dance, musical, or other live performances.

Time-of-travel. The time required for ground water to move through the water bearing zone from a specific point to a well.

Townhouse. See Dwelling, Conventional.

Toxic Substance. See Hazardous Materials or Hazardous Waste.

Tract. An area, parcel, site, piece of land or property. (See also Lot and Critical Area Tract.)

Traffic Impact Study. A report analyzing anticipated traffic flow conditions with and without proposed development. [NOTE: The report includes an analysis of mitigation measures and a calculation of fair share financial contributions.]

Trail. A paved or unpaved surface for pedestrian and/or bicycle commuting or recreational use, which may include sidewalks. Trails may be located parallel to an improved street, within a single development; or may inter-connect different areas by an off-street route.

Transfer of Development Right Sending Zone. The area designated by Thurston County from which development rights can be transferred.

Transferable Development Right. An interest in real property which is the difference between the existing use of a parcel and its potential development use expressed in residential units per acre. This right is made severable from the parcel to which the interest is appurtenant and transferable to another parcel of land for development and use in accordance with applicable regulations.

Transient. A continuous period of two weeks or less.

Transportation Demand Management. Strategies aimed at reducing the number of motor vehicle trips, shortening trip lengths, and changing the timing of trips to non-peak hours. [NOTE: These strategies encourage the use of mass transit, car pools, van pools, bicycling, and walking and typically focus on the home-to-work commute. They also include efforts to provide housing close to jobs to shorten trip lengths. These strategies often require the joint cooperation of developers, employers, and local governments.]

Transportation Demand Management Plan. A system of actions and timetables to alleviate traffic problems through improved management of motor vehicle trip demand. (See also Transportation Demand Management.)

Tree. A self-supporting perennial woody plant characterized by one main stem or trunk of at least six inches 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.

Trip. A single or one-way motor vehicle movement either to or from a subject property within a study area.

Truck, Trailer, and Recreational Vehicle Rental. Businesses primarily engaged in short-term rental or extended-term leasing of trucks, truck-tractors, semi-trailers, moving vans, utility trailers, recreational vehicles, and the like. Finance (equity or full-payout) leasing of trucks, trailers, and recreational vehicles is classified with Motor Vehicle Sales.

U. DEFINITIONS - SPECIFIC.

Unavoidable and necessary impacts. Those impacts to critical areas that may result when a person proposing to alter such an area has demonstrated that no alternative exists for the proposed project.

Unusual Uses. Undefined land uses or activities resulting from advancing technology.

Upland. The area above and landward of the ordinary high water mark.

Use. The purpose, type and extent for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Utility Facility. The physical infrastructure used by private and public utilities to provide service to their customers, e.g., lines, equipment, substations, pump station, and appurtenances. (See also Private Utility and Public Utility.)

Utility Line, Service or Distribution. Any utility line that extends from a main line and terminates at a building or structure.

Utility Line, Stormwater. A constructed stormwater system component, including but not limited to:

1. A ditch, swale, or similar component installed at ground surface, generally in a linear fashion with clearing and grading limited to 15 feet or less of lateral extent from the centerline;
2. A pipe, culvert, or similar component installed underground, generally in a linear fashion with clearing and grading limited to 15 feet or less of lateral extent from the centerline; or
3. A vault, manhole, catch basin/storm drain, or similar component, which:
 - a. Is installed underground,
 - b. Is connected to one of the above-listed components, and
 - c. Results in clearing and grading no more extensive than described above.

Utility Line, Transmission or Main. Any public or private utility line that provides service to numerous commercial, residential, public and/or industrial land uses.

V. DEFINITIONS - SPECIFIC.

Variance. A modification of the terms of this title that may be granted because of the unusual shape, exceptional topographic conditions or other extraordinary situation or condition in connection with a specific piece of property, where the literal enforcement of this title would involve practical difficulties and cause undue hardship unnecessary to carry out the spirit and intent of this title.

Vegetated Roof. A roof designed and constructed to support, and that does support, living vegetation with at least three inches of engineered soil.

Vegetation - Hydrophytic. Vascular plant life and mosses which grow in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content as described in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands,(1989) as amended or revised.

Vegetation - Native. Plants species which have adapted over thousands of years to the weather, soil, and topography of Thurston County, Washington.

Vehicle. A device capable of being moved upon a public highway and in, upon, or by which persons or property are or may be transported or drawn upon a public highway, including automobiles, trucks, buses, motorcycles,

trailers, and the like. The term includes bicycles, but does not include other devices moved by human or animal power (e.g., skateboards or horse-drawn wagons), nor devices used exclusively upon stationary rails or tracks.

Veterinary Clinic. See Office, Veterinary/Clinic.

View Corridor. An area at ground level providing views of the waterfront and other landforms of significance, unobstructed by permanent structures between a public street and the preserved. (See also Easement, Scenic.)

Village Center. That portion of an urban village, neighborhood village, or community oriented shopping center which is occupied by commercial, commercial/residential mixed uses, and associated uses such as parking or a village green or park.

W. DEFINITIONS - SPECIFIC.

Waiver of a Certificate of Appropriateness, Waiver. A letter or other document which allows the building or zoning official to issue a permit for demolition.

Warehouse. A building primarily used for storage and distribution of products, equipment, or materials, which are not available for retail sale on the premises. "Warehousing" is the associated activity. Compare Mini-storage.

Welding and Fabrication. A business engaged in stamping or shaping pieces of metal which are then connected by heat until molten and fused, in order to manufacture, service, or repair sheet metal products.

Well-Adapted Drought-Tolerant Vegetation. Vegetation that is well adapted to current and anticipated environmental conditions in this region, and are not invasive.

Wellhead Protection Area. See OMC [18.32.205](#).

Wet pond. An artificial water body with a permanent water surface dug as a part of a surface water management system.

Wetland, habitat types or wetland types. Descriptive classes of the wetlands taxonomic classification system of the United States Fish and Wildlife Service (Cowardin, et al 1978). These habitat types can include emergent, scrub-shrub or forested wetlands.

Emergent. A wetland with at least thirty (30) percent of the surface area covered by erect, rooted, herbaceous vegetation as the uppermost vegetative stratum.

Forested. A wetland with at least twenty (20) percent of the surface area covered by woody vegetation greater than twenty (20) feet in height.

Scrub-shrub. A wetland with at least thirty (30) percent of its surface area covered by woody vegetation less than twenty (20) feet in height as the uppermost stratum.

Wetlands. See OMC [18.32.505](#).

Wetlands, Isolated. Those regulated wetlands which:

- a. Are outside of and not contiguous to any one hundred (100)-year floodplain of a lake, river or stream; and
- b. Have no contiguous hydric soil between the wetland and any surface water.

Wetlands Mitigation Bank. A site where wetlands are restored, created, enhanced, or in exceptional circumstances, preserved expressly for the purpose of providing compensatory mitigation in advance of authorized impacts to similar resources.

Wetland - Mosaic. A wetland where each patch of wetland is less than one (1) acre; and each patch is less than one hundred (100) ft apart, on the average; and the areas delineated as vegetated wetland are more than fifty percent (50%) of the total area of the wetlands and the uplands together, or wetlands, open water, and river bars, all as defined in the Washington State Wetland Rating System for Western Washington(2004) as amended or revised.

Wholesale Sales or Trade. Establishments or places of business primarily engaged in selling merchandise to retailers.

Wildlife blind. A structure no larger than two hundred (200) square feet used for the observation of wildlife.

Wireless Communication Facility (WCF). Any staffed or unstaffed location for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, transmission cables, and equipment cabinets, and may include an antenna support structure. The following developments shall be deemed a WCF: developments containing new, mitigated, or existing antenna support structures, public antenna support structures, replacement antenna support structures, collocation on existing antenna support structures, attached wireless communications facilities, concealed wireless communication facilities, and non-concealed wireless communication facilities. Excluded from the definition are: non-commercial amateur radio, amateur ham radio and citizen band antennas, satellite earth stations and antenna support structures, and antennas and/or antenna arrays for AM/FM/TV/HDTV broadcasting transmission facilities.

Specific types of WCFs include:

Attached WCF. An antenna or antenna array that is secured to an existing building or structure other than an antenna support structure - including light standards, transmission towers, utility poles, or the like - together with a) any accompanying pole or device which attaches it to the building or

structure, b) transmission cables, and c) an equipment cabinet, which may be located either on the roof or inside/outside of the building or structure. An attached wireless communications facility is considered to be an accessory use to the existing principal use on a site. (See also Freestanding WCF.)

Concealed WCF, sometimes referred to as a stealth or camouflaged facility. A WCF, ancillary structure, or WCF equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed building(s) and uses on a site. There are two types of concealed WCFs: 1) attached and 2) freestanding. 1) Examples of concealed attached facilities include, but are not limited to the following: painted antenna and feed lines to match the color of a building or structure, faux windows, dormers or other architectural features that blend with an existing or proposed building or structure. 2) Concealed freestanding WCFs usually have a secondary, obvious function which may be, but is not limited to the following: church steeple, windmill, bell tower, clock tower, light standard, flagpole with or without a flag, or tree. (See also Non-concealed WCF.)

Freestanding WCF. Any staffed or unstaffed location for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or group of antennas, feed lines, and equipment cabinets, and may include an antenna support structure. A freestanding wireless communication facility includes, but is not limited to the following: guyed, lattice, or monopole antenna support structures. (See also Attached WCF.)

Non-concealed WCF. A wireless communication facility that is readily identifiable as such and can be either freestanding or attached. (See also Concealed WCF.)

ROW Attached Structure. A special case of an attached WCF, this is defined as a pole or other structure primarily used as an electrical transmission support structure for electrical, telephone, cable, or other wired services that can be or has been configured to support the antenna(s) and feedlines of one or more wireless service providers for use as a WCF.

Wireless Communications. Any personal wireless service, which includes but is not limited to: cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), and unlicensed spectrum services utilizing devices described in Part 15 of the FCC rules and regulations (e.g., wireless internet services and paging).

Wireless Telecommunications Master Plan. A plan developed to enforce applicable development standards, state statutes, and federal regulations related to the deployment of wireless telecommunications infrastructure.

Workshops for Disabled People. Sheltered workshops and facilities which provide disabled people with opportunities for training, recreation, and/or employment. This may include assembly of products or any other activity allowed as a permitted use in the district.

X. DEFINITIONS - SPECIFIC.

Xeriscape. A landscape design which conserves water through creative landscaping. Principles of xeriscape design include reduction of turf areas and increased use of groundcover; grouping of plants with similar water needs; soil improvements to increase moisture and decrease evaporation; and use of drought tolerant plant materials.

Y. DEFINITIONS - SPECIFIC.

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 and the building line.

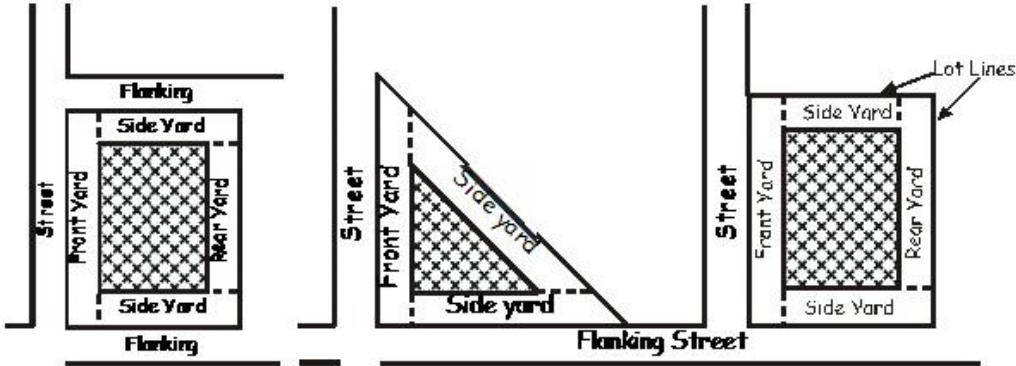
b. Rear yard. A yard extending from one side property line to the other, except in the case of a corner building site when the rear yard shall extend from the interior side property line to the opposite side yard.

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.]

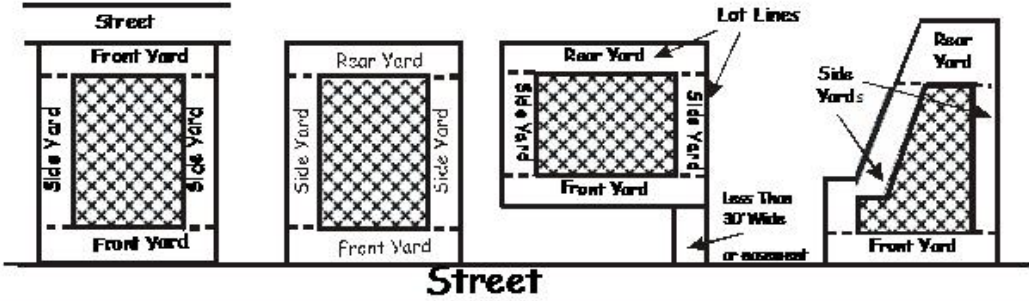
Year. Three hundred and sixty-five days in a normal year, or 366 in a leap year.

Z. DEFINITIONS - SPECIFIC.

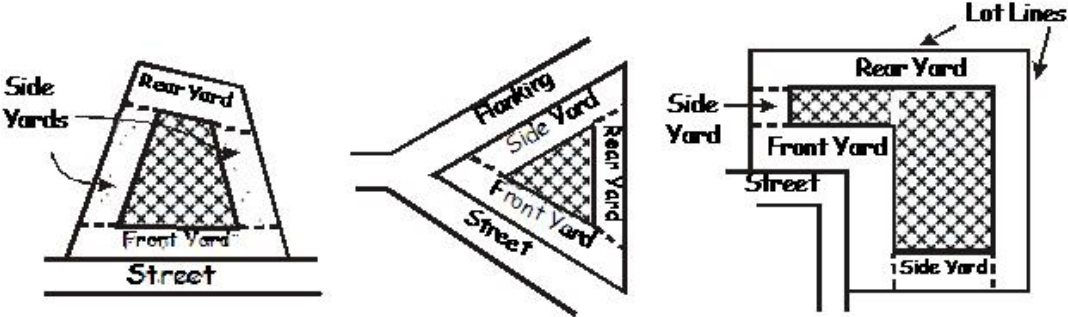
Zero Lot. A lot designed in such a manner that one (1) or more sides of the structure may rest directly on or near a side lot line.



CORNER LOT EXAMPLES



INTERIOR LOT EXAMPLES



**ODD-SHAPED LOT EXAMPLES
REQUIRED YARDS**

 **Building (Zoning) Envelope (Two Dimensional)**

FIGURE 2-10

Chapter 18.04 RESIDENTIAL DISTRICTS

18.04.000 Chapter Contents


Sections:

18.04.020	Purposes.
18.04.040	Permitted, conditional, and prohibited uses.
18.04.060	Residential districts' use standards.
18.04.080	Residential districts' development standards.
18.04.090	Additional regulations.

18.04.020 Purposes

A. The general purposes of the residential districts contained in this chapter are as follows:

1. To provide a sustainable residential development pattern for future generations.
2. To encourage development of attractive residential areas that provide a sense of community and contain a variety of housing types to accommodate different lifestyles and household sizes.
3. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances.
4. To establish a compact growth pattern to efficiently use the remaining developable land; enable cost effective extension and maintenance of utilities, streets and mass transit; and enable development of affordable housing.
5. To enable community residents to reside and work within walking or bicycling distance of mass transit, employment centers, and businesses offering needed goods and services in order to reduce traffic congestion, energy consumption, and air pollution.
6. To provide for development of neighborhoods with attractive, well connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops.
7. To ensure adequate light, air, and readily accessible open space for each dwelling unit in order to maintain public health, safety, and welfare.
8. To ensure the compatibility of dissimilar adjoining land uses.
9. To protect or enhance the character of historic structures and areas.

10. To provide residential areas of sufficient size and density to accommodate the city's projected population growth, consistent with Section [36.70A.110](#) , RCW.
11. To preserve or enhance environmental quality and protect ground water used as a public water source from contamination.
12. To minimize the potential for significant flooding and allow recharge of ground water.
13. To allow innovative approaches for providing housing, consistent with the policies of the Comprehensive Plan.
14. To ensure that development without municipal utilities is at a density and in a configuration that enables cost effective urban density development when municipal utilities become available.

B. The additional purposes of each individual residential district are as follows:

1. Residential - 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.
2. Residential Low Impact (RLI). To accommodate some residential development within sensitive drainage basis at densities averaging from two (2) to four (4) units per acre, provided that the development configuration avoids stormwater and aquatic habitat impacts.
3. Residential - 4 Units per Acre (R-4 and R-4CB). To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four (4) units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally Critical Areas).
4. Residential 4-8 Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.
5. Residential 6-12 Units per Acre (R 6-12). To accommodate single-family houses, duplexes and townhouses, at densities between six (6) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets. Parcels located in the High Density Corridor Transition Area are allowed triplex and fourplex housing types (18.04.060(FF)).

6. Mixed Residential 7-13 Units per Acre (MR 7-13). To accommodate a compatible mixture of houses, duplexes, townhouses, and apartments in integrated developments with densities averaging between seven (7) and thirteen (13) units per acre; to provide a broad range of housing opportunities; to provide a variety of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient mass transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types.

7. Mixed Residential 10-18 Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family and multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten (10) and eighteen (18) units per acre); to provide a variety of housing types and styles; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of automobile trips; and to enable provision of affordable housing.

8. Residential Multifamily - 18 Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen (18) units per acre, along or near (e.g., one-fourth (¼) mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.

9. Residential Multifamily - 24 Units per Acre (RM-24). To accommodate predominantly multifamily housing, at an average maximum density of twenty-four (24) units per acre, in locations close (e.g., one-fourth (¼) mile) to major employment and/or shopping areas; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.

10. Residential Multifamily - High Rise (RMH). To accommodate multifamily housing in multistory structures near the State Capitol Campus; to provide opportunities for people to live close to work, shopping, services and a major mass transit hub; to create a desirable living environment for residents of the district; and to ensure that new high rise buildings incorporate features which reduce their perceived scale and allow sunlight to reach street level.

11. Residential Mixed Use (RMU). To accommodate attractive, high-density housing, pedestrian oriented commercial and mixed-use development which reinforces downtown's historic character; to provide for coordinated pedestrian

amenities; to preserve viable downtown housing; to enable businesses to locate within walking distance of residences and offices; to provide a transition between commercial and residential districts; and to require new high rise buildings to incorporate features which reduce their perceived scale and allow sunlight to reach street level.

12. Urban Residential (UR). To accommodate multifamily housing in multistory structures in or near the State Capitol Campus; downtown, High Density Corridor, or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment.

13. Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes and townhouses, at densities between five (5) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets.

(Ord. 6594 §4, 2008; Ord. 6517 §7, 2007; Ord. 6404 §1, 2006; Ord. 6323 §2, 2004; Ord. 6140 §16, 2001; Ord. 5661 §6, 1996; Ord. 5517 §1, 1995).

18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
District-Wide Regulations						18.04.060 (FF)	18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	
1. SINGLE-FAMILY HOUSING															
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(A) 18.04.060(B)
Co-Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(F) 18.04.060(FF)
Cottage Housing				P	P	P	P	P	P	P	P	P	P	P	18.04.060(H) 18.04.060(FF)
Manufactured/Mobile Home Parks (Rental Spaces)								C	C	C			C		18.04.060(P)
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(O) 18.04.060(FF)
Single-family Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF)
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF) -18.64 18.04.080(A)
2. MULTIFAMILY HOUSING															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N) 18.04.060(FF)
Boarding Homes				P				P	P	P					
<u>Courtyard Apartments</u>					<u>P</u> <u>18.04.060</u> <u>(GG)</u>	<u>P</u> <u>18.04.060</u> <u>(GG)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>18.04.060</u> <u>(HHGG)</u> <u>18.04.080(A)</u>
Dormitories	P			P				P	P	P	P	P		P	
Duplexes - Existing	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(J)
Duplexes	P		P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	18.04.060(FF) 18.04.080(A)
<u>Single-Room Occupancies</u>						<u>P</u> <u>18.04.060(HH)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>18.04.060(HHH)</u>

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Triplexes & Fourplexes			P	<u>P</u>	<u>P</u> 18.04.060 (HH)	<u>18.04.060</u> (FF) <u>P</u> 18.04.060 (HH)	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>18.04.080(A)</u> <u>18.04.060(GG)</u>
Fraternities, Sororities	P			P				P	P	P					
Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)
Lodging Houses									P	P	P	P		P	
Nursing/Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	C		P	
3. COMMERCIAL															
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			
Drive-In and Drive-Through Businesses -- Existing												P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														
4. ACCESSORY USES															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C		C	C	
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
5. RECREATIONAL USES															
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf Courses		C	C		C	C	C	C	C	C			C		
Neighborhood Parks	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	C	C	C				C	C		C	C	18.04.060(Y)

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Stables, Commercial and Private Existing		C		C	C										18.04.060(J)
Trails - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
6. AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P				P		
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
7. TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(EE)
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(EE)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(EE)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C		C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Fraternal Organizations											P	P		C	
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and Structures				C							P	P			18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(DD)
Mineral Extraction - Existing					C		C								18.04.060(J)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communication Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44
Workshops for Disabled People	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(R)

LEGEND

P = Permitted Use	C = Conditional Use	R-4 = Residential - 4
R 4-8 = Residential 4-8	R 6-12 = Residential 6-12	RLI = Residential Low Impact
MR 10-18 = Mixed Residential 10-18	RM 18 = Residential Multifamily - 18	MR 7-13 = Mixed Residential 7-13
RMH = Residential Multifamily High Rise	RMU = Residential Mixed Use	RM 24 = Residential Multifamily - 24
		UR = Urban Residential

(Ord. 6759 §2, 2011; Ord. 6594 §5, 2008; Ord. 6592 §2, 2008; Ord. 6517 §8, 2007; Ord. 6404 §2, 2006).

18.04.040 Permitted, conditional and prohibited uses

A. Permitted and Conditional Uses. Table 4.01, Permitted and Conditional Uses, identifies land uses in the commercial districts which are permitted outright (P) or subject to a Conditional Use Permit (C). The applicable requirements for these uses and activities are identified by a number referencing the list of use regulations under Section [18.04.060](#), Use Standards. Numbers listed under the heading Applicable Regulations apply to the corresponding land use in all of the residential districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district. (Also see Section [18.04.080](#), Development Standards, and Chapter [18.48](#), Conditional Uses.)

B. Prohibited and Unspecified Uses. Land uses which are not listed in Table 4.01 as permitted or conditional uses are prohibited. However, the Director of Community Planning and Development may authorize unlisted uses consistent with Section [18.02.080](#), Interpretations.

In addition to those uses prohibited by Table 4.01, the following uses are prohibited in these districts:

1. All Residential Districts.
 - a. Adult oriented businesses (see Chapter [18.02](#), Definitions).
 - b. Mobile homes, except in approved mobile home/manufactured home parks or when used as emergency housing or contractors' offices consistent with Section [18.04.060](#)(EE), Temporary Uses.
 - c. Habitation of recreational vehicles.
 - d. Junk yards.
 - e. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.
 - f. Secure community transition facilities.
2. All Residential Districts Except RMU. Conversion of residences to a commercial use (not including home occupations).
3. RMU District.
 - a. Home improvement/hardware stores larger than ten thousand (10,000) square feet in size.

- b. Garden stores.
- c. Motor vehicle sales.
- d. Service stations.
- e. The sale of gasoline.
- f. Drive-in and drive-through businesses and uses.

(Ord. 6404 §2, 3, 2006; Ord. 6395 §25, 2006; Ord. 6323 §18, 2004; Ord. 6210 §2, 2002; Ord. 6143 §5, 2001; Ord. 6140 §20, §39, 2001; Ord. 6092 §4, 2001; Ord. 5661 §6, 1996; Ord. 5595 §15, 1996; Ord. 5569 §11, 1995; Ord. 5517 §1, 1995).

18.04.060 Residential districts' use standards

A. ACCESSORY DWELLING UNITS (ADU).

Accessory dwelling units (ADU) are permitted in all residential districts subject to the following requirements:

1. Number. One (1) ADU shall be allowed per residential lot in conjunction with any detached single-family structure. (See Section [18.04.080\(A\)\(3\)](#) regarding ADUs in new subdivisions.)
2. Location. The ADU shall be permitted as a second dwelling unit added to, created within, or detached from the original dwelling. The ADU shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings. (See Chapter 18.04A, Residential Design Guidelines.)
3. Size. The ADU shall have a gross floor area of no more than eight hundred (800) square feet, except this size limitation shall not apply to an ADU created entirely within an existing single-family dwelling without expanding that dwelling, and no more than the following equivalent ratios:
 - a. ~~forty percent (40%) of the gross floor area of the primary residence and accessory dwelling unit combined, or~~
 - b. ~~sixty-six and two-thirds percent (66 2/3%) of the gross floor area of the primary residence alone; excluding any garage area, except as authorized by Section [18.04.060\(A\)\(7\)](#).~~

~~[NOTE: Section [18.04.060\(O\)\(1\)](#) requires that manufactured homes placed on a lot outside a manufactured housing park must be at least eight hundred sixty-four square feet in floor area. Consequently a manufactured home can be used as a primary residence, but not as an ADU.]~~

~~4. Ownership. The property owner (i.e., title holder and/or contract purchaser) must live on the site as his/her principal residence. Owners shall sign a notarized affidavit attesting to their principal residency upon permit application. Owners shall provide evidence thereof through such means as voter registration, drivers license, or the like. This requirement does not apply to ADUs built prior to the initial sale of the primary unit on the lot. Purchasers of such ADUs shall meet these requirements within sixty (60) days of purchase. (See Section [18.04.080\(A\)\(3\)](#).)~~

~~A covenant or deed restriction, approved by the Olympia City Attorney, shall be signed and recorded with the Thurston County Auditor which specifies the requirement that the property owner must live on the site as his/her principal residence.~~

5. Occupancy. No more than one (1) family (as defined in Chapter [18.02](#), Definitions) shall be allowed to occupy an ADU.

6. Existing ADUs. Accessory dwellings created prior to the enactment of these regulations, June 19, 1995, may be approved subject to applicable requirements. ~~Existing ADUs located on lots which cannot accommodate an additional off-street parking space required by Chapter [18.38](#), Parking, may receive a waiver from the parking requirement.~~

If the owner of an existing unauthorized ADU applies to make the unit legal, but cannot meet all of the standards, he/she will be allowed a "grace period" of six months from date of application to comply with applicable standards. However, where health and safety is an issue, the Building Official will determine when the necessary modifications must be made. If the owner cannot meet the standards, the unauthorized accessory unit must be removed or its use as a dwelling must be suspended.

7. Deviation From Requirements. The Director or the Director's designee may allow deviation from the requirements of this section ([18.04.060\(A\)](#)) as follows:

a. To allow use of the entirety of a single floor in a dwelling constructed two (2) or more years prior to the date of application in order to efficiently use all floor area; and

b. To enable ADUs to be established in structures constructed prior to June 19, 1995, which are located in rear or side setbacks, provided that ~~Uniform~~ Building Code requirements and the Development Standards contained in Section [18.04.080](#) are met. [NOTE: See Chapter 18.04A, Residential Design Guidelines for applicable design guidelines.]

[c. The requirement for the second off-street parking space for a single family residence may be waived when the garage space is being converted](#)

to accommodate the addition of the ADU. This is intended primarily to address existing houses on narrow lots, where one off street parking space is in the garage and the second is in the driveway. Factors such as proximity to transit routes, shopping areas, and lot width and configuration will be considered.

B. ACCESSORY STRUCTURES.

Accessory structures are permitted in all residential districts subject to the following requirements:

1. Time of Establishment. Accessory structures shall not be built prior to commencing construction of the main building on the lot. However, lots may be created which contain an accessory structure (without an associated primary use) constructed prior to submission of the subdivision application.
2. Subordination to Primary Use. Accessory structures shall be clearly incidental and subordinate to the use of the lot (e.g., structures used for storage of personal property or the pursuit of hobbies) or used for agricultural purposes. In single-family and two-family residential districts each accessory structure shall not exceed eight hundred (800) square feet in size, except for structures accessory to an agricultural use which are located on a parcel one (1) acre or larger in size. When an ADU is attached to a detached accessory structure, the accessory structure may be up to 800 square feet and the ADU may be up to 800 square feet (per 18.04.060.A.3).
3. Garages. Private garages shall meet the following standards:
 - a. Garages shall not exceed a total of eight hundred (800) square feet of floor space per dwelling unit.
 - b. Garages exceeding eight hundred (800) square feet per dwelling unit may be permitted as conditional uses in the districts specified in Table 4.01 provided that they will not be adverse to the public interest and are compatible with the surrounding neighborhood. The Hearing Examiner shall establish a maximum size for garages receiving conditional use approval. (See Section 18.04.080). An ADU attached to a garage exceeding eight hundred (800) square feet may only be permitted as a conditional use. See ~~Section 18.04.080.~~
4. See Section 18.04.060(P)(4) regarding accessory structures in mobile home/manufactured home parks.

C. ANIMALS/PETS.

Pets and other animals are allowed in all residential districts subject to the following requirements:

1. Traditional Pets. No more than a total of three traditional pets, such as dogs and cats, as well as potbelly pigs, four months of age or older, shall be permitted per dwelling unit. Song birds or other traditional pet birds (e.g., parrots) are permitted. The keeping of racing and performing pigeons is permitted as a conditional use. (Traditional pets are defined as a species of animals which can be housebroken, or walked on a leash, or are frequently, but not necessarily, housed within a residence and are neither obnoxious nor a public safety or health threat.)

2. Fowl

a. Lots one acre or less are allowed up to five ducks or female chickens. Lots greater than one acre are allowed one additional duck or female chicken for every additional one thousand square feet of lot area beyond one acre, up to ten ducks or female chickens.

b. Chickens and ducks shall be confined within a suitably fenced area large enough for appropriate exercise.

c. Suitable sanitary structures (coops) shall be provided and must be designed to protect fowl on all sides from weather, predators and to prevent rodents.

d. Roosters, geese and turkeys are prohibited.

3. Other Animals.

a. Swine, other than potbelly pigs, and non-miniature goats, are prohibited.

b. Rabbits of breeding age are permitted with the following conditions:

i. Lots of one-quarter acre or less are allowed up to five rabbits.

ii. Lots greater than one-quarter acre are allowed one additional rabbit for every additional one thousand square feet of lot area beyond one-quarter acre, up to ten rabbits.

iii. Rabbits must have a minimum 3.5 square feet of hutch space per rabbit.

iv. Structures housing rabbits must be designed to protect rabbits on all sides from weather, predators and to prevent other rodents.

c. Miniature goats, commonly known as pygmy and dwarf, are permitted with the following conditions:

- i. Lots between five thousand square feet and one acre in size are allowed up to two miniature goats.
- ii. Lots greater than one acre are allowed one additional miniature goat for every additional one thousand square feet of lot area beyond one acre, up to six miniature goats.
- iii. Miniature goats shall be confined within a suitably fenced area, large enough for appropriate exercise.
- iv. Structures housing miniature goats must be designed to protect them on all sides from weather and predators and to prevent rodents.

d. The keeping of other agricultural animals, which are not specifically prohibited in this section, is permitted, provided that:

- i. There shall be no more than one animal per acre, in addition to the permitted animals/pets referenced above; and
- ii. Such animals shall be confined within a suitably fenced area, large enough for appropriate exercise, which shall be located no closer than fifty feet from any property line; and
- iii. The keeping of such other animals does not constitute a nuisance or hazard to the peace, health or welfare of the community in general and neighbors in particular.
- iv. Structures housing such other animals must be designed to protect them on all sides from weather and predators and to prevent rodents.

D. CHILD DAY CARE CENTERS.

1. Permitted Use. Child day care centers are permitted in the districts specified in Tables 4.01 and 5.01 subject to the following conditions:

- a. Child day care centers located in residences shall be separate from the usual living quarters of the family, or located in the portion of the residence used exclusively for children and their caregivers during the hours the center is in operation.
- b. Compliance with state licensing requirements.

c. Prior to initiating child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development (forms are provided by the Department). 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.

2. Accessory Use. A child day care center shall be considered an accessory use if it is sited on the premises of a community service use, such as a private or public school, grange, place of worship, community center, library, or similar adult gathering place and it is associated with that activity. Child care facilities for the exclusive use of employees of a business or public facility shall also be allowed as an accessory use of the business or facility. Prior to initiating operation of a child day care center, the operator must register with the City as specified in Subsection 1.

3. Conditional Use. Child day care centers are allowed as a conditional use in the R-4, R 4-8, R 6-12 and MR 7-13 districts, subject to the requirements contained in Subsection A, and the following standard:

No structural or decorative alteration is permitted which would alter the residential character of an existing residential structure used as a child day care center.

E. CEMETERIES AND CREMATORIUMS.

Crematoriums may be built and operated in conjunction with a cemetery, subject to conditional use approval.

F. CO-HOUSING.

Co-housing developments are allowed in the districts specified in Table 4.01 and 6.01 subject to the following requirements:

1. Common Structure. The following provisions apply to co-housing developments in the residential districts listed in OMC [18.04](#).

a. Quantity, size, and use. Co-housing projects may contain any number of common structures, however, no more than two (2) common structures shall exceed eight hundred (800) square feet in size and none shall exceed five thousand (5,000) square feet in size. At least one (1) common structure shall contain a dining room and kitchen large enough to serve at least fifty percent (50%) of the development's residents at a time (based upon occupancy of one (1) person per bedroom, and at least one (1) of the following: a children's day care center, mail boxes for a majority of the residents, recreational facilities (such as pool tables or exercise equipment), laundry facilities, or a meeting room available for the use of all residents.

b. Location. Common structures may be located in all developable portions of the site (e.g., excluding critical areas and their associated buffers and required building setback areas). However, within forty (40) feet of the site's perimeter or a public street extending through the site, no more than two (2) common or accessory structures may be contiguous to one another (i.e., uninterrupted by a dwelling or a landscaped open space with no dimension less than forty (40) feet). This requirement does not apply to structures which would not be visible from the site's perimeter or through streets (e.g., due to topography or vegetation) or which adjoin undevelopable property (e.g., critical areas) which will separate proposed structures by at least forty (40) feet from existing and potential dwelling sites. In no case shall more than fifty (50)% of any street frontage be occupied by common and/or accessory structures.

2. Business Uses. Co-housing developments may contain business uses allowed as home occupations (see Section [18.04.060\(L\)](#)) in structures other than residential dwellings, subject to the conditions below:

a. The total building square footage devoted to business uses in the entire development shall not exceed the rate of five hundred (500) square feet per dwelling unit.

b. Business uses shall not occupy more than fifty (50) percent of a common building. The proportion of dwellings devoted to business uses shall comply with Section [18.04.060\(L\)](#), Home Occupations.

c. Structures containing a business which are visible from public rights-of-way adjoining the development shall give no outward appearance of a commercial use, other than one (1) sign mounted flush to the building in which the business is located. (See Chapter 18.42.120, Signs.) No outdoor storage related to a business may be visible from public rights-of-way bordering the development.

d. Each business located in a co-housing development may employ a maximum of two (2) people who do not reside in the development. This limitation does not apply to seasonal agricultural employees.

e. Business uses shall not emit noise, pollutants, waste products, or create impacts which would pose a nuisance or health risk for the occupants of abutting properties.

3. Dwelling Units. Dwelling units in co-housing developments shall only be required to contain minimal kitchen facilities (e.g., a sink and stove or hot plate), consistent with the ~~Uniform~~ Building Code, provided that a common structure provides a fully equipped kitchen (e.g., containing a stove, refrigerator, and sink) and dining area available to all residents of the development.

4. Approval Process. Applications for co-housing projects shall be processed pursuant to Chapter [18.56](#).
5. Common Areas. A note shall be added to the plat or site plan, as applicable, which establishes common areas and precludes their conversion to another use. (See Section 18.04A.250, Residential Design Guidelines, for applicable design guidelines.)
6. Platting.
- a. Dwellings in co-housing developments (as allowed in Table 4.01 or 6.01 for the applicable district) are not required to be located on individual lots.
 - b. Perimeter setbacks. The minimum building setbacks for unplatted co-housing developments in the R-4, R 4-8, and R 6-12 districts are as follows:
 - i. Five (5) feet from the side property line of an adjoining parcel.
 - ii. Twenty (20) feet from public rights-of-way and the rear property lines of adjoining parcels.
 The setbacks required in a. and b. above may be reduced per OMC Sections [18.04.080](#) (H)(2) and (5).
 - c. Dwelling separation. Residential structures (i.e., houses, duplexes, and townhouse structures with up to four (4) units) in co-housing developments in an R-4, R 4-8, or R 6-12 district, which are not on individual lots, shall be separated by at least ten (10) feet along the site's perimeter and six (6) feet elsewhere. Dwellings on individual lots are subject to the applicable setback standards specified in Table 4.04 or 6.01.

(See Sections 18.04A 180-230 and 18.04A.250, Residential Design Guidelines, for applicable design guidelines.)

G. COMMERCIAL GREENHOUSES, NURSERIES AND BULB FARMS.

As a condition of approval, applicants for commercial greenhouses, nurseries or bulb farms shall demonstrate to the satisfaction of the Hearing Examiner that said development will not pose a significant nuisance for residents of the surrounding neighborhood. Consideration shall be given to odor, noise and traffic generation, pesticide and herbicide use, hours of operation, and other relevant factors. In the Professional Office/Residential Multifamily District (PO/RM), the maximum gross floor area of a retail sales building shall be five thousand (5,000) square feet except in the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.

H. COTTAGE HOUSING.

Cottage housing developments shall comply with the following requirements:

1. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. (See Section [18.04.080\(J\)](#), Development Standards.)
2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard or common area. (See also Section [18.175.100](#) Site Design: Cottage Housing.) [A cottages may share a common wall with one other cottage.](#)
3. Number of Units. The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard.
4. Dwelling Size. The first story of dwellings in cottage developments, ~~including any garage,~~ shall not exceed ~~eight hundred (800)~~ [one thousand](#) square feet in size. Two (2) story structures shall not exceed one thousand ~~six hundred (1600)~~ [two hundred fifty \(1,250\)](#) square feet in size. [Dwelling size does not include the area of a private garage.](#)
5. Parking. ~~At least 50% of o~~On-site parking [shall may](#) be accommodated in a shared parking lot(s). (See Chapter [18.38](#), Parking.)
6. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use.
7. [Platting. Dwellings in cottage housing developments may, but are not required to, be located on individual lots.](#)
8. [Phasing. A proposed cottage housing development may be developed in phases. The project as a whole shall be portrayed on the site plan submitted for land use review, and proposed phases of development shall be shown on the same site plan. The site plan shall be reviewed in accordance with Chapter 18.60 Land Use Review and Approval for compliance with all applicable requirements and standards. Each phase shown on an approved site plan shall individually receive review and approval for engineering, building and any other necessary permits in accordance with applicable standards and regulations. The site plan shall address the duration of each phase prior to land use or plat approval. The phasing plan shall not exceed five years, unless a development agreement specifying a longer time period has been approved and recorded in accordance with Chapter 18.53.](#)

I. CRISIS INTERVENTION SERVICES.

Crisis intervention services shall not require a public hearing by the Hearing Examiner due to the need for location confidentiality. Applications for such facilities will be reviewed administratively and shall be allowed subject to the provisions of Chapter [18.48](#), Conditional Uses, upon licensing of the proposed facility by the State.

J. EXISTING USES.

Duplexes, parking lots (which are the primary use of the property), and drive-in and drive-through businesses which were legally established prior to June 19, 1995 are allowed as permitted uses in the districts specified in Table 4.01. Existing mineral extraction operations, veterinary clinics, and stables which were legally established prior to June 19, 1995 are allowed as conditional uses in the districts specified in Table 4.01. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations and conditional use requirements. Other existing uses made nonconforming by this code are subject to the requirements of Chapter [18.37](#), Nonconforming Buildings and Uses.

K. GROUP HOMES. Group homes are subject to the following requirements.

1. License. Authorization for group homes shall be subject to the issuance of a license and/or certification by all appropriate local, state, and/or federal agencies. Use shall be discontinued and vacated when local, state, or federal certification is withdrawn or expires. Uses not subject to such licensing and/or certification requirements shall be operated by government agencies or by organizations with a demonstrated capability to operate such programs (such as by having a record of successful operation of a similar program, or by maintaining a staff or board of directors with appropriate experience).
2. Separation. Group homes, housing six (6) or more unrelated adults, shall be separated from other group homes as shown on Table 4.02 and Table 4.03, except as otherwise precluded by state or federal law. When one group home is in an R-4, R 4-8 or R 6-12 district and another is not, the more restrictive separation standard shall apply.
3. Lot Size. Group homes subject to conditional use approval with up to nine (9) residents, exclusive of on-site staff, shall have a minimum lot size of seven thousand two hundred (7,200) square feet. An additional five hundred (500) square feet of lot area is required for each resident above nine (9) residents.
4. Site Plan. A detailed site plan shall be submitted with the application. The Hearing Examiner may increase the Development Standards specified in Table 4.04 as necessary to ensure compatibility of the group home with surrounding uses.
5. Occupancy. Not more than twenty (20) residents shall be accommodated at one time, exclusive of required staff, in the R 4-8, R 6-12, MR 7-13, Neighborhood Center (NC), Urban Village (UV), Neighborhood Village (NV), and Community Oriented Shopping Center (COSC) districts.
6. Maintenance. The group home shall be maintained in reasonable repair and the grounds shall be trimmed and trash free.

**TABLE 4.02
GROUP HOME
SEPARATION REQUIREMENTS - R-4, R 4-8, R 6-12 DISTRICTS**

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

**TABLE 4.03
GROUP HOME
SEPARATION REQUIREMENTS - ALL DISTRICTS EXCEPT R-4, R 4-8, AND R 6-12**

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

7. Confidential Shelters. Applications for confidential shelters shall be processed administratively by the Department. Neither Public Notice Requirements nor a public hearing shall be required.

[NOTE: Also see Section [18.04.060\(W\)](#), Essential Public Facilities.]

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. 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.

M. HOSPICE CARE CENTER.

1. Size. No more than five (5) patients may be cared for in hospice care centers located in a Mixed Residential 7-13 or Mixed Residential 10-18 district.
2. The applicant shall submit proof of compliance with applicable state requirements (e.g., a license) as a condition of approval.

N. LARGE MULTIFAMILY HOUSING PROJECTS.

To ensure that large multifamily housing projects provide a transition to adjoining lower density development, multifamily projects shall be subject to the following requirements:

1. Mix of Dwelling Types.
 - a. In the RM-18 and RMU districts, no more than seventy (70) percent of the total housing units on sites of five (5) or more acres shall be of a single dwelling type (e.g., detached single-family units, duplexes, triplexes, multi-story apartment buildings, or townhouses).
 - b. Multifamily housing projects in the RM-18 or RMU districts on sites of five (5) or more acres, which abut an existing or approved multifamily development of five (5) or more acres, shall contain a mix of dwelling types such that no more than eighty (80) percent of the total units in both projects (combined) are of one (1) dwelling type. The Director (or Hearing Examiner if applicable) shall grant an exception to this requirement if s/he determines

that topography, permanent buffers, or other site features will sufficiently distinguish the developments.

2. Transitional Housing Types. In the RM-18, MR 7-13 and MR 10-18 districts detached single-family houses or duplexes shall be located along the perimeter (i.e., to the depth of one (1) lot) of multifamily housing projects over five (5) acres in size which are directly across the street and visible from existing detached single-family houses. Townhouses, duplexes, or detached houses shall be located along the boundary of multifamily housing sites over five (5) acres in size which adjoin, but do not directly face, existing detached single-family housing (e.g., back to back or side to side). The Director (or Hearing Examiner) may allow exceptions to these requirements where existing or proposed landscaping, screening, or buffers provide an effective transition between the uses. (See Chapters [18.170](#) Multi-Family Residential Design Guidelines and [18.36.140](#) Residential Landscape requirements.)

O. MANUFACTURED HOMES.

A manufactured home is allowed in all zoning districts that allow single family residences, if the home ~~is a new, designated manufactured home (See OMC 18.02.180.A Definitions), and~~ meets the following criteria:

1. ~~Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;~~
2. ~~Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and~~
23. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built single family residences that are built pursuant to the applicable Building Code.

P. MANUFACTURED OR MOBILE HOME PARKS.

The following requirements apply to all manufactured/mobile home parks subject to conditional use approval.

1. Site Size. The minimum size for a manufactured or mobile home park shall be five (5) acres.
2. Utilities. Manufactured or mobile home parks shall be completely and adequately served by City utilities.
3. Lot Sizes. Each space or lot upon which a manufactured or mobile home is to be located shall be at least two thousand five hundred (2,500) square feet in area and have a minimum width of thirty (30) feet, exclusive of common parking areas and driveways.

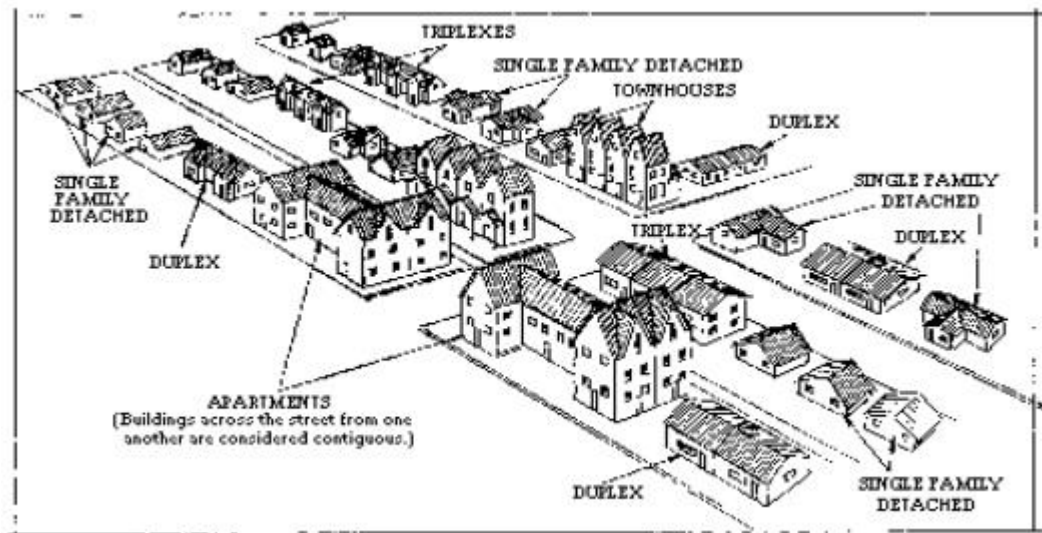
4. **Accessory Buildings.** Buildings and structures accessory to individual manufactured or mobile homes shall be allowed, provided at least fifty (50) percent of the space or lot remains in open space. An accessory roof or awning may be attached to a manufactured or mobile home and shall be considered a part thereof. Automobile parking spaces, which are not computed in the space or lot area, may be covered with a carport.
5. **Access.** All drives within the park shall be hard surfaced. Sidewalks and paths shall be provided consistent with applicable City Development Standards.
6. **Clearance.** There shall be at least ten (10) feet clearance between manufactured or mobile homes. Manufactured or mobile homes shall not be located closer than ten (10) feet from any building within the park or from any property line bounding the park.
7. **Screening.** There shall be sight-obscuring fencing (see Section [18.40.060\(D\)](#), Fencing), landscaping, or natural vegetated buffers at least eight (8) feet wide on all sides of the park. Such screening shall contain openings which provide direct pedestrian access to adjoining streets and trails.
8. **Open Space.** At least five hundred (500) square feet of ground area for each manufactured or mobile home space shall be made available in a centralized location or locations for recreational uses. (See Section [18.04.080\(J\)](#).) At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.
9. **Lighting.** Access roadways and recreational areas shall be provided with general area lighting at no less than five-tenths (5/10) foot candle intensity as measured at ground level.
10. **Site Plan.** A complete and detailed plot plan shall be submitted to the Hearing Examiner for approval. The plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways and roads and recreational areas. The City may require additional information as necessary to determine whether the proposed park meets all the above mentioned conditions and other applicable provisions of this code.

Q. MIXED RESIDENTIAL DISTRICTS.

Development in Mixed Residential Districts shall comply with the following requirements:

1. **Mix of Dwelling Types.** Each housing project in the Mixed Residential 7-13 and Mixed Residential 10-18 districts shall attain a mix of housing types consistent with the following.
 - a. Mixed residential 7-13 district.

- i. A minimum of sixty-five (65) percent and a maximum of seventy-five (75) percent of the total authorized units in a development must be single family dwellings. At least seventy (70) percent of these single family dwellings must be detached.
 - ii. A minimum of twenty-five (25) percent and a maximum of thirty-five (35) percent of the authorized housing units shall consist of duplexes, triplexes, or larger apartment buildings. A maximum of fifteen (15) percent of the authorized dwelling units may be contained in apartment buildings with five (5) or more units.
- b. Mixed residential 10-18 district.
- i. A minimum of thirty-five (35) percent and a maximum of seventy-five (75) percent of the authorized dwelling units in a development must be single family dwellings.
 - ii. A minimum of twenty-five (25) percent and a maximum of sixty-five (65) percent of the authorized dwelling units shall consist of duplexes, triplexes, or larger apartment buildings. A maximum of fifty-five (55) percent of the authorized units may be contained in apartment buildings with five (5) or more units.



Housing types in MR Districts must be intermixed.
FIGURE 4-1

- c. Housing developments in the MR Districts shall intermix housing types rather than segregating them from one another. (Also see Section [18.04.060\(N\)\(2\)](#).)

i. No more than two (2) apartment buildings with more than five (5) units shall be contiguous to one another (uninterrupted by another housing type). Buildings separated by streets shall be considered contiguous.

ii. No more than three (3) townhouse structures (contained a maximum of four (4) units) shall be contiguous to one another, consistent with Chapter [18.64](#), Townhouses.

iii. No more than three (3) duplexes, triplexes or fourplexes shall be contiguous to one another.

2. Large or Phased Subdivisions. Proposed subdivisions in the MR 7-13 or MR 10-18 districts containing more than five (5) acres or creating tracts for future subdivision shall be processed pursuant to Chapter [18.56](#). The master plan for the development shall show how the entire site (in contiguous ownership) will be subdivided/developed consistent with the requirements contained in a. above and other relevant provisions of this Code.

3. Compliance with Standards. Subdivision plats for property in the MR 7-13 or MR 10-18 districts shall include a restriction prohibiting any future subdivision of lots or tracts which would increase the density in the original project area beyond the maximum density allowed in Table 4.04 (and as hereafter amended) or deviate from the mix of dwelling types required in a. above.

R. WORKSHOP FOR DISABLED PEOPLE.

All nonprofit institutions serving the mentally or physically challenged which are subject to conditional use approval shall comply with the standards for commercial, business and trade schools (Section [18.06.060\(X\)](#)).

S. NURSING OR CONVALESCENT HOME.

The Director or Hearing Examiner, as applicable, may increase the minimum lot size, screening, setback and other requirements for nursing and convalescent homes as necessary to ensure their compatibility with adjacent residential uses.

T. PARKS AND PLAYGROUNDS.

1. Neighborhood Parks. Neighborhood parks are allowed as permitted uses in the districts specified in Table 4.01, provided they comply with the following provisions. Proposed parks which do not comply with these provisions shall be processed as conditional uses.

a. The proposed park will not contain athletic fields which are lighted or designed for organized, competitive team sports (e.g., regulation size softball or soccer fields).

- b. The proposed park site does not abut a convalescent/nursing home or hospital, except where the facility's administrator indicates in writing that such a park would be compatible with the use.
- c. The park will close by 10:00 p.m.
- d. The park will contain no more than ten (10) parking spaces.
- e. The park will be no larger than ten (10) acres.

2. Public Trails. Public trails are allowed as permitted uses in all residential districts provided that the parking area at the trail head(s) contains space for no more than ten (10) motor vehicles. Trails served by parking lots with capacity for more than ten (10) motor vehicles shall be conditional uses.

3. Public Open Space. Public open space is allowed as a permitted use in all residential districts provided that any associated parking area contains space for no more than ten (10) motor vehicles. Public open spaces served by parking lots with capacity for more than ten (10) motor vehicles shall be conditional uses.

4. Conditional Use Requirements. The following requirements apply to all public parks, playgrounds and recreation facilities subject to conditional use approval. [NOTE: Tennis, basketball and similar recreational courts and facilities built in conjunction with a residential development shall be considered as an accessory use and do not require conditional use approval, provided the use of the facilities is limited to residents of that development and their guests. Athletic facilities shall be deemed accessory to a place of worship if the use is limited to members and guests.]

- a. Outdoor play areas shall be sited and screened to protect the neighborhood from noise and other disturbances which would pose a nuisance for occupants of adjoining residences.
- b. If food service facilities are proposed as part of the park, they shall be noted separately in the plans and given specific consideration by the Hearing Examiner.
- c. If the facility will contain food service facilities or is intended to be used for tournaments, additional parking shall be provided as required by the Hearing Examiner.
- d. The Hearing Examiner shall approve recreational facilities only if the proposed facility will not have a significant adverse effect on the immediate neighborhood.

U. PLACES OF WORSHIP.

The following requirements apply to all places of worship subject to conditional use approval.

1. Location. Before a place of worship may be located in an R-4, R 4-8, R 6-12, MR 7-13 or MR 10-18 district, at least one (1) of the following locational criteria shall be met:
 - a. The proposed place of worship shall be located within three hundred (300) feet of an arterial street, major collector street, or an access point on a highway; or
 - b. The site is within three hundred (300) feet of a school and/or park; or
 - c. The place of worship was the legal owner of the property prior to June 20, 1961.
2. Plan Review. Plans showing the site layout and design of proposed buildings shall be submitted for approval to the Hearing Examiner and the Director.
3. Size. The minimum lot size shall be twenty thousand (20,000) square feet.
4. Dwelling Units. Any dwelling in conjunction with a place of worship shall comply with the provisions governing residential uses in the district where it is located.
5. Conversion. No existing building or structure shall be converted to a place of worship unless such building or structure complies or is brought into compliance with the provisions of this code and any other applicable City regulations.
6. Screening. There shall be sight-obscuring screening along the perimeter of parking lots adjunct to a place of worship which are located across the street from or abutting a residential use. (See Chapter [18.36](#), Landscaping and Screening.)
7. Associated Uses. Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes and others of similar nature shall be considered separate uses subject to the provisions of the district in which they are located. (See Section [18.04.060](#)(D) which provides for child care centers as accessory uses.)

V. PUBLIC FACILITIES.

The following requirements apply to all public facilities in residential districts. (Also see Section [18.04.060](#)(W), Public Facilities-Essential.)

1. Location. Public buildings, park-and-ride lots, and bus transfer stations shall be located along arterial or major collector streets.
2. Site Design. The Hearing Examiner may deviate from the development standards specified in Section [18.04.080](#), based on other developments within the neighborhood and the utilization and functions of the use being established. In no case, however, shall the lot size be less than the minimum lot size established by Table 4.04. Landscaping and screening shall meet the requirements for commercial uses, as specified in Chapter [18.36](#), Landscaping and Screening.
3. Ownership. If the facility is in a residential district (listed in Chapter [18.04](#) or [18.05](#)), it must be owned or leased by a governmental agency. Property under lease to the government must be subject to an agreement establishing a clear intent to purchase, beyond an option to purchase.
4. Storage Facilities. If the facility is intended for storage of equipment or materials, it shall be limited to serving the section of the city in which it is located. Storage of park equipment and materials shall be considered accessory to the park and shall not be subject to this requirement.

W. PUBLIC FACILITIES, ESSENTIAL.

The following essential public facilities are allowed subject to the conditions below and any other applicable provisions of this code: Colleges; group homes (not including secure community transition facilities); sewage treatment facilities; communication towers and antennas; state highways; and railroad lines.

1. Classification of Essential Public Facilities. Essential public facilities shall be classified as follows:
 - a. Type one: These are major facilities serving or potentially affecting more than one (1) county. They include, but are not limited to, regional transportation facilities; state correction facilities; and colleges.
 - b. Type two: These are local or interlocal facilities serving or potentially affecting residents or property in more than one (1) jurisdiction. They include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, communication towers, and group homes. [NOTE: Such facilities which would not have impacts beyond the jurisdiction's boundary would be Type Three facilities.]
 - c. Type three: These are facilities serving or potentially affecting only Olympia. In order to enable the City to determine the project's classification, the applicant shall identify the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, or emissions.

2. Notification. Prospective applicants for Type One or Type Two essential public facilities shall provide early notification and involvement of affected citizens and jurisdictions as follows:

a. At least ninety (90) days before submitting an application for a Type One or Type Two essential public facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposed project. This shall include identification of sites under consideration for accommodating the proposed facility, and the opportunities to comment on the proposal. Applications for specific projects shall not be considered complete without proof of a published notice regarding the proposed project in a local newspaper of general circulation. This notice shall include the information described above and shall be published at least ninety (90) days prior to submission of the application.

[NOTE: The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made a siting decision. The Thurston Regional Planning Council may provide the project sponsor and affected jurisdiction(s) with their comments or recommendations regarding alternative project locations during this ninety (90) day period.]

3. Critical Areas. Essential public facilities shall not have any probable, unmitigatable, significant adverse impact on Critical Areas.

4. Proximity to Arterials. Essential public facilities which are expected to generate more than five hundred (500) motor vehicle trips during the hour of peak traffic generation shall be sited within one-fourth (1/4) mile of a highway or arterial street served, or planned to be served, by mass transit.

5. Analysis of Alternative Sites. Applicants for Type One essential public facilities shall provide an analysis of the alternative sites considered for the proposed facility. This analysis shall include the following:

a. An evaluation of the sites' capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;

b. An explanation of the need for the proposed facility in the proposed location;

c. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger;

- d. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also generally describe proposed mitigation measures to alleviate or minimize significant potential impacts; and
- e. A description of the process used to identify and evaluate the alternative sites.

X. UTILITY FACILITY.

1. Permitted and Conditional Facilities. All utility actions and facilities described in SEPA, WAC [197-11-800](#), Part Nine, Item 23, Categorical Exemptions, shall be permitted uses. In addition, Item 23(b) shall be modified for the purposes of this section to include any utility actions and facilities specifically addressed in any adopted water, sewer, stormwater, drainage basin, or similar plan that has been subject to a public hearing, and any utility actions and facilities needed to correct system deficiencies or to satisfy other ministerial requirements when performed in conjunction with minor road and street improvements as described in SEPA Rules, WAC [197-11-800](#), Part Nine, Item 2(c). All other non-exempt actions and facilities shall require a conditional use permit.

For purposes of this Section, SEPA WAC [197-11-800](#) Part Nine, Item 23(d) shall be modified as follows: All natural gas lines of twelve (12) inches in nominal diameter or less, and appurtenances, are allowed within a dedicated and opened public rights-of-way (improved public access) or easement adjacent to such rights-of-way. Twelve (12) inch nominal diameter lines or greater which are located elsewhere require conditional use approval.

2. Conditional Use Requirements. The following requirements apply to all public utilities subject to conditional use approval.

- a. Demonstration of need. The applicant must demonstrate to the satisfaction of the Hearing Examiner, the need for the particular public utility in the proposed location.
- b. Plans. The applicant shall submit complete plans showing the elevations and locations of the buildings and structures, together with locations of buildings and pertinent topographic features and adjoining properties. Approval of such plans shall be contingent upon compatibility with surrounding properties.
- c. Nuisances. Rotary converters, generating machinery, or other equipment that would cause noise, electrical interference or similar disturbances beyond the property line are prohibited.

- d. Storage. Outdoor storage of motor vehicles or materials is prohibited.
- e. Screening. The site shall be screened; however, if the facility is entirely enclosed within a building, landscaping is sufficient. (See Chapter [18.36](#), Landscaping and Screening.)

Y. RACING PIGEONS.

1. Quantity. No more than fifty (50) performing or racing pigeons shall be maintained on any parcel less than one (1) acre in size. No more than one hundred (100) performing or racing pigeons shall be maintained on any parcel one (1) acre or larger in size.
2. Identification. Racing and performing pigeons shall be identified by a leg band containing the name or initials of the owner, or an identification number.
3. Maintenance. Racing and performing pigeons shall be maintained only in a loft which:
 - a. Is constructed in accordance with the standards for accessory structures.
 - b. Is located within the rear half of a lot and in accordance with the setback requirements for accessory structures.
 - c. Is maintained in a sanitary, hygienic condition so as not to create offensive odors, noise or nuisances.
 - i. Pigeons shall be maintained in a healthy, disease free condition.
 - ii. Loft scrapings, dead birds and other wastes shall be disposed of regularly and in a manner which does not create a health hazard or nuisance.
4. Release. Pigeons shall be released only for training and performing purposes, and shall not perch or linger on, or destroy or deface, the buildings or property of neighboring residents.

Z. RADIO, TELEVISION, AND OTHER COMMUNICATION TOWERS.

Radio, television, and other communication towers shall meet the requirements of Sections [18.04.060\(W\)](#) and 18.44.100.F.

AA. RMH and UR DISTRICTS COMMERCIAL USE REQUIREMENTS.

1. Commercial uses in the RMH District (see Table 4.01) shall only be allowed in mixed use buildings and shall not exceed five thousand (5,000) square feet in size.
2. Commercial uses in the UR District (See Table 4.01) shall only be allowed in mixed use buildings and shall not exceed ten percent (10%) of gross floor area or five thousand (5,000) square feet in size, whichever is smaller.
3. In the UR District, on half block areas facing Union Street office/commercial or other allowed uses equivalent to one story may be built when part of a housing project.

BB. RMU DISTRICT REQUIREMENTS.

Projects in the RMU District shall comply with the following requirements:

1. Proportions of Residential and Commercial Development.
 - a. Residential development shall comprise at least fifty (50) percent of the gross floor area of any development permitted in this district after January 1, 1994. Non-residential conditional uses are exempt from this residential requirement. Housing required in this district must be located within the contiguous RMU District in which the proposed commercial component of the project is located.
 - b. Up to fifty (50) percent of the total building floor area for a development in the RMU District may consist of commercial development in the following configurations:
 - i. Mixed use buildings; or
 - ii. Commercial and residential uses in separate buildings on the same site; or
 - iii. Commercial and residential uses on separate sites within a contiguous district.
2. Occupancy. Housing constructed as part of a mixed-use project must receive final inspection at the same time as, or in advance of, issuance of an occupancy permit for non-residential portions of the project.
3. Conversion. Housing provided to satisfy this requirement shall not be converted to commercial use. [NOTE: A deed restriction may be used to satisfy this requirement.]

CC. SCHOOLS.

The following requirements apply to all academic schools subject to conditional use approval. Colleges shall also be subject to the following conditions when locating in a residential or village district (listed in this Chapter and Chapter [18.05](#)).

1. **Site Size.** Middle and high schools in residential and village districts (listed in Chapters [18.04](#) and [18.05](#)) and elementary schools in all districts shall have a minimum site size of one (1) acre per one hundred (100) students (e.g., one (1) to one hundred (100) students requires a one (1) acre site; a two (2) acre site is needed for an enrollment of one hundred and one (101) students to two hundred (200) students. The Hearing Examiner may allow smaller school sites if the applicant demonstrates that:
 - a. The size of the site is sufficient to accommodate proposed facilities and activities without creating significant adverse impacts upon residents of adjoining properties; and
 - b. The proximity and typical impact (e.g., noise, glare, and emissions) of adjoining uses would not routinely disrupt students.
2. **Outdoor Play Area.** Sites accommodating elementary schools with ten (10) or more students shall contain at least two (2) square feet of open space (consistent with Section [18.04.080\(J\)\(1\)](#)) for every one (1) square foot of floor area devoted to classrooms. This open space shall contain an outdoor play area (open or covered) equipped with play equipment suitable for the students' age group. No dimension of such play areas shall be less than twenty (20) feet.
3. **Building Size.** The building, or the portion of the building used as a school, shall contain at least eighty (80) square feet of gross floor area per student enrolled at the school. The Hearing Examiner may allow a smaller building size if the applicant demonstrates that less space is needed to accommodate the proposed school.
4. **Screening.** Any portion of the site which abuts upon a residential use shall be screened. (See Chapter [18.36](#), Landscaping and Screening.)
5. **Portables.** Portable classrooms are permitted as accessory uses for an existing school. However, installation of more than ten (10) portables per school shall require conditional use approval. All portables and other accessory buildings must comply with screening requirements in c. above.
6. **Building Expansion.** Building expansion depicted in a City-approved master plan or comprising no more than ten (10) percent of a preapproved floor plan is permitted. Greater expansion shall require conditional use approval. All incremental expansions are considered cumulative.

DD. TEMPORARY USES.

1. Intent. Certain uses, when active for a limited period of time and when properly regulated, can be compatible, or otherwise limited in impact to neighboring properties and the general community. In accord with this intent, no temporary use shall be allowed unless a temporary use permit is approved by the City as prescribed by this section. Each separately proposed activity or use shall require a separate permit and payment of the fee required by OMC [4.40.010\(A\)](#).
2. General Standards. Temporary uses are subject to the following regulations:
 - a. No temporary use shall be permitted on public rights-of-way, unless a rights-of-way obstruction permit is authorized by the Public Works Department.
 - b. Temporary uses not listed in the use table in this chapter may be authorized by the applicable approval authority, provided such temporary uses are similar to and no more intensive than other temporary uses permitted in the district in which the subject property is located.
 - c. The applicable approval authority may apply additional conditions to any temporary use permit in order to:
 - i. Ensure compliance with this chapter;
 - ii. Ensure that such use is not detrimental to neighboring properties and the community as a whole; and
 - iii. Ensure compliance with the International Building Code.
 - d. Within three (3) days after termination of the temporary use permit, such use shall be abated and all structures, signs and evidence of such use removed. The City may require a financial surety be posted by the applicant upon application to defray the costs of cleanup and repair of the property should the permittee fail to do so. The property owner is responsible for any abatement action and costs should the permittee fail to properly clean and repair the property.
 - e. Temporary use permits not exercised within thirty (30) days of issuance shall be null and void.
3. Specific Temporary Use Standards. The following temporary uses are permitted subject to the requirements below.

- a. Use of mobile homes as emergency housing during reconstruction of a dwelling following damage sustained from earthquake, fire, storm or other natural disaster, not to exceed the period of reconstruction.
 - b. One model home per five acres may be constructed in each subdivision prior to final plat approval. Model homes shall contain a functional restroom served by City water. The applicant for a model home permit shall provide adequate parking and emergency access. The Director may authorize appropriate temporary provisions of water and sewer service and other utilities prior to final plat approval. Operation of model homes shall cease when building permits have been issued for ninety (90) percent of the subdivision's lots.
 - c. Residences rented for personal social events, such as wedding receptions, private parties or similar activities. No more than six (6) such events may occur during any one (1) year.
 - d. Temporary, commercial wireless communications facilities, for the purposes of providing coverage of a special event such as news coverage or sporting event. Such facilities must comply with all federal and state requirements. Temporary wireless communications facilities may be exempt from the provisions of Chapter [18.44](#) up to one week after the duration of the special event.
4. Violations. At any time when such temporary use is operated in violation of required conditions of this section, or otherwise found to constitute a nuisance, the City may revoke the temporary use permit. The permittee shall be given notice of and an opportunity to contest the revocation prior to a final determination. If, in the opinion of the approval authority, the violation poses a life, health, or safety threat, the temporary use permit may be revoked immediately, and the permittee shall be given the opportunity to request reconsideration and/or appeal.

EE. GARAGE PLACEMENT AND WIDTH.

(Also see Section [18.04A.210175.060](#), [Residential Design Guidelines Infill and Other Residential Design Guidelines](#), Garage Design.)

1. Applicability. The standards listed in Section [3e](#). below apply only to:
 - a. Single-family dwellings on lots of five thousand (5,000) square feet or less in size located in subdivisions for which a complete preliminary plat application is submitted after April 22, 1996;
 - b. Single-family dwellings on lots within the areas depicted by Figure 4-2a, where at least fifty (50) percent of the lots within three hundred (300) feet on

the same block face and the block face directly across the street are vacant or occupied by dwellings with flush or recessed garages;

- c. Duplexes;
- d. Triplexes; ~~and~~
- e. Fourplexes;
- f. Courtyard apartments; and
- g. Cottage housing.

2. Exceptions. The dwellings listed in a. above are exempt when located on one of the following types of lots:

- a. Lots fronting on private access lanes (see the Olympia Development Guidelines and Public Work Standards) where the garage would not face a public street;
- b. Flag lots (see Section [18.02.180](#), Definitions, Lots);
- c. Wedge-shaped lots (see Section [18.02.180](#), Definitions, Lots); and
- d. Lots with trees or topography which preclude compliance with the provisions of this Section, as determined by the approval authority.

3. Garage Standards.

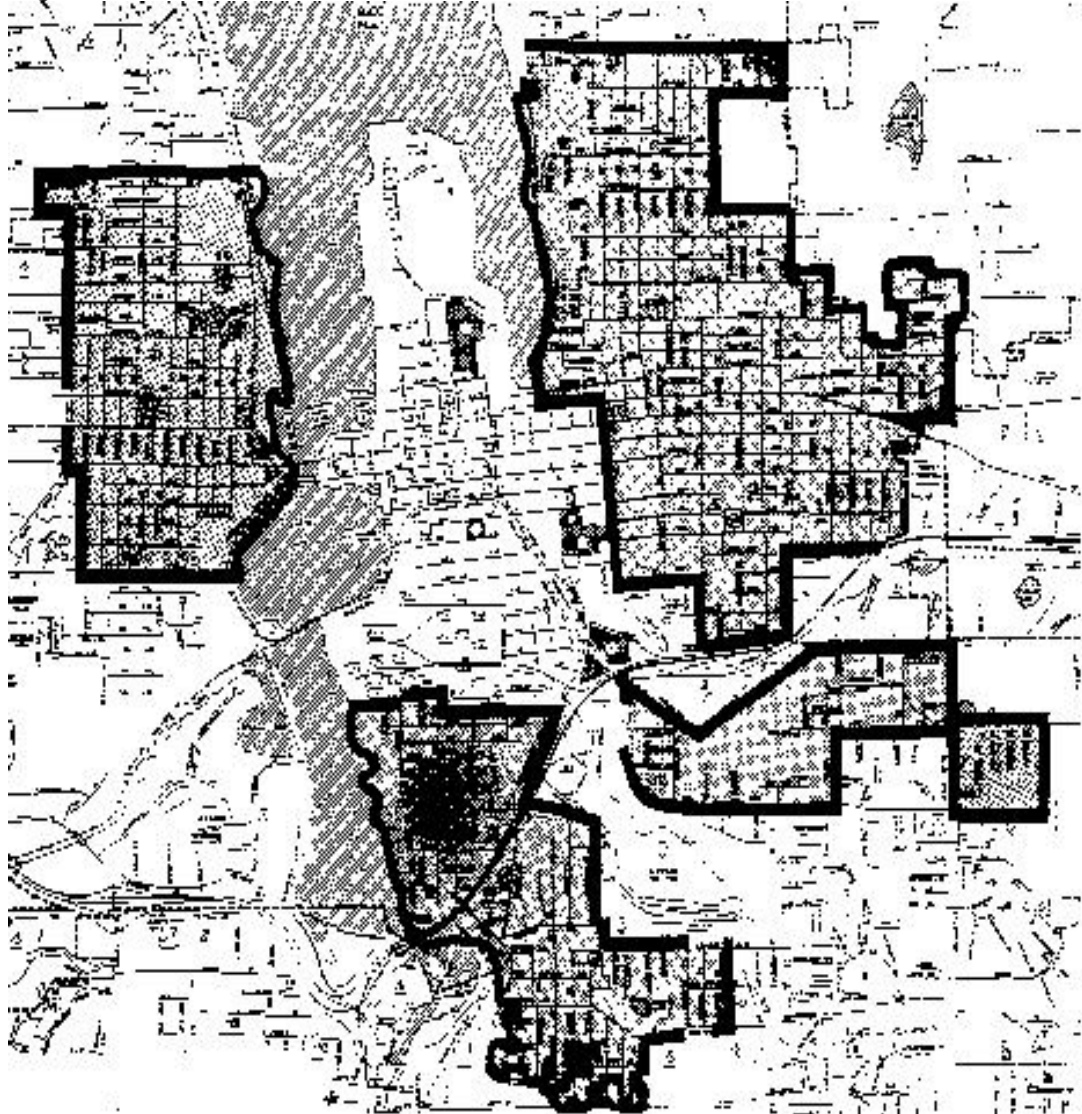
- a. Garages shall not protrude ahead of the dwelling's ground floor front facade more than:
 - i. Eight (8) feet on two (2) story dwellings (i.e., dwellings with habitable space above the ground floor); or
 - ii. Four (4) feet on single-story dwellings.

These requirements above (i. and ii.) do not apply to garages with doors which do not face the street (see Section 18.04A.210, Residential Design Guidelines - Garage Design), or garages flush with the supporting posts of covered porches which span the remainder of the dwelling's front facade.

- b. Garage width shall not exceed the following percentage of the dwelling's front facade.

- i. Two-story dwellings (containing habitable space above the ground floor): sixty (60) percent.
- ii. Single-story dwellings: fifty (50) percent.

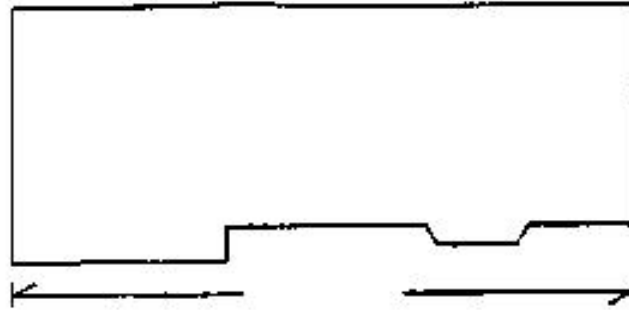
For purposes of the above measurements, garage width shall include the garage doors facing the street plus any required supporting panel. The dwelling's facade shall be measured in a straight line, parallel to the building face, between the outermost ends of the facade facing the street. See Figure 4-2b.



Areas Subject to Infill Regulations

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

FIGURE 4-2a



**Measurement of Front Facade
FIGURE 4-2b**

~~FF. HIGH DENSITY CORRIDOR TRANSITION AREA.~~

~~The High Density Corridor Transition Area is delineated in Figures 4-2c and 4-2d. The following standards shall apply to this area:~~

- ~~1. Triplex and Fourplex housing types shall be permitted uses in areas designated in Figures 4-2c and 4-2d.~~
- ~~2. The development standards of the underlying zone shall apply to triplexes and fourplexes, except as stated below:~~
 - ~~a. A triplex shall have a minimum lot size of 7,200 square feet. A fourplex shall have a minimum lot size of 9,600 square feet.~~
 - ~~b. Both triplexes and fourplexes shall have a minimum lot width of 80 feet.~~
 - ~~c. Three stories are allowed with a maximum 35 foot height.~~
 - ~~d. Side yard setbacks for triplex and fourplex housing types shall be a minimum of ten feet.~~
 - ~~e. Development subject to the provisions of this chapter shall meet design standards contained in 18.175 Infill and Other Residential.~~

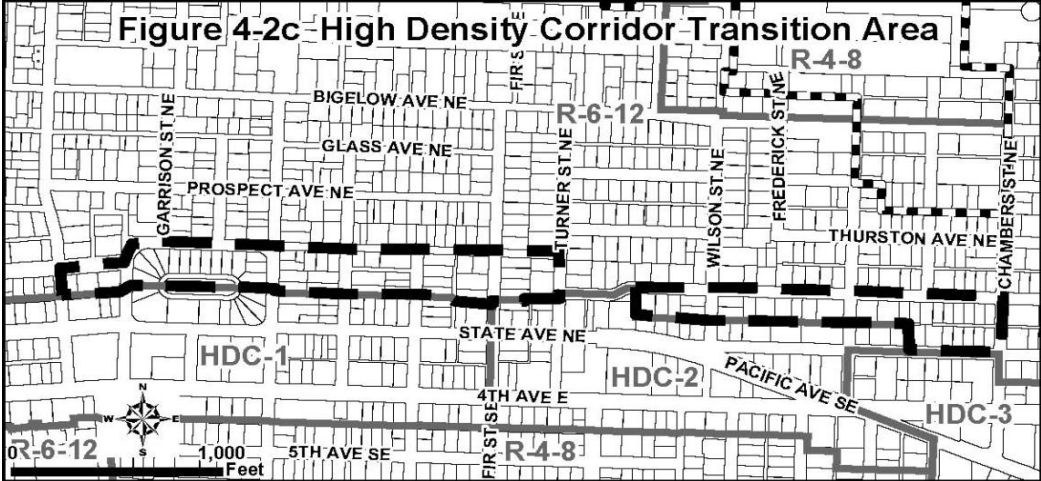


FIGURE 4-2c

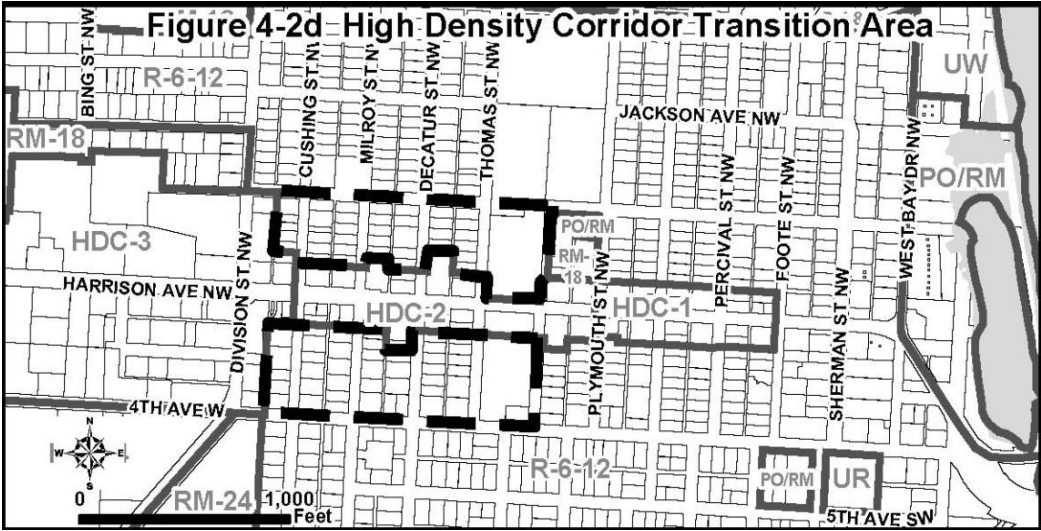


FIGURE 4-2d

GGFE. ELECTRIC VEHICLE INFRASTRUCTURE (EVI).

Electric Vehicle Infrastructure shall be considered an accessory use when it meets any of the following criteria:

1. A battery charging station is sited on the premises of a single family home for residential use and not commercial use;
2. When any Level 1 or 2 charger is sited within a parking lot or parking structure; or
3. When any battery charging station or a single battery exchange station is sited on the premises of a service station.

GGHH. TRIPLEXES, FOURPLEXES, COURTYARD APARTMENTS

1. Courtyard apartments are permitted in the R 4-8 Zoning District when the site is located within six hundred (600) feet, as measured in a straight line, -of a transit route or a commercial zoning district boundary.
2. Courtyard apartments ~~are limited to one story buildings~~ shall be less than two stories when located in the R 4-8 Zoning District.
3. Courtyard apartments are limited to two-story structures when located in the R 6-12 Zoning District.
4. Triplexes, fourplexes, and courtyard apartments in the R 4-8 and R 6-12 Zoning Districts are subject to the Infill and Other Residential Design Review provisions, Chapter 18.175.

HHH. SINGLE-ROOM OCCUPANCIES

1. Single-room occupancies are limited to two-story structures when located in the R 6-12 Zoning District.
2. Single-room occupancies in the R 6-12 Zoning Districts are subject to the Infill and Other Residential Design Review provisions, Chapter 18.175.

(Ord. 7027 §§20, 21, 2016; Ord. 6973 §1, 2015; Ord. 6967 §17, 2015; Ord. 6842 §4, 2013; Ord. 6759 §3, 2011; Ord. 6592 §3, 2008; Ord. 6581 §2, 2008; Ord. 6517 §9-11, 2007; Ord. 6395 §16-21, 2006; Ord. 6323 §4, 2004; Ord. 6273 §12 §15, §17, 2003; Ord. 6261, §1, 2002; Ord. 6229 §2, 2002; Ord. 6210 §3, 2002; Ord. 6140 §17, §18, §19, 2001; Ord. 6092 §1, 2001; Ord. 5907 §2, 1999; Ord. 5830 §3, 1998; Ord. 5801 §2, 1998; Ord. 5787 §1, 1998; Ord. 5714 §5, 32, 1997; Ord. 5664 §3, 1997; Ord. 5661 §2, 1996; Ord. 5595 §3, §4, §5, 1995; Ord. 5535 § 1, 1995; Ord. 5517 §1, 1995)

18.04.080 TABLES: Residential Development Standards

TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS															
DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	8	12	13	18	18	24	---	---	12	---	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8 Manufactured Housing Parks = 5	18 Manufactured Housing Parks = 5	---	---	5	---	18.04.080(B)
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same subdivision plat.	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = other 6,000 SF = duplex 7,200 SF = multi-family	2,500 SF = cottage 2,000 SF minimum, 3,000 SF average = townhouse <u>7,200 SF = duplex.</u> <u>9,600 SF = triplex.</u> <u>13,000 SF = fourplex.</u> <u>17,500 SF other multi-family.</u> 4,000 SF = other	2,000 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse <u>7,200 SF = duplex.</u> <u>9,600 SF = triplex.</u> <u>13,000 SF = fourplex.</u> <u>17,500 SF other multi-family.</u> 3,500 SF = other	1,600 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse <u>7,200 SF = duplex.</u> <u>9,000 SF = multifamily.</u> 3,000 SF = other	1,600 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse <u>7,200 SF = duplex.</u> <u>9,000 SF = multifamily.</u> 3,000 SF = other	1,600 SF = cottage 1,600 SF minimum, 2,400 SF average = townhouse <u>7,200 SF = duplex.</u> <u>9,000 SF = multifamily.</u> 3,000 SF = other	1,600 SF minimum, 2,400 SF average = townhouse 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse	2,000 SF = cottage 1,600 SF minimum 2,400 SF average = townhouse 2,500 SF = duplex 2,500 SF = mobile home park 3,500 SF = other	1,600 SF minimum, 2,000 SF average = townhouse 2,500 SF = mobile home park	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse;	45' except: 35' = cottage	40' except: 30' = cottage 16' =	40' except: 30' = cottage	40' except: 30' = cottage 40' = zero lot	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage 16' =	---	18.04.80(D)(1) 18.04.080(F) 18.04.080(G)

**TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
				60' = duplex 80' = multi-family	18' = townhouse	townhouse 80' = duplex, triplex, fourplex	16' = townhouse 70' = duplex 80' = multifamily	16' = townhouse 70' = duplex 80' = multifamily					townhouse 80' = duplex 30' = mobile home park		18.04.060(P) (mobile home parks)
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	10'	5'	5' except: 10' for structures 35' or taller	10' except: 20' along Legion Way	20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I)
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	25'	50'	10' except: 5' for agricultural buildings with farm animals.	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 15' for multifamily; 10' for cottages, and wedge shaped lots	15' except: 10' for cottages, and wedge shaped lots, 20' with alley access	10' except: 15' for multifamily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structures 35' or higher	5'	20' except: 5' for agricultural buildings with farm animals; 10' for cottages	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20' 5' for agricultural buildings with farm animals	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural building with	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural buildings	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 10' for multifamily; 20' next to R	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 20' next to R	5' except: 10' along flanking streets; 6' on one side of zero lot;	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	No minimum 10' on Capitol House Block	18.04.080(H)

TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS															
DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
		farm animals		with farm animals		buildings with farm animals			4-8, or R 6-12 district 10' - mobile home park	mobile home park					
MAXIMUM BUILDING HEIGHT	35'	35', except: 16'-24' for accessory buildings	40' except: 16'-24' for accessory buildings	40' except: 16'-24' for accessory buildings	35', except: 16'-24' for accessory buildings; 25' for cottage; 35' on sites 1 acre or more, if setbacks equal or exceed building height. <u>Courtyard apartments must be less than two stories.</u>	35', except: 16'-24' for accessory buildings; 25' for cottages. <u>Courtyard apartments and single-room occupancy buildings are limited to two stories.</u>	45', except: 25' for cottage; 16'-24' for accessory buildings	45', except: 25' for cottage; 16'-24' for accessory buildings	35, except: 16'-24' for accessory buildings; 25' for cottage	42'	60'	See 18.04.080 (l)	2 stories or 35' whichever is less, except: 16' for accessory buildings; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (3)	18.04.080(l)
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	35% 60% = townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	Refer to Maximum Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = townhouses	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	85% except for stoops, porches or balconies	
MAXIMUM ABOVE-GRADE STORIES		2 stories	3 stories	3 stories	2 stories	2 stories, 3 stories = triplex, fourplex	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	
MAXIMUM IMPERVIOUS	45% or 10,000sf	35%	6%; increased	2,500 SF or 6%	45% = .25 acre or less	55% = .25 acre or less	65%	65%	65%	75%	85%	85%	65% = .25 acre or less	85% except for	

TABLE 4.04 RESIDENTIAL DEVELOPMENT STANDARDS															
DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
SURFACE COVERAGE	(whichever is greater) = lots greater than 4 acres; 6%=4.1 acre or more	60% = Townhouses	to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	coverage whichever is greater.	40% = .26 acre or more 60% = Townhouses	40% = .26 acres or more 60% = Townhouses							40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	stoops, porches or balconies	
MAXIMUM HARD SURFACE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 acre or more	45% 70% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	2,500 SF provided that up to 6% coverage may be granted by conditional use permit	55% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	65% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	70%	70%	70%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01+ acres 70% = townhouses	85% except for stoops, porches or balconies	
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area required; may double as tree tract or critical areas buffer.		<u>200 SF/unit for cottages;</u> 450 SF/unit for <u>cottage or grand courtyard apartment developments</u>	<u>200 SF/unit for cottages;</u> 450 SF/unit for <u>cottage or grand courtyard apartment developments</u>	30% for multifamily; <u>200 SF/unit for cottages;</u> 450 SF/unit for cottage developments	30% for multifamily; <u>200 SF/unit for cottages;</u> 450 SF/unit for cottage developments	30% 500 SF/space for mobile home park	25% 500 SF/space for mobile home park	15%	15% 500 SF/space for mobile home park	450 SF/unit for cottage developments <u>200 SF/unit for cottages;</u> 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J)

LEGEND

SF = Square Feet

Zero Lot = A Lot with Only One Side Yard

--- = No Regulation

RL1 = Residential Low Impact

R 6-12 = Residential 6-12

LEGEND

R-4 = Residential - 4

R 4-8 = Residential 4-8

RM 18 = Residential Multifamily - 18

MR 7-13 = Mixed Residential 7-13

MR 10-18 = Mixed Residential 10-18

RMU = Residential Mixed Use

MR 7-13 = Mixed Residential 7-13

RMH = Residential Multifamily High
Rise

UR - Urban Residential

(Ord. 7027 §22, 2016; Ord. 6842 §5, 2013; Ord. 6594 §6, 2008; Ord. 6517 §12, 2007).

18.04.080 Residential districts' development standards

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. The maximum housing densities specified in Table 4.04 shall not apply on lots 10,000 square feet or less for townhomes, nor on lots ½-acre or less for duplexes, triplexes, fourplexes, and courtyard apartments in the R4-8 and R6-12 zoning districts; however, the minimum lot sizes in Table 4.04 shall still apply. (See also OMC 18.64.080.B)

b.c. Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one (1) dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, shall be counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/nursing home which is part of a larger project shall be calculated separately from other portions of the site under development (i.e., density shall not be transferred from a site occupied by a nursing home to another portion of the development).

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. Duplexes. Duplexes created by remodeling an existing single-family dwelling without expanding the building are not subject to the maximum density limits specified in Table 4.04.

45. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased as follows, provided, however, that in the R 4-8 District, TDRs must be obtained (see Section [18.04.080](#)(A)(5)(b):

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~~ fifty (50) 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.

~~56.~~ Transfer of Development Rights. Development Rights must be obtained from an eligible property owner in a Thurston County Transfer of Developments Rights (TDR) Sending Zone in order to develop above ~~seven (7)~~ 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(45). With one TDR credit, a density of nine (9) units per acre can be achieved in the R 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~~ Chapter 16.60 OMC; existing, opened street rights-of-way; and land to be sold or dedicated to the public in fee (e.g., school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development).

b. All dwelling units in convalescent homes/nursing homes ~~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 s/he 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.)~~

C. Minimum Lot Size.

1. Nonresidential Uses. The minimum lot size for non-residential uses (e.g., places of worship and schools) is larger than the minimum lot size identified in Table 4.04. Refer to Table 4.01 and Section [18.04.060](#) for regulations pertaining to non-residential uses. Also see Section [18.04.060\(K\)](#) for the lot size requirements for group homes.

2. Undersized Lots. Undersized lots shall qualify as a building site if such lots were recorded prior to June 19, 1995 or they were approved as part of a Planned Residential Development, Master Planned Development (See Chapter [18.56](#)) or clustered housing development, consistent with Section [18.04.080\(F\)](#); provided, however, that any lot of record which does not comply with the width requirements of this code shall not be constructed upon unless (1) it is legally combined with undeveloped contiguous land in the same ownership which in combination create a lot of the size specified in Table 4.04 (or as modified by other provisions of this Article); or (2) it is approved by Design Review Board Staff, who shall perform an architectural review of the proposal for compliance with the criteria specified in Chapter 18.04A, Residential Design Guidelines.

3. Clustered Lots. Lot sizes may be reduced by up to twenty (20) percent consistent with Section [18.04.080\(F\)](#), Clustered Housing.

4. That portion of any lot which is less than thirty (30) feet in width shall not be considered part of the minimum lot area required in Table 4.04, unless such area conforms with the minimum lot width, e.g., townhouse lot.

D. Transitional Lots.

1. Lot Size. The square footage and width of lots in developments larger than five (5) acres located in the MR 7-13, MR 10-18, or RM-18 districts, which immediately abut an R-4, R 4-8 or R 6-12 district, shall be no less than eighty-five (85) percent of the minimum lot size and width required in the adjoining lower density district.

2. Setbacks. The minimum rear yard building setback for lots in the MR 7-13, MR 10-18, and RM-18 districts which share a rear property line with a parcel in an R4, R 4-8, or R 6-12 district shall be no less than the setback required for the adjoining lower density district.

E. Developments without Sewer Service. Residential developments which rely on on-site sewage disposal or water systems are subject to the following requirements:

1. Subdivisions.

a. Subdivisions, planned residential developments (PRD) and Master Planned Developments (see Chapter [18.56](#)) which rely on on-site sewage disposal shall cluster the lots on a portion of the site and create a reserve tract which will not be available for subdivision or other development until municipal sewer and water are available.

The development shall be of a design and density (consistent with Environmental Health and other applicable regulations) so that the initial clustered lots and the subsequently subdivided reserve tract ultimately attain at least the minimum density specified for the district in Table 4.04. (Unless the Director determines that fewer lots are required, consistent with Section [18.04.080\(B\)](#), Minimum Housing Densities.)

b. Approval of clustered subdivisions, short subdivisions, binding site plans, or PRDs relying on on-site sewage disposal shall be contingent upon approval of a future development plan which demonstrates that the reserve tract can be subdivided to create sufficient lots to comply with Subsection (1) above. Such plans shall depict a schematic lot layout, the approximate location of utility easements, and potential street access, consistent with the transportation policies and Map 6-3 contained in Chapter 6 of the Comprehensive Plan for Olympia and the Olympia Growth Area, 1994 (and as hereafter amended). Future development plans shall not be required to

be stamped by an engineer or surveyor. (The purpose of the plan is to show that the undeveloped portion of the site can be ultimately developed at urban density, not to limit future development to a specific development scheme. However, the initial subdivision or site development must be consistent with the future development plan.)

2. Individual Lots.

a. Issuance of building permits for dwellings proposed for parcels five (5) or more acres in size without sewer service shall be contingent upon approval of a future development plan for the parcel. Such plans shall demonstrate, consistent with 1.b. above, how the parcel can be potentially developed at the minimum density established for the district (see Table 4.04) when public sewer and water are available. While this plan will not bind future development, the initial development, including the septic system location, must be consistent with it.

b. Issuance of building permits for dwellings without sewer service on parcels between one (1) and five (5) acres in size shall be contingent upon approval of a building site plan or future development plan which demonstrates that the parcel can potentially accommodate one (1) or more additional houses in the future. While future development will not be bound by this plan, the initial development shall be consistent with it. Developers of such lots shall locate individual or community sewage disposal systems, to the extent possible, where they can be efficiently converted to a public sewage collection system in the future.

F. Clustered Housing.

1. **Mandatory Clustering.** The Director or Hearing Examiner may require that the housing units allowed for a site be clustered on a portion of the site in order to protect ground water used as a public water source (e.g., wellhead protection areas), to enable retention of windfirm trees (which are appropriate to the site and designated for retention, consistent with Chapter [16.60](#), Tree Protection and Replacement, OMC), to accommodate urban trails identified on Map 7-1 of the Comprehensive Plan, to preserve scenic vistas pursuant to Sections 18.20.070, View Preservation and 18.50.100, Scenic Vistas, or to enable creation of buffers between incompatible uses (also see Chapter [18.36](#), Landscaping and Screening).

The Director or Hearing Examiner may allow up to a twenty (20) percent reduction in lot dimensions, sizes and setback requirements, consistent with the Uniform Building Code, to facilitate the clustering of the permitted number of dwelling units on the site. The required clustering shall not result in fewer lots than would otherwise be permitted on the site (at the minimum density specified in Table 4.04), without written authorization by the applicant.

2. **Optional Clustering.** Applicants for housing projects may request up to twenty (20) percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land serving the purposes listed in a. above; or to avoid development on slopes steeper than twenty (20) percent; or to preserve natural site features such as rock outcrops; or otherwise enable land to be made available for public or private open space. Applicants proposing to place sixty-five (65) percent or more of a development site within a tree or vegetation protection or critical areas tract or tracts (see OMC chapter [16.60](#) and section [18.32.140](#)) and not exceed 10% overall impervious coverage may request approval of housing forms not otherwise permitted in the zoning district so long as the number of resulting residential units does not exceed the standard maximum by more than twenty (20) percent. Such alternative housing forms may exceed height and story limits otherwise applicable in the district, except for height and story limits specifically intended to soften transitions between zoning districts. For example, three-story multi-family housing may be approved in a two-story single-family housing district. The Director or Hearing Examiner, as applicable, may grant such requests only if s/he determines that the development would not have a significant adverse impact on public facilities and surrounding land uses.

G. Lot Width.

1. **Measurement.** The minimum lot width required by Table 4.04 shall be measured between the side lot lines at the point of intersection with the minimum front setback line.

2. **Varied Lot Widths.** The width of lots in new subdivisions and planned residential developments, except for the R-4CB district, with more than ten (10) lots shall be varied to avoid monotonous development patterns.

a. No more than three (3) consecutive lots, uninterrupted by a street, shall be of the same width. This requirement does not apply to townhouses.

b. Lot widths shall be varied by a minimum of six (6) foot increments.

c. The minimum lot widths specified in Table 4.04 may be reduced by up to six (6) feet for individual lots, provided that the average lot width for the project is no less than the minimum lot width required by Table 4.04 and Section [18.04.080](#)(G)(3) below.

~~3. **Narrow Lots.** The length of the primary structure on a lot of forty (40) feet or less in width shall not exceed three (3) times the structure's width or seventy (70) feet, whichever is less. This provision does not apply to attached housing units (e.g., townhouses).~~

H. Setbacks

1. Measurement. The required setback area shall be measured from the outermost edge of the building foundation to the closest point on the applicable lot line.
2. Reduced Front Yard Setbacks. Front yard setbacks in the R-4, R 4-8, R 6-12, MR 7-13 and MR 10-18 districts may be reduced to a minimum of ten (10) feet under the following conditions:
 - a. When garage or parking lot access is from the rear of the lot;
 - b. When the garage is located at least ten (10) feet behind the front facade of the primary structure on the lot; or
 - c. When the driveway will be aligned to provide at least a twenty (20) foot long parking space between the sidewalk edge (closest to lot) and the garage. (See Residential Design Guidelines - Garage Design, Chapter 18.04A.)
 - d. Such setback reductions shall not be allowed where they would result in a setback of fifty (50) percent or less than the setback of an existing dwelling on an abutting lot fronting on the same street.

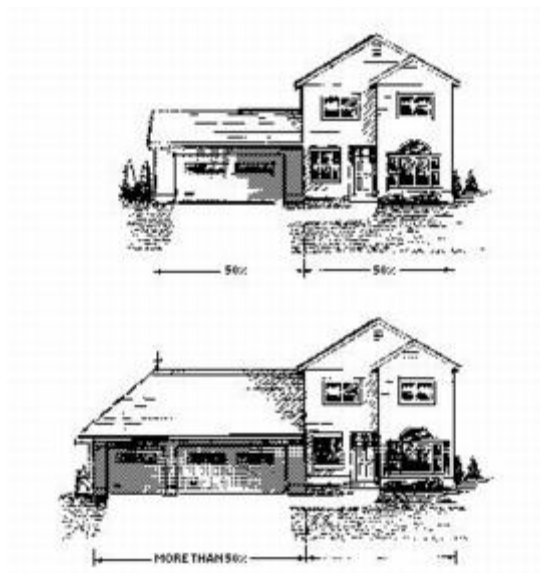


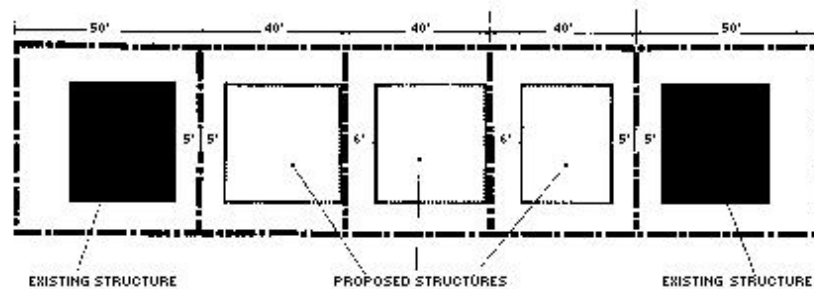
FIGURE 4-3

3. Rear Yard Setbacks. See Section [18.04.080\(H\)\(5\)](#), Encroachments into Setbacks, Section [18.04.080\(D\)\(2\)](#), Transitional Lots, and Table 4.04.
4. Side Yard Setbacks.

a. Reduced side yard setbacks. Except for the R-4CB district, a side yard building setback shall not be required for a lot served by an alley (such alley must be open, improved and accessible, not solely a right-of-way) provided it meets the following conditions:

i. Provision for reduced or zero setbacks shall specifically appear upon the face of a final short or long plat. Such plat shall provide that the minimum distance between residences will be six (6) feet. If the distance between a proposed dwelling and a property line is less than three (3) feet, the applicant shall provide evidence of a maintenance easement, at least three (3) feet in width, which provides sufficient access for the owner of the dwelling to maintain the applicable exterior wall and roof of the dwelling. (Except as expressly provided, any reduced side yard provision appearing on a final plat shall withstand later amendments of this Title and shall be considered conforming.)

ii. Side yard setbacks shall not be less than five (5) feet along a property line adjoining a lot which is not developed or approved for reduced setbacks (e.g., a conventional lot with two (2) five (5) foot wide side yard setbacks). Side yard setbacks shall not be less than ten (10) feet along property lines which abut a public rights-of-way.



ZERO LOT LINE

FIGURE 4-4

b. The minimum side yard setback from bikepaths and walkways shall comply with the side yard setback from the lot line as specified for the district in Table 4.04.

5. Encroachment Into Setbacks. The buildings and projections listed below shall be allowed outside of utility, access or other easements. See 18.04.080(H)(5) for additional exceptions.

a. Except for Accessory Dwelling Units, any accessory structures may be located in a required rear yard and/or in the rear twenty (20) feet of a required interior side yard; however, if a garage entrance faces a rear or

side property line, it shall be setback at least ten (10) feet from that property line. Accessory dwelling units may not encroach into required side yard setbacks. Accessory dwelling units may encroach into rear yards; however, if the rear yard does not abut an alley, the accessory unit must be set back ten (10) feet from the rear property line. Further, any garage attached to any accessory dwelling unit shall conform with this Section.

b. Up to fifty (50) percent of a rear yards width may be occupied by a dwelling (primary residence or ADU) provided that the structure (foundation) is located at least ten (10) feet from the rear property line. For purposes of this section the rear yards width shall be measured in a straight line between the side property lines at the point of intersection with the rear property line.

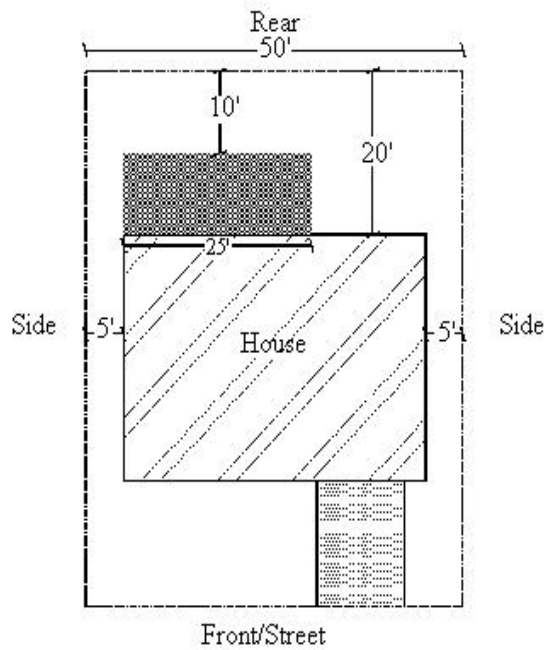
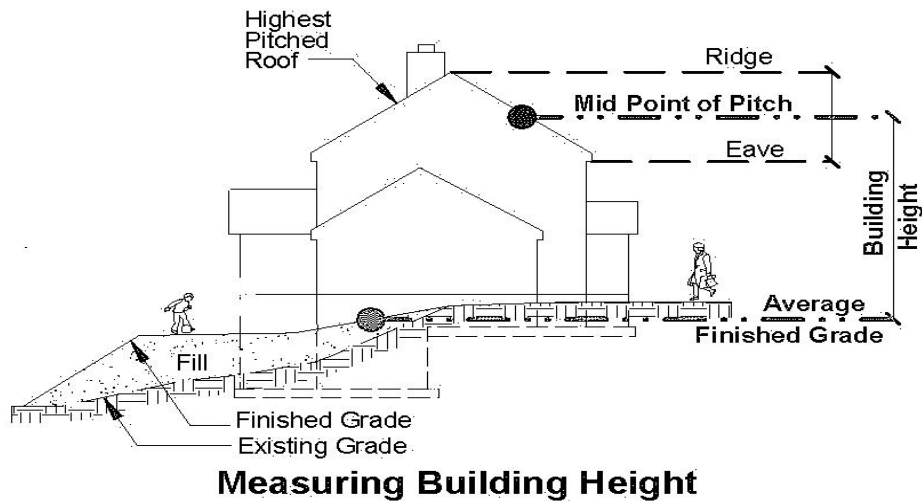


Figure 4-4a

c. Townhouse garages may share a common rear property line provided that access for interior lots is from a single common driveway to not more than one public street entrance.

I. Height.

1. **Roof Projections.** The following structures may exceed the height limits specified for the district in Table 4.04 by eighteen (18) feet, provided that such structures do not contain floor space: roof structures housing elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls; skylights; towers; flagpoles; chimneys; smoke stacks; wireless masts; television antennas; steeples; and similar structures.

**FIGURE 4**

2. RMU District Height Regulations.

- a. Base building heights. The base building heights allowed in the RMU District are specified in Figure 4-5.
- b. Sculptured building tops. The following sculptured building top regulations apply only where the permitted building height is sixty (60) feet. Buildings with sculptured tops may exceed the permitted height (60 feet) by two (2) building stories if they meet the following conditions:
 - i. The gross floor area of all of sculptured stories is at least one-third (1/3) less than the gross floor area of the first floor of the building; and
 - ii. The roof form is sculptured (e.g., pitched roof, hip roof, dome, chateau roof, tower, turret, pediment, dormers, or other similar form); and
 - iii. The added two (2) stories are setback from the street wall at least eight (8) feet; and
 - iv. The roof structure is designed to hide all mechanical and communications equipment located there.

3. UR District Height Regulations. The building heights allowed in the UR District are specified in Figure 4-5 and 45-A. Also see 18.10.060, Capitol Height District.

4. R4-8 District Height Regulations. Existing State Community College Education Facilities. A maximum 60' building height is allowed with a 100' setback from adjacent residentially zoned property.

5. Places of Worship. Places of worship may exceed the height limits specified in Table 4.04, except in the State Capitol Group Height District, provided that the side yard width equals at least fifty (50) percent of the building's proposed height (including spires and towers).

6. Radio, Television and other Communication Towers. The height of radio, television, and other communication towers may exceed the maximum building height allowed in the district, subject to approval of the Hearing Examiner consistent with Sections [18.04.060\(W\)](#) and (X).

7. Tall Buildings in the MR Districts. Buildings between thirty-five (35) and forty-five (45) feet in height are permitted in the MR 7-13 and MR 10-18 districts, subject to compliance with the following requirements:

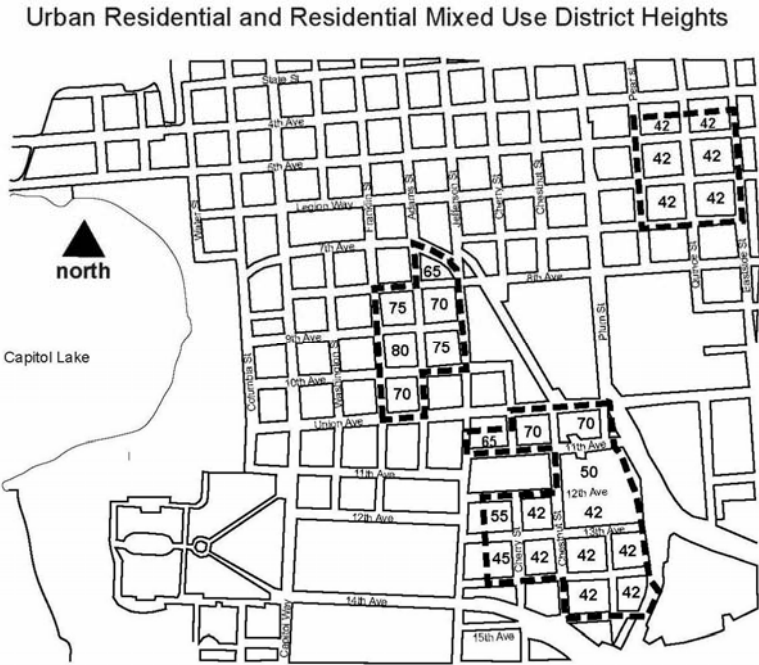


FIGURE 4-5

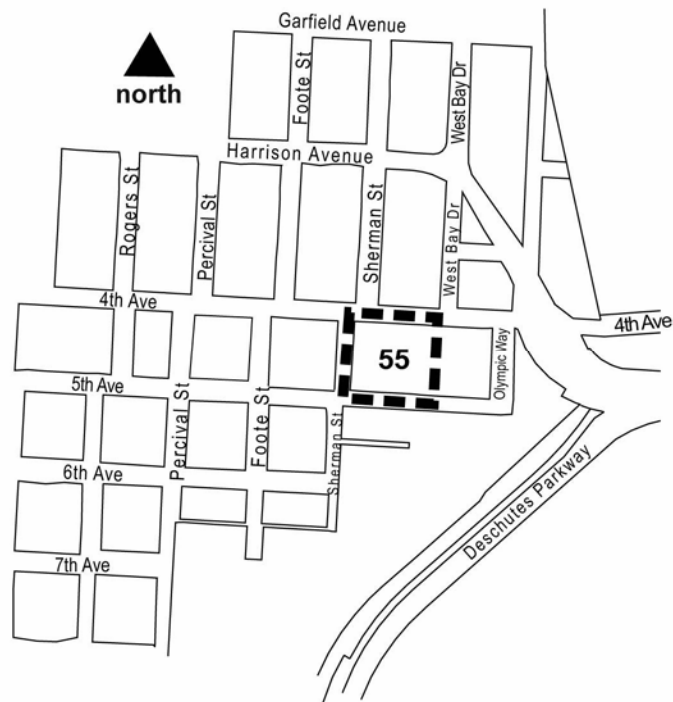


FIGURE 4-5A

a. The proposed building will not be located within one hundred (100) feet of the boundary of the property under development (this may include several parcels under a single development proposal). Exceptions to this requirement shall be granted where topography, stands of trees (deemed appropriate for retention by the City, consistent with Chapter [16.60](#), Tree Protection and Replacement), or other site features block the visibility of the section of the building above thirty-five (35) feet in height from existing or potential residential areas (zoned and available for residential use) adjoining the site; and

b. Existing evergreen trees, which the City deems are appropriate to the site (e.g., which do not pose significant risks for proposed site improvements or public safety, consistent with Chapter [16.60](#), Tree Protection and Replacement) are retained where possible to help screen the building from the view of residents of dwellings abutting the property.

8. Water Towers. Water towers may exceed the height limits specified in Table 4.04.

[NOTE: Refer to Article III, Height Overlay Districts, for additional restrictions.]

J. Private and Common Open Space.

1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with Chapter [18.36](#), Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for stoops, porches, or balconies, walkways, tennis courts, swimming pools, or similar uses which require an impervious surface. Up to a five (5) percent increase in impervious surface coverage may be allowed to accommodate such hard surfaced facilities. Also see Chapter [16.60](#) Tree, Soil and Native Vegetation Protection and Replacement.

2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:

a. A minimum of two hundred (200) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet [provided that at least fifty percent \(50%\) of such open space may be combined with soil and vegetation protection area standards.](#)

b. A minimum of fifteen hundred (1500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than thirty (30) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five (5) percent slope) and well drained to enable active use in summer ~~provided that at least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.~~

3. Mixed Density Districts. Parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) in a MR 7-13 or MR 10-18 district shall contain at least thirty (30) percent open space. At least fifty (50) percent of such open space must be available for the common use of the residents of the multifamily housing. Such open space shall be developed consistent with Section [18.04.080](#)(J)(1) above. This open space requirement shall be reduced to twenty (20) percent if the multifamily housing adjoins a park, school or open space site of at least ten thousand (10,000) square feet in size. Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.

4. Manufactured or Mobile Home Parks. At least five hundred (500) square feet of common open space shall be provided per dwelling unit (see Section [18.04.060](#)(P)(8)). At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.

5. Residential - 4 Chambers Basin District. Required open space for stormwater dispersion may be provided in a common area or within each individual private lot of a development. All required drainage dispersal areas shall be protected from filling and grading and all other activities which would decrease the ability of such areas to disperse and infiltrate stormwater. Side yard setback areas shall be designed to disperse roof runoff to the maximum extent practical. To qualify as a "drainage dispersal tract" (required to create lots of less than one acre) such area shall be held in common or deeded to homeowners association and otherwise conform with the requirements of stormwater tracts as set forth in the Olympia Stormwater Drainage Manual.

(Ord. 7027 §§23-25, 2016; Ord. 6594 §9, 2008; Ord. 6594 §8, 2008; Ord. 6594 §7, 2008; Ord. 6426 §11, 2006; Ord. 6408 §17-19, 2006; Ord. 6404 §2, 3, 2006; Ord. 6323 §4, §19, 2004; Ord. 6273 §10, §16, §18, §20, 2003; Ord. 6140 §28, §40, 2001; Ord. 5830 §4, 1998; Ord. 5777 §1, 1998; Ord. 5664 §4, 13, 1997; Ord. 5661 §6, 10, 1996; Ord. 5595 §6, 16, 1996; Ord. 5569 §6, 1995; Ord. 5544 §1, 1995; Ord. 5517 §1, 1995).

18.04.090 Additional regulations

Refer to the following Chapters for additional related regulations.

Chapter [18.36](#), Landscaping and Screening

Chapter [18.38](#), Parking and Loading

(Ord. 5517 §1, 1995)

Chapter 18.05
VILLAGES AND CENTERS Revised 10/17

18.05.000 Chapter Contents **Revised 10/17**

Sections:

18.05.020	Purposes.
18.05.040	Permitted, conditional, required, and prohibited uses.
18.05.050	General standards.
18.05.060	Use standards.
18.05.080	Development standards.
18.05.100	Additional regulations.
18.05.120	Briggs Village.
18.05.140	Woodbury Crossing Village.
18.05.170	Village at Mill Pond. Revised 10/17

(Ord. 7104 §4 (Exh. D), 2017; Ord. 6773 §5, 2011; Ord. 6700 §4, 2010; Ord. 6655 §3, 2009; Ord. 6299 §4, 2003).

18.05.020 Purposes

A. Urban Village (UV) and Neighborhood Village (NV) Districts. The purposes of the Urban Village and Neighborhood Village Districts are as follows:

1. To enable development of integrated, mixed use communities, containing a variety of housing types arranged around a village center, which provide a pleasant living, shopping, and working environment; a sense of community; and a balance of compatible retail, office, residential, recreational, and public uses. [NOTE: Urban villages and neighborhood villages are very similar, except for the size and service area of their commercial component. Urban villages contain a larger and more diverse commercial component intended to serve multiple neighborhoods while the commercial uses in neighborhood villages are scaled to serve the immediate neighborhood.
2. To enable a land use pattern which will reduce dependence on auto use, especially drive-alone vehicle use during morning and evening commute hours.
3. To enable the design of new development in a manner which will ensure the safe and efficient movement of goods and people.
4. To require direct, convenient pedestrian, bicycle, and vehicular access between residences in the development and the village center, in order to facilitate pedestrian and bicycle travel and reduce the number and length of automobile trips.

5. To require sufficient housing density to enable cost-effective extension of utilities, services, and streets; frequent transit service; and to help sustain neighborhood businesses.
6. To enable many of the community's residents to live within one-fourth ($\frac{1}{4}$) mile of a grocery store and transit stop.
7. To ensure that the villages are arranged, scaled, and designed to be compatible with surrounding land uses and provide sensitive transitions between significantly different land uses (e.g., commercial and residential uses).
8. To ensure that buildings and other development components are arranged, designed, and oriented to facilitate pedestrian access.
9. To allow innovative site and building designs while providing for harmony and continuity throughout the development (e.g., coordinated architectural styles, street trees, lighting, signage, and benches).
10. To ensure adequate light, air, and privacy and readily accessible open space for each dwelling, in order to maintain public health, safety and welfare.
11. To provide for appropriately located community open spaces for informal social activity, recreation, and aesthetic enhancement of the development.

B. Neighborhood Center (NC) District. The purposes of the Neighborhood Center District are as follows:

1. To enable development of neighborhood centers (e.g., containing neighborhood oriented businesses and a small park) in established neighborhoods in order to create neighborhood focal points and activity centers, accommodate routine shopping needs, and provide a sense of neighborhood identity.
2. To enable a land use pattern which will reduce dependence on auto use, especially drive-alone vehicle use during morning and evening commute hours.
3. To enable many of the community's residents to live within one-fourth ($\frac{1}{4}$) mile of a grocery store and transit stop.
4. To enable the design of new development in a manner which will ensure the safe and efficient movement of goods and people.
5. To provide for convenient pedestrian and vehicular access between the center and the surrounding neighborhood.

6. To ensure that neighborhood centers are compatible with adjoining uses and do not undermine the economic viability of existing or designated neighborhood centers, village centers, or other neighborhood businesses.

7. To ensure that buildings and other site features are arranged, designed, and oriented to facilitate pedestrian access and access for transit.

C. Community Oriented Shopping Center (COSC) District. [NOTE: Community oriented shopping centers are similar to urban villages in that they have a substantial commercial component which serves multiple neighborhoods. However, they are located on smaller sites which do not allow full-scale village development.] The purposes of the Community Oriented Shopping Center District are as follows:

1. To enable development of mixed commercial and residential projects on sites along arterial streets which are conveniently located to serve the surrounding neighborhood (e.g., within a one and one-half (1 1/2) mile radius) with frequently needed consumer goods and services.

2. To enable a land use pattern which will reduce dependence on auto use, especially drive-alone vehicle use during morning and evening commute hours.

3. To provide for development of integrated, mixed use communities rather than strip commercial development that is isolated from the surrounding neighborhood.

4. To enable many of the community's residents to live within one-fourth (1/4) mile of a grocery store and transit stop.

5. To enable the design of new development in a manner which will ensure the safe and efficient movement of goods and people.

6. To link the commercial center with residential areas in and around the project, thereby enabling people to walk or bicycle to work, shopping, and recreation areas.

7. To ensure that buildings and other site features are arranged, designed, and oriented to facilitate pedestrian access.

8. To ensure that the development is arranged, scaled, and designed to be compatible with surrounding land uses and to provide sensitive transitions between significantly different land uses (e.g., commercial and residential uses).

9. To ensure adequate light, air, and privacy and readily accessible open space for each dwelling, in order to maintain public health, safety and welfare.

(Ord. 6517 §13, 2007; Ord. 5661 §4, 1996; Ord. 5517 §1, 1995; Ord. 5539 §3, 1995).

18.05.040 TABLES: Permitted, Conditional and Required Uses

TABLE 5.01 PERMITTED, CONDITIONAL AND REQUIRED USES					
DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
District-Wide Regulations					18.05.050
1. RESIDENTIAL USES					
Accessory Dwelling Units	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	18.05.060(D) , 18.05.050(E)
Boarding Homes	C	P	P	P	
Congregate Care Facilities		P	P	P	18.05.050(E)(1)(c)(i)
Cottage Housing		P	P	P	18.05.060(D) , 18.04.060(H), <u>18.05.050(E)</u>
<u>Courtyard Apartments</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(GG), 18.05.050(E)</u>
Duplexes	<u>P</u>	P	P	P	18.05.060(D) <u>18.05.050(E)</u>
Group Homes with 6 or Fewer Clients		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)
Manufactured Homes	P	P	P	P	18.04.060(O)
Nursing/Convalescent Homes		P	P	P	18.04.060(S)
Residences Above Commercial Uses	P	P	P	P	<u>18.05.050(E)</u>
Single-Family Residences	P	R	R	R	18.05.060(D) <u>18.05.050(E)</u>
Single Room Occupancy Units	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(HH)</u> , <u>18.05.050(E)</u>
Townhouses	P	P	P	P	18.05.060(D) , 18.64, <u>18.05.050(E)</u>
<u>Triplexes and Fourplexes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(GG), 18.05.050(E)</u>

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

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
2. OFFICES					
Banks	P	P	P	P	18.05.060(A)
Offices - Business	P	P	P	P	
Offices - Government	P	P	P	P	
Offices - Medical	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	
3. RETAIL SALES					
Apparel and Accessory Stores	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	Sites within high density corridors, see 18.17.020 (B)
Food Stores	R	R	P	P	
Furniture, Home Furnishings, and Appliances					Sites within high density corridors, see 18.17.020 (B)
General Merchandise Stores	P	P	P	P	
Grocery Stores	P	P	R	R	18.05.060(C)
Office Supplies and Equipment					
Pharmacies and Medical Supply Stores	P	P	P	P	
Restaurants			P		18.05.060(a) & 18.05A.095
Restaurants, Without Drive-In or Drive-Through Service	P	P	P	P	
Specialty Stores	P	P	P	P	

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

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
4. SERVICES					
Health Fitness Centers and Dance Studios	P	P	P	P	
Hotels/Motels					
Laundry and Laundry Pick-up Agency	P	P	P	P	
Personal Services	P	P	P	P	
Printing, Commercial			P	P	
Radio/TV Studios					
Recycling Facility - Type I	P	P	P	P	
Servicing of Personal Apparel and Equipment	P	P	P	P	
5. ACCESSORY USES					
Accessory Structures	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P	P	P	5.24
Satellite Earth Stations	P	P	P	P	18.44.100
Residences Rented for Social Event, 7 times or more per year	C	C	C	C	18.04.060.DD
6. RECREATIONAL USES					
Auditoriums and Places of Assembly					
Art Galleries					
Commercial Recreation					

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

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
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)
7. TEMPORARY USES					
Emergency Housing	P	P	P	P	
Mobile Vendors			P	P	
Model Homes	P	P	P	P	
Parking Lot Sales			P	P	18.06.060(Z)
8. OTHER USES					
Agricultural Uses, Existing	P	P	P	P	
Animals/Pets	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	R	P	18.05.060(B), 18.04.060(D)
Community Clubhouses	P	P	P	P	
Conference Centers					

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

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Crisis Intervention	C	C	C	C	18.04.060(I)
Fraternal Organizations					
Home Occupations (including adult day care, bed and breakfast houses, elder care homes, and family child care homes)	P	P	P	P	18.04.060(L)
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(DD)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
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
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(Ord. 7061 §1, 2017; Ord. 6759 §4, 2011; Ord. 6592 §4, 2008; Ord. 6581 §3, 2008; Ord. 6517 §14, 2007).

2007).

18.05.040 Permitted, conditional, required and prohibited uses

A. PERMITTED, CONDITIONAL AND REQUIRED USES.

Table 5.01 identifies the land uses and activities which are permitted outright (P), subject to a conditional use permit (C), or required (R) in the Urban Village, Neighborhood Village, Neighborhood Center, and Community Oriented Shopping Center districts. The applicable requirements for these uses and activities are identified by a number referencing the list of regulations under Section [18.05.050](#) General Standards, Section [18.05.060](#) Use Standards, or other sections of the Unified Development Code. Numbers listed under the heading Applicable Regulations apply to the corresponding land use in all of the districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district.

B. PROHIBITED AND UNSPECIFIED USES.

Land uses which are not listed in Table 5.01 as permitted, conditional, or required uses are prohibited, unless they are authorized by the Director consistent with Section [18.02.080](#), Interpretations. In no event, however, shall the following uses be permitted:

1. Automobile-oriented uses which primarily cater to customers in their vehicles or rarely provide consumer goods or services to pedestrians or walk-in customers.
2. Adult oriented businesses (see Section [18.02.180](#), Definitions).
3. Mobile homes. Mobile homes are prohibited except for emergency housing and contractor's offices consistent with Section [18.04.060](#)(EE). (See Section [18.02.180](#), Definitions.)
4. Habitation of recreational vehicles/trailer houses. (See Section [18.02.180](#), Definitions.)
5. Sale of firearms.
6. Pawnshops.
7. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.
8. Parking provided accessory to a use located outside the City of Olympia.
9. Secure community transition facilities.

(Ord. 7061 §2, 2017; Ord. 6517 §14, 2007; Ord. 6395 §26, 2006; Ord. 6210 §4, 2002; Ord. 5971 §20, 1999; Ord. 5830 §58, 1998; Ord. 5661 §4, 1996; Ord. 5595 §17, 1996; Ord. 5517 §1, 1995)

18.05.050 General standards

A. Project Approval or Redesignation.

1. Approval. Developments in the Neighborhood Center, Neighborhood Village, Urban Village, and Community Oriented Shopping Center districts shall be reviewed according to the requirements of Chapter [18.57](#), Master Planned Developments.

2. Rezoning. Land in a NC, NV, UV, COSC, or district may be rezoned to a residential district (see Chapter [18.58](#), Rezones and Text Amendments) upon demonstration that the site is not viable for the designated uses due to site conditions, infrastructure or street capacity or--in the case of multiple ownerships--land assembly problems.

3. Interim Uses. The following requirements shall apply prior to approval of a Master Planned Development pursuant to Chapter [18.57](#), Master Planned Developments:

a. Subdivision shall not be allowed prior to Master Plan approval.

b. One single-family home is allowed per existing lot of record prior to approval of a Master Plan.

c. Construction of utilities, roads, and other public infrastructure which is in conjunction with neighboring or abutting projects is allowed prior to Master Plan approval.

4. Pre-existing uses.

a. Any use which was legally constructed prior to August 21, 1995, but which is not a permitted or conditional use under this Chapter, is allowed to continue under the zoning requirements in effect for that use prior to August 21, 1995, (e.g., as a permitted use, conditional use, limited use, special use, non-conforming use, or any other such zoning status, as may be applicable).

b. Any such zoning requirements applicable to said use (e.g., conditions attached to a conditional use permit), which were in effect on August 21, 1995, shall remain in effect for said use until such time as it is discontinued.

B. Project Size.

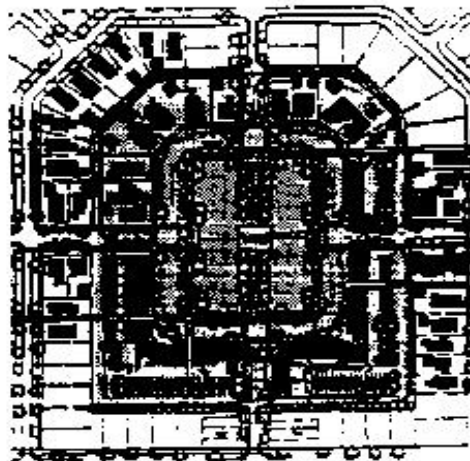
1. Villages. Urban villages and neighborhood villages shall be no less than 40 acres and no more than 200 acres in size, provided that at least 90 percent of all residences shall be within one-fourth of a mile of the perimeter of the village center. The perimeter of the village center means the boundary of the center identified on an approved Master Plan, consistent with Section [18.05.050\(D\)\(2\)](#), Commercial Building--Location.

2. Neighborhood Centers. Neighborhood center developments shall be no less than two acres and no more than ten acres in size.

3. Community Oriented Shopping Centers. Community oriented shopping center developments shall be no less than seventeen (17) acres and no more than 40 acres in size.

C. Village Center.

1. Required Center. Each village and each neighborhood center shall 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 percent of the gross floor area of village centers in villages and community oriented shopping centers shall be occupied by residential units contained in mixed residential/commercial buildings. Exceptions 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 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 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 be constructed before more than fifty (50) percent of the commercial space is under construction.
6. Location.
 - a. Separation.
 - i. Neighborhood village centers and neighborhood centers shall 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 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 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 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.

D. Commercial Building Size, Location, and Type.

1. Size. The total gross floor area of all commercial uses (i.e., those uses specified in Table 5.01 under the general categories "Offices," "Retail Sales," and "Services") in urban villages, neighborhood villages, neighborhood centers, community oriented shopping centers shall not exceed the maximum amounts specified in Table 5.02.

TABLE 5.02 AMOUNT OF COMMERCIAL SPACE					
DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Urban Center
Minimum or Maximum Total Amount of Commercial Floor Space	30,000 sq. ft.	30,000 sq. ft.	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.	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	75 sq. ft. per authorized residential dwelling or residential lot in the development, exclusive of a grocery store.	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 & Services 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 existing or authorized residential dwelling or residential lot within 1/4 mile	200 sq. ft. per authorized residential dwelling or residential lot in the development.	At least 30% of the total floor space shall be for office or service uses, but not more than 50% of the total floor space.	At least 30% of the total floor space shall be for office or service uses, but not more than 70% of the total floor space.

2. Location.

- a. Commercial uses in urban villages, neighborhood villages, neighborhood centers, and community oriented shopping centers shall meet the following location requirements. Commercial uses in urban centers shall be exempt from these requirements. (Staff note: these requirements have to do with placing all commercial uses within a block or so of the village green in villages and neighborhood centers. In an urban center, this would be impractical.)
- b. Commercial uses shall be contiguous with or across a street from the village or center green/park.
- c. Commercial uses shall not extend more than one block or 350 feet, whichever is less, from the perimeter of the village green or park in neighborhood villages and neighborhood centers.
- d. Commercial uses shall not extend more than three blocks or 1,100 feet, whichever is less, from the perimeter of the village green or park in urban villages and community oriented shopping centers.
- e. In an urban village or community oriented shopping center, the Hearing Examiner may allow buildings comprising up to 20 percent of the authorized commercial floor area to extend up to four blocks or 1,500 feet from the perimeter of the village green under the following conditions:
 - i. The site's configuration or physical constraints (e.g., critical areas or steep topography) necessitate the location of commercial uses beyond the three block limit; or
 - ii. The proposed location of commercial uses would improve the project design, for example, by enhancing the aesthetic quality of the development (e.g., allowing buildings to screen parking lots from public rights-of-way), by increasing pedestrian accessibility, by allowing shared use of parking lots, or by allowing better integration of uses.

E. Mix and Location of Residential Uses.

- 1. Mix of Dwelling Types--General. Developments in the Urban Village, Neighborhood Village, and Community Oriented Shopping Center districts must attain a mix of residential uses consistent with Tables 5.03A and 5.03B. Table 5.03A addresses the relationship between single-family and multifamily dwellings in general. Table 5.03B addresses the requirement for a variety of multifamily housing types, based on overall size of the project.
 - a. For purposes of meeting the required mix as shown in Table 5.03A, Single Family and Similar Dwelling Types shall include:

- i. Single-family detached residences, including designated manufactured homes
 - ii. Group homes with six (6) or fewer clients
 - iii. Single family residences above commercial uses (e.g., a single residence above a convenience store)
 - iv. Townhouses
 - v. Duplexes
 - vi. Cottage housing
- b. For purposes of meeting the required mix as shown in Table 5.03A, Multifamily and Similar Dwelling Types shall include:
- i. Apartments with five (5) or more units per structure
 - ii. Boarding homes and single-room occupancies
 - iii. ~~Duplexes, triplexes,~~ and fourplexes
 - iv. Group homes with seven (7) or more clients
 - v. Multifamily residences above commercial uses (e.g., multiple apartments above retail or office uses)
- c. Other residences.
- i. For purposes of meeting the required mix as shown in Table 5.03A, the following uses are classified as "other" (i.e., neither "single-family and similar", nor "multifamily and similar"):
 - (a) Accessory dwelling units
 - (b) Nursing/convalescent homes and congregate care facilities
 - (c) Multifamily units in an urban village on the blocks contiguous to the town square.
 - ii. Such "other" uses are not counted in determining the required proportions of single-family and multifamily dwellings in Table 5.03A. However, such uses shall be counted in the calculation of total dwellings for purposes of Sections 18.05.080(B) Maximum Housing

Densities and 18.05.080(C) Minimum Housing Densities, in the manner provided in those sections.

TABLE 5.03A MIX OF HOUSING TYPES			
MIX OF HOUSING TYPES	Neighborhood Village	Urban Village	Community Oriented Shopping Center
Single Family and Similar Dwelling Types			
Minimum percentage of total housing units	60%	50%	50%
Maximum percentage of total housing units	75%	75%	75%
Multifamily and Similar Dwelling Types			
Minimum percentage of total housing units	25%	25%	25%
Maximum percentage of total housing units	40%	50%	50%

- 2. Mix of Dwelling Types--Requirement for Variety.
 - a. Urban villages, neighborhood villages, and community oriented shopping centers shall achieve a variety of dwelling unit types as specified in Table 5.03B.
 - b. For purposes of meeting the requirements of Table 5.03B, dwellings shall include the following four types:
 - i. Single-family detached dwellings (including manufactured housing);
 - ii. Townhouses;
 - iii. Duplexes; and
 - iv. Triplexes, fourplexes, and apartment structures with five (5) or more units per structure.

Number of Dwellings in Project	Minimum Number of Dwelling Types	Minimum Percent of Any Dwelling Type used in the Project (See also Table 5.03A)
1-70	2	25%
71-299	3	10%
300+	4	5%

c. Once the requirements of Table 5.03B have been met, other housing types--whether or not specified in Section [18.05.050\(E\)\(2\)\(b\)](#) above--may be developed in any proportions within the requirements of Table 5.03A. Example: Assume a neighborhood village with 400 dwelling units. According to Table 5.03A, at least 240 units (60% of the 400 total), and not more than 300 units (75%) must be single-family and similar dwelling types. At least 100 units (25%), and not more than 160 units (40%) must be multifamily and similar dwelling types.

According to Table 5.03B, the project must include four of the specified dwelling types. The developer chooses to build 240 single-family detached dwellings, meeting the requirement of 60% set in Table 5.03A. The developer also chooses to build 40 townhouse units (10% of the 400 total), 20 duplex units (5%--i.e., the minimum), and 80 units (20%) in triplexes, fourplexes, and apartment structures with five or more units. For the final five percent, the developer chooses to build 20 units of cottage housing, an optional housing type not required in Section [18.05.050\(E\)\(2\)\(b\)](#) above.

3. Intensity of Development. The density of residential uses shall be highest around the village/community center and lowest adjacent to existing neighborhoods.

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 be interpreted as follows:

a. "Completion of development" shall mean:

- 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 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 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 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.

(Ord. 6581 §4, 2008; Ord. 6517 §15, 2007; Ord. 5971 §16, 1999; Ord. 5830 §54, 1998; Ord. 5714 §9, 10, 1997; Ord. 5661 §4, 1996; Ord. 5569 §3, 8, 10, 15, 1995; Ord. 5517 §1, 1995).

18.05.060 Use standards

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.

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.

(Ord. 7061 §3, 2017; Ord. 5517 §1, 1995).

18.05.080 TABLES: Commercial Development Standards

TABLE 5.04 COMMERCIAL DEVELOPMENT STANDARDS (including mixed commercial/residential buildings)					
DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	OTHER STANDARDS
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 next to other residential district or a multifamily.	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 next to other residential district or a multifamily.	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' for each building floor above 2 stories next to other	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' for each building floor above 2 stories next to other	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)

**TABLE 5.04
COMMERCIAL DEVELOPMENT STANDARDS (including mixed commercial/residential buildings)**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	OTHER STANDARDS
			residential district or a multifamily.	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; EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district.	45 feet; EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district.	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)

TABLE 5.04 COMMERCIAL DEVELOPMENT STANDARDS (including mixed commercial/residential buildings)					
DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	OTHER STANDARDS
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.	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)	

(Ord. 6517 §16, 2007).

18.05.080 Development standards

A. General. Table 5.04 identifies the basic standards for commercial development (i.e., offices, retail sales, and services uses identified in Table 5.01) in the NC, NV, UV, COSC and districts. Table 5.05 identifies the basic development standards for residential uses in these districts. The reference numbers listed in these tables refer to the list of additional development standards below.

B. Maximum Housing Densities.

1. Calculation of Maximum Density. The maximum densities and average maximum densities specified in Table 5.05 are based on the entire site, with the following limitations:

- a. The area within streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" shall not be counted.
- b. The area of the required minimum open space for the village or center (see Table 5.05) shall not be counted.
- c. The following requirements shall apply to all villages and centers:
 - i. The density of a village center (as delineated in a master plan approved pursuant to Chapter [18.57](#), Master Planned Developments) and the density of the remainder of the project shall be calculated separately from one another.
 - ii. The village center and the remainder of the project shall each comply with the maximum average density requirements in Table 5.05.

2. Maximum Densities. The maximum housing densities shown in the top row of Table 5.05 refer to the maximum density of individual project components. The housing density for the overall project, however (i.e., all of the property subject to an approved Master Plan), shall not exceed the maximum average density for the district specified in the second row of Table 5.05. For example, a neighborhood village may contain an apartment complex with 24 dwelling units per acre provided that the average density for the entire development does not exceed 13 units per acre.

3. Convalescent Homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in such facilities, however, shall be counted as individual housing units in the density calculation. The site containing a nursing/convalescent home depending on shared kitchen facilities shall be

deducted from the land available for residential development when calculating the maximum density for the village or center. (The excess density shall not be transferred to other portions of the site.)

4. **Accessory Dwelling Units.** Accessory dwelling units built subsequent to the initial sale of the primary residence on a lot are not subject to the maximum density limits specified in Table 5.05. In addition, accessory units built on a maximum of 20 percent of a development's lots are not subject to the maximum density requirements, provided they are built prior to the time the primary unit on the lot is initially sold or receives occupancy approval (if built by the owner).

5. **Density Bonuses.** The maximum housing densities identified in Table 5.05 may be increased as follows:

a. **Bonus for restoring degraded sites.**

i. At the request of the applicant, the Hearing Examiner may grant a density bonus of up to 20 percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of the buffer required by OMC [18.32.435](#)) will be restored and maintained according to specifications approved by the City.

ii. Sites proposed for this density bonus shall be posted with a notice describing the proposal and opportunities to comment. Property owners within 300 feet of the site shall be given notice of the proposal and 15 days to comment. Such notice may be done concurrently with any other notice required by this Code.

iii. Prior to taking action on a request for a density bonus, the Hearing Examiner shall consider:

(a) the applicable Comprehensive Plan policies,

(b) the public's comments,

(c) the expected public benefit that would be derived from such restoration,

(d) the net effect of the restoration and the increased density on the site,

(e) the relative cost of the restoration and the value of the increased density, and

(f) the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks.

iv. The City may require the developer to provide an estimate of the cost of the proposed restoration and other information as necessary to make a decision on the request.

b. Bonus for low income housing.

i. A density bonus shall be granted for low income housing (see Section [18.02.180](#), Definitions) at the rate of one additional housing unit allowed for each unit of low income housing provided, up to a maximum of a 20 percent density bonus.

ii. 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 as part of the development for at least 20 years. This time period shall begin on the date that final inspection of all of the low income housing has been performed. 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.

C. Minimum Housing Densities.

1. Calculation of Minimum Density. The minimum average densities specified in Table 5.05 are based on the entire site, with the following limitations: [Note: Table 5.05 in Section 18.05]

a. The entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Design Manual; existing, opened street rights-of-way; and land to be sold or dedicated to the public, other than street rights-of-way (e.g., school sites and parks, but not street rights-of-way to be dedicated as part of the proposed development).

b. All dwelling units in convalescent homes/nursing homes ~~and accessory units~~ count toward the minimum density required for the site by Table 5.05, in the same manner as provided above in Section [18.05.080\(B\)\(3\)](#) Maximum Housing Densities -- Convalescent Homes and [18.05.080\(B\)\(4\)](#) Maximum Housing Densities -- Accessory Dwelling Units.

c. The following requirements shall apply to all villages and centers:

- i. The minimum residential density of a village center and that of the remainder of a village or center shall be calculated separately from one another.
- ii. There shall be no minimum density requirement for a village center other than the requirement for mixed use buildings specified in Section [18.05.050\(C\)\(2\)](#) Village/Community Center--Mixed Use above. The procedures for calculating the required number of units are as provided in Sections [18.05.080\(3\)\(1\)\(a\)](#), (2), and (3) above.
- iii. The remainder of a village shall comply with the minimum density requirements in Table 5.05.

2. Average Density. A housing project may contain a variety of housing densities provided that the average density for the entire development (i.e., all of the property subject to a single Master Planned Development approval) is neither less than the minimum density nor more than the maximum density established for the district in Table 5.05. No part of the development, however, may exceed the maximum density established in row one of Table 5.05 (see Section [18.05.080\(B\)\(2\)](#) Maximum Densities).

3. Density Allowance for Site Constraints. At the request of the applicant, the Director or Hearing Examiner may reduce the minimum density required in Table 5.05, to the extent s/he deems warranted, in order to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article (e.g., poor soil drainage, the presence of springs, steep topography (e.g., over 20 percent), rock outcrops, 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 [18.05.080\(F\)](#) Clustered Housing).

4. Density Allowance for Natural Features/Habitat Protection. At the request of the applicant, the Director may reduce the minimum densities to the extent necessary to accommodate trees to be retained consistent with Chapter [16.60](#), Tree Protection and Replacement. (Also see Section [18.05.080\(F\)\(1\)](#), Mandatory Clustering.) At the request of the applicant, the Director may also authorize a reduction in the minimum density requirements in order to enable retention of Significant Wildlife Habitat identified on Map 2-4 in the Comprehensive Plan.

D. Minimum Lot Size.

1. Nonresidential Uses. The minimum lot size for non-residential uses (e.g., churches and schools) may be larger than the minimum lot size identified in Tables 5.04 and 5.05. Refer to Table 4.01 Permitted and Conditional Uses in

Residential Districts, and Section [18.04.060](#) Residential Districts Use Standards for regulations pertaining to non-residential uses in residential areas. Also see Section [18.04.060](#)(K) Group Homes for the lot size requirements for group homes.

2. Clustered Lots. Lot sizes may be reduced by up to 20 percent consistent with Section [18.05.080](#)(F), Clustered Housing.

E. Transitional Lots.

1. Lot Size. The square footage and width of those residential lots in developments located in the NC, NV, UV, COSC, and districts, which immediately abut an R-4, R 4-8 or R 6-12 district, shall be no less than 85 percent of the minimum lot size and width required in the adjoining lower density district.

2. Setbacks. The minimum rear yard building setback for lots in the NC, NV, UV, and COSC and districts which share a rear property line with a parcel in an R-4, R 4-8, or R 6-12 district shall be the same as the setback required for the adjoining lower density district.

F. Clustered Housing.

1. Mandatory Clustering.

a. Criteria for clustering. The Hearing Examiner may require that the housing units allowed for a site be clustered on a portion of the site to:

i. Protect groundwater used as a public water source (e.g., wellhead protection areas); or

ii. Enable retention of trees (based upon a recommendation by the City's Urban Forester, consistent with Chapter [16.60](#), Tree Protection and Replacement, Olympia Municipal Code); or

iii. Preserve Significant Wildlife Habitat identified on Map 2-4 of the Comprehensive Plan; or

iv. Accommodate urban trails identified on Map 7-1 of the Comprehensive Plan; or

v. Preserve scenic vistas pursuant to Sections 18.20.070 View Preservation and 18.50.100 Scenic Vistas; or

vi. Enable creation of buffers between incompatible uses (see Chapter [18.36](#), Landscaping and Screening).

b. Degree of clustering.

i. The approval authority may allow up to a 20 percent reduction in lot dimensions, sizes and setback requirements, consistent with the Uniform Building Code, to facilitate the clustering of the permitted number of dwelling units on the site.

ii. The required clustering shall not result in fewer lots than would otherwise be permitted on the site (at the minimum density specified in Table 5.05), without the written authorization of the applicant.

2. Optional Clustering.

a. Applicants for housing projects may request up to 20 percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land for the following purposes:

i. To meet the criteria listed in Section [18.05.080\(F\)\(1\)](#) Mandatory Clustering above; or

ii. To avoid development on slopes steeper than 20 percent; or

iii. To preserve natural site features such as rock outcrops or topographical features; or

iv. To otherwise enable land to be made available for public or private open space.

b. The approval authority may grant such requests if s/he determines that the development would not have a significant adverse impact on surrounding land uses.

G. Lot Width.

1. Measurement. The minimum lot width required by Table 5.05 shall be measured between the side lot lines at the point of intersection with the minimum front setback line established in Table 5.05.

2. Varied Lot Widths. The width of residential lots in the NC, NV, UV and COSC districts shall be varied to avoid monotonous development patterns.

a. No more than three (3) consecutive lots, uninterrupted by a street, shall be of the same width. This requirement does not apply to townhouses.

b. Lot widths shall be varied by a minimum of six (6) foot increments.

c. The minimum lot widths specified in Table 5.05 may be reduced by six (6) feet for individual lots to provide variety, provided that the average lot width for the project is no less than the minimum lot width required by Table 5.05.

3. Minimum Street Frontage.

a. Each residential lot, other than for townhouse and cottage housing, shall have a minimum of thirty (30) feet of frontage on a public street.

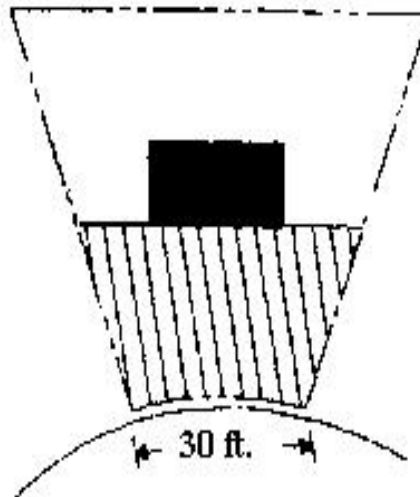


FIGURE 5-2

b. EXCEPTION: the City may allow the street frontage to be reduced (creating a flag lot) to the minimum extent necessary to enable access to property where public street access is not feasible (e.g., due to physical site conditions or preexisting development) or to protect environmentally Critical Areas (see Chapter [18.32](#) OMC).

c. Subdivisions, short subdivisions, binding site plans, and lot line adjustments creating flag lots (with street frontages of less than thirty (30) feet) are subject to the following conditions:

- i. The project shall be designed to minimize the creation of flag lots; and
- ii. Adjoining flag lots shall share a common driveway wherever possible; and
- iii. All driveways accessing flag lots shall be designed to allow fire truck access to within one hundred fifty (150) feet of the residence(s)

on the lot(s), unless alternate forms of fire protection approved by the Fire Department are provided (e.g., sprinkler systems); and

iv. The area of a flag lot which is less than thirty (30) feet in width shall not be considered part of the minimum lot area required in Table 5.05.

H. Front Yard Setbacks.

1. In the NV, NC, UV, and COSC districts, front yard setbacks for residential uses may be reduced to a minimum of ten (10) feet under the following conditions:

a. When the garage or parking lot access is from the rear of the lot; or

b. When the garage is located at least ten (10) feet behind the front facade of the primary structure on the lot; or

c. When the driveway will be aligned to provide at least a twenty (20) foot long parking space between the sidewalk edge (closest to lot) and the garage.

2. Such setback reductions shall not be allowed where they would result in a setback of fifty (50) percent or less than the setback of an existing dwelling on an abutting lot fronting on the same street. (See Design Guidelines, 18.05A.280, Garage Design.)

I. Maximum Front Yard Setbacks.

1. Proportion of Structure to be Built Within Setback.

a. At least thirty (30) percent of the front facade of the primary residential structure on the lot must be on or within the maximum front setback line specified in Table 5.05.

b. At least seventy (70) percent of the front facade of buildings fronting on a village or center green, park or plaza must be on or within the maximum front setback line specified in Tables 5.04 and 5.05.

2. Exceptions to the Maximum Front Yard Setback Standard. The following are exempt from the maximum front yard setbacks specified in Tables 5.04 and 5.05.

a. Parcels with physical site constraints. The approval authority may allow larger setbacks than required by Tables 5.04 and 5.05 to accommodate

steep or difficult topography, views, rock out-crops, environmentally Critical Areas, or trees designated for preservation.

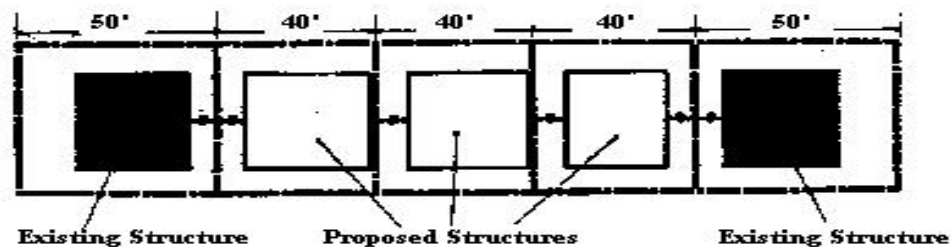
- b. Sensitive and high impact uses. The approval authority may allow greater front yard setbacks for nonresidential uses such as schools, nursing homes, public facilities, or utilities which may be sensitive to traffic noise or emissions, or warrant greater separation from adjoining property due to their potential impacts on adjoining land uses.
- c. Flag lots, (See Section [18.02.180](#), Definitions, Lots).
- d. Wedge-shape lots. (See Section [18.02.180](#), Definitions, Lots).
- e. Dwellings which front on an arterial street or arterial boulevard.

J. Side Yard Setbacks.

1. **Reduced Side Yard Setbacks.** A side yard building setback shall not be required for one (1) side of a residential lot provided that it meets the following conditions:

- a. If the distance between the proposed dwelling and property line is less than three (3) feet, the applicant shall provide evidence of at least a three (3) foot wide maintenance easement recorded with the deed of the applicable adjoining lot. Such easements shall provide access for the owner of the applicable lot (with a side yard setback of less than three (3) feet) to maintain the exterior of the wall and roof within three (3) feet of the side property line.
- b. Side yard setbacks shall not be less than five (5) feet along a property line adjoining a lot which is not approved for reduced setbacks (e.g., a conventional lot with two (2) five (5) foot wide side yard setbacks) or less than ten (10) feet along property lines which abut a public rights-of-way.

2. **Setbacks from Trails and Bike Paths.** The minimum side yard setback adjoining a public bike path or walkway shall be ten (10) feet.



Zero Lot Line Housing
FIGURE 5-3

K. Measurement of Setbacks. Setback width shall be measured from the outermost edge of the building foundation to the closest point of the applicable lot line.

L. Encroachment into Setbacks.

1. Required setback areas shall be kept free of any building or structure higher than thirty (30) inches.

2. EXCEPTIONS: The buildings and projections listed below shall be allowed in the portion of the setback not contained in a utility, access, or other easement:

a. Accessory structures, including accessory dwelling units, may be located in a required rear yard and/or in the rear thirty (30) feet of a required interior side yard; however, if a garage entrance faces the rear or side property line, it shall be setback at least ten (10) feet from that property line.

b. Cornices, window sills, bay windows, flues and chimneys, planters, and roof eaves may project two (2) feet into the required yard area.

c. Marquees and awnings for commercial uses.

d. Fences in compliance with the fence height requirements specified in Section [18.40.060](#)(D) Fences.

e. Swimming pools, hot tubs and satellite dish antennas may be placed in the rear or interior side yard setback area.

f. Up to fifty (50) percent of a rear yards width may be occupied by a dwelling (primary residence or ADU) provided that the structure (foundation) is located at least ten (10) feet from the rear property line. For purposes of this section the rear yards width shall be measured in a straight line between the side property lines at the point of intersection with the rear property line.

g. Signs in compliance with Chapter [18.42](#).

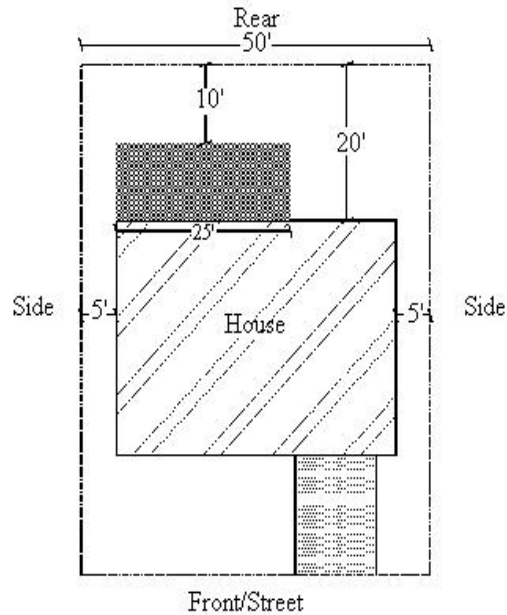


FIGURE 5-4

M. Height.

1. Buildings Fronting on Village/Center Greens or Plazas. Buildings in villages and community oriented shopping centers which front onto the required park, green or plaza (see 18.05.080(N)(2) Private and Common Open Space-- Villages, and Community Oriented Shopping Centers) shall be at least two (2) stories in height. This requirement does not apply to food or grocery stores.
2. Commercial/Residential Transitions. Commercial buildings abutting lots designated for single family residential use shall not exceed two (2) stories or thirty-five (35) feet in height, whichever is less.
3. Roof Projections. The following structures may exceed the height limits specified for the district in Table 5.05 by eighteen (18) feet, provided that such structures do not contain floor space:
 - a. roof structures housing elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building;
 - b. fire or parapet walls;
 - c. skylights;
 - d. clock towers;
 - e. flagpoles;

- f. chimneys;
 - g. smoke stacks;
 - h. wireless masts;
 - i. T.V. antennas;
 - j. steeples; and
 - k. similar structures.
4. Tall Buildings. In the NC, NV, UV, and COCS districts, buildings over thirty-five (35) feet in height must comply with the following requirements:
- a. The proposed building shall not be located within one hundred (100) feet of the boundary of the village or center. Public rights-of-way adjoining the village or center property boundary shall count toward this separation requirement. Exceptions to this provision shall be granted where topography, stands of trees (designated for retention and approved by the City's Urban Forester), or other site features block the visibility of the section of the building above thirty-five (35) feet in height from existing or potential residential areas (zoned and available for residential use) adjoining the site; and
 - b. Existing evergreen trees, which the City's Urban Forester determines do not pose undue risks for proposed site improvements or public safety and are appropriate for their location at their mature size, are retained where possible to help screen the building from the view of residents of dwellings abutting the property.
5. Places of Worship. The height of churches and other places of worship may exceed the height limits specified in Table 5.05 provided that the side yard width equals at least fifty (50) percent of the proposed height of the place of worship (including spires and towers).
6. Free-Standing Ornamental Structures. Free-standing ornamental structures such as clock towers, sculptures, monuments or other similar features approved as part of a master plan (see Chapter [18.57](#), Master Planned Developments) shall not exceed 60 feet in height. These structures shall be located in the village center (see Section [18.05.050\(C\)](#), Village/Community Center) and shall not contain signage.
7. Radio and Television Transmitting and Receiving Towers. The height of radio and television transmitting and receiving towers may exceed the maximum

building height allowed in the district, subject to approval of the Hearing Examiner consistent with Section [18.04.060](#)(Z).

8. Water Towers. Water towers may exceed the height limits specified in Table 5.05.

9. Perimeter Buildings. Except as otherwise provided in Section [18.05.080](#)(M), Height, buildings located within one hundred (100) feet of the boundary of the village or center shall not exceed two (2) stories or thirty five (35) feet, whichever is less.

10. A building height waiver may be granted at project entries and along arterial or major collector streets within a Master Planned Community (NV, UV, and COSC) where slopes exist that would cause less than desirable height of building to width of street ratio (a ratio less than 1:4 building height to street width) not to exceed the permitted building height as measured from the fronting street edge.

N. Private and Common Open Space.

1. Development of Open Space.

a. Open space required by Table 5.05 shall be devoted to undisturbed native vegetation, landscaping, and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered part of this required space.

b. Required open space shall 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 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 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 be provided adjacent to each dwelling unit. No dimension of this open space area shall 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 be provided in common open space (e.g., available for the use of all residents of the cottage housing development). This open space shall be contained in a contiguous area with no dimension less than thirty (30) feet. Such open space shall be sufficiently level (e.g., less than five (5) percent slope) and well drained to enable active use in summer.

4. Multifamily Housing.

a. In neighborhood villages, urban villages, and community oriented shopping centers, parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) shall 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 only be required to retain fifteen (15) percent of the site in open space. Impervious surface coverage requirements shall be adjusted accordingly.

b. At least fifty (50) percent of the open space required in 18.05.080(N)(4)(a) above shall be available for the common use of all residents of the multifamily housing.

c. Common open space shall be contiguous with the housing site (e.g., not separated from the dwellings by streets or barriers that impede pedestrian access) and shall be sufficiently level (e.g., five (5) percent average slope) and well drained to allow active use in summer. No dimension shall be less than fifteen (15) feet.

(Ord. 6886 §§20, 21, 2013; Ord. 6517 §17, 2007; Ord. 6426 §12, 2006; Ord. 6356 §4, 2005; Ord. 6140 §41, 2001; Ord. 5971 §15, 1999; Ord. 5830 §10, 1998; Ord. 5664 §5,

13, 1997; Ord. 5661 §4, 1996; Ord. 5595 §11, 1995; Ord. 5569 §13, 1995; Ord. 5517 §1, 1995).

18.05.080 TABLES: Residential Development Standards

**TABLE 5.05
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	12, or the lowest abutting zoning density district, whichever is greater.	24	24	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	14	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 5,000 sq. ft. = other	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 4,500 sq. ft. = other	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 4,000 sq. ft. = other	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 4,000 sq. ft. = other	18.05.080(D) 18.05.080(E) 18.05.080(F) 18.64 (Townhouses)
MINIMUM LOT WIDTH	50' EXCEPT: 30' = cottages 40' = zero lots	50' EXCEPT: 30' = cottages 40' = zero lots	50' EXCEPT: 30' = cottages 40' = zero lots	50' EXCEPT: 30' = cottages 40' = zero lots	18.05.080(G)

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	ADDITIONAL REGULATIONS
	16' = townhouses 80' = duplex	16' = townhouses 70' = duplexes 80' = multifamily	16' = townhouses 70' = duplexes 80' = multifamily	16' = townhouses 70' = duplexes 80' = multifamily	
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%	

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	ADDITIONAL REGULATIONS
MAXIMUM IMPERVIOUS SURFACE COVERAGE	70%	70%	70%	70%	18.64 (Townhouses)
MINIMUM OPEN SPACE	1 acre	5% plus 450 sq. ft./unit for cottage developments; 30% for multifamily.	5% plus 450 sq. ft./unit for cottage developments; 30% for multifamily.	5% plus 450 sq. ft./unit for cottage developments; 30% for multifamily.	18.05.080(N)

(Ord. 6517 §17, 2007).

18.05.100 Additional regulations

Refer to the following Chapters for additional related regulations:

Chapter 18.04	Residential Districts
Chapter 18.05A	Design Guidelines for Villages and Centers
Chapter 18.06	Commercial Districts
Chapter 18.36	Landscaping and Screening
Chapter 18.38	Parking and Loading
Chapter 18.48	Conditional Uses
Chapter 18.50	Design Review
Chapter 18.57	Master Planned Developments
Chapter 18.64	Townhouses

(Ord. 5517 §1, 1995).

18.05.120 Briggs Village

Effective December 16, 2003, the Olympia City Council approved and adopted the Briggs Village Master Plan, the details and regulations of which are found in Ordinance No. 6299, on file with the City Clerk. Effective April 9, 2014, the Olympia City Council approved and adopted amendments to the Briggs Village Master Plan, the details and regulations of which are found in Ordinance No. 6896, on file with the City Clerk. The City Clerk is hereby authorized and directed to insert the effective date and number of this Ordinance in this section.

(Ord. 6896 §2, 2014; Ord. 6299 §4, 2003).

18.05.140 Woodbury Crossing Village

On September 15, 2009, the Olympia City Council approved and adopted the Woodbury Crossing Master Plan, the details and regulations of which are found in Ordinance No. 6655, on file with the City Clerk.

(Ord. 6655 §3, 2009).

18.05.170 Village at Mill Pond Revised 10/17

On July 26, 2011, the Olympia City Council approved and adopted the Village at Mill Pond Master Plan, the details and regulations of which are found in Ordinance No. 6773, on file with the City Clerk.

(Ord. 7104 §4 (Exh. D), 2017; Ord. 6773 §5, 2011).

18.06.040 TABLES: Permitted and Conditional Uses

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)						18.130.020	
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments			P		P	P	P		C 18.06.060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060(GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060(F)(3)										P 18.06.060(F)(3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060(U)(3)	C	P	P 18.06.060(U)(2)	P	P	P 18.06.060(U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C		P/C 18.06.060(N)									

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
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)														
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	

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)							
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)
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 18.06.060(T)	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
Apartments above ground floor in mixed use development	P	P	P	P 18.06.060(T)	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P 18.06.060(T)	P	P	P		P	P	P	P	P	
Co-Housing		P	P	<u>P 18.06.060(T)</u>		P	P			P	P	<u>P</u>	P	
<u>Courtyard Apartments</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P 18.06.060(T)</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(GG)</u>
Duplexes	P	P	P	P 18.06.060(T)			P		P	P	P	<u>P</u>	P	
Fraternities, Dormitories		C	P	P 18.06.060(T)	P	P	P		P	C	P	P	P	
Group Homes (6 or less)	P	P	P 18.06.060(K)	P 18.06.060(T)	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 18.06.060(T)	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 18.06.060(T)						C			C	18.04.060(P)
Quarters for Night Watch person/Caretaker					P	P								
Retirement Homes		P	P	P 18.06.060(T)	P	P	P		P	P	P	P	P	
Single-Family Residences	P	P	P	P 18.06.060(T)			P		P	P	P	P	P	
<u>Accessory Dwelling Units</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P P 18.06.060(T)</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(A)</u> <u>18.04.060(B)</u>
Single Room Occupancy Units	<u>P</u>	<u>P</u>	<u>CP</u>	<u>P P 18.06.060(T)</u>	P	P	P		P	<u>P</u>	<u>P</u>	<u>P</u>	<u>CP</u>	<u>18.04.060(HH)</u>

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
Townhouses	P	P	P	P 18.06.060(T)		P	P		P	P	P	P	P	<u>18.64</u>
Triplexes, Four-plexes, and Cottage Housing	<u>P</u>	P		<u>P 18.06.060(T)</u>						<u>P</u>	<u>P</u>	<u>P</u>	P	<u>18.04.060(H);</u> <u>18.040.060(GG)</u>
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 18.06.060(H)	P		P	P	P		P	P 18.08.060(H)	P	P	P	
Furniture, Home Furnishings, and Appliances			P		P	P	P				P	P	P	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060(W)(4)		P		P 18.06.060(W)		P 18.06.060(W)(2)	P				P 18.06.060(W)	P 18.06.060(W)	
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.060(W)		P		P 18.06.060(W)		P 18.06.060(W)				P	P 18.06.060(W)	P	

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
General Merchandise Stores	P	P 18.06.060(J)	P		P	P	P			P 18.06.060(J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P					P	
Motor Vehicle Supply Stores			P		P	P	P	P			P	P	P	
Office Supplies and Equipment		P 18.06.060(DD)	P		P	P	P		P	P 18.06.060(DD)	P	P	P	18.06.060(CC)
Pharmacies and Medical Supply Stores	P	P 18.06.060(EE)	P	P	P	P	P		P	P 18.06.060(EE)	P	P	P	18.06.060(DD)
Specialty Stores	P 18.06.060(Y)(3)	P 18.06.060(Y)(4)	P	C 18.06.060(Y)(2)	P	P	P			P 18.06.060(Y)(4)	P	P 18.06.060(Y)(1)	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
7. SERVICES, HEALTH														
Hospitals				P			P		P					
Nursing, Congregate Care, and Convalescence Homes	C	P	C	P			C		C	C	C	P	P	18.04.060(S)
Offices, Medical		P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							

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
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)
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	P	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)							

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
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.060(FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060(V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	
Recycling Facilities	P	P	P	P	P		P		P	P	P	P	P	18.06.060(V)
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	18.06.060(X)
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P 18.06.060(W)	P				P 18.06.060(W)	P 18.06.060(W)	
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	

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
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)
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

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
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)							
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)
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	

**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
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														
Adult Oriented Businesses			P										P	18.06.060(B)
Agriculture	P	P	P	P					P	P	P	P	P	
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060(C)
Cemeteries	C	C	C	C					C	C	C		C	
Conference Center			P		P	P	P						P	
Fraternal Organizations		P	P		P	P	P		P/C 18.06.060(I)	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)

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
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 | PO/RM = Professional Office/Residential Multifamily | GC = General Commercial | HDC-1=High Density Corridor-1 |
| MS = Medical Services | AS=Auto Services | UW = Urban Waterfront | HDC-2=High Density Corridor-2 |
| DB = Downtown Business | NR = Neighborhood Retail | UW-H = Urban Waterfront-Housing | HDC-3=High Density Corridor-3 |
| C = Conditional Use | | CSH = Commercial Services-High Density | HDC-4=High Density Corridor-4 |

(Ord. 7032 §6 (Exh. E), 2016; Ord. 6975 §3, 2015; Ord. 6759 §5, 2011; Ord. 6592 §5, 2008)

Chapter 18.38 PARKING AND LOADING

18.38.000 Chapter Contents

Sections:

18.38.020	Purpose.
18.38.040	Applicability.
18.38.060	Parking and loading general regulations.
18.38.080	Administrative modifications.
18.38.100	Vehicular and bicycle parking standards.
18.38.120	Handicapped parking requirements.
18.38.140	Loading berths required.
18.38.160	Specific zone district requirements.
18.38.180	Shared parking facility.
18.38.200	Parking facility location.
18.38.220	Design standards-General.
18.38.240	District design standards.

18.38.020 Purpose

The objectives of this chapter are:

- A. To provide accessible, attractive, well-maintained and screened off-street parking facilities;
- B. To reduce traffic congestion and hazards;
- C. To protect neighborhoods from the unwanted effects of vehicular traffic generated by adjacent non-residential land use districts;
- D. To assure the maneuverability of emergency vehicles;
- E. To provide aesthetically pleasing parking facilities in proportion to individual land use needs;
- F. To implement comprehensive plan transportation demand management policies, thereby lowering single occupancy vehicle trip;
- G. To reduce impervious parking surface through shared parking and median parking ratios;
- H. To define median parking ratios and to allow a reduction or increase in parking ratios using an administrative variance;

I. To allow for more intense commercial development within predefined areas.

18.38.040 Applicability

Unless specifically exempted, every land use shall have permanently maintained off-street parking facilities pursuant to the following regulations.

18.38.060 Parking and loading general regulations

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.
3. When a use is changed to one requiring more or less parking or loading spaces. 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 plan identifying parking and loading facilities in accordance with this chapter. No permit or city license shall be issued unless there is proof that required parking and loading facilities have been or are currently provided in accordance with the provisions of this chapter.

C. Unlawful Removal. It is unlawful to discontinue prior approved parking facilities without establishing alternate facilities that meet the requirements of this chapter. Parking and loading facilities which are adequate to meet the requirements contained in this chapter shall be provided and maintained as long as the use they serve is in existence. These facilities shall not be reduced in total unless a shared parking agreement is canceled, a change in occupancy or use of a premises has occurred which results in a reduction of required parking.

D. Use of Facility. Necessary precautions shall be taken by the property owner to ensure parking and loading facilities are only used by tenants, employees, social/business visitors or other persons for which the facilities are provided, to include shared parking.

E. Off-site Parking. Parking lots may be established as a separate and primary land use, provided the proposed parking lot exclusively serves a specific use, building or development, and shared parking. These parking lots require a conditional use permit in

the Arterial Commercial district. (See 18.38.200, Parking Facility Location, for maximum off-site separation requirements.)

F. For Landscape Requirements refer to Chapter [18.36](#)

G. Off-Street Parking--Schedule of Spaces. Off-street parking spaces shall be provided to the extent allowed by this Chapter.

H. Unlisted Uses. Any use clearly similar to any of the below-mentioned uses shall meet such use requirements. If a similarity of use is not apparent or no specific requirement is listed below, the Director may require a parking demand study and shall determine the standards that should be applied to the use in question.

I. Shared Parking. The Director may require an applicant to provide proof that shared parking is infeasible when adjacent land uses or business hours of operation are different. Adjoining property owners will submit a joint letter explaining why an agreement can or cannot be reached. (See Section [18.38.180](#), Shared and Combined Parking Facilities.)

J. On-Street Credit – Non-Residential. Upon the applicant's request, non-residential uses located adjacent to a public right-of-way where on-street parking is permitted shall receive credit for one off-street parking space for each twenty (20) linear feet of abutting right-of-way, exclusive only of curb cuts and regardless of the actual and particular on-street parking provisions.

K. Rounding of Fractions. When the number of required parking spaces for a particular use or building results in a fractional space, any fraction less than one-half (1/2) shall be disregarded and any fraction of one-half (1/2) or over shall be counted as one (1) space.

18.38.080 Administrative modifications

A. Project applicants may request an administrative modification to increase or decrease the number of parking spaces for motor vehicles, bicycles and loading otherwise required by this chapter. No modification is required to increase or decrease the number of required spaces by up to ten percent. Modifications greater than forty percent may only be granted by the Hearing Examiner and only pursuant to the criteria of OMC Chapter [18.66](#).

B. Administrative Modifications. A modification to increase or decrease the number of required parking spaces within the range of ten percent to forty percent shall be considered by the Director at the request of the project applicant. The project applicant shall present any modification request including application fee, and any evidence and reports, prior to any final, discretionary approvals, such as land use approval, environmental review, or construction permits.

1. The general criteria for an administrative modification request are:

- a. Modification requests may be granted based on the effectiveness of proposed transportation demand management strategies, significance and magnitude of the proposed modification, and compliance with this chapter.
 - b. Modification requests may be denied or altered if the Director has reason to believe based on experience and existing development practices that the proposed modification may lead to excessive or inadequate parking or may inhibit or prevent regular and intended functions of either the proposed or existing use, or adjacent uses.
2. Submittal Requirements. A report shall be submitted by the applicant providing the basis for more or less parking and must include the following:
- a. For modification requests of up to twenty percent:
 - i. Describe site and use characteristics, specifically:
 - (A) Site accessibility and proximity to transit infrastructure and transit times;
 - (B) Site accessibility and proximity to bicycle and pedestrian infrastructure;
 - (C) Shared and combined parking opportunities; and
 - (D) Employee or customer density and transportation usage and patterns.
 - ii. Describe and demonstrate alternative transportation strategies such as carpooling, flexible work schedules, telecommuting, or parking fees, if used;
 - iii. Demonstrate compliance with commute trip reduction measures as required by state law, if applicable;
 - iv. Identify possible negative effects on adjacent uses and mitigation strategies, if applicable; and
 - b. For modification requests greater than twenty percent and up to forty percent:
 - i. Provide the contents of a twenty percent or less request;

- ii. If increasing, provide a parking demand study prepared by a transportation engineer licensed in the state of Washington, which supports the need for more parking; or
 - iii. If decreasing, show that the site is or within six months of occupancy will be within a one-quarter-mile walk to transit service verified by Intercity Transit, and that the site is more than 300 feet from a single-family residential zone.
3. To mitigate the need for motor vehicle parking or to minimize hard surfaces, the Director may require measures, such as more efficient parking geometrics and enhanced bicycle parking and pedestrian amenities. As a condition of approval of any increase in motor vehicle parking, at minimum the Director shall require the compliance with the provisions below. Any exceptions shall be based on site and project constraints identified and described in the approval.
- a. Double the amount of required interior landscaping for that area of additional parking. This additional area may be dispersed throughout the parking area. Fifty (50) percent of this requirement may be in the form of parking spaces surfaced with a driveable planted pervious surface, such as 'grasscrete' or 'turfblock.'
 - b. Without unduly compromising other objectives of this Chapter, ninety (90) percent of the parking area shall be located behind a building. Any parking area along a flanking street shall have added landscaping and a superior design to strengthen pedestrian qualities, such as low walls, arcades, seating areas, and public art.
 - c. Any preferential parking shall be located near primary building entrances for employees who ride-share.
 - d. In locations where bus service is provided, the applicant shall install a transit shelter meeting Intercity Transit standards if none is available within six hundred (600) feet of the middle of the property abutting the right-of-way. Alternative improvements may be accepted if supported by Intercity Transit's Director.
4. Public Notification and Appeals. Property owners within three hundred (300) feet of a site shall be notified by mail of modification within 14 days of receipt of any request to increase or decrease parking by twenty-one (21) to forty (40) percent. Written notice of the Director's decision shall be provided to the applicant and all interested parties of record. Administrative modification decisions may be appealed pursuant to OMC Chapter [18.75](#).

18.38.100 Vehicular and bicycle parking standards

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 +/- ten percent (10%) 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](#).

B. Building Area. All vehicle parking standards are based on the gross square feet of building area, unless otherwise noted.

C. Residential Exceptions.

1. New residential land uses in the Downtown Exempt Parking Area do not require motor vehicle parking. See OMC [18.38.160](#).

2. Residential land uses in the ~~the~~ CSH, RMH, RMU, and UR Districts require only one (1) vehicle parking space per unit.

3. Table 18.01 notwithstanding, senior (age 55 or 62 and over) multi-family housing requires three (3) motor vehicle parking spaces per four (4) units. This exception is at the discretion of the applicant and only applicable if an appropriate age-restriction covenant is recorded.

D. Reserved Area for Bicycle Spaces. Where specified in Table 38.01 below, an area shall be designated for possible conversion to bicycle parking. Such reserve areas must meet the location requirements of short-term parking and may not be areas where pervious surfaces or landscaping is required. A cover is not required for such areas.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
COMMERCIAL			
Carpet and Furniture Showrooms	One and one-quarter (1.25) space per one thousand (1000) sq. ft. of gross showroom floor area. Each store shall have a minimum of four (4) spaces.	One per sixteen thousand (16,000) square feet of showroom floor area. Minimum of two (2).	One per eight thousand (8,000) square feet of showroom floor area. Minimum of two (2).
Child and Adult Day Care	One (1) space for each staff member plus 1 space for each ten (10)		

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Hotel and Motel	<p>children/adults if adequate drop-off facilities are provided. Adequate drop-off facilities must allow a continuous flow of vehicles which can safely load and unload children/adults. Compliance with this requirement shall be determined by the review authority.</p> <p>One (1) space for each room or suite and one (1) space per manager's unit. Hotel/motel banquet and meeting rooms shall provide six (6) spaces for each thousand (1000) square feet of seating area. Restaurants are figured separately.</p>	One (1) per ten (10) rooms. Minimum of two (2).	One (1) per thousand (1,000) square feet of banquet and meeting room space. Minimum of two (2).
Markets, Shopping Centers and Large Retail/Wholesale Outlets	<p>Less than 15,000 sq. ft = 3.5 spaces for each 1000 sq. ft. of gross floor areas.</p> <p>15,001 to 400,000 sq. ft = 4 spaces for each 1000 sq. ft. of gross floor area.</p> <p>More than 400,001 sq. ft. = 4.5 spaces per 1000 sq. ft. of gross floor area.</p>	One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Medical and Dental Clinics	Four (4) spaces per 1000 sq. ft. of gross floor area.	One (1) per 10,000 square feet. Minimum of two (2).	One (1) per 10,000 square feet, minimum of two (2) within fifty (50) feet of each customer entrance; plus an equal reserved area for adding spaces.
Ministorage	Three (3) spaces minimum or (1) space for every one hundred (100) storage units, and two (2) spaces for permanent on-site managers.	None	None
Mixed Uses	Shared parking standards shall be used to calculate needed parking. This calculation is based upon the gross leasable area (GLA) for each shop or business and does not include atriums, foyers, hallways, courts, maintenance areas, etc. See shared parking 18.38.180.	See individual use standards.	See individual use standards
Mortuaries and Funeral Parlors	One (1) space per seventy-five (75) square feet of assembly area or thirteen (13) stalls per 1000 sq. ft.	One (1)	Two (2)
Offices, General	Gross floor area up to 2000 sq. ft = One (1)	One (1) per ten thousand (10,000)	One (1) per ten thousand (10,000) square feet; plus an

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Offices, Government	<p>space for each 250 sq. ft. Gross floor area between 2001 to 7500 sq. ft. = One (1) space for each 300 sq. ft. Gross floor area between 7501 to 40,000 sq. ft. = One (1) space for each 350 sq. ft. Gross floor area of 40001 and greater = One (1) space for each 400 sq. ft.</p>	<p>square feet. Minimum of two (2).</p>	<p>equal reserved area for adding spaces. Minimum of two (2).</p>
Retail Uses	<p>Three and a half (3.5) spaces per one thousand (1000) sq. ft.</p>	<p>One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).</p>	<p>One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.</p>
Service Station (mini-marts are retail uses)	<p>Three and a half (3.5) spaces per one thousand (1000) sq. ft. g.f.a. or 1 space per 300 sq. ft.</p>	<p>None.</p>	<p>None</p>
Warehouse, Distribution	<p>1 space for each thousand (1000) sq.</p>	<p>One (1) per forty thousand (40,000)</p>	<p>None.</p>

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
	ft. or 1 space for each employee.	square feet or one (1) per forty (40) employees. Minimum of one (1).	
Warehouse Storage	Gross Floor area of 0-10,000 sq. ft. = One (1) space for each one thousand (1000) sq. ft. Gross floor area between 10,001 – 20,000 sq. ft. = ten (10) spaces plus .75 space for each additional one thousand (1000) sq. ft. beyond ten thousand (10,000) sq. ft. Over 20,000 sq. ft. = eighteen (18) spaces plus .50 for each additional 1000 sq. ft. beyond 20,000 sq. ft., or 1 space for each employee.	One (1) plus one (1) for each eighty thousand (80,000) square feet above sixty-four thousand (64,000) square feet; or one (1) per forty (40) employees. Minimum of one (1).	None
INDUSTRIAL			
Manufacturing	One (1) for each two (2) employees on the largest shift, with a minimum of two (2) spaces.	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).
INSTITUTIONAL			
Beauty Salons/ Barber Shops, Laundromats/Dry Cleaners, and Personal Services		One per six thousand (6,000) square feet. Minimum of one (1).	One per three thousand (3,000) square feet. Minimum of two (2).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Educational Facilities (to include business, vocational, universities, and other school facilities).		One (1) per five (5) auto spaces. Minimum of two (2)	One (1) per five (5) auto spaces. Minimum of four (4).
Elementary and Middle School	One (1) stall per twelve (12) students of design capacity.	One (1) per classroom.	Three (3) per classroom.
Farmers Market		None	One (1) per ten (10) auto stalls. Minimum of ten (10).
High School	One (1) space per classroom and office, plus one (1) space for each four (4) students that are normally enrolled and are of legal driving age. Public assembly areas, such as auditoriums, stadiums, etc. that are primary uses may be considered a separate use.	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of two (2).	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of four (4).
Hospitals, Sanitariums, Nursing Homes, Congregate Care, Rest Homes, Hospice Care Home and Mental Health Facilities.	One (1) for each two (2) regular beds, plus one (1) stall for every two (2) regular employees on the largest shift.	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).
Libraries and Museums	One (1) space per three hundred (300) square feet of public	One (1) per six thousand (6,000) square feet of	One (1) per one thousand five hundred (1,500)

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
	floor area or 3.3 spaces per thousand (1000) sq. ft. Six (6) stalls either on-site or on-street directly adjacent to the property. The Director may allow pervious-type parking surfaces.	public floor area. Minimum of two (2).	square feet of public floor area. Minimum of four (4).
Marinas		Minimum of four (4).	One (1) per ten (10) auto stalls. Minimum of four (4).
Other Facilities Not Listed		None	One (1) per twenty-five (25) auto stalls. Minimum of two (2).
Park-N-Ride Lots and Public (Parking) Garages		One (1) per fifteen (15) auto stalls. Minimum of four (4)	Two (2).
Parks		None	One (1) per five (5) auto stalls. Minimum of four (4).
Transit Centers		Ten (10).	Ten (10).
PLACES OF ASSEMBLY			
Passenger Terminal Facilities	One (1) space for each one hundred (100) square feet of public floor area or ten (10) spaces per thousand (1000) sq. ft.	Minimum of ten (10)	Minimum of ten (10)
Place of Worship	One (1) space per four (4) seats. When individual seats are not provided, one (1) space for each six (6) feet of bench or other seating. The Director	One (1) per 10,000 square feet of gross floor area.	One (1) per 160 seats or 240 lineal feet of bench or other seating, and one (1) per 6,000 square feet of assembly area

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
	may use a ratio of six (6) stalls/1000 sq. ft. of assembly area where seats or pews are not provided or when circumstances warrant increased parking; e.g., large regional congregations which attract a large congregation or one which has multiple functions. See shared parking. 18.38.180		without fixed seats. Minimum of four (4).
Private Clubs or Lodges (does not include health clubs or retail warehouse)	Six (6) spaces per thousand (1000) sq. ft.	One (1) per 6,000 square feet. Minimum of one (1).	One (1) per 6,000 square feet. Minimum of two (2).
Theater and Auditorium	One (1) space for each four and a half (4.5) fixed seats. If the theater or auditorium is a component of a larger commercial development the above parking standard may be modified to account for shared parking as provided in Section 18.38.180 of this Code	One (1) per 450 fixed seats. Minimum of one (1).	One (1) per 110 fixed seats. Minimum of four (4).
Theater and Auditorium without fixed seats	One (1) space for each three (3) permitted occupants. Maximum building	One (1) per 300 permitted occupants. Minimum of one (1).	One (1) per 75 permitted occupants. Minimum of four (4).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
	occupancy is determined by the Fire Marshal.		
RECREATION/AMUSEMENT			
Bowling Alleys	Five (5) spaces for each alley.	One (1) per twelve (12) alleys. Minimum of one (1).	One (1) per four (4) alleys. Minimum of four (4).
Health Club	Four (4) spaces for each thousand (1000) sq. ft.	One (1) per 5,000 square feet. Minimum one (1).	One (1) per 2,500 square feet. Minimum of four (4).
Skating Rinks and Other Commercial Recreation	Five (5) spaces per thousand (1000) sq. ft.	One (1) per 8,000 square feet. Minimum of one (1).	One (1) per 4,000 square feet. Minimum of four (4).
RESIDENTIAL			
Accessory Dwelling Unit	One (1) space per 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
Community Club Houses		None	One (1) per ten (10) auto stalls. Minimum of two (2).
Cottage Housing	One (1) space per unit or 1.5 space per unit if 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).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
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
Multifamily Dwellings, <u>three or more units</u>	Three or more units shall provide one 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	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.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Single Family to include Duplex and Townhouse.	<p>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.</p> <p>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.</p> <p>Single family detached homes 800 square feet or less in size are required to provide one off-street parking space.</p>	None	None
Studio Apartments and Single-Room Occupancies.	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.

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
RESTAURANT			
Cafes, Bars and other drinking and eating establishments.	Ten (10) spaces per thousand (1000) sq. ft.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).
Car Hop	One (1) for each fifteen (15) square feet of gross floor area.	One per 300 square feet; minimum of one (1).	One per 150 square feet; minimum of one (1).
Fast Food	Ten (10) spaces per thousand (1000) square feet plus one (1) lane for each drive-up window with stacking space for six (6) vehicles before the menu board.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).

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

NUMBER OF ACCESSIBLE PARKING SPACES

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
76-100	4
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."

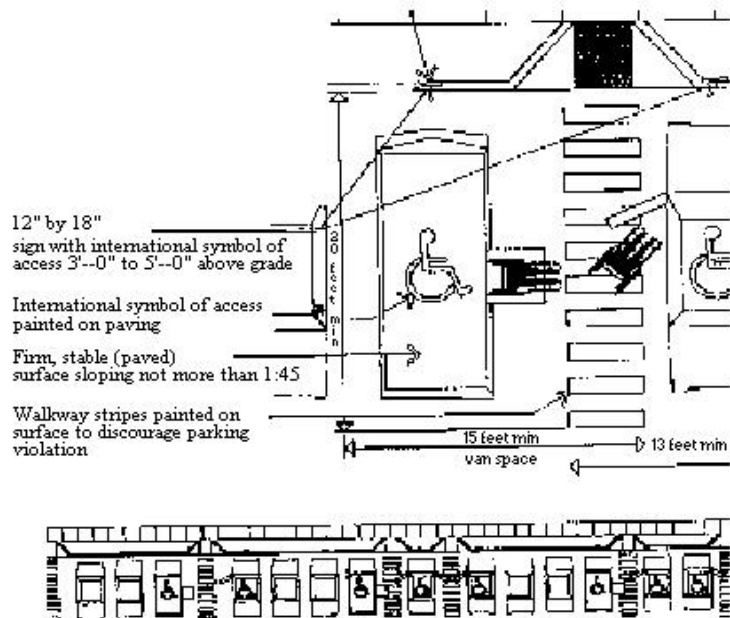
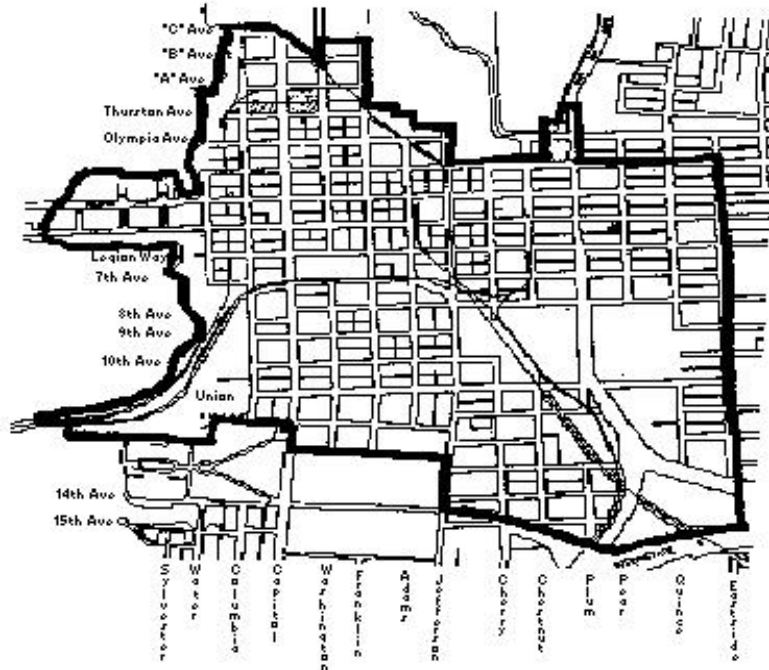


FIGURE 38-1



**Downtown Area Exempt From Loading Berth Requirements
FIGURE 38-1.5**

18.38.140 Loading berths required

[NOTE: Loading berths are not required in Downtown Olympia (see Figure 38-1.5). (See Section [18.36.180\(C\)\(2\)\(b\)](#) for landscape requirement.)]

A. RETAIL, WHOLESALE AND MANUFACTURING USES.

Any building being or intended to be used for retail, wholesale, warehouse, freight, hospital, industrial and manufacturing uses shall be provided with off-street loading berths according to this schedule.

1. For buildings under five thousand (5,000) square feet, an off-street loading space, having access to a public thoroughfare, shall be required adjacent to each business building, hereafter erected or enlarged; and such loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the business conducted in such building.
2. One (1) berth shall be required for each building containing five thousand (5,000) to twenty thousand (20,000) square feet of floor area.
3. Two (2) berths shall be required for each building containing twenty thousand (20,000) to fifty thousand (50,000) square feet of floor area.
4. Three (3) berths shall be required for each building containing fifty thousand (50,000) to one hundred thousand (100,000) square feet of floor area.

5. One (1) additional berth shall be required for each fifty thousand (50,000) square feet of floor area in excess of one hundred thousand (100,000) square feet.

B. OFFICE AND HOTEL USES.

Any building intended to be used for offices, hotel, restaurant, assembly area or other similar use shall be provided with off-street loading berths according to this schedule.

1. One (1) berth for each building containing twenty thousand (20,000) to fifty thousand (50,000) square feet of floor area.
2. Two (2) berths for each building containing fifty thousand (50,000) to one hundred thousand (100,000) square feet of floor area.
3. One (1) additional berth for each one hundred thousand (100,000) square feet of floor area in excess of one hundred thousand (100,000) square feet.

C. LOADING BERTH DESIGN STANDARDS.

Off-street loading facilities shall be designed and maintained in accordance with the standards hereunder.

1. Each loading berth shall be at least ten (10) feet wide, forty-five (45) feet long and fourteen (14) feet high.
2. Loading berths and spaces may be located in any required yard providing such berth is not roofed and is not within a required landscape area.
3. Loading berths and spaces shall be located entirely on the property they are intended to serve and designed in such a way that a street is not used as a maneuvering area.
4. Access to loading berths shall be from an alley when such exists.
5. Two (2) or more separate occupancies or buildings having a common wall may locate their required loading berths in one (1) location; provided, the number of berths is not less than the sum of required berths for all buildings concerned; and there shall be interior access from each building to the loading berth.
6. Loading areas shall be designed that traffic congestion and interference is avoided and the highest possible of safety is maintained.

18.38.160 Specific zone district requirements

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

The median motor vehicle parking requirements contained in Section [18.38.100](#) shall be reduced by 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.

C. Downtown Exempt Parking Area (See Figure 38-2).

1. Existing buildings constructed prior to January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2), shall be exempt from the vehicle parking standards. However, a change of use within such existing structures shall comply with the long-term and short-term bicycle parking standards pursuant to Title 38.01;

2. All new residential buildings and uses located within the Downtown Exempt Parking Area (See Figure 38-2) shall be exempt from vehicle parking standards. However, if any new residential parking is constructed, the parking facility shall meet the Parking Design, Pedestrian Street and Design Review Criteria (OMC [18.38.180](#) through [18.38.240](#) and applicable OMC 18.04A or 18.06A, [18.16](#) and 18.20). All new residential buildings and uses shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01; and

3. All new commercial buildings or expansions totaling over 3,000 square feet of gross leaseable area, constructed after January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2) shall be required to meet vehicle parking and bicycle standards (OMC [18.38.020](#) through [18.38.240](#)).

4. Bicycle parking is not required for those buildings and uses located within the Downtown Exempt Parking Area (see Figure 38-2) that do not provide on-site motor vehicle parking.

D. High Density Corridor [1, 2, 3 and 4 and 2;](#) and Urban Residential (UR).

1. Townhouse units shall provide one and one-half (1.5) parking spaces per unit;

2. Multifamily units [containing three or more units](#) shall provide one (1) parking space per unit;

3. Small restaurants (up to 750 square feet of service area) shall provide two (2) parking spaces/1,000 square feet; and

4. Small retail including food stores and laundries (up to 3,000 square feet) shall provide two (2) parking spaces per 1,000 square feet. (The first 350 square feet are exempt from parking requirements.) Small retail may provide additional parking up to three and one-half (3.5) parking spaces per 1,000 square feet.

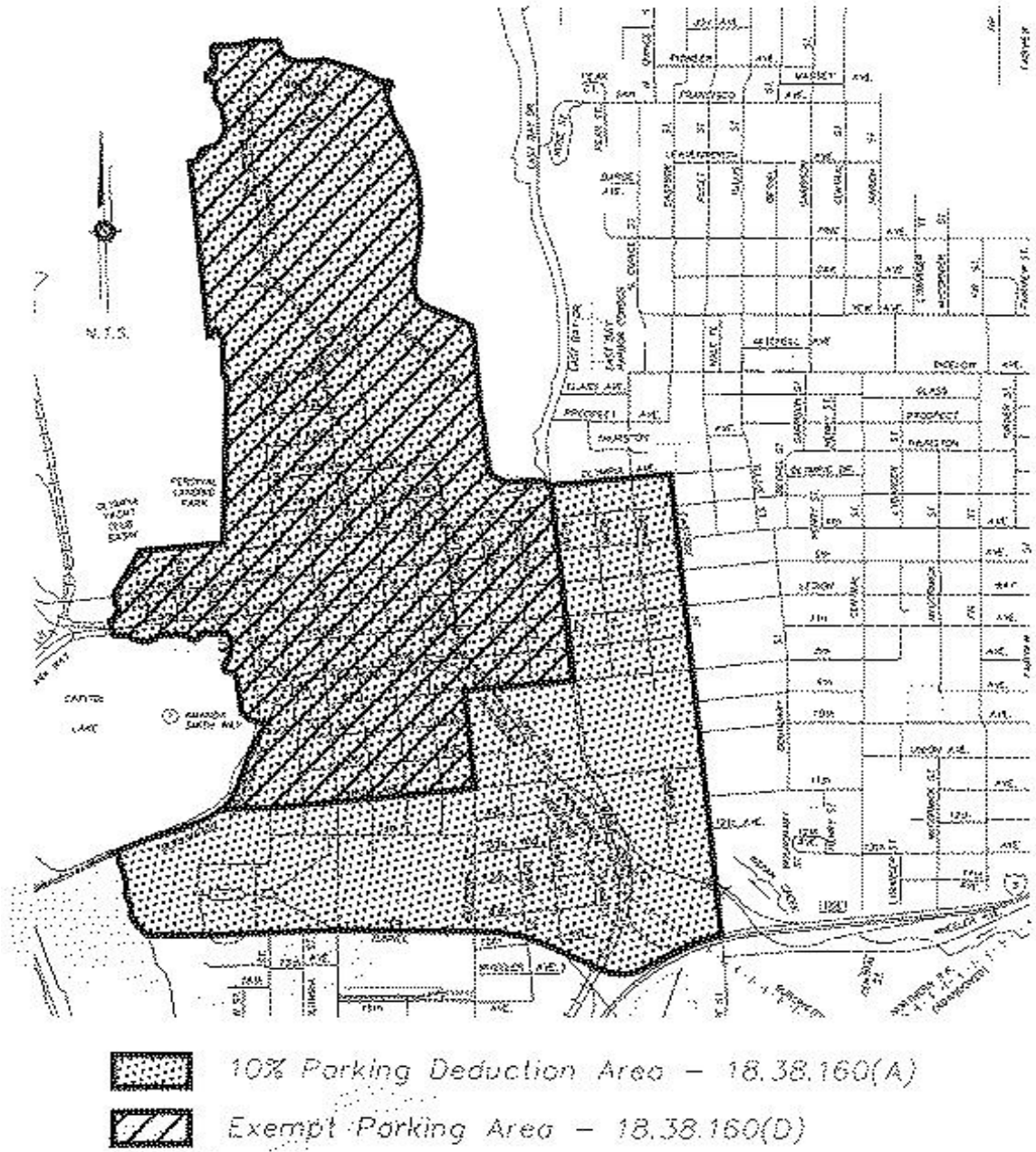


FIGURE 38-2

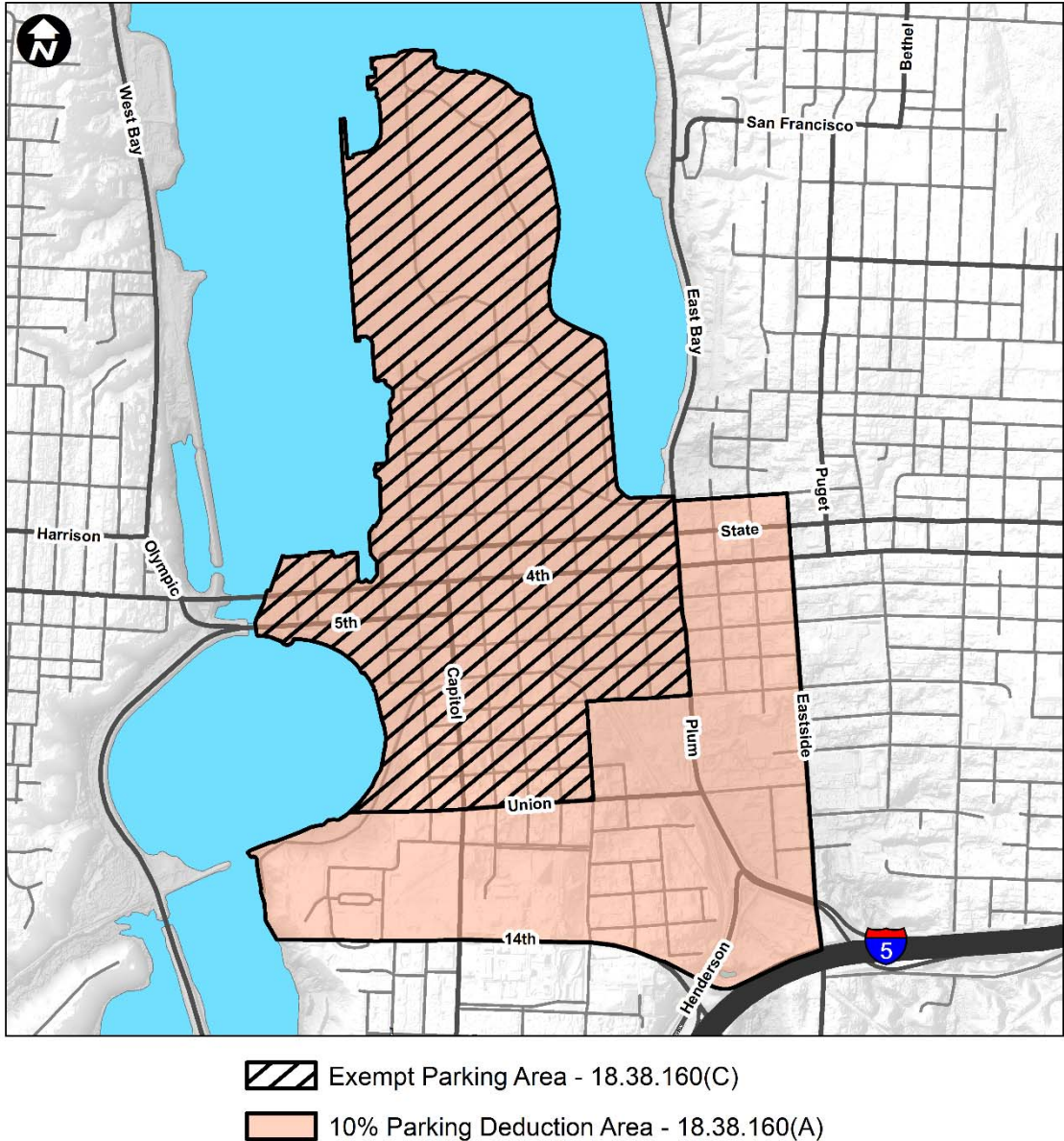


FIGURE 38-2

18.38.180 Shared Parking Facility

A. General.

The Director shall require an applicant to provide proof that shared parking is feasible when adjacent land uses have different hours of operation. Mixed use and shopping center developments with similar operating hours may also be required to submit a parking demand study to determine if parking can be combined.

1. Authority. In order to eliminate multiple entrances and exits, reduce traffic hazards, to conserve space and to promote orderly development, the Director and Hearing Examiner are each hereby authorized to plan and group

cooperative parking facilities for a number of parking generators in such a manner as to obtain the maximum efficiency in parking and vehicular circulation.

2. Allocation.

a. Shared parking.

i. When two (2) or more land uses, or uses within a building, have distinctly different hours of operation (e.g., office and church), such uses may qualify for a shared parking credit. Required parking shall be based on the use that demands the greatest amount of parking.

ii. If two (2) or more land uses, or uses within a building, have different daytime hours of operation (e.g., bowling alley and auto part store), such uses may qualify for a total parking reduction of no more than fifty (50) percent.

b. Combined parking.

Two (2) or more uses which have similar hours of operation and combine parking facilities may qualify to decrease the number of parking stalls as follows. The Director may require a parking demand study to ensure sufficient parking is provided.

Two (2) uses:	Five (5) percent reduction
Three (3) uses:	Ten (10) percent reduction
Four (4) or more uses:	Fifteen (15) percent reduction

3. Location. Parking spaces provided for one use shall not be considered parking space for another use. Uses may be defined as singular, combined, or share parking.

a. Shared parking. In case there are uses in close proximity of each other that operate or are used at entirely different times of the day or week, the Director may allow shared parking facilities to satisfy the parking requirements of such uses if the parking facilities are within seven hundred (700) feet of all parking generators being served by such facilities; and

b. Combined parking. Two (2) or more uses may satisfy their parking requirements by permanently allocating the requisite number of spaces for each use in a common parking facility, cooperatively established or operated; provided, the total number of spaces conforms to the requirements in item 4 below.

4. Agreement. An agreement, lease, deed, contract or easement establishing shared use of a parking area, approved by the City Attorney, shall be submitted

to the Director and recorded with the County Auditor's Office. For new buildings which share parking under this provision, such agreements shall run with the land for both and all properties with shared parking. Such agreement requires Director approval for any change or termination. A parking agreement may be attached to a lease if additional parking is required due to a change in occupancy. This only applies in circumstances where there is existing parking and the change in use creates a deficiency.

5. Termination of Shared or Combined Use.

a. In the event that a shared or combined parking agreement is terminated, those businesses or other uses with less than the required parking shall notify the Director within ten (10) days and take one of the following actions:

i. Provide at least fifty (50) percent of the required parking within ninety (90) days, and provide the remaining required parking within three hundred and sixty-five (365) days following the termination of the shared use; or

ii. Demonstrate, based upon a study deemed reliable by the Director, that the available parking is sufficient to accommodate the use's peak parking demand.

iii. Apply for and receive administrative parking variance.

b. If sufficient parking is not provided, the use, or that portion of the use out of compliance with this chapter, shall be terminated upon the expiration of the time period specified in (5)(a)(i) above. This requirement shall be established as a condition of the occupancy permit for uses relying on shared parking.

18.38.200 Parking facility location

A. Parking facilities may be provided either on the same premises with the parking generator or in any parking facility, the property line of which is located within seven hundred (700) feet of the parking generator. Parking facilities may be provided further than seven hundred (700) feet from the parking generator or building if:

1. Regular shuttle service is provided;
2. A shared parking agreement is approved by the City; or
3. The parking generator is in the Downtown Business or Urban Waterfront zone and the parking facility is within 1,400 feet.

B. Where possible, surface parking lots shall be located behind a building. Where it is not possible to provide parking behind a building, parking lots may be located along the side of a building, provided that it comprises no more than fifty (50) percent of the site's street frontage. This provision does not apply to commercial parking lots which comprise the only use of a site. In the R-4, R 4-8 and R 6-12 districts;

1. Surface parking lots for co-housing projects (not including garages) within forty (40) feet of perimeter or through streets shall not extend more than seventy-five (75) feet along the street frontage in a continuous segment (i.e., uninterrupted by a landscaped open space, garden or orchard with no dimension less than forty (40) feet; a dwelling; or common structure).

2. The Hearing Examiner may approve the location of surface parking lots in the front and/or along the side of buildings, pursuant to Conditional Use Permit Hearing Examiner Approval (OMC [18.48.020\(A\)](#)), when all of the following are met:

- a. The building is over 5,000 square feet; located in a residential zone; requires Design Review and a Conditional Use Permit; and

- b. The site is bounded on two or more street frontages; and

- c. The building is oriented to have the least impact on the neighborhood; and

- d. Parking lot landscape and screening clearly exceed the provisions set out in OMC [18.36.180](#) to effectively screen it from the street (See also Alternative Landscape Plans OMC [18.36.100\(A\)](#) & (B)); and

- e. Bicycle/pedestrian facilities provide safety, convenience, security and clear connections for pedestrians and bicycles between all rights-of-way adjoining the parking area and the front door; and

- f. Outdoor lighting is designed with regard to placement, intensity, shielding, timing and color to avoid offsite spillover; and

- g. Site design provides landscape or other features to screen vehicular headlights from residences.

The approval authority may waive these requirements if the applicant demonstrates that these parking restrictions would not allow reasonable use of the site due to its configuration (e.g., if the site has multiple street frontages and it is impractical to meet this requirement along all frontages due to the amount or relationship of the proposed development) or other physical site constraints, or it would significantly interfere with pedestrian circulation. Where permitted in commercial districts (listed in OMC [16.06](#)), parking areas in front of buildings should be located between buildings or adjacent to an

existing parking area to enable shared parking (see Design Guidelines, Section 18.06A.030 and Section 18.06A.180(E). Also see Landscape Standards, Section [18.36.180](#)).

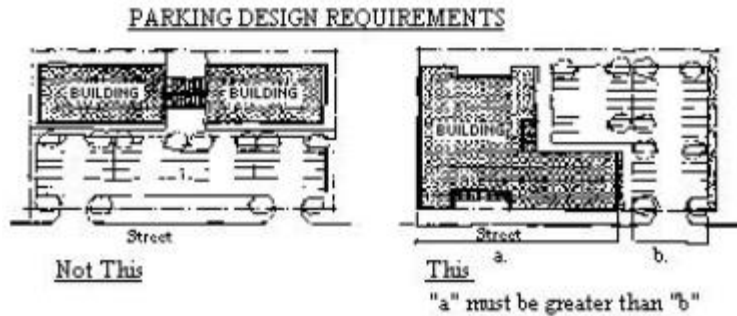


FIGURE 38-3

C. High Occupancy Vehicles - Stall Location. All employers required to operate high occupancy vehicles (HOV) shall mark the closest parking spaces to the building entrance Reserved for HOV. These spaces shall not displace required handicap parking.

D. Arterial Commercial District. Employee and tenant parking in this district may be located up to one thousand (1,000) feet from the parking generator if people are required to walk between the lot and use, or up to three (3) miles if shuttle service is provided at the beginning and end of the work shift.

18.38.220 Design standards-General

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 Parking Class	2 SW Basic Stall Width (ft)	3 WP Stall Width Parallel to Aisle (ft)	4 VPW Stall Depth to Wall (ft)	5 VPi Stall Depth to Interlock (ft)	6 AW Aisle Width (ft)	7 W2 Modules Wall-to-Wall (ft)	8 W4 Modules Interlock to Interlock (ft)
A	2-Way Aisle-90° 9.00	9.00	17.5	17.5	24	59	59

1 Parking Class	2 SW Basic Stall Width (ft)	3 WP Stall Width Parallel to Aisle (ft)	4 VPW Stall Depth to Wall (ft)	5 VPi Stall Depth to Interlock (ft)	6 AW Aisle Width (ft)	7 W2 Modules Wall-to-Wall (ft)	8 W4 Modules Interlock to Interlock (ft)
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.

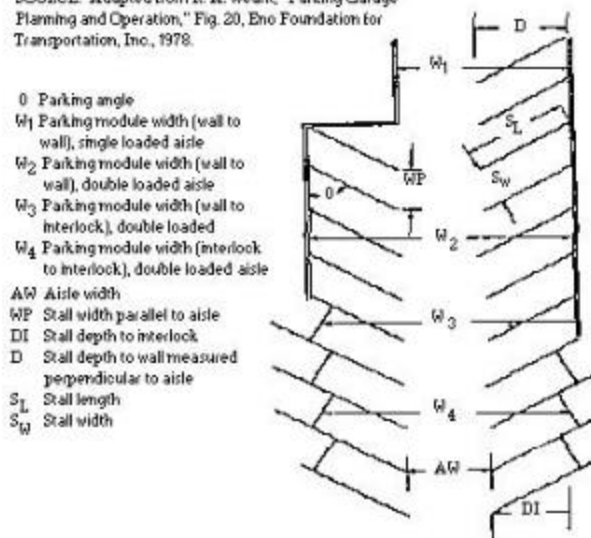


FIGURE 38-5

1. Driveways. Driveways and curb cuts within public rights-of-way shall be in accordance with the Olympia Engineering 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 by the Public Works Director.

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 lots must be paved and designed to meet drainage requirements. Pervious surfaces and other approved dust free surfaces may be used. A maintenance agreement may be required to ensure such surface is properly maintained.

5. **Landscaping.** Parking areas shall be landscaped according to the requirements of Chapter [18.36](#).

6. Wheel Stop, Overhang. Appropriate wheel and bumper guards shall be provided to protect landscaped areas, to define parking spaces and to clearly separate the parking area from any abutting street rights-of-way and property lines. Vehicles may overhang landscaped areas up to two (2) feet when wheel stops or curbing is provided.

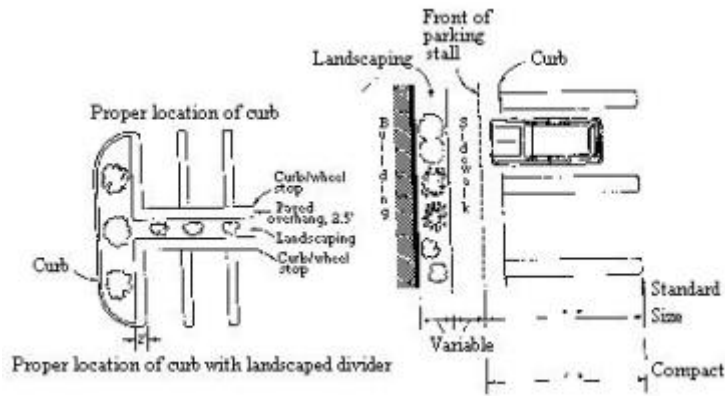


FIGURE 38-6

7. Contiguous parking lots shall not exceed one (1) acre in size. Parking lots exceeding one (1) acre in size shall be separated by a minimum ten (10) foot wide landscaped strip. This strip is in addition to interior and perimeter landscaping and may be used for stormwater management or pedestrian access.

8. Structured Parking Dimensions. Structured parking facilities may be designed to the general design standards found in Figures 38-4 and 38-5 above, Figure 38-7 below, or to the following structured parking design standard. Within parking structures, small spaces shall not exceed 30% of spaces within each structure.

	Small Space Dimension	Standard Dimensions
Standard Stall Width	8-foot	9-foot
Standard Stall Depth	16-foot	16-foot
Standard Aisle Width	24-foot	24-foot
Standard Wall-to-Wall	57-foot	57-foot

B. Compact Car Dimensions, Layout and Circulation.

1. Parking Dimensions. No more than thirty (30) percent of spaces shall be smaller than the standard sizes. (See Compact Parking Dimensions Table below.)

1	2 SW	3 WP	4 VPW	5 VPi	6 AW	7 W2	8 W4
Parking Class	Basic Stall Width	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)
2-Way Aisle-90° A	8.00	8.00	15.0	15.0	21.0	51.0	51.0
2-Way Aisle - 60° A	8.00	9.3	15.4	14.0	21.0	52.0	50.0
1-Way Aisle-75° A	8.00	8.3	16.0	15.1	17.0	49.0	47.0
1-Way Aisle-60° A	8.00	9.3	15.4	14.0	15.0	46.0	43.0
1-Way Aisle-45° A	8.00	11.3	14.2	12.3	13.0	42.0	38.0

Source: Guidelines for Parking Facility Location and Design ITE Committee 5D-8, May 1990.

FIGURE 38-7

C. Bicycle Parking Design Standards.

1. A long-term bicycle parking facility shall provide for secure extended and short-term use and shall protect the entire bicycle and its components and accessories from theft and weather. Acceptable examples include, in preferred order: bike lockers; bike check-in systems; in-building parking; and limited-access fenced areas with weather protection.

To discourage improper use a bike locker door should include a see-through window or view hole. For in-building bike parking and limited access fenced areas, fixed structures for locking individual bikes, such as racks, must be provided within the facility. If such an area exceeds five (5) parking spaces, lockable clothing/gear storage lockers must also be provided within the facility. However, facilities such as factories and schools that provide personal lockers are not required to provide additional locker space for bicycle clothing/gear storage.

Exception: For retail uses under five thousand (5,000) square feet, long-term parking facilities exclusively for bicycles must only be provided only upon request of one or more employees. However, if permanent dedicated space is not provided, a sign must be posted at the primary employee entry reading

"Secure Bicycle Parking Provided Upon Request - Olympia Municipal Code 18.32."

2. A short-term bicycle parking facility shall provide convenient parking with some security and weather protection. Short-term bicycle parking facilities shall include a covered stationary rack. These facilities may be shared among adjoining establishments.

Short-term bicycle parking facilities shall be located either: no further from a public entry than the nearest non-handicapped parking stall; or visible from and within one hundred (100) feet of the public entry; or within fifty (50) feet of the public entry to the building. A directional sign shall be provided if the selected location is not clearly visible from the primary entrance.

3. Each bicycle parking area shall be separated from motor vehicle parking and maneuvering areas by a barrier, post, or bollard, or by at least five (5) feet of open space. Bicycle parking spaces shall be two (2) feet by six (6) feet each, with no less than a seven (7) foot overhead clearance. A five (5) foot maneuvering aisle shall separate rows of bicycle parking spaces. Bicycle parking facilities shall not be solely accessible by stairs.

4. Bicycle racks shall be covered in such a manner as to protect the entire bicycle from rain and installed to provide adequate maneuvering space and ensure that the requisite number of bicycle parking spaces remain accessible. The rack shall be permanently affixed to the ground and support the bicycle at two (2) or more points, including at least one (1) point on the frame higher than two (2) feet from the ground. The user shall be able to lock the bicycle with a U-shaped lock or cable lock. Bicycle racks which only support a bicycle front or rear wheel are not permitted.

5. Long-term bicycle parking facilities may be substituted for short-term bicycle facilities only if the design is consistent with the purpose of short-term facilities.

18.38.240 District design standards

In addition to the parking design standards for various zone districts found below, also refer to individual land uses located in Article II and Design Guidelines, Sections 18.06A.030 and 18.06A.180(E).

A. ARTERIAL COMMERCIAL.

1. See Enhanced Pedestrian Access for the Arterial Commercial District in Design Guidelines, Article II.

B. URBAN WATERFRONT ZONE (UW).

1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section [18.16.080\(J\)](#).

C. DOWNTOWN BUSINESS ZONE (DB).

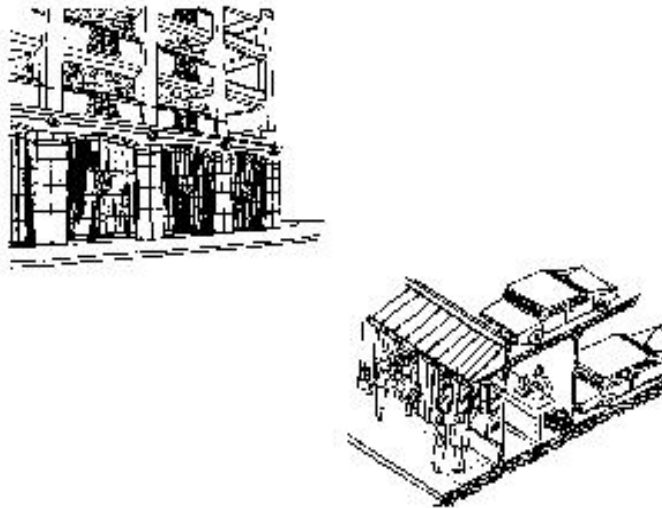
1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section [18.16.080\(J\)](#).

D. RESIDENTIAL MIXED USE (RMU), RESIDENTIAL HIGH-RISE MULTIFAMILY (RMH) DISTRICT, URBAN RESIDENTIAL (UR).

1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section [18.16.080\(J\)](#).

E. URBAN WATERFRONT - HOUSING (UW-H).

1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section [18.16.080\(J\)](#).



**Parking Garage facade treated with decorative grill work.
FIGURE 38-8**

Chapter 18.40
PROPERTY DEVELOPMENT AND PROTECTION STANDARDS

18.40.000 Chapter Contents

Sections:

18.40.020	Purpose.
18.40.040	Applicability.
18.40.060	General standards.
18.40.080	Protection standards.
18.40.100	Enforcement.

18.40.020 Purpose

These standards shall ensure that new and altered uses and development will produce an urban environment of stable, desirable character which is harmonious with existing development and consistent with the Comprehensive Plan.

(Ord. 5517 §1, 1995).

18.40.040 Applicability

All new construction, grading, and additions and all modifications to an existing structure in excess of twenty-five (25) percent of the structure floor area, shall be subject to the standards set forth in this Chapter. See Non-conforming, Chapter [18.37](#).) All continuing operations and uses shall be subject to and conform to the Protection Standards of this Chapter.

(Ord. 6562 §4, 2008; Ord. 5830 §45, 1998; Ord. 5517 §1, 1995).

18.40.060 General standards

These standards apply to more than one (1) land use district and are therefore combined in this Chapter. These standards are to be considered in addition to standards and design guidelines located in specific land use district chapters.

A. Required Building Site.

1. Building Site--Number of Buildings. Every main building hereafter erected shall be located on a legal lot of record as provided for in this title. There shall be no more than one (1) main building on any one (1) lot in the R-4, R 4-8, and R 6-12 use districts unless the housing type approved specifically allows for more, such as courtyard apartments, cottage housing or co-housing developments.
2. Lot or Building Site--Reduction. No lot or parcel of land now existing or hereafter established shall be so reduced or diminished that yards, open space, width or total lot area be made smaller than the minimum required by this title; nor shall any existing lot or parcel of land that is now smaller

than the minimum required by this title be further reduced or diminished in any manner.

- B. Clear Sight Triangle. (See Clear Sight Triangle definition.) All corner building sites located in use districts that require a front and side yard shall maintain a clear sight triangle at the intersection of the street rights-of-way for the purpose of traffic safety. Such building, other structures, and landscaping shall conform to those standards set forth in Chapter 4 of the Engineering Design and Development Standards of the City.
- C. Fences/Hedges, Walls and Site Perimeter Grading. It shall be the responsibility of property owners to ensure fences are within property lines. "Fences" as used in this section includes walls and similar above-grade unenclosed structures forming a continuous or nearly continuous line or row exceeding six feet in length. Also see definition, OMC 18.02.180.F. For this section only, any portion of a special purpose lot, tract or parcel, such as a stormwater or tree tract, which is within ten feet of any public street right-of-way shall be a "front yard," and all other yards shall be defined as if such tract were a buildable lot.
1. Fences, when located within a required yard, shall not exceed the following height limits:
 - a. Front yard = 48" (4'-0");
 - b. Side yards = 72" (6'-0");
 - c. Rear yards = 72" (6'-0");
 - d. Clear Sight Triangle = 30" (2'-6").

For purposes of this section, a front yard shall not exceed ten feet in depth, regardless of any other provision found in this Title.

2. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade.
3. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (20) feet of a street right-of-way nor obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC [18.38.220\(A\)\(2\)](#).

4. Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence.
5. Fence pillars, posts, and similar features may project a maximum of two (2) feet above maximum fence height.
6. Site Perimeter Grading. Within required yard areas, no single retaining wall (nor combination of walls within five horizontal feet) shall exceed a height of 30 inches as measured from the lowest adjacent grade, nor shall any modification of grades or combination of retaining walls result in grade changes exceeding 30 inches within five feet of a property line nor 60 inches within 10 feet of an existing or proposed property line.
7. An administrative exception may be approved by the Department to exceed maximum fence height and other provisions of these standards under where all of the following conditions exist.
 - a. Variation of existing grade on either side of the fence results in a fence lower than the maximum height as measured from the highest point of grade within five (5) feet of either side of the fence; or other special circumstances relating to the size, shape, topography, location, or surroundings of the subject property warrant an exception to permit a fence comparable with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;
 - b. The special conditions and circumstances do not result from the actions of the applicant;
 - c. Granting of the exception will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property is located;
 - d. The granting of the exception will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated; and
 - e. The exception is the minimum necessary to provide the rights and privileges described above.
 - f. Rear and side yard fences for legally established agricultural uses may be permitted to a maximum height of eight feet from the ground; provided, at a minimum, the portion of the fence above six feet is composed of a fence material that is of a deer fence-type design.

Examples of deer fence designs include wire with rectangular openings generally four inches by four inches in size. Additionally, the eight-foot fences shall not be constructed of chain link or chicken wire.

- g. Front yard fences surrounding a defined garden bed may be permitted to a maximum height of eight feet from the ground and shall be composed of a fence material that is of a deer fence-type design.

Examples of deer fence designs include wire with rectangular openings generally four inches by four inches in size. Additionally, the eight-foot fences shall not be constructed of chain link or chicken wire.

Applications for additional fence height or other exceptions shall include a letter or form explaining the exception sought and its purpose of; and fence illustrations and plan drawing that depicts proposed fence location and height, other structures, landscaping, and proposed grades in relation to existing grades.

[NOTE: A building permit is required for all fences exceeding six (6) feet in height. Fences and hedges may exceed maximum heights if located outside of required yards. But see Design Guidelines.]

- 8. Hedges. Hedges are allowed in all required yard areas subject to the following maximum height limits:
 - a. Front yard = 48" (4'0")
 - b. Side yard = Unlimited
 - c. Rear yard = Unlimited

[Note: Clear Sight Triangle = 30" (2'-6"), see Section 18.40.060.(C)]

- 9. Barbed and/or razor wire fences. No person or persons being the owner of or agent for or in possession and control of any property within the city limits shall construct or permit to exist any fence around or in front of such premises, consisting wholly or partially of barbed and/or razor wire, except to provide security at a government-owned property or privately owned utility where security for the property is mandated by law; provided that the provisions of this section shall only extend to fences that are within ten (10) feet of a street or alley or other public place within the City.
- 10. Electric fences. It is unlawful to erect or install or maintain any electric fence within the city limits except for low-voltage, solar fences installed atop a 6-foot non-electric fence for the purposes of protecting farms or agricultural animals. "Electric fence" means any fence with above-ground

electric conductors carrying electric current supplied by batteries, commercial power or any other source of electricity, erected for the purpose of retaining or excluding any animals, livestock, or persons.

- D. Lighting. All display and flood lighting shall be constructed and used so as not to unduly illuminate the surrounding properties and not to create a traffic hazard.
- E. Outdoor Storage.
1. Except as provided in the underlying district, there shall be no outdoor storage of goods or materials, and there shall be no warehousing or indoor storage of goods or materials beyond that normally incidental to the uses permitted in each underlying district. Permitted outdoor storage must be screened from view of any public way.
 2. Materials covered by buildings with roofs but without sides shall be considered outdoor storage and shall be subject to the screening provisions of this section. This provision shall not apply to display of new or used motor vehicles or watercraft where such activities are an integral part of an automobile or watercraft dealership. Refuse may be stored in cans outdoors, provided that they are enclosed in a screened enclosure area.
 3. Storage in residential areas shall comply with the same requirements as those specified for business establishments and shall, in addition, comply with the following:
 - a. Motor vehicles, appliances, and any other mechanical equipment which is no longer operable or licensed shall not be stored outside for a period exceeding thirty (30) days;
 - b. Operable motor vehicles, boats, trailers, recreational vehicles and the like may be stored on the premises provided that they do not obstruct the use of public right-of-way or interfere with traffic visibility, especially the visibility of and at intersections of streets. Vehicles, boats, and the like, so stored shall not be used for living quarters. The storage of boats with a beam exceeding eight (8) feet may be permitted only if it is determined by the Hearing Examiner that such storage will not be detrimental to surrounding property or the neighborhood. In no event shall such vehicles, boats and the like be stored within less than five (5) feet of any side or rear property line without written approval of the occupant of the adjoining property.
 4. Storage in or on the public right-of-way is prohibited. All vehicles, boats, trailers, recreational vehicles, household and business equipment, landscape material and any other personal items shall not be placed within a public right-of-way longer than twenty-four (24) hours. Stored item(s) shall

be tagged by the police and a warning issued to remove within seventy-two (72) hours. Failure to do so will result in removal by the city at the owners expense. (Also see RCW [46.55.085](#).)

F. Pleasure Boat Storage.

1. Private pleasure boats shall be allowed to moor in any use district and such moorage, exclusive of yacht clubs, marinas and other commercial moorage facilities shall be subject to the following requirements:
2. The height of any covered boat house shall not exceed sixteen (16) feet above the ordinary water level.
3. The side or end of a covered boat house that faces the water shall not be more than sixty (60) feet beyond the natural shoreline.
4. All structures shall conform to the side yard requirements of the use district in which they are located.
5. Any side wall or roof of any moorage structure shall consist of rigid or semi-rigid materials and the roof area shall not exceed one thousand (1,000) square feet.
6. Covered boat houses shall not occupy more than fifty (50) percent of the width of the lot at the shoreline upon which it is located.
7. A moored boat shall not be used as a place of residence unless some means is employed to connect such boat with the city sewer system.

EXEMPT: Any boat moorage in water under government supervision is exempt from the above-mentioned requirements.

G. Underground Utility Lines.

1. Except as follows, all electrical, telephone or other utility distribution and service lateral lines or wires shall be underground.
Exemptions:
 - a. Electric utility substations, switching stations, pad-mounted transformers and switching facilities. These above ground facilities shall be screened from view;
 - b. Electric transmission systems of a voltage of fifty-five (55) kv or more (including poles and wires) and equivalent communications facilities;
 - c. Street lighting (poles);

- d. Telephone pedestals and other equivalent communication facilities;
 - e. Police and fire sirens, or any similar municipal equipment, including traffic control equipment;
 - f. Temporary services for construction;
2. The cost of constructing new facilities underground or relocating existing aerial facilities underground shall be borne by the serving utilities, the owners of the real property to be served or others requesting such underground service in accordance with the applicable filed tariffs, or the rules and regulations or the published policies of the respective utilities furnishing such service, or as may be contractually agreed upon between the utility and such owner or applicant.
 3. In the absence of filed tariffs, rules or regulations, published policies or contractual agreement, the cost of constructing new facilities underground or relocating existing aerial facilities underground may be financed by any method authorized by state law.

H. Yards.

1. In addition to the following, yard regulations found in Section [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. 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 Section [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. See 18.04.060(X)(2)(f).
 - vi. Signs in compliance with Chapter [18.42](#)
 - 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.

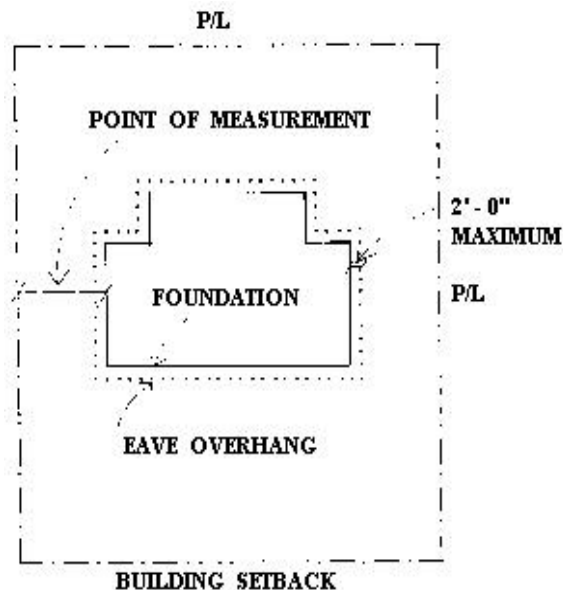


FIGURE 40-4

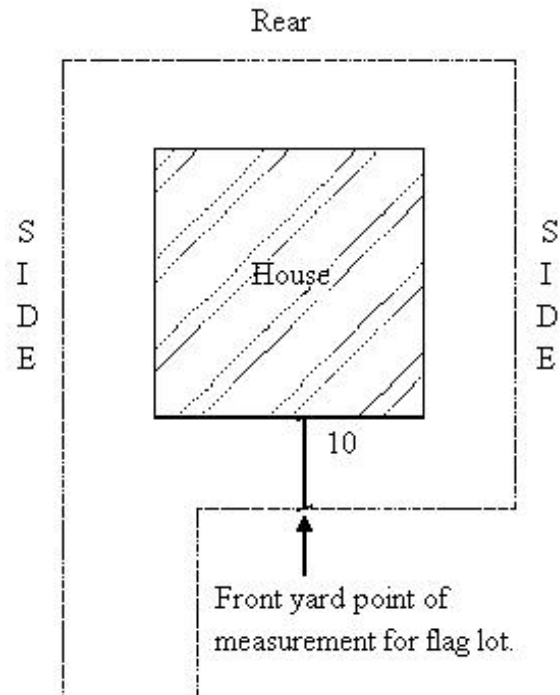


FIGURE 40-5

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.

I. Minimum Street Frontage.

1. Each lot, other than in townhouse, cottage and co-housing projects, shall have a minimum of thirty (30) feet of frontage on a public or private street. With respect to binding site plans, this requirement shall apply to the entirety of the binding site plan and not to each individual site or lot. The Director may allow the street frontage to be reduced or eliminated to the minimum extent necessary to enable access to property where public street access is not feasible for such reasons, including but not limited to, physical site conditions or preexisting development or to protect environmentally Critical Areas.

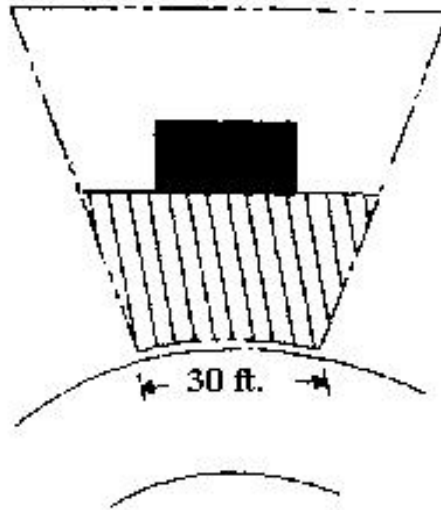


FIGURE 4-2

2. Subdivisions, short subdivisions, binding site plans, and lot line adjustments creating flag lots (with street frontages of less than thirty (30) feet) are subject to the following conditions.
 - a. The project shall be designed to minimize the creation of flag lots.
 - b. Adjoining flag lots shall share a common driveway wherever possible.
 - c. All driveways accessing flag lots shall be designed to allow fire truck access to within one hundred fifty (150) feet of all exterior points of the building(s) on the lot(s), unless alternate forms of fire protection approved by the Chief of the Fire Department are provided, including but not limited to, sprinkler systems.
 - d. The area of a flag lot which is less than thirty (30) feet in width shall not be considered part of the minimum lot area required in Table 4.04.

(Ord. 7045 §7, 2016; Ord. 6842 §9, 2013; Ord. 6562 §4, 2008; Ord. 6419 §2, 2006; Ord. 6273 §11, §19, 2003; Ord. 5830 §19, 1998; Ord. 5714 §22, 1997; Ord. 5664 §10, 1997; Ord. 5527 §1, 1995; Ord. 5517 §1, 1995).

18.40.080 Protection standards

- A. General. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this Title. Failure of the enforcing officer to require such information shall not be construed as relieving the operator

and/or the proprietor from compliance with the Environmental Performance Standards of this Ordinance.

B. Noise.

1. The maximum allowable noise levels as measured at the property line of noise impacted uses or activities shall be those set forth in the Washington Administrative Code, Chapter [173-60](#), titled "Maximum Environmental Noise Levels," which chapter is hereby incorporated by reference, except as otherwise provided herein.
2. The "Environmental Designation for Noise Abatement" (EDNA) for the several land use classifications of this Ordinance shall be as follows:
 - All living areas (single-family, multifamily, etc.): A
 - Medical service and professional office/residential multi: A
 - All other commercial areas: B
 - Light industrial, industrial: C
3. Noise levels of any sound source, when measured in the manner and locations prescribed in (WAC [173-60](#)) shall not exceed the values shown in Table N.

TABLE N PERMITTED SOUND LEVELS IN RECEIVING EDNA CLASSES				
1. FROM EDNA CLASS A (RESIDENTIAL) SOURCE				
Land Use Classification or District	EDNA Class of Receptor	Maximum Sound Level* (Db(A))	Duration of Any One-Hour Period (min)	Applicable Hours***
Single-family Multifamily	A	55	Continually	7 a.m.-10 p.m.
	A	60	15	7 a.m.-10 p.m.
	A	65	5**	7 a.m.-10 p.m.
	A	70	1	7 a.m.-10 p.m.
	A	45	Continually	10 p.m.-7 a.m.
	A	50	15	10 p.m.-7 a.m.
	A	55	5**	10 p.m.-7 a.m.
	A	60	5	10 p.m.-7 a.m.
Commercial Industry	B		No Requirement	
	C		No Requirement	

			Requirement	
2. FROM EDNA CLASS B (COMMERCIAL) SOURCE				
Single-family	A	57	Continually	7 a.m.-10 p.m.
Multifamily	A	62	15	7 a.m.-10 p.m.
	A	67	5**	7 a.m.-10 p.m.
	A	72	1	7 a.m.-10 p.m.
	A	47	Continually	10 p.m.-7 a.m.
	A	52	15	10 p.m.-7 a.m.
	A	57	5**	10 p.m.-7 a.m.
	A	62	5	10 p.m.-7 a.m.
Commercial	B	65****	Continually	7 a.m.-10 p.m.
Commercial	B	60****	Continually	10 p.m.-7 a.m.
Commercial	B	65****	Continually	7 a.m.-11 p.m. Fri &
Industry	C		No Requirement	Sat
3. FROM EDNA CLASS C (INDUSTRIAL) SOURCE				
Single-family	A	60	Continually	7 a.m.-10 p.m.
Multifamily	A	65	15	7 a.m.-10 p.m.
	A	70	5**	7 a.m.-10 p.m.
	A	75	1	7 a.m.-10 p.m.
	A	50	Continually	10 p.m.-7 a.m.
	A	55	15	10 p.m.-7 a.m.
	A	60	5**	10 p.m.-7 a.m.
	A	65	5	10 p.m.-7 a.m.
Commercial	B	65****	Continually	All hours
Industry	C		No Requirement	

*Source: Chapter [173-60](#), Washington Administrative Code "Maximum Environmental Noise Levels." See Chapter 173-60 regarding variances and exemptions.

**Total not to exceed 15 minutes in any one hour.

***The lower noise levels for EDNA A (residential) receptors apply on all hours of the weekends and holidays.

****DB, UW, UW-H, UR Districts only

C. Emissions.

1. Air Pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this title. The ambient air quality standards specified in Regulation I of the Olympic Air Pollution Control Agency (OAPCA), shall apply to all air contaminants listed therein. See Chapter 173-60 regarding variances and exemptions.

2. Toxic Substances shall be kept to concentrations not exceeding one-fiftieth (1/50) of interior standards by use of the best available control methods and technology in all phases of plant operation and handling of materials, and by an active commitment to good housekeeping practices. Toxic substances not listed in Regulation I of OAPCA, but released into the air shall be limited in accordance with the most current publication entitled Threshold Limit Values, of the American Conference of Governmental Hygienists.
 3. Liquid Wastes shall be disposed of through local sanitary sewer systems only upon approval of affected sewer district authorities.
 4. Liquid or solid wastes unacceptable to public sewer authorities shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.
 5. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.
 6. The use, storage, transportation and disposal of all radioactive materials or devices shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.
 7. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity. Such temporary construction activity shall be restricted to the hours between 7:00 a.m. and 6:00 p.m.
- D. Ground and Soil Contamination. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers, or other natural drainage systems.
- E. Noise Attenuation. All residential and office buildings within three hundred (300) feet of an Industrial or Light Industrial-Commercial zone must use noise attenuation construction or buffering techniques for the benefit of the occupants of the buildings so that state noise standards are met.

(Ord. 6575 §1, 2008; Ord. 6273 §22, 2003; Ord. 5517 §1, 1995).

18.40.100 Enforcement

The enforcing officer is authorized and required to enforce the minimum standards of this chapter.

A. Proposed Activities.

1. In the enforcement of this chapter, the enforcing officer may require the developer of a proposed activity or use to submit reasonable evidence and technical data to demonstrate that the use or activity will be in compliance with the performance standards of this chapter.
2. The enforcing officer may undertake independent studies and engage such technical assistance as may be needed for such studies or to evaluate data or information submitted by such proponents in connection with the performance standards of any activity.
3. The developer shall pay for or reimburse the City for the costs incurred in the conduct of such tests as the City may require and for costs incurred by the City to engage technical consultants for review and interpretation of data and findings submitted by or on behalf of the developer.

B. Existing Activities.

1. The enforcing officer, upon the request of a complainant, or upon his/her own initiative, may require the operator of any existing activity or use to submit reasonable evidence and technical data to demonstrate that the use or activity is in compliance with the performance standards of this chapter.
2. The enforcing officer may undertake independent studies and engage such technical assistance as may be needed for such studies or to evaluate data or information submitted by such operators in connection with an investigation of compliance with the performance standards of this chapter.
3. Only in the event that a violation of these performance standards is found shall the operator of the activity pay for or reimburse the City for the costs incurred in the conduct of such tests as the City may require, and for costs incurred by the City to engage technical consultants for review and interpretation of data and findings collected in connection with an investigation of compliance with the performance standards of this chapter.

(Ord. 5517 §1, 1995).

Chapter 18.60
LAND USE REVIEW AND APPROVAL

18.60.000 Chapter Contents

Sections:

18.60.020	Purpose.
18.60.040	Applicability.
18.60.050	Delegation of authority.
18.60.060	Application - Content.
18.60.080	Application - Review process.
18.60.100	Site plan review log - Summary of action.
18.60.120	Notification.
18.60.140	Reconsideration in response to SEPA comments.
18.60.160	Preliminary review.
18.60.180	Amendments.
18.60.200	Variances.
18.60.220	Dedication, improvements and performance bond.
18.60.240	Final approval - Expiration.

18.60.020 Purpose

The purpose of this section is to allow for the placement of uses permitted by Title [18](#) of the Olympia City Code, through a comprehensive site plan review process, which insures compliance with the adopted plans, policies and ordinances of the City of Olympia. It is further intended to provide for the examination of development proposals with respect to overall site design and to provide a means for guiding development in logical, safe and attractive manners.

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.040 Applicability

Construction and development of projects reviewed through the Land Use Approval process shall be in strict compliance with the approved site plan and conditions attached thereto. When required by this section, site plan review and land use approval shall be completed and all appeal periods terminated prior to issuance of a building or any other construction permit. Land use approval is required for the following types of projects:

- A. Any change of occupancy of a building from one ~~Uniform~~-Building Code group or division of a group to another ~~or a change of use of land~~;
- B. Any new nonresidential and nonagricultural use of land;

C. The location or construction of any nonresidential or nonagricultural building, or any multifamily project in which more than four (4) dwelling units would be contained; and

D. Any [substantial](#) addition to such structure or remodel or substantial revision of the site plan associated with such use.

(Ord. 6967 §34, 2015; Ord. 5830 §25, 1998; Ord. 5594 §22, 1996; 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.050 Delegation of authority

Upon finding that any proposed land use and associated construction is exempt from environmental review pursuant to OMC Chapter [14.04](#) and WAC [197-11-800](#) [↗](#), the Director may waive appropriate land use application fees and may delegate review and approval of a proposed land use and associated improvements to the Olympia Fire Chief, Senior Planner, Building Official and/or City Engineer, as deemed appropriate by the Director.

(Ord. 6967 §34, 2015; Ord. 5570 §29, 1995).

18.60.060 Application –Content

Each application for land use approval shall contain all required information as set forth in the approved land use application together with the following information:

A. A complete environmental checklist, when required by the State Environmental Policy Act;

B. All fees, signatures and information specified in the approved application form;

C. Complete application(s) for all associated non-construction approvals or permits required by this code, including but not limited to concept design review, conditional use approval, shoreline development, site plan review, variance, preliminary plat approval, and rezone.

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.080 Application –Review process

A. Filing.

1. Applications for land use approval shall be made on forms provided by the Director and made available at the Department.

2. A complete application for land use approval shall be filed with the Department. An application shall not be considered complete if it fails to contain any of the information and material required by Section [18.60.060](#) or Chapter [18.77](#).
3. Upon determination of a complete application, the Department shall notify all appropriate recognized neighborhood associations.
4. Application fee(s) as established by the City are due upon presentation of an application for land use approval.

B. Review by Director.

1. The Site Plan Review Committee shall consist of the Building Official, Planner, City Engineer, SEPA Official, and the Fire Chief or their designees. The Committee shall be chaired by the CP&D Director or his/her designee and serves in an advisory capacity to the Director, who shall be responsible for all land use related decisions. The Committee shall adopt rules of procedure for the purpose of ensuring fair, lawful and timely recommendations.
2. Except when a public hearing is required or where the applicant agrees to an extension of time, the Director shall, within one hundred twenty (120) days from the date of complete application, approve, disapprove or approve with conditions any proposed land use. Notice of the Director's decision or recommendation shall be distributed as provided by Table 78-1.
3. When a public hearing is required prior to land use approval, the Director shall issue his/her recommendation to the Hearing Examiner in a manner that will provide the Hearing Examiner sufficient time to issue a notice of final decision within 120 days of the date of complete application.
4. Any time required to prepare, review and issue a final environmental impact statement as required under the provisions of SEPA shall not be included under the time constraints of this subsection.
5. The Director shall review proposed projects for consistency with the standards and provisions of the City of Olympia as expressed in the various adopted plans and ordinances, including this Title.
6. Whenever the Director denies land use approval, he/she shall set forth, in writing, his/her findings which shall specify the reasons for the disapproval. Unless a public hearing is otherwise required, the decision of the Director shall be final unless appealed to the Hearing Examiner pursuant to Section [18.75.020\(D\)](#).

C. Referral to Hearing Examiner. If in the Director's opinion a project is extraordinarily complex or presents significant environmental, design or compatibility issues, the Director may refer the project for a public hearing before the Hearing Examiner. A decision of the Director to refer a project to the Examiner may be made at any time.

D. Hearing Examiner. Any review by the Hearing Examiner shall be conducted according to the procedural requirements of Chapter [18.82](#), Hearing Examiner.

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.100 Site plan review log –Summary of action

On the first work day following action of the Director, the Hearing Examiner or City Council on a project, the action shall be entered into the permit tracking system maintained by the Department.

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.120 Notification

Notice of the decision of the Director, Hearing Examiner or City Council shall be mailed to the applicant within seven (7) calendar days following the action. (See Chapter [18.78](#), Public Notification.)

(Ord. 6967 §34, 2015; Ord. 6273 §30, 2003; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.140 Reconsideration in response to SEPA comments

Any interested person may submit written comments and request reconsideration by the Director within fifteen (15) days of the date any decision attached to a SEPA threshold determination is issued. Unless further action is taken by the Director in response to such comments, the period in which to file an appeal shall terminate twenty-one (21) days after the date the decision is issued. SEPA exempt actions of the committee shall not be subject to reconsideration and shall be subject to only a fourteen (14) day appeal period.

(Ord. 6967 §34, 2015; Ord. 5570 §29, 1995).

18.60.160 Preliminary review

Prior to applying for land use approval, a prospective applicant may present to the Director a presubmission site plan. The purpose of the presubmission review of the site plan is to enable the applicant to obtain the advice of the Director as to the intent, standards and provisions of the City as applied to a project.

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.180 Amendments

A project approved by the Director, Hearing Examiner or City Council may be amended at the applicant's request by the same procedures provided under this chapter for original application approval.

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.200 Variances

The Hearing Examiner may grant variances from the provisions of this title as will promote the public health, safety and general welfare. Application for a variance shall be made in writing stating fully the reasons for the variance and the provisions of this title for which the variance is requested. (See Chapter [18.66](#) for variance requirements.)

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.220 Dedication, improvements and performance bond

As a condition of land use approval, an applicant may be required to dedicate property, construct public improvements, and furnish a performance bond to the City to secure an obligation to complete the provisions and conditions of the project as approved.

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

18.60.240 Final approval –Expiration

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

(Ord. 6967 §34, 2015; Ord. 5570 §28, 1995; Ord. 5517 §1, 1995).

Chapter 18.64 TOWNHOUSES

18.64.000 Chapter Contents

Sections:

- [18.64.020](#) Purpose.
- [18.64.040](#) Applications, review authority and use districts.
- [18.64.060](#) Platting requirements.
- [18.64.080](#) Development standards.

18.64.020 Purpose

The purpose of this Chapter is to:

- A. Permit within Residential and Commercial Districts the development of townhouses which may be sold as individual lots and residences;
- B. ~~Permit townhouse structures built to standards which are designed to include amenities usually associated with conventional single-family detached housing to ensure compatibility with the surrounding neighborhood;~~
- C. Promote affordable housing, efficient use of land and energy, and the availability of a variety of housing types in different locations;
- D. Promote infill development on physically suitable lands in residential areas, without adversely affecting adjacent development.

(Ord. 5517 §1, 1995).

18.64.040 Applications, review authority and use districts

- A. Applications. For all townhouse developments, applications for preliminary plat or short plat approval and any design review and land use approval shall be submitted simultaneously on forms provided by the Director. Issuance of building and other permits shall be subject to conformance to the approved plans. In addition to standard submittal requirements for subdivision, design review and site plan review, townhouse

applications shall contain that additional information specified by the Application Content Lists. (See OMC [18.77.010](#))

B. Review Authority.

1. Nine (9) or fewer Townhouses. The Director may approve creation of nine (9) or fewer townhouse lots, subject to appeal provisions contained in the Olympia Municipal Code, Chapter [18.75](#) and the public notice requirements contained in Chapter [18.78](#).

2. Ten (10) or more Townhouses. The Hearing Examiner may approve creation of ten (10) or more Townhouse lots subject to Appeal requirements contained in the Olympia Municipal Code, Chapter [18.75](#) and the public notice requirements contained in Chapter [18.78](#).

(Ord. 6967 §35, 2015; Ord. 6408 §27, 2006; Ord. 5830 §31, 1998; Ord. 5714 §30, 1997; Ord. 5594 §12, 1996; Ord. 5570 §30, 1995; Ord. 5517 §1, 1995).

18.64.060 Platting requirements

A. In R-4, R 4-8, and R 6-12 Districts a subdivision or short plat is required for all townhouse developments so that individual dwelling units are divided onto lots with the structural walls located on the lot lines. In other Districts the platting of each individual dwelling unit is optional.

B. When a townhouse development is platted, construction of townhouse dwellings may commence prior to final plat approval, provided:

1. The proposed subdivision has received preliminary plat approval, and the necessary financial sureties have been filed as required in the Olympia Municipal Code Chapter [17.24](#), Olympia Platting and Subdivision Ordinance, to assure construction of required public improvements;

2. Partial or complete construction of structures shall not relieve the subdivider from, nor impair City enforcement of conditions of subdivision approval;

3. Construction shall not proceed beyond foundations, and units shall not be rented or sold, nor occupancy permits issued until final plat or final short plat approval is granted.

C. No subdivision or short subdivision of a site containing previously constructed dwellings shall be allowed unless all common walls meet or are reconstructed to current building code and fire code requirements for separately owned subdivided townhouse units, and all other standards of this Chapter are met.

D. Undersized lots may be used for individual townhouse dwelling units without meeting the density and lot area requirements of this Section, and without resubdividing, provided such lots were of record prior to the effective date of this Chapter; and provided, they also have the minimum lot width for townhouses.

(Ord. 6408 §28, 2006; Ord. 5517 §1, 1995).

18.64.080 Development standards

A. Maximum Site Area. The maximum site area for solely townhouse development in the R4, R 4-8 or R 6-12 District shall be four (4) acres. There is no maximum site area in other districts where townhouses are permitted.

B. ~~Units per Structure.~~

~~1.— In R4, R 4-8 and portions of the R 6-12 Districts not located within the Transition Area, each townhouse structure shall contain no more than four (4) individual dwelling units, and there shall be no more than one (1) builder per townhouse structure.~~

~~2.— In all Districts except the R4, R 4-8 and portions of the R 6-12 district not located within the Transition Area, requirements of the underlying district shall apply with regard to number of units per structure.~~

~~C.—Density and Lot Area.~~

1. Density. Each townhouse development [on a parcel of land greater than 10,000 square feet](#) shall be subject to density provisions contained in the underlying District.

2. Lot Size. See Table 4.04, Residential Development Standards.

DC. Building, Impervious and Hard Surface Coverage. Outside of 'village' and 'center' districts subject to table 5.05, building and impervious surface building coverage for an individual townhouse lot shall not exceed 60% or the underlying district limit, whichever is greater, and hard surface coverage shall not exceed 70% or the underlying district, whichever is greater. Provided further that total coverage for each townhouse building shall not exceed building, impervious surface and hard surface coverages of the underlying district.

E. Minimum Lot Width. Each individual townhouse lot shall have a minimum width as follows:

1. R4 and R 4-8 Districts: Eighteen (18) feet;
2. R 6-12 Districts: Sixteen (16) feet;
3. All other Districts: See Tables 4.04 and 5.05.

F. Setback Requirements. Setback requirements for front yards and for side yards of end dwelling units of townhouse structures shall be the same as the underlying district; ~~except as follows: For townhouse projects within property zoned R4, R 4-8 and R 6-12 the side yard of each building shall be no less than ten (10) feet for buildings with three (3) or four (4) units and five (5) feet for those with two (2) units.~~

G. Height. Same as the underlying district.

H. Parking. Townhouse developments shall provide off-street parking pursuant to Chapter [18.38](#).

I. Residential Design Review Criteria and Garage Width. Townhouse developments shall meet the Residential Design Criteria Section Chapter [18.175](#) and, if applicable,

shall comply with garage placement and width provisions of 18.04.060(EE), provided that such standards shall be applied to the entirety of each building, and not to each dwelling unit.

(Ord. 7027 §34, 2016; Ord. 6517 §48, 2007; Ord. 6408 §29, 2006; Ord. 6140 §35, 2001; Ord. 5517 §1, 1995).

Chapter 18.100 DESIGN REVIEW

18.100.000 Chapter Contents

Sections:

- [18.100.020](#) Statement of Policy.
- [18.100.040](#) Purpose.
- [18.100.060](#) Projects Subject to Design Review.
- [18.100.080](#) Design Review Districts and Corridors.
- [18.100.090](#) Design Review Process.
- [18.100.100](#) How to Use Design Criteria.
- [18.100.110](#) Submission Requirements.

(Ord. 6306 §2, 2004).

18.100.020 Statement of policy

The City Council finds that new development can have a substantial impact on the character of the area in which it is located. Some harmful effects of one land use upon another can be prevented through zoning, subdivision regulations and building codes. Other aspects of development are more subtle and less amenable to exacting rules promulgated without regard to specific development proposals. Among these are: the general form of the land before and after development, the spatial relationships of the structures and open spaces on adjacent land uses, and the appearance of buildings, signs and open spaces. Such matters require the timely exercise of judgment in the public interest by people qualified to evaluate the design of a new development.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6306 §2, 2004).

18.100.040 Purpose

The purposes of design review are:

- A. To promote those qualities in the natural environment which bring value to the community;

- B. To foster the attractiveness and functional utility of the community as a place to live and work;
- C. To preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance;
- D. To raise the level of community expectations for the quality of the built environment;
- E. To encourage originality and creativity in site planning and architecture;
- F. To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;
- G. To preserve and enhance property value;
- H. To ensure that new developments maintain or improve neighborhood character and livability; and
- I. To consider the applicants' needs and goals and the broader public impact of any proposal.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6306 §2, 2004).

18.100.060 Projects Subject to Design Review

- A. The following projects are subject to design review:
 - 1. Projects within designated design review districts and corridors, as shown on the Official Design Review Map (See OMC Section [18.100.080](#));
 - 2. Commercial projects adjacent to residential zones;
 - 3. Commercial or residential projects for Heritage Register properties or those within an historic district;

4. Projects with a building area greater than 5000 square feet that require a Conditional Use Permit in a residential zone;
5. Multifamily projects;
6. Single family housing, including designated manufactured homes, on lots less than 5000 square feet or on substandard lots;
7. Dwellings proposed on lots within the area depicted on Figure 4-2a, "Areas Subject to Infill Regulations";
8. Master Planned Developments;
9. Manufactured housing parks;
10. Duplexes, triplexes, fourplexes, [courtyard apartments](#), [single room occupancies](#), townhouses, accessory dwelling units, and cottage housing;
11. All projects within scenic vistas as identified on the official maps of the City (See OMC Section [18.100.110](#)); and,
12. Signs within designated design review districts and corridors or associated with a project that is subject to design review.

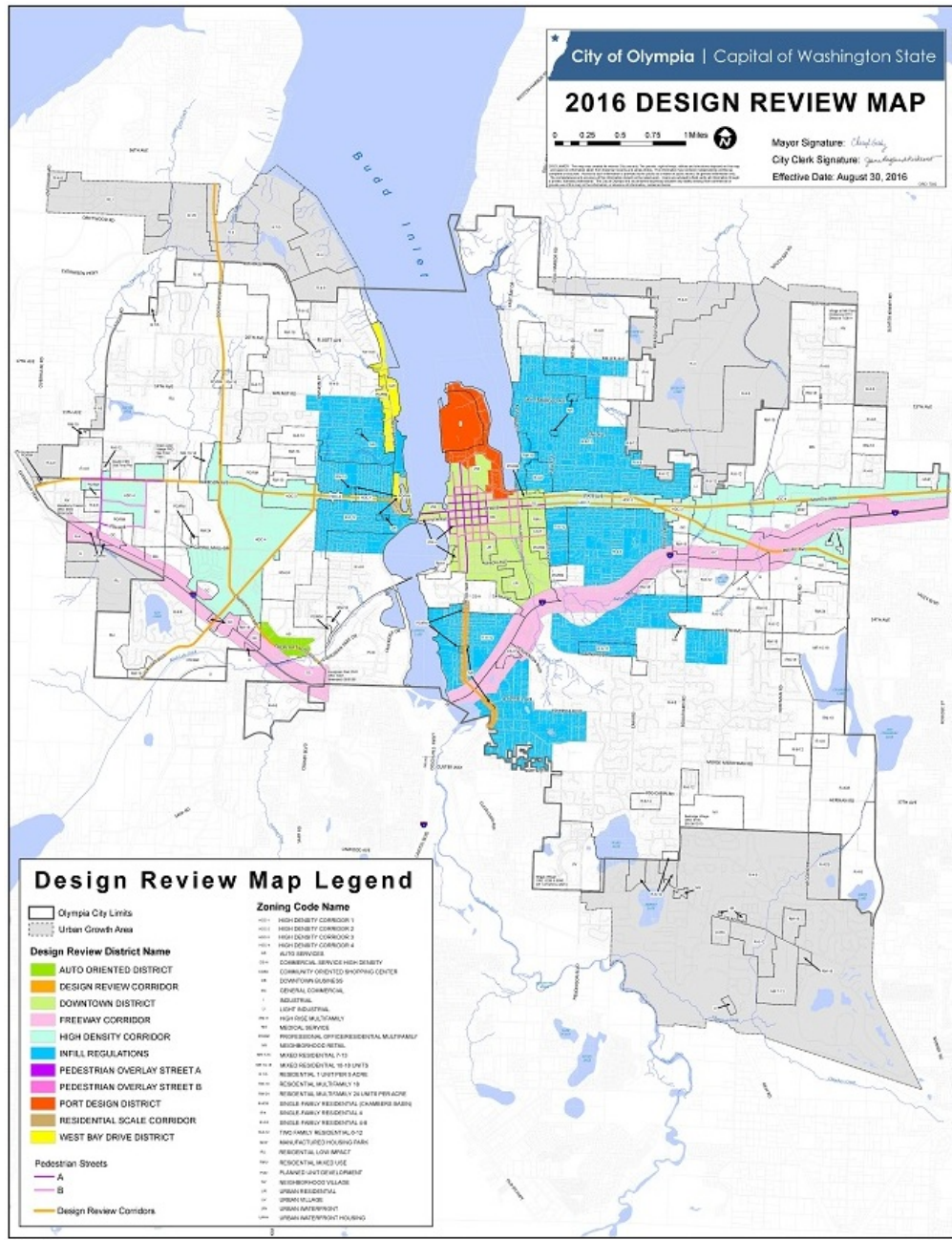
B. Exceptions: Evergreen Park PUD; interior work; and projects which do not affect the character, use, or development of the surrounding properties, or the architectural character of the structure, such as fences, parking lots with less than twenty (20) spaces or minor repair or renovation of, or minor additions to, existing structures.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6581 §7, 2008; Ord. 6491 §11, 2007; Ord. 6306 §2, 2004).

18.100.080 Design Review Districts and Corridors

The following districts and corridors are hereby established as Design Review Districts and Corridors: Downtown, Port Peninsula, High Density Corridor 1, 2, 3, and 4 (HDC),

High Density Corridor-4 Capital Mall Area, Freeway Corridor, West Bay Drive, Residential Scale, Auto Oriented, and Infill Districts. Said districts and corridors are defined on the "Official Design Review Districts and Corridors Map," on file with the City Clerk and generally described in the illustration below. In the event of a conflict between this illustration and the official map, the official map shall govern.



(Ord. 7032 §8 (Exh. G), 2016; Ord. 6306 §2, 2004).

18.100.090 Design Review Process

All projects subject to design review shall be reviewed either by the Design Review Board (DRB), the Joint Review Committee (JRC) or by staff as noted below. The DRB, JRC, or staff shall provide a recommendation to the review authority. The review authority shall give substantial weight to the recommendation of the DRB or JRC. (A project reviewed by the JRC shall not also be reviewed by the Heritage Review Committee.)

A. Projects subject to review by the Design Review Board or Joint Design Review Committee, as described in OMC [18.76.180](#):

1. Any proposed development project located within the following design districts:
 - a. Downtown District; and,
 - b. Residential Scale Design District.
2. Any proposed building development over 5,000 square feet in gross floor area, located within the following design districts and corridors:
 - a. High Density Corridors;
 - b. West Bay Drive District;
 - c. Auto Mall District;
 - d. Port Peninsula District;
 - e. Freeway Corridor; and,
 - f. Design Review Corridors.
3. Any multifamily building with five (5) units or more, any townhouse building with five (5) units or more, and any multifamily development with twenty (20)

units or more, except for multifamily buildings or developments that are subject to review by staff listed under Section 18.100.090.B.

4. All Master Planned Developments.
5. Projects with a building area greater than 5,000 square feet that require a Conditional Use Permit in a residential zone.

B. Projects subject to review by Staff:

1. Single family dwellings on lots within the area depicted on Figure 4-2a in Chapter 18.04.
2. Minor additions or alterations to residential or commercial projects on a Heritage Register or within a Historic District.
3. Any proposed development of 5,000 square feet or less in gross floor area, and signs in the following design districts and corridors:
 - a. High Density Corridors;
 - b. West Bay Drive District;
 - c. Auto Mall District;
 - d. Port Peninsula District;
 - e. Freeway Corridor; and,
 - f. Design Review Corridors.
4. Triplex, fourplex, townhouse, or courtyard apartment projects located in any residential zoning districts with a maximum density of twelve dwelling units per acre or less.
5. Any other project subject to design review not described in "A" above.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6491 §12, 2007; Ord. 6408 §37, 2006; Ord. 6306 §2, 2004).

18.100.100 How to Use Design Criteria

A. Requirements and Guidelines. Each section of the design review chapters consists of a requirement and possibly several guidelines. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines, and meet the intent of the requirement. If the project does not conform to the design criteria, the Board and/or staff will indicate the requirements that have not been met.

B. Illustrations. Illustrations contained within specific criteria sections are intended to be in harmony with the text of the same section. In the event of conflict between text and an illustration, the text shall govern.

C. Design Review Criteria Chapters. Design criteria are separated into chapters, depending on whether the development is commercial or residential, and the location or type of that development, as outlined below.

18.105 Historic Structures and Buildings within the Historic Districts. This Chapter applies to structures listed on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places, and all structures within a Historic District.

18.110 Basic Commercial Design Criteria. This chapter applies to all commercial projects throughout the City that require design review, in addition to the district-specific requirements found in the following chapters, as applicable. It also applies to projects with a building area greater than 5,000 square feet in gross floor area that require a Conditional Use Permit in a residential zone, to commercial projects adjacent to

residential buildings, to commercial or residential projects. The design districts are shown on the Official Design Review Districts and Corridors.

18.120 Commercial Design Criteria - Downtown District. This chapter applies to all commercial projects that require design review that are located in the Downtown Design Review District. In addition, commercial projects in the Downtown Design District may also be subject to the requirements of Chapter [18.16](#), Pedestrian Streets.

18.130 Commercial Design Criteria - High Density Corridors. This chapter applies to all projects that require design review that are located in the HDC districts.

18.135 Commercial Design Criteria - Residential Scale District. This chapter applies to all projects that require design review that are located in the Residential Scale District.

18.140 Commercial Design Criteria - Auto Oriented District. This chapter applies to all projects that require design review that are located in the Auto Oriented District.

18.145 Commercial Design Criteria - Freeway Corridor. This chapter applies to all projects that require design review that are located in the Freeway Corridor District.

18.150 Commercial Design Criteria - Port Peninsula. This chapter applies to all projects that require design review that are located in the Port Peninsula design review district. This chapter contains the only design criteria that apply to the Port Peninsula.

18.155 Commercial Design Criteria - West Bay Drive District. This chapter applies to all projects that require design review that are located in the West Bay Drive District.

18.170 Residential Design Criteria - Multifamily. Design criteria contained in this chapter (Sections [18.170.030](#) - 18.170.160) apply to all multifamily residential buildings with five or more units ~~that are not included innot specifically governed by~~ [Section 18.175](#), and any multifamily development with twenty (20) units or more throughout the city. Projects of this type and size are reviewed by the Design Review Board.

18.175 Residential Design Criteria - Infill and other residential. Sections [18.175.020](#) through [18.175.060](#) of this chapter apply to single-family dwellings, including

designated manufactured housing, proposed on lots within the area depicted on Figure 4-2a in Chapter 18.04, on lots less than 5000 square feet, or on substandard lots; duplexes, triplexes, fourplexes, townhouses and courtyard apartments in the R4, R4CB, RLI, R 4-8 and R 6-12 zoning districts; and single-room occupancies in the R6-12 zoning district ~~townhouse buildings of four (4) units or less throughout the city.~~ Sections 18.175.080 and 18.175.090 apply to accessory dwelling units throughout the city, including manufactured home accessory dwelling units. Section 18.175.100 applies to cottage development.

18.180 Residential Design Criteria - Manufactured home parks. This chapter applies only to manufactured home parks.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6581 §8, 2008; Ord. 6491 §13, 2007; Ord. 6306 §2, 2004).

18.100.110 Submission Requirements

- A. Conceptual Design Review. Applications for review of the Conceptual Design shall be filed with the Department as part of a land use review application on forms provided by the Department.
- B. Detailed Design Review. Applications for review of the Detailed Design shall be submitted to the Department prior to or at the same time as a building permit application on forms provided by the Department.
- C. Combined Conceptual & Detailed Design Review. For those projects which have had a presubmission conference, do not have any apparent environmental issues, (such as those listed in the Critical Areas Ordinance, Title 14.10, or transportation issues), and which do not require a public hearing, upon request by the applicant and with the concurrence of staff, the Design Review Board may conduct both Conceptual and Detailed Design Review of a project at the time of Land Use Review.
- D. Time Limitations. Except in cases where the applicant agrees to an extension of time, the Design Review Board shall have a public meeting on an application for a

major project within thirty (30) days after an application is deemed complete pursuant to OMC [18.72](#).

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6306 §2, 2004).

Joyce Phillips

From: hwbranch@aol.com
Sent: Tuesday, February 06, 2018 2:52 PM
To: Joyce Phillips
Subject: missing middle

I guess the "Missing Middle" refers to my neighborhood, close-in West Olympia, within 600 feet of a bus stop. A half block up Cushing there's a bungalow style house dating from the early 19th century. It straddles a large lot so there's some squandered opportunity on both sides. People in the past have used the land for a garden or a house trailer. It would be ideal for a tiny house or houses.

This morning I noticed little sticks with flags marking the property lines. My assumption is that the hundred year old house will be demolished and replaced (assuming the missing middle passes). It looks like, being a 10,000 sq ft lot zoned R 6-12, it will be replaced with a total of eight units the center feature of which would be a fourplex. No land left. This will alter the character of the neighborhood. It will doubtless last nowhere near as long as the existing house would, which is constructed of full dimension old growth lumber.

For many years I lived in the Richmond and Sunset districts of San Francisco. Lots of two and three story single family homes made of old growth fir and redwood, most converted to duplexes and triplexes. They're all built up next to each other. They had to put on the siding before the walls went up. They're also built up next to the sidewalk forming a veritable wall of building. Very urban until you go into the back yards. Each house has one. The combined buildings form a tall wall around the perimeter. The entire interior of the block is a quiet oasis. One house may have a rose garden. Another a garden of bok choy. Neighbors get to know each other. That's city planning in my book. If any house didn't comply the entire effect would be lost.

Somehow Olympia has got a bee in its bonnet that ever inch of land should be covered with something. This proposal appeared suddenly out of nowhere from my perspective and needs to be slowed way way down.

Harry Branch
239 Cushing St NW
360-943-8508

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Wednesday, February 07, 2018 12:07 PM
To: Joyce Phillips; Leonard Bauer
Subject: Missing Middle Housing Zoning Meeting Feb 5th/ Bob Jorgenson
Attachments: plat map for townhomes 2 7 18.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Joyce, Leonard & Planning Commission,

I would like to make a request for the open house proposed for February 26th. Information was provided at the meeting about MMH zoning changes and what these changes will look like. However these renderings do not accurately reflect the propose zoning requirements and how they will affect adjoining neighbors. I have attached the rendering submitted by Olympia on what the proposed changes might look like and examples I was able to put together representing what a 3 unit townhome and what a 2 unit townhome might look like on a 1/4 acre lot. Additional questions: Would a builder/developer be allowed to use these renderings for a development or home? Why is the city holding itself to a different standard in representing what potential changes to zoning might look like?

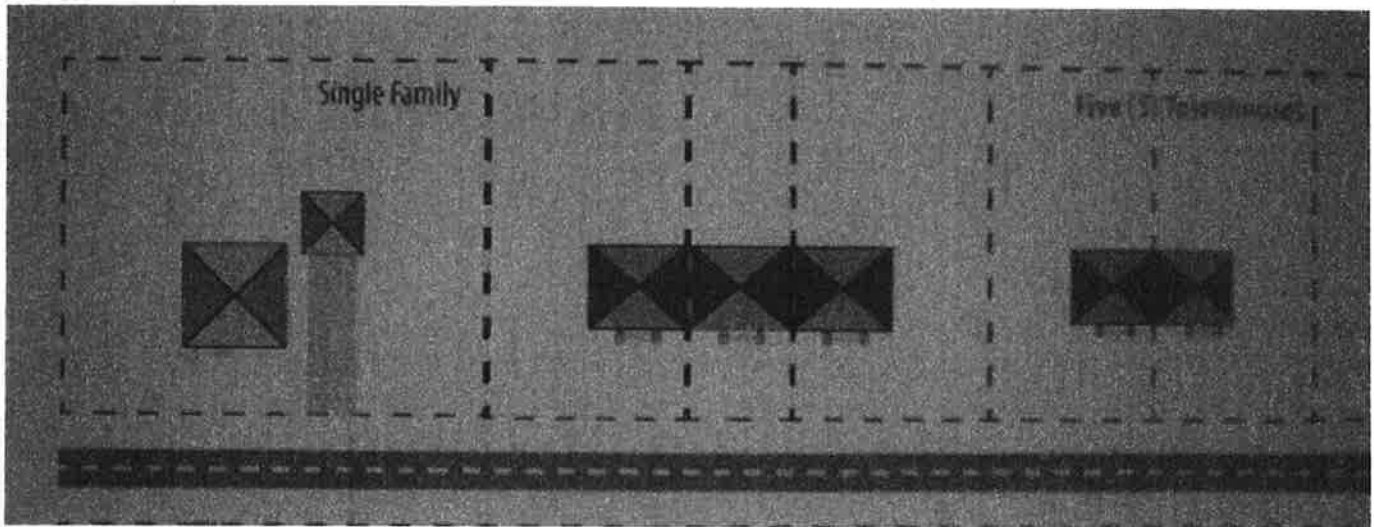
Additionally the changes for a triplex/fourplex minimum lot width should be represented on an accurate scale. Current zoning requires 80' for a tri/fourplex and the new zoning in R 6-12 will be a 40' minimum width and R 4-8 will only require a minimum 45' lot width. Seeing an example of what a 45' townhome looks like would be important for the community to make an informed decisions on these potential changes.

Thanks for your time,

Bob Jorgenson



CITY OF OLYMPIA ZONING EXAMPLE OF 5 UNITS OF TOWNHOMES ON 1/2 ACRES



**OLYMPIA'S REPRESENTATION OF WHAT A 3 & 2 UNIT
TOWNHOME LOOK LIKE ON 2 QUARTER ACRE LOTS**



THESE ARE TOWNHOMES

ON THE SAME 2 QUARTER ACRE LOTS

THE 3 TOWNHOMES ON THE LEFT ARE 1390 SQUARE FEET PER UNIT,
THE UNITS ON THE RIGHT ARE 2 STORY 3 BEDROOM UNITS 1523 SQ FT
* 14 FEET WAS ADDED TO REPRESENT A FULL 1/2 ACRE LOT

Joyce Phillips

From: jacobsoly@aol.com
Sent: Thursday, February 08, 2018 9:46 PM
To: Joyce Phillips
Subject: MM Document for OPC Packet
Attachments: Suggested Considerations for Planning Commission re Missing Middle Exercise 1-8-18.docx

Hi Joyce -- I have been told that the attached document is not included in the documents for OPC consideration. I believe I handed it in on Jan. 8 after testifying, or at least I intended to do so.

I'd appreciate it if it could be placed in the packet of OPC materials and in the public submissions available for public review.

Thanks,

BobJ

Suggested Considerations for Planning Commission re Missing Middle Exercise.

1. Parking. Current requirements for off-street parking appear to be well aligned with need. Some of the suggested changes would result in significant inconsistencies. Is this what we want? Do we need a study of the relationship between housing types and parking impacts?
2. Differential Impacts on Neighborhoods. Some neighborhoods would be largely or completely unaffected by the addition of allowable housing types. This would include those with contradictory HOA covenants, those with expensive homes, and those built recently with all lots small in size and fully developed. Therefore the brunt of the changes proposed would fall on poorer neighborhoods.
3. Neighborhood Character. The character of older neighborhoods is already established and largely determined by existing housing, with the result that new housing types can seem threatening. The character of neighborhoods built in the future will be determined by the initial construction, i.e., their character is yet to be established. Perhaps this Missing Middle experiment should be limited to newly developing subdivisions as a trial.
4. Housing Affordability. With the exception of subsidized housing, housing is a private commodity provided by the private market, which is not designed to produce low prices but rather profits. The city cannot control rents or sale prices of non-subsidized housing. Further, attempts to achieve lower prices via reducing development costs will necessarily fail.
5. Cost comparisons. Missing Middle is defined as a variety of housing types between single-family detached and apartments. When affordability has come up in Missing Middle discussions, there has been a tendency to compare likely rents/prices with those of single-family houses. Missing Middle housing types are more like apartments, so the likely rents/prices should be compared with those of apartments.

6. Objectives. The objectives of the Missing Middle exercise are (1) affordability, (2) ability to accommodate growth, and (3) variety. In some presentations the impression is given that we need to allow the new housing types to achieve affordability and accommodate growth. Actually, these housing types do no more than apartments toward achieving those two objectives. They do assure increased diversity of housing choices, and the Planning Commission and Council will have to decide if diversity of choices is worth the impacts on neighborhoods.

7. Existing vs. New. In many discussions it has been assumed that the Missing Middle exercise is about whether to allow all the housing types included. We must remember that ADUs and manufactured houses are allowed by state law, so only the other types are in question.

Bob Jacobs

352-1346

Suggested Considerations for Planning Commission re Missing Middle Exercise 1-8-18

Missing Middle Comments, 2-12-18

Bait and Switch??

The city of Olympia is currently considering staff recommendations to expand housing options in lower density zoning districts (R4-8 and R6-12, where the numbers represent the number of housing units allowed per acre).

Some of the advocacy for the "Missing Middle" staff recommendations now under consideration has a distinctly bait-and-switch feel to it.

These advocates go to great lengths extolling the virtues of low-impact housing options like Accessory Dwelling Units (ADUs) which are already allowed per state law, while making little mention of high-impact options like fourplexes and courtyard apartment houses up to 12 units in size.

Since there is an ADU next to my house, I can guess that many people would welcome or at least not be opposed to this option. The only negative impact I've observed is increased on-street parking which, at least in my neighborhood, is not yet a problem.

But I've never heard anyone say they would like to have a fourplex or courtyard apartment complex next to them.

Staff has not made the point that of the ten housing options under consideration, five are already allowed under current laws, either by state mandate or by local ordinance. Staff recommendations would amend some aspects of these options, but the options are already in place. The five housing options currently allowed are:

- Accessory Dwelling Units (ADUs)
- Tiny Houses

-- Townhouses

These five housing options are the least impactful, thus most readily accepted. By focusing attention on these, some advocates appear to be intent on drawing attention away from the other five housing options, which are currently not allowed and are far more impactful and less likely to be accepted by existing neighborhoods. Those are:

-- Duplexes

-- Triplexes

-- Fourplexes

-- Single Room Occupancies (SROs, aka rooming houses)

-- Courtyard Apartments.

It would be helpful for community understanding if the ten housing options being considered in this exercise were displayed in this incremental way, i.e., first the five options already allowed, then the five new options proposed by staff.

Bob Jacobs

352-1346

Missing Middle Comments 2-12-18

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Tuesday, February 13, 2018 7:25 AM
To: Joyce Phillips; Leonard Bauer; missingmiddle; rcunningham@ci.olympia.wa.us; Mike Auderer; Brian Mark; Tammy Adams; Travis Burns; Paula Ehlers; Missy Watts; crichmond@ci.olympia.wa.us
Subject: MMH Open house and development standard questions
Attachments: planning department request 2 13 18.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Joyce, Leonard & Planning Commission,

I would like to make a request for the open house proposed for February 26th - specifically that the examples of how the proposed MMH changes might look on City lots be accurate IN SCALE as well as description. I would also be interested in answers to items #1, #2 current examples of construction to this standard #4 cottages built to a 12.5 unit per acre, # 6, 7 & 8 prior to the public meeting.

I asked a local attorney to review the renderings currently provided on the City website to illustrate what the MMH changes “might look like” (which are *not* to scale) and in his opinion, there is fraudulent representation with the information the city is providing to the public.

Additionally, I would like clarification/examples of work to be provided to answer the questions below in red:

- 1) **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods. *What are the current design standards and how will those change? (Page #2 of attachment)*
- 2) Triplex and Fourplexes currently require 80' lot widths. *Proposed change to minimum lot width from 80' to 45' in R 4-8 and 40' in R 6-12. What is percentage of lot coverage and landscape/tree requirements in these new requirements? (Questions raised after viewing 1938 & 1940 Olympia Ave NE (See attached site plan page #6)*
- 3) Townhome examples provided by the city do not accurately reflect lot coverage. *City to provide more accurate information. (See attached example page #3.)*
- 4) The city referenced a 2.32 acre parcel with the potential of 29 cottages. *What would the building/impervious service minimums be for this proposed change? (See attached page #9)*
- 5) City to respond to items raised in Work In Progress article. Specifically:
- 6) *“The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods.” (See attached page #11)*

- 7) *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." (See attached page #9)*
- 8) *"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre." (See attached page #9)*

Especially troubling are comments I received from someone who was a "Missing Middle Work Group Member." When asked about the MMH justification for the proposed changes and question was asked specifically about the WIP comments "Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." With a heavy sigh their response was "the city council is going to pass this and will not be around when these changes come about."

The attachment highlights some of my findings from my review of city materials and discussions with the planning staff and accurate to the best of my abilities. If there are any items that are not accurate, by all means, please help me clarify so that I have accurate information in the future.

I am hoping with we can get some clarity on how these changes will affect the quality and values in our neighborhoods.

Thanks for your time,

Bob Jorgenson

Bob Jorgenson

From: Bob Jorgenson
Sent: Tuesday, February 13, 2018 6:46 AM
To: Bob Jorgenson
Subject: FW: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson

Subject: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson

Dear Neighbor,

Trying to keep everyone updated on the MMH proposal and trying to keep it short. Attached is information on proposed changes and what they might look like if this were to pass. Someone noted that information provided by the city of Olympia might be fraudulent representation as to how these revisions will look in our neighborhoods so I am trying to get a better idea myself on how they might translate to my neighborhood. I have included previous materials in the event you might want to pass it along so have included everything. Noteworthy new items not previously addressed and in the attachment:

Page 7 reflects city renderings as it relates to 9 cottages and open space. Comments were made at the public hearing that things were not to scale. As you can see 3 times as much open space as homes.

Page 8 city notes mentioned a 2.32 acre parcel. It was proposed that 6 triplexes could be located on this property and this is as close to scale as I could get it to reflect 6 triplexes not including roads, storm water retention, parking and other requirements.

Page 9 references the same 2.32 acre parcel and with a 50% density bonus and 29 cottages was proposed. The property at 1717 Cooper Point Road is 8.2 acres with 13, 5 unit buildings and is 7.9 acres per unit. The parcel on the lower left is indeed a planned cottage neighborhood in Kirkland. It totals 2.25 acres and has a total of 16 units with a 6.8 units per acre. **THE CITY PROPOSES 29 UNITS ON THIS PARCEL WHICH WOULD BE 12.5 UNITS PER ACRE.**

Lastly Work In Progress or WIP article(pages 10 & 11) February 2018 stated specifically:

“The MMH plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods.”

"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs."

"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre."

Especially troubling are comments I received from someone who was on the panel for the "Missing Middle Work Group Member." When I asked them about the MMH justification for the proposed changes and the question was asked about comments in the article specifically *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs."* With a heavy sigh their response was "the city council is going to pass this and will not be around when these changes come about."

Troubling comments if true. So much for due process?

Thanks for your time,

Bob

The “MISSING MIDDLE HOUSING”

And what you might not know.

- ZONING CURRENTLY R 4-8 UNITS WILL ALLOW FOR DUPLEXES
 - ADDITIONALLY SOME R 4-8 AREAS WILL BE UPZONED TO R 6-12
 - CURRENTLY 2 UNIT TOWNHOMES ARE PERMITTED BUT A REVISION TO SIDE YARD SETBACKS WILL PERMIT ROW HOUSES WITH THIS CHANGE
 - CURRENTLY THERE IS A 20% DENSITY BONUS FOR CLUSTERING HOMES IN R 4-8 THAT WILL BE REVISED UP TO A 50% BONUS. (SEE EXAMPLE PAGES 8 & 9)
 - ALL OF OLYMPIA'S R 4-8 WILL BE ZONED FOR DUPLEXES AND TRIPLEXs & FOURPLEXES WILL BE PERMITTED WITHIN 600' OF A BUS LINE
 - CONVERSION OF SINGLE FAMILY HOMES TO DUPLEXES WOULD BE PERMITTED
 - DUPLEX AND FOUR PLEX LOT SIZE IS CURRENTLY 80' THAT WILL BE REVISED TO 40' IN THE R 6-12 ZONE AND IN R 4-8 A 40' LOT WOULD BE PERMITTED
- HOMES IN NEIGHBORHOODS WITHOUT CC&R'S PROTECTIONS COULD BE COULD BE CONVERTED TO DUPLEX, TRIPLEX OR FOURPLEX
- ACCESSORY DWELLING UNITS- REMOVE OWNER OCCUPIED REQUIREMENT AND WAIVING 2ND CAR REQUIREMENT TO ON STREET PARKING.
- TINY HOUSES-CURRENTLY PERMITTED IN LIGHT INDUSTRIAL. PROPOSED TO BE PERMITTED IN MOST RESIDENTIAL ZONING.

WORK IN PROGRESS OR WIP ARTICLE FEBRUARY 2018 STATED THE FOLLOWING:

“The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. “

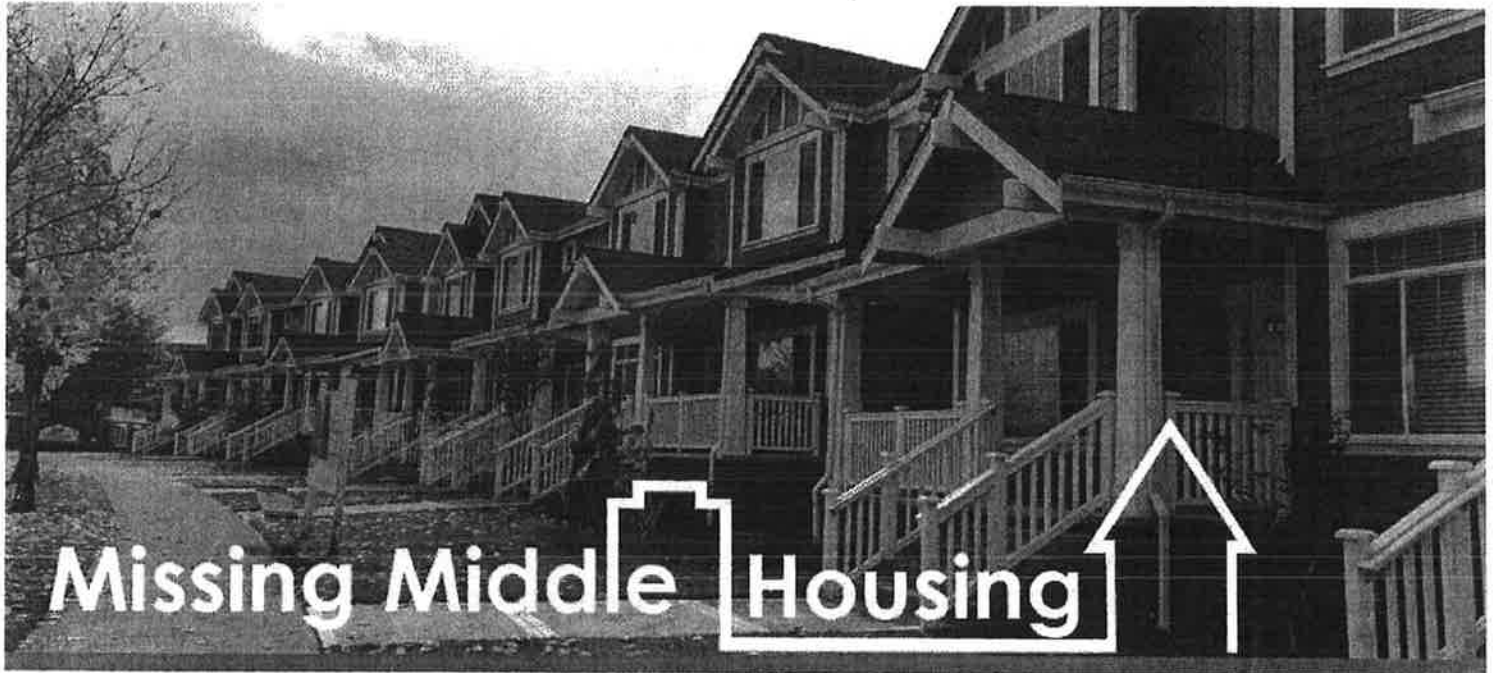
And

“Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. “

2

Missing Middle Housing Public Meetings Scheduled

Changes are being considered to the zoning code to allow for more housing options in residential neighborhoods. The Olympia Planning Commission will receive staff briefings on the proposed recommendations on Jan 22, and Feb 5, 2018. The Commission is tentatively scheduled to hold a public hearing to take public comment on Feb 26, 2018.



What is Missing Middle Housing?

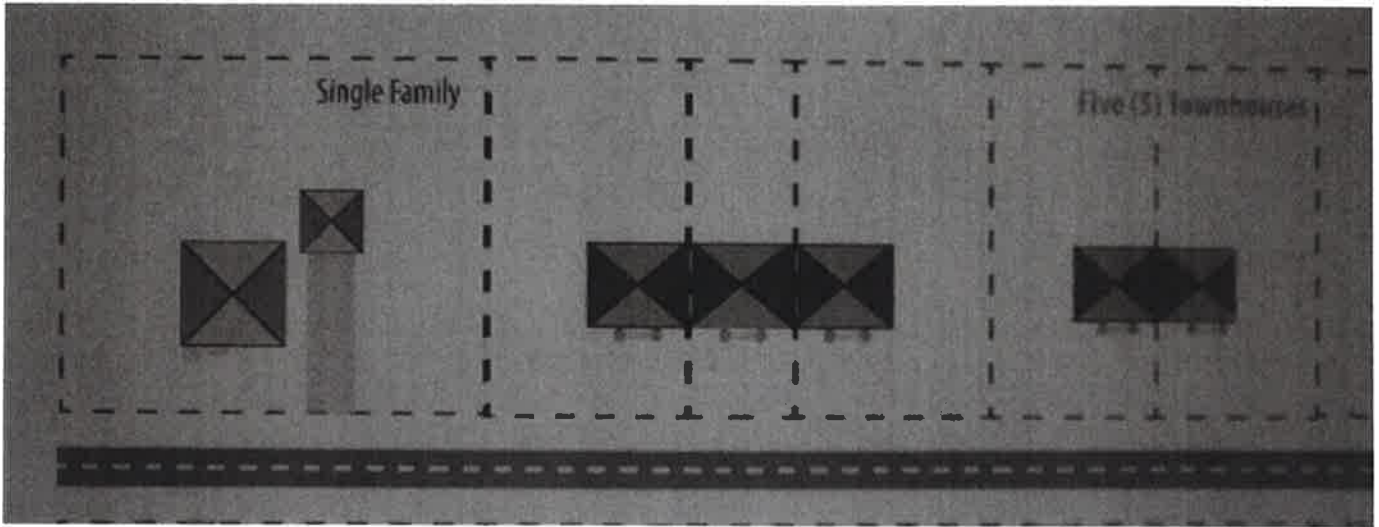
Missing Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan.

Comprehensive Plan policies related to Missing Middle housing

- **PL16.2** Adopt zoning that allows a wide variety of compatible housing types and densities.
- **PL16.5** Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.
- **PL16.9** In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home -- all subject to siting, design and parking requirements that ensure neighborhood character is maintained.
- **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.
- **PS3.1** Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.

CITY OF OLYMPIA ZONING EXAMPLE OF 5 UNITS OF TOWNHOMES ON 1/2 ACRES



**OLYMPIA'S REPRESENTATION OF WHAT A 3 & 2 UNIT
TOWNHOME LOOK LIKE ON 2 QUARTER ACRE LOTS**



**THESE ARE TOWNHOMES
ON THE SAME 2 QUARTER ACRE LOTS**

THE 3 TOWNHOMES ON THE LEFT ARE 1390 SQUARE FEET PER UNIT,
THE UNITS ON THE RIGHT ARE 2 STORY 3 BEDROOM UNITS 1523 SQ FT
* 14 FEET WAS ADDED TO REPRESENT A FULL 1/2 ACRE LOT

1938 & 1940 Olympia Ave NE

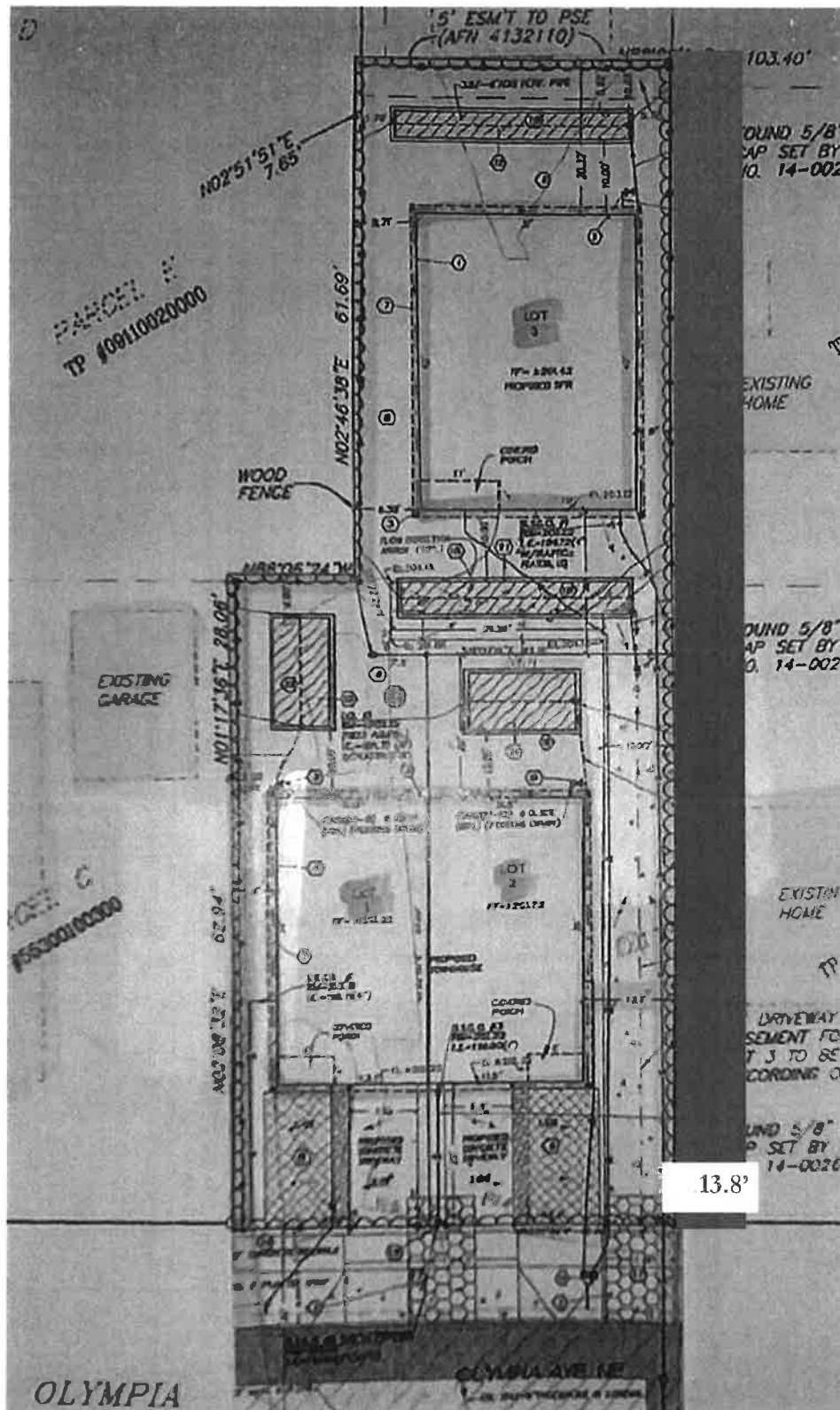


14

NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'

TOWNHOME ON OLYMPIA AVENUE

ATTACHMENT 3 **5**



NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'

REVISED
7:23 am, Apr 13, 2016

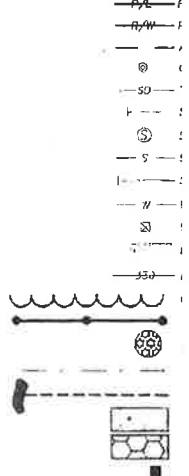


FIRE SPRINKLERS REQUIRED

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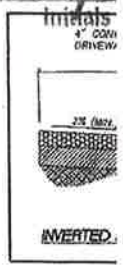
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LEGEND



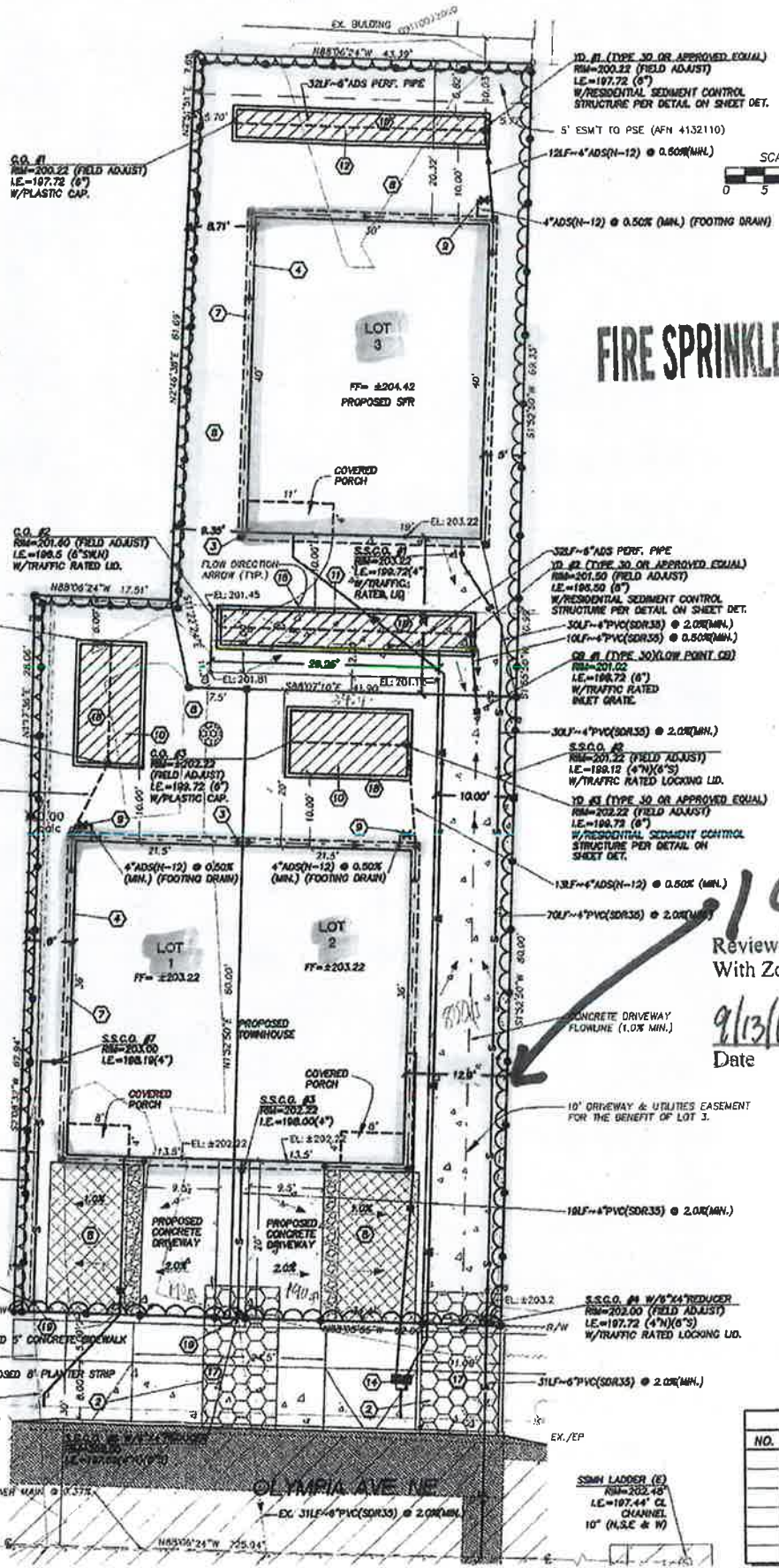
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With Zoning, setbacks, and sit

9/13/16
Date



retaining walls over 30\"/>

city required.

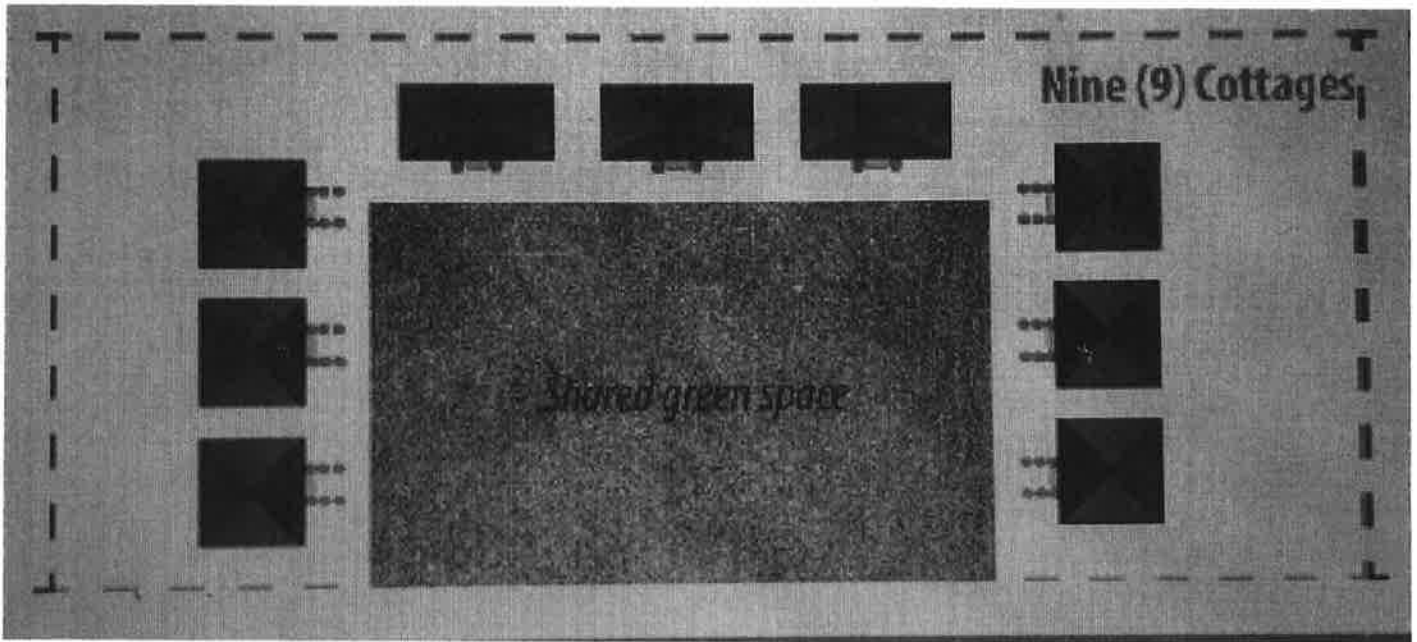


REVISION BLOCK		
NO.	DATE	DESCRIPTION

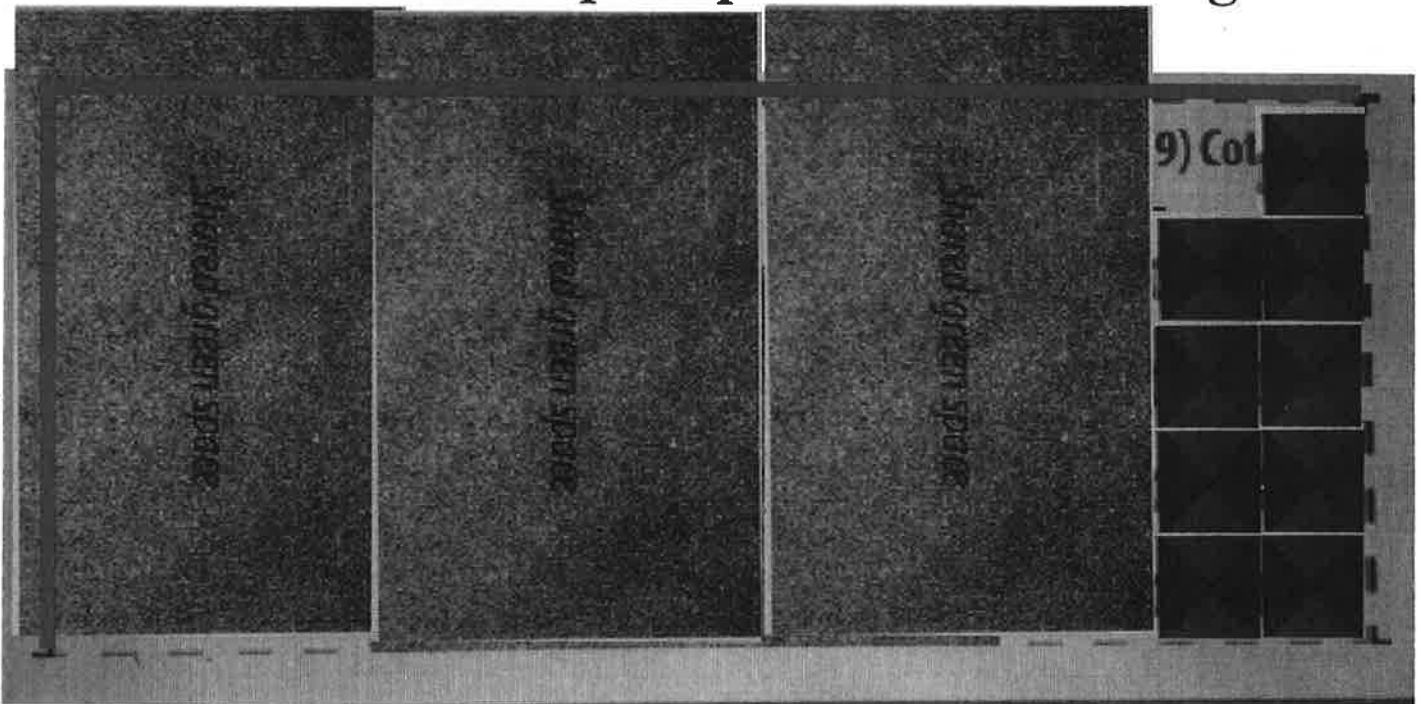
BEFORE YOU DIG
YOU SHALL BE FULLY RESPONSIBLE FOR
AND PROTECTION OF ALL EXISTING
CONTRACTOR SHALL VERIFY ALL UTILITY
OR TO CONSTRUCTION BY CALLING THE

10

City rendition of nine cottages



3 times as much open spaces as nine cottages

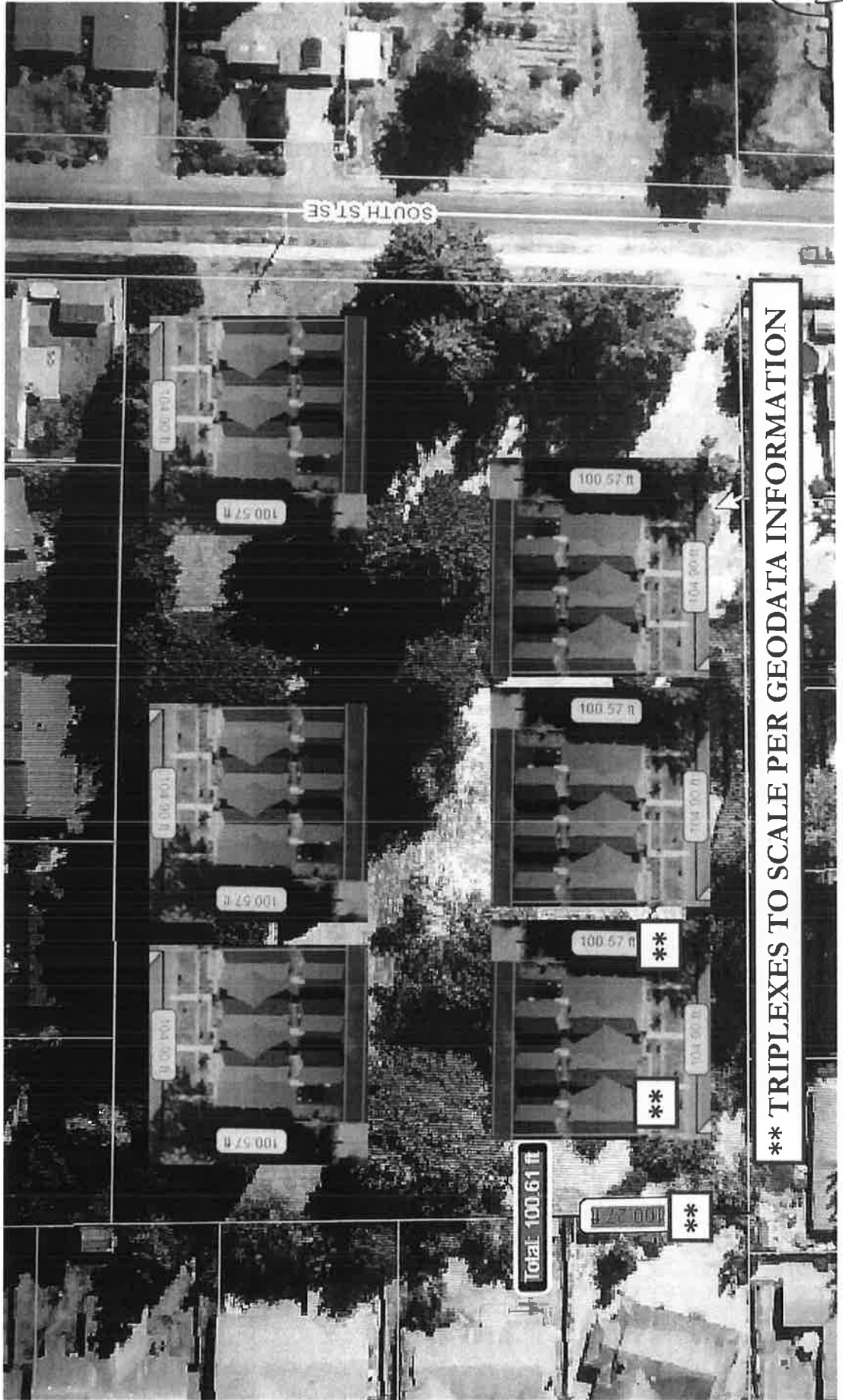


OR 20% OF THE LOT WILL BE STRUCTURES

3637 PIFER RD SE

2.32 ACRES NEW MISSING MIDDLE 6 TRIPLEXES PERMITTED

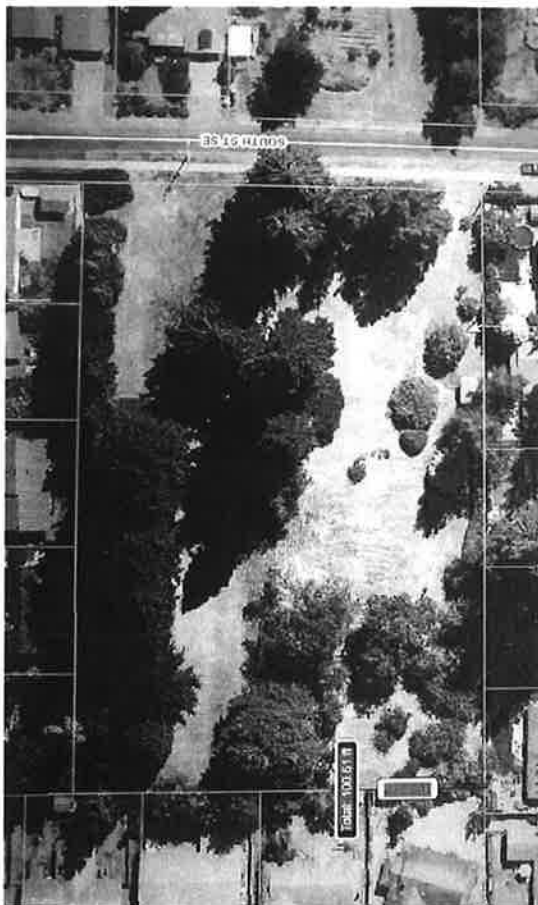
EACH TOWNHOME IS 1390 SQ FT PER UNIT / 50% DENSITY BONUS FOR COTTAGES
SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES EACH 1,250 SQ FT PER UNIT



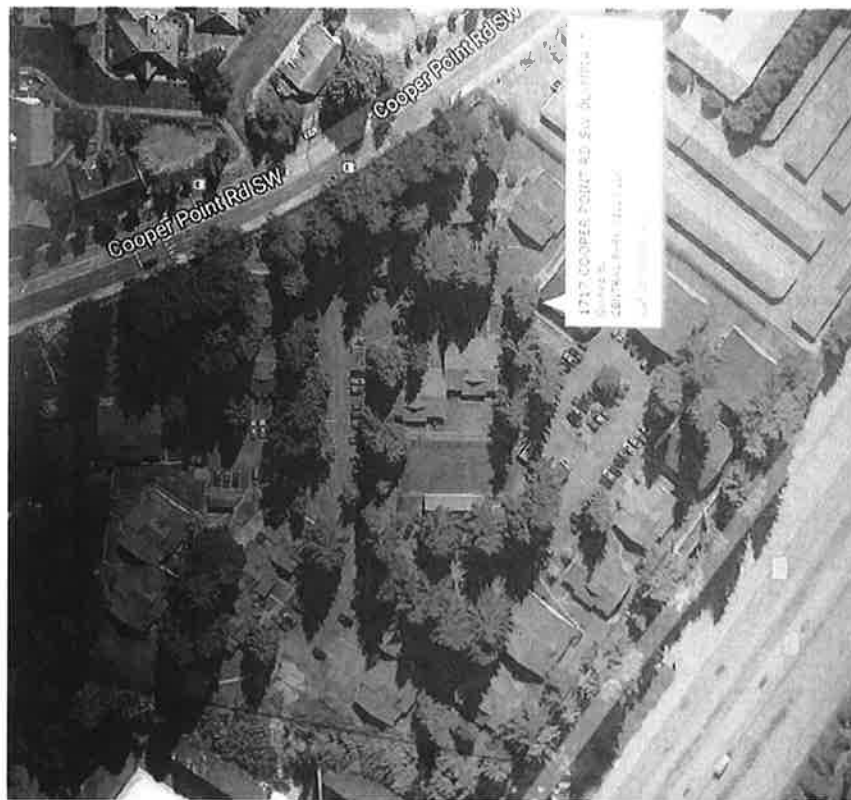
5

3637 PIFER RD SE

2.32 ACRES MISSING MIDDLE CITY PROPOSES A 50% DENSITY BONUS FOR COTTAGES SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES OR 12.5 UNIT PER ACRES

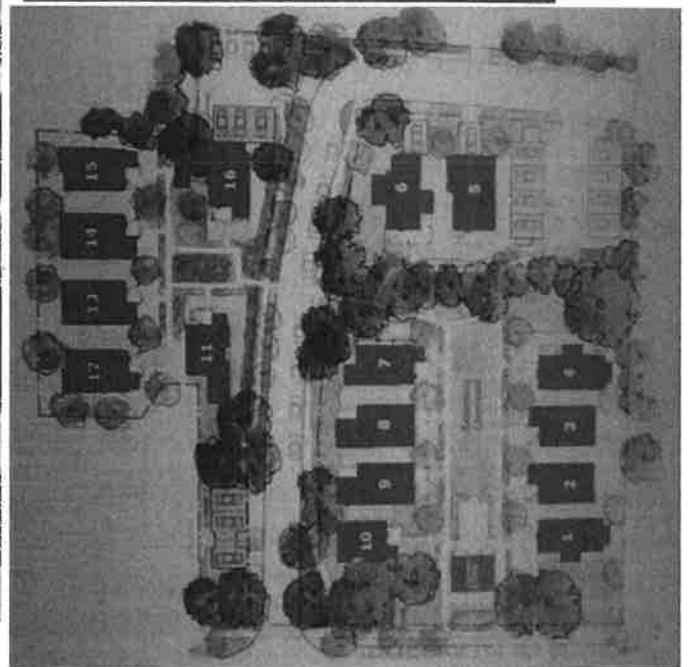


Below is 1717 Cooper Point Road and is 8.2 acres and has 13, 5 unit buildings and 7.9 units per acres



OLYMPIA IS PROPOSING THAT 12.5 UNITS PER ACRES WILL "BLEND MULTI FAMILY HOUSING INTO NEIGHBORHOODS"

To the left is Danielson Grove which is a Cottage Co. designed community in Kirkland, WA and totals 2.25 acres and has 16 units ranging in size from 651 to 1500 sq ft. and has 6.8 units per acre.



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(<http://olywip.org>) Works in Progress (<http://olywip.org>)

February 2018 (Volume 28, No. 9) (/)

The missing middle—who is it really for?

by Judy Bardin (<http://olywip.org/author/judy/>) FEBRUARY 2ND, 2018 AT 9:34 AM

What is the “Missing Middle?”

The City’s “Missing Middle” (MM) plan envisions one of the biggest land-use changes ever proposed in Olympia. Its stated goal is to increase housing variety and supply and, therefore, affordability. Will that be the result?

There are 43 provisions in the plan and it is complex. It is also being implemented very quickly. After a City Council charter and a behind-the-scenes workgroup process, it was formally introduced in November, 2017. It’s scheduled to shoot through the Planning Commission to the City Council for approval in March, 2018. It will cause a virtual up-zone of a quarter to one-third of Olympia’s single-family neighborhoods by allowing a greater intensity of use.

The MM covers ten different types of housing, ranging from small units such as tiny houses and accessory dwelling units (ADUs)—currently allowed in single family neighborhoods—to multi-unit structures such as courtyard apartments (up to 12 units) and tri- and fourplexes that are not currently allowed in these neighborhoods (except on a limited basis).

Under the MM plan, these aforementioned multi-unit structures will be allowed in neighborhoods zoned single-family (now 4-8 and 6-12 units/acre) if they are within 600 feet on both sides of a bus route; within 600 feet of commercial areas; and in all R6-12 zones, which includes much of Northeast Olympia and parts of West and Southeast Olympia. Also newly proposed for R6-12 zones are single room occupancies (SRO’s)—otherwise known as rooming houses. To put these distances into perspective: 600 feet is about two blocks. In addition to our busiest streets, buses run down streets such as Decatur, Rogers, Bowman and Division on the Westside; Miller, 26th, Friendly Grove, Bethel, Puget and Pine in the Northeast; and Boulevard, North, 18th, 22nd, and Eastside, in the Southeast.

Beyond multi-unit structures, a number of other mechanisms are proposed to increase intensity of use. Some include: allowing a 50% density bonus for cottage housing; cutting by almost half the minimum lot width required for duplexes, tri- and fourplexes; and increasing the allowed height of ADUs to two stories, and eliminating their parking requirement.

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Housing units like tiny houses and ADUs have large public appeal, but there are no requirements to make them affordable for people of limited means. Being smaller does not guarantee a lower price.

Olympia's close-in neighborhoods affected by the plan are largely built out and contain modest homes, many of them rentals. To build multi-unit structures, more than one lot would usually be needed, thus leading to tear-downs of existing homes. The first houses to go are the less expensive ones, the low hanging fruit. Beyond that, the economics of financing a property, tearing down a house, and building anew means that the new units will be expensive—eventually gentrifying a neighborhood and forcing lower income folks out. Additionally, there are environmental concerns such as loss of green space, more polluting storm water run-off, and excessive demand on existing sewers, roads and schools.

The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. At a January Planning Commission meeting, CNA members expressed concerns about the MM and urged the Commission to slow down the process, emphasizing that most community members do not know about or do not understand this large-scale proposal.

MM ignores existing opportunities to increase density

Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre.

Given these realities, it's important to ask ourselves, what's really going on here? What's the rush to infill old neighborhoods, and pre-empt neighborhood planning?

Enter the developers and contractors

Many property owners can add an ADU, but only developers and contractors are likely to be in a position to finance units such as fourplexes and apartments. It looks like the big winners here will be the developers. The MM is not an idea unique to Olympia. It originated in California as the brainchild of architect Daniel Parolek, who helped create Disneyland Tokyo. As the latest planning bandwagon, it is moving up the west coast. Seattle has been affected: the historic fishing fleet neighborhood of Ballard has totally vanished. Bellingham is alert and agitated and has taken up the slogan "Don't Ballardize Bellingham." Right now, it looks like Olympia is directly in the path to becoming the next target.

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- 1) **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods. *What are the current design standards and how will those change? (Page #2 of attachment)*

The City has more than one set of design review standards. The types of housing units considered in the Missing Middle Infill Housing recommendations would be subject to the Infill and Other Residential Design Guidelines, Chapter 18.175 of the Olympia Municipal Code (OMC). These provisions address neighborhood scale and character, building orientation and entries, building modulation and articulation, windows, garage design, material and colors, Accessory Dwelling Unit design and entry features, and site design for cottage housing.

- 2) Triplex and Fourplexes currently require 80' lot widths. *Proposed change to minimum lot width from 80' to 45' in R 4-8 and 40' in R 6-12. What is percentage of lot coverage and landscape/tree requirements in these new requirements? (Questions raised after viewing 1938 & 1940 Olympia Ave NE (See attached site plan page #6)*

There currently is not a minimum lot width for triplexes or fourplexes in the R4-8 zoning district because those are not allowed uses in the R 4-8 zoning district, unless the code is amended. The development standards table (Table 4.04 of the OMC) is available online.

*The lot coverage and landscape/tree requirements for residential properties in **R 4-8**:*

Maximum building coverage:

45% for lots 0.25 acre or less;

40% for lots 0.26 acre or more

60% for townhouses

Maximum impervious surface coverage:

45% = .25 acre or less

40% = .26 acre or more

60% = Townhouses

Maximum hard surface coverage:

55% = .25 acre or less

50% = .26 acre or more

70% = Townhouses

*The lot coverage and landscape/tree requirements for residential properties in **R 6-12**:*

Maximum building coverage:

55% for lots 0.25 acre or less;

40% for lots 0.26 acre or more

60% for townhouses

Maximum impervious surface coverage:

55% = .25 acre or less

40% = .26 acres or more

60% = Townhouses

Maximum hard surface coverage:

65% = .25 acre or less

50% = .26 acre or more

70% = Townhouses

Changes to the Tree, Soil and Native Vegetation Protection and Replacement standards are not proposed. The current standards in Chapter 16.60 of the OMC will continue to apply. "A minimum tree density of 30 tree units per acre is required on the buildable area of each site, except within the Green Cove Basin (see OMC 16.60.080(5) and in critical areas, see OMC 18.32. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 16.60.070. For the purpose of calculating required minimum tree density, critical areas, critical area buffers, city rights-of-way and areas to be dedicated as city rights-of-way shall be excluded from the buildable area of the site."

- 3) Townhome examples provided by the city do not accurately reflect lot coverage. *City to provide more accurate information. (See attached example page #3.)*

As is indicated on the drawings, the examples are illustrative of the housing types that are or would be allowed if the proposed recommendations are enacted. The drawings are not to scale and are not intended to be construed as such.

- 4) The city referenced a 2.32 acre parcel with the potential of 29 cottages. *What would the building/impervious service minimums be for this proposed change? (See attached page #9)*

When asked what types of housing units could be allowed under the proposed recommendations, on a vacant 2.32 acre parcel of land in the R 4-8 zoning district, the city provided the information. The options – assuming maximum development was sought - ranged from 19 single family homes (with or without Accessory Dwelling Units) up to 29 cottages. The building and impervious surface information is included in response to question #1 above.

- 5) City to respond to items raised in Work In Progress article. Specifically:

- 6) *"The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods." (See attached page #11)*

The City does not believe the Missing Middle Housing recommendations impact the ability of Neighborhood Associations to develop subarea plans in any way. Goal GP5 of the City's primary policy document, the Olympia Comprehensive Plan provides for subarea plans to be initiated by neighborhoods at any time. The Comprehensive Plan also includes a future land use map and numerous other policies that direct land use, zoning, housing and other aspects of development in all areas of the City. Specifically, Comprehensive Plan Policies PL 16.2, PL16.5, PL16.9, PL16.10 and PS3.1 call for actions that are being implemented through the Missing Middle recommendations. The draft recommendations are consistent with the Comprehensive Plan. Subarea plans are required to be consistent with the Comprehensive Plan as well.

- 7) *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." (See attached page #9)*

The Buildable Lands Analysis conducted by Thurston Regional Planning Council indicates there is adequate land within the City and its Urban Growth Area to accommodate the projected population growth for next twenty years. The Comprehensive Plan recognizes this by establishing the goals and policies to accommodate that growth (up to an additional 20,000 people by year 2035) in three identified high density neighborhoods and by accommodating growth in existing residential areas (see the comprehensive plan policies related to Missing Middle Housing on the Missing Middle Housing [Webpage](#)). As those policies illustrate, accommodating future growth is just one of the outcomes the Missing Middle recommendations are intended to address.

- 8) *"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre." (See attached page #9)*

The Downtown Strategy, which was completed last year, is the first of the three High Density Neighborhood Overlays to be addressed. The other two will undergo similar planning processes in the coming years. As a twenty year plan, it will take time to implement the plan fully. Opportunities to provide for residential infill is also a part of the Comprehensive Plan and is being addressed in this current effort.

Joyce Phillips

From: Leonard Bauer
Sent: Tuesday, February 13, 2018 3:16 PM
To: 'Denise Pantelis'
Cc: Joyce Phillips
Subject: FW: Questions from last night's OPC meeting
Attachments: Response to Denise Pantelis Questions.docx

Importance: High

Joyce and I have collaborated with each other, and other staff, to try to answer your questions, Denise. Hopefully, this is helpful.

Leonard

From: Denise Pantelis [<mailto:dpantelis27@gmail.com>]
Sent: Tuesday, February 06, 2018 3:09 PM
To: missingmiddle <missingmiddle@ci.olympia.wa.us>; Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: Questions from last night's OPC meeting

Last night's presentation of the TRPC analysis of MM outcomes, the potential impact on elementary school populations in the district, and resulting discussion among the OPC members raised a few questions. Please share these questions and your reply with the OPC. Thank you.

1. If neighborhoods with CC&Rs would be exempted from the MM provisions, could you provide instructions (and access) to help folks determine if their property has CCRs (either actively enforced or a legacy of a once active program)? The question came up on NextDoor recently and someone mentioned that you'd have to look at your deed carefully. The county's parcel search doesn't reveal this information (at least not that I found).
2. What is likely to happen when land values exceed the value of the "improvement," incentivizing subdividing large lots and/or tear downs? Would it be better to uncomplicate the subdividing of lots than to introduce so many new options for redevelopment?
3. Impervious cover seems so much greater. How are the stormwater projections being modeled for MM? If ADUs don't count toward density, is their stormwater impact withheld from the modeling?

Regarding the density examples in R4-8 and R6-12:

1. Would triplexes and fourplexes be limited to a single story in 4-8, like the courtyard apartments and duplex?
2. Just a comment: The fourplex in 6-12 illustration doesn't appear to abide by lot width requirements. I do recall that efforts to keep the drawings at scale was difficult.
3. Triplexes and fourplex depicted in 6-12 regardless of transit proximity? (There may have been a footnote on the slide that I didn't notice).
4. In 4-8, how is an internal or attached ADU allowed and yet a duplex is not? Seems to me that if you remove the homeowner requirement for an internal or attached ADU, you also remove the applicability of 'accessory dwelling unit' and you've really just created a duplex (however asymmetrical the configuration).

TRPC analysis:

1. Does the county's definition of "buildable lands" include or take into consideration the city's requirements for storm water buffers, native vegetation protection areas, impervious cover limitations, etc? In other words, my understanding is that few if any parcels on a plat map are completely buildable.
2. The district's projections seem biased toward single family housing and presume that ADUs and other multi-family housing won't significantly impact school populations. However, If the housing trends change to more multifamily, elementary school populations will

come from more multifamily housing --especially when one considers the decreasing affordability of single family homes. What has been the school population trend over past 20 years, per school? In other words, over the past 20 years what percentage of students at each elementary have lived in multi-family vs single family housing? Does the historical trend support the future projection?

3. Only 34 parcels likely to redevelop over a 20-year period? It seems overkill to pursue all of the missing middle recommendations when only 1000 mm housing units the next 20 years are needed or projected?
4. The projected 20,000 population increase in 20 years yields need for 13000 units. This presumes the continued trend of 1.54 persons per household as per the 2010 census. I think these aggregate numbers belie certain realities at the neighborhood level. In other words, the range of household size seems an important consideration in a discussion of housing types (more bodies, more space; fewer bodies, less space -- at least theoretically). Coupled with that should be a discussion of housing costs relative to income projections.

Process Question:

1. Finally, the motion to schedule hearing for 3/19 and conduct an Olympia Planning Commission open house on the 26th of February (location tbd) raises the question of what restrictions might be placed on public comment at the February 26th open house in light of hearing scheduled for less than 45 days after that?

Thank you for all your efforts and patience with the process. It is an extraordinarily complex undertaking that the citizens of Olympia deserve to fully understand.

Best regards,

Denise Pantelis

1. If neighborhoods with CC&Rs would be exempted from the MM provisions, could you provide instructions (and access) to help folks determine if their property has CCRs (either actively enforced or a legacy of a once active program)? The question came up on NextDoor recently and someone mentioned that you'd have to look at your deed carefully. The county's parcel search doesn't reveal this information (at least not that I found).

Any CC&Rs should be noted on the Title Insurance Policy received when a house is purchased or refinanced. I received a copy of my Subdivision's CC&Rs when I bought my house.

CC&Rs are supposed to be recorded, so the Thurston County Auditor's Office should be able to help. For example, the County's online records webpage can be used to look up a subdivision plat. There is usually a note on the face of the plat map indicating any covenants and restrictions as recorded under an Auditor's File Number. Someone who is interested in the contents of those CC&Rs could obtain a copy of it from the County Auditor's Office by asking for that file number.

2. What is likely to happen when land values exceed the value of the "improvement, "incentivizing subdividing large lots and/or tear downs? Would it be better to uncomplicate the subdividing of lots than to introduce so many new options for redevelopment?

TRPC's study found that, based on the previous 16 years of data, the approximate value of a residential structure that is more likely to be demolished is less than \$70,000 in today's dollars. If a property has an exceptionally high land value (e.g., if it's waterfront property), a structure on that property valued at higher than \$70,000 may also be likely to be demolished. The process of subdividing land has not changed much for many decades, and hasn't come up as an issue throughout the Missing Middle process, other than the related costs to construct needed infrastructure and pay fees for infrastructure systems.

3. Impervious cover seems so much greater. How are the stormwater projections being modeled for MM? If ADUs don't count toward density, is their stormwater impact withheld from the modeling?

Stormwater is reviewed when property is divided, and also when a building permit is requested. Every zoning district in the city has a maximum amount of the lot that can be covered with buildings, hard surfaces, and impervious surfaces. The site plan is reviewed to make sure the standards can be met before the building permit is issued. New Low Impact Development standards were recently adopted, that went into effect in December of 2016. These standards updated the maximum amount of the lot that can be covered. They are not proposed for any changes by the Missing Middle recommendations.

Regarding the density examples in R4-8 and R6-12:

1. Would triplexes and fourplexes be limited to a single story in 4-8, like the courtyard apartments and duplex?

Limiting the height of triplexes and fourplexes to a single story in R 4-8 zoning district is not part of the current recommendations. These structures would be limited to 35 feet in height (the same as single family homes in the zoning district) and would be subject to the Infill and Other Residential Design Review standards (See OMC 18.175).

2. Just a comment: The fourplex in 6-12 illustration doesn't appear to abide by lot width requirements. I do recall that efforts to keep the drawings at scale was difficult.

The illustrations are intended to show the variety of housing types that would be allowed under the proposed recommendations. While we tried to make the area identified as the vacant lot approximately correct in the context of the lot size in the various scenarios, we did not try to create scaled drawings of specific houses or potential lots, etc. The intent was to highlight the differences between the types of housing options that would be allowed under the current and recommended provisions.

3. Triplexes and fourplex depicted in 6-12 regardless of transit proximity? (There may have been a footnote on the slide that I didn't notice).

The proposal is to allow triplexes and fourplexes in the R 6-12 zoning district, regardless of proximity to transit. However, the minimum lot size for a triplex would be 7,200 square feet, and a minimum of 9,600 square feet for a fourplex. Infill and Other Residential Design Guidelines would apply.

4. In 4-8, how is an internal or attached ADU allowed and yet a duplex is not? Seems to me that if you remove the homeowner requirement for an internal or attached ADU, you also remove the applicability of 'accessory dwelling unit' and you've really just created a duplex (however asymmetrical the configuration).

An internal or attached ADU can be very similar to a duplex. Under current city code, duplexes are not permitted in R4-8 zoning districts, but ADU's are – whether attached, internal, or detached. One difference is a duplex is not subject to the maximum size of 800 square feet for one of the units. Under the Missing Middle recommendations, both duplexes and ADU's would be permitted in R4-8, but the 800 sf size limit would still apply to ADU's.

TRPC analysis:

1. Does the county's definition of "buildable lands" include or take into consideration the city's requirements for storm water buffers, native vegetation protection areas, impervious cover limitations, etc? In other words, my understanding is that few if any parcels on a plat map are completely buildable.

There is consideration of other requirements, such as critical areas, in TRPC's land capacity analysis – to the extent that information is generally available. Detailed, site-specific analysis of these factors on a piece of property are usually conducted when a development application has been made.

2. The district's projections seem biased toward single family housing and presume that ADUs and other multi-family housing won't significantly impact school populations. However, If the housing trends change to more multifamily, elementary school populations will come from more multifamily housing --especially when one considers the decreasing affordability of single family homes. What has been the school population trend over past 20 years, per school? In other words, over the past 20 years what percentage of students at each elementary have lived in multi-family vs single family housing? Does the historical trend support the future projection?

The school district, as part of its Capital Facilities Planning, identifies how many students are expected as part of the anticipated growth. Ultimately, the district identifies the average numbers of students (primary, middle, and high school ages) that are likely to be generated by housing type, which is higher for single family homes than for multifamily units. This is also part of how the School District calculates the appropriate impact fees for new development. I believe these are based on past trends, but I'm not sure of that. You might want to check with the School District. The TRPC analysis used the numbers given to the City by the School District to calculate the changes likely to occur as a result of these recommendations, if implemented.

3. Only 34 parcels likely to redevelop over a 20-year period? It seems overkill to pursue all of the missing middle recommendations when only 1000 mm housing units the next 20 years are needed or projected?

The report indicates that with all of these recommendations enacted, approximately 34 parcels that already contain a home on it may redevelop to provide more housing. These are properties that are essentially identified as "underdeveloped".

The report also shows residential capacity increases for vacant properties. The report finds that infill on both the underdeveloped and undeveloped properties under these proposed standards would yield an increase in the number of anticipated units by between 474 – 946 units over 20 years. This does not include a potential increase in Accessory Dwelling Units or existing structures that may be remodeled, such as an existing single family home that may be converted to a duplex (the duplex would need to meet the other standards – such as minimum lot size, off-street parking, etc.).

Additionally, the Future Land Use Map identifies three areas for higher density residential development. These three areas (downtown, around Capital Mall, and Lilly Road/Martin Way) are where roughly 75% of the new growth is planned to be housed. The remaining growth is expected to be dispersed around the city through these Missing Middle-types of infill housing. That would leave the need for roughly 3,000 residential units in other areas of the city and urban growth area. These recommendations could result in more of that infill occurring.

Growth in other zoning districts that aren't impacted by these proposed recommendations but that are not located in the three high density residential areas would also occur, which would also help meet the demand for housing units outside of the high density residential areas.

4. The projected 20,000 population increase in 20 years yields need for 13000 units. This presumes the continued trend of 1.54 persons per household as per the 2010 census. I think these aggregate numbers belie certain realities at the neighborhood level. In other words, the range of household size seems an important consideration in a discussion of housing types (more bodies, more space; fewer bodies, less space -- at least theoretically). Coupled with that should be a discussion of housing costs relative to income projections.

The City updates its comprehensive plan every 8 years, using the most recent data and projections available. We do track available information regarding changes in household size and overall population projections, and use those in the comprehensive plan updates. As the household population numbers change over time (e.g., as average household sizes have decreased), so does the City's projection of the number of housing units needed to serve the population. These are long term changes that affect what the city plans for in terms of growth and where we believe that growth is likely to occur.

Ultimately, the goal is to provide more housing and more housing variety at for all economic segments of the community. The Comprehensive Plan recognizes the need for "more and varied housing" in part because of Olympia's growing population but also because of varying household incomes, household sizes getting smaller, and a larger percentage of our residents paying larger portions of their income to obtain housing.

Process Question:

1. Finally, the motion to schedule hearing for 3/19 and conduct an Olympia Planning Commission open house on the 26th of February (location tbd) raises the question of what restrictions might be placed on public comment at the February 26th open house in light of hearing scheduled for less than 45 days after that?

As you probably now know, the open house location has been set for City Hall Council Chambers, 5:30 – 7:00 p.m. Feb. 26.

This is not an official meeting of the Planning Commission, though we expect most planning commissioners will attend. They will be there to listen and try to answer factual questions about the proposal, but not to discuss or make any decisions on the proposal. The 45-day limit is City policy in order to ensure formal public comment is focused at a public hearing where everyone has equal opportunity to make verbal comments. This policy does not limit all conversation with Planning Commissioners outside of regular public meetings, if the matter is legislative (i.e. city-wide or area-wide), rather than quasi-judicial (site-specific).

Joyce Phillips

From: Joyce Phillips
Sent: Thursday, February 15, 2018 3:18 PM
To: 'jacobsoly@aol.com'; Leonard Bauer
Cc: dpantelis27@gmail.com; jayelder@comcast.net
Subject: RE: 12 = 16

Hi, Bob.

Thank you for your questions. I appreciate you taking the time to think all of these issues through. I'm sorry this is a rather lengthy reply – please bear with me.

There are two opportunities for the City to review an application for whether it meets density requirements and/or minimum lot sizes: application for a division of land, and application for constructing one or more structures on an existing lot. The Missing Middle recommendations would not change the density calculation process at the time of land division. It does propose amendments to minimum lot sizes that are applied at the time of a construction permit.

Density at Time of Land Division

When property is proposed for development – such as for a subdivision to build on individual lots or a land use review to build an apartment complex – one of the items reviewed is density. So for example, in the R 6-12 zone, if one acre was being divided into 12 lots that would be acceptable for that portion of the review. In single family residential zones this is pretty easy because each lot could have one house. Or if it is a zone that allows apartments at 20 units per acre and they are proposing 40 units on a two acre parcel of land, that all works for density.

But the local government also sets other standards, such as minimum lot size, maximum lot coverage, minimum setbacks, and things like that. This is because it can be years before every parcel of land is developed and not every lot will be the same size and shape. And people move property lines from time to time, too.

A common single family lot size in the City is between 6,000 and 7,500 square feet. At the small side of that, the density would be about 7.2 units per acre. In the R 6-12 zoning district, the minimum lot size is 3,500 for a single family home. This would allow for slightly more than twelve units per acre on a strict mathematical basis, but it is very uncommon. As a result, the maximum zoning density in lower density zones is rarely met by single family detached housing alone, which in practice is usually built below 7 units per acre. By allowing opportunities for other housing types, such as a fourplex on a 9,600 square foot lot, that may on its own would exceed the underlying density, a mix of housing types can be accommodated within the density of the zoning district on an area-wide basis.

There are many other factors in the development process that frequently reduce the achievable density on a particular property, such as the presence of critical areas, providing for needed infrastructure such as streets and stormwater facilities, and individual decisions by property owners to meet personal preferences or current market possibilities. The City's existing zoning code has for many years permitted minimum lot sizes that help account for these factors by allowing lots that are smaller than would result from a strict reading of density. For example, current minimum lot sizes in R6-12 zone are 9,600 square feet for triplexes, 7,200 square feet for duplexes, and 2,400 square feet for townhouses; in the R4-8 zone, it is 3,000 square feet for townhouses and 4,000 square feet for single-family houses. The Missing Middle draft recommendations have carried forward the same approximate increments of minimum lot sizes between housing types.

If someone had a one-acre parcel in the R 6-12 zoning district and wanted to subdivide it into four lots the city would require them to show how the property would be developed within the 6-12 units per acre density range (e.g., 4 isn't enough to get to 6 units per acre if only 4 single family homes were going to be constructed, which is also a concern). If a four lot short plat moves forward, notes are added to the plat to address density or certain lots are noted for a certain type of development ("duplex lots").

Density at Time of Construction Permit

In the past, the City has applied both density and minimum lot sizes to new construction permits. However, as mentioned above, these don't exactly match due to many other factors. As additional development regulations have been adopted to implement low-impact development goals, it has become increasingly difficult to reconcile all regulations on a small-sized lot. The Missing Middle recommendations therefore propose that construction on existing lots under a certain size not be reviewed for meeting the mathematical portion of the required maximum density, but instead be reviewed specifically for meeting the minimum lot size and other development regulations.

For example, on an existing 10,000 square foot vacant lot, if a building permit were proposed for a fourplex, certain things would be reviewed, including: minimum lot size; maximum building, impervious, and hard surface coverage; setbacks; building height; design review; etc. Density would not be calculated or reviewed at the time of building permit review.

The draft Missing Middle recommendations propose a larger lot size than would be practically needed to construct a single family home, or a duplex or triplex. But it isn't the full ¼ acre (10,890 square feet). Importantly, the smaller lot requirement at 9,600 square feet also acknowledges that roughly 30% of land area is dedicated to things like streets and other areas when the property is divided, which would have already occurred for an infill, vacant lot.

The example of allowing a fourplex on a 9,600 square foot lot is primarily intended to allow for three things:

- 1) A variety of lot sizes in newly platted areas, to encourage a mix of housing types within the density range of 6-12 units per acre. This could blend single family detached homes, duplexes, triplexes and fourplexes in the subdivision. The larger lot sizes for triplexes and fourplexes helps keep the scale of the buildings and lots compatible, and is consistent with the approach to minimum lot sizes in the current zoning code.
- 2) Some vacant parcels could be built at a slightly higher density than would otherwise be allowed, assuming other development factors do not otherwise restrict the capacity of that lot. However, given the lower density of the surrounding areas, the overall density would be within the allowed range.
- 3) Existing homes on large lots could potentially be converted if all other standards could be met, such as off-street parking.

I hope that is helpful. Please don't hesitate to call or reply with additional questions.

Joyce

Joyce Phillips, AICP, Senior Planner
 City of Olympia | Community Planning and Development
 601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
 360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.

From: jacobsoly@aol.com [mailto:jacobsoly@aol.com]

ATTACHMENT 3

Sent: Tuesday, February 13, 2018 5:47 PM

To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>

Cc: dpantelis27@gmail.com; jayelder@comcast.net

Subject: 12 = 16

Hi Joyce -- I so appreciate all the work that you and other staff are doing on your "Missing Middle" assignment that I feel bad about expressing my misgivings. But that's my job as a citizen.

For a year now, we have been told that R 6-12 means no fewer than six and no more than twelve units per acre. Makes sense. So you can imagine my frustration when we learned last nite (when the sample charts were being discussed) that an acre with 12 units on it already would be allowed to have a fourplex in addition because there was a 10,000 square foot lot available. Total 16 units per acre.

I don't know what to believe.

Could the owner of an acre divide it into four quarter-acre lots and build fourplexes on each of them? Total 16 units.

Of course I may not be understanding this completely, but the question and answer about this seemed very clear.

This also raises an additional question -- how does one define an acre vis-a-vis a specific property? It would seem to depend on which direction one went from that property.

These basic underlying factors are critical to understanding this issue. The Work Group could not have gotten into all of the detail underlying property development, but this issue seems so central to understanding the MM proposal that it seems we all need to understand it.

Help!

BobJ

Joyce Phillips

From: Leonard Bauer
Sent: Wednesday, February 14, 2018 4:11 PM
To: 'Michelle Burke'
Cc: Joyce Phillips
Subject: RE: Missing Middle

Thank you for your comments. We will share them with the Planning Commission as it considers the 'Missing Middle' recommendations, which include provisions addressing tiny houses.

From: Michelle Burke [mailto:realtor.mburke@gmail.com]
Sent: Wednesday, February 14, 2018 3:41 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Missing Middle

Leonard,

We are very interested in building a tiny house in the NE side of town. My husband and I are home owners and we support the staff proposal that includes tiny houses.

With housing prices going up and us having 6 children between our blended families, we have a huge need for a tiny house to help them to move on with college but also have a place to call home.

We are very interested and want to see more of this forward thinking happening in the City of Olympia.

Sincerely,

--

Michelle Burke
Realtor/Broker since 2005
360-485-7586

Joyce Phillips

From: jacobsoy@aol.com
Sent: Tuesday, February 20, 2018 6:09 PM
To: Joyce Phillips
Cc: Leonard Bauer; dpantelis27@gmail.com; jayelder@comcast.net; philschulte@comcast.net
Subject: Missing Middle Parking Provisions

Joyce -- Please provide this to the Planning Commission and make it available to the public.

**Missing Middle Parking Provisions -- An Analysis and Recommendation
 by Bob Jacobs, 352-1346**

Current city of Olympia requirements for the provision of off-street parking for new housing units are reasonable and consistent, in compliance with the Municipal Code Parking Chapter, OMC18.38.020E, "to provide aesthetically pleasing parking facilities in proportion to individual land use needs".

For instance:

- House -- 2 off-street parking spaces.
- Duplex -- 1.5 off-street parking spaces per living unit.
- Accessory Dwelling Unit -- 1 off-street parking space.

Whether these requirements are backed by data or just by intuition, they appear to require off-street parking in proportion to the impact created by the new housing.

Some of the staff-recommended Missing Middle suggestions would violate this sensible, fair system of regulations by reducing the requirements for off-street parking. This occurs under ADUs and Tiny Houses. The most egregious recommendation deals with garages converted to Accessory Dwelling Units, where increased need is paired with decreased off-street parking requirements.

When inadequate off-street parking is provided, cars must be parked on the street. This is a burden on other property owners in the neighborhood.

In those neighborhoods with very limited street parking, this burden can become extreme. I refer to neighborhoods like South Capitol and newer subdivisions where parking is provided on only one side of the street.

Staff has suggested that perhaps these reductions in the provision of off-street parking could be based on case-by-case studies of actual parking in the affected areas. The problem with this approach is that such studies can measure only a short time period, and this time period can be non-representative. Factors that can affect such studies include people on vacation, people moving in with multiple cars, etc.

The recommendations to reduce off-street parking requirements to below the standards applicable elsewhere should be rejected.

2/20/18

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Wednesday, February 21, 2018 8:19 AM
To: Joyce Phillips; Leonard Bauer; missingmiddle
Subject: MMH Open house and development standard questions

Joyce & Leonard & Planning Commission,

I am still struggling with the proposed permitted densities for cottages and the reduction of a minimum lot width for multifamily in the Missing Middle Housing proposal. I would like to formally make the following request and ask that these items to be included in the open house scheduled for February 26th:

City planning department to provide accurate and to scale renderings and or photos of cottage homes to the density of 12.5 units per acre for any parcel in Olympia or any other municipality that can accurately demonstrate a 12.5 units per acre density as proposed in the MMH.

City proposal to reduce minimum lot width for duplex, triplex & fourplex from 80' to 40' within 600 feet of a bus line and 45' in other duplex zoning, city planning to provide accurate and to scale renderings and or photos of duplexes, triplexes and fourplexes for both 40' & 45' lots.

At this point the city has not provided accurate information on these proposed changes. Property owners in the city might choose different standards in the Missing Middle Housing proposal if they were provided accurate information. At this point these two items and others are in question as to how they might look in our neighborhoods.

The up zoning of properties to a duplex zoning in a R 4-8 and up zoning of R 4-8 to permit Tri & Fourplexes if within 600' of a bus line will negatively affect values to adjoin property owners. I believe many of those who are going to be affected by these dramatic zoning changes have not been informed of the proposed changes. Property owners in Olympia need accurate information as these changes will likely drive down real estate prices in many instances.

Thanks,

Bob Jorgenson
3333 Capital Blvd
Olympia, WA 98501
Cell 360.888.2765
www.bobjorgenson.com

From: Joyce Phillips [mailto:jphillip@ci.olympia.wa.us]
Sent: Friday, February 16, 2018 2:25 PM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Hi, Bob.

The recommendation to increase the density bonus from 20% to 50% came from input from the Missing Middle Work Group, after looking at the requirements for cottage housing (open space, small house sizes, etc.) and what other communities are doing to incentivize cottage housing. For example, both Lacey and Tumwater allow for a density bonus of 100% and the City of Tumwater also allows an Accessory Dwelling Unit for every five cottages. Feedback from the work group was considered and the recommendation staff proposed to the work group at its meeting in October is to increase the density bonus to 50%.

For the property you are referencing, the zoning would allow 19 units (2.32 acres x 8 = 18.56, which gets rounded up to 19). If a cottage development is proposed, a 50% density bonus could be granted, for up to 29 units.

The proposal to reduce the minimum lot width was also discussed with the Work Group. This issue was brought up because many housing types are getting smaller as the household size continues to get smaller. And there have been inquiries over the years where someone has had a lot that was of adequate size to build a duplex but the lot width wasn't wide enough. There are plenty of examples of stacked duplexes, which may have the same building footprint of an average single family detached home, so would therefore fit on an average sized lot. Obviously the requirements of lot coverage, off-street parking, and design review (and others) would still apply.

All of these recommendations come from the work group and city planning staff.
 Joyce

From: Bob Jorgenson [mailto:Bob.Jorgenson@cbolympia.com]
Sent: Friday, February 16, 2018 1:24 PM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Joyce,

Helps some. So the increase in density bonus from 20% to 50% to obtain a 12.5 unit per acre was at the guidance of planning or city council or outside entity? Also the question about the lot size for multifamily going to 40' & 45' was that at the advice of planning, city council or was there an outside source that made that recommendation?

Thanks,

Bob Jorgenson
3333 Capital Blvd
Olympia, WA 98501
Cell 360.888.2765
www.bobjorgenson.com

From: Joyce Phillips [<mailto:jphillip@ci.olympia.wa.us>]
Sent: Friday, February 16, 2018 11:25 AM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Hi, Bob.

I do not have a specific example of cottage housing at 12.5 units per acre to share. Please note that while these efforts, if approved, will allow for a broader variety of housing types in more areas across the city, they are not required to be "affordable" to a certain segment of the population specifically. These will likely include a variety of housing units at a variety of price points. As with any housing, good design makes a big difference. Cottage housing has design review and development standards that are required – primarily included in Chapter 18.175 of the OMC.

Hope that helps.

Joyce

From: Bob Jorgenson [<mailto:Bob.Jorgenson@cbolympia.com>]
Sent: Friday, February 16, 2018 10:59 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Joyce,

Thanks for the information and of course more answers raise more questions.

On the question of cottages does the city have information that would demonstrate what a 12.5 units per acre for cottages(2.32 acres) and what would look like? With an increase of a density bonus it would be helpful to know why the city chose to go from a 20% to 50% density bonus. I have reviewed the Cottage Company information and they are very attractive. Not necessarily affordable. The units per acre is substantially below a proposed 12.5 Dwelling units per acre or as they reference DU/Acre:. The cottages at Third Street and Ericksen are very nice and have the highest densities. However when the cities state goal is to *“Require effective, but not unreasonably expensive, building designs and landscaping to blend multifamily housing into neighborhoods.”* it does not instill a lot of faith that quality homes will be placed in neighborhoods.

Chico Beach Cottages – Silverdale, WA DU/Acre: 7

Conover Commons Homes – Redmond, WA DU/Acre: 8

Danielson Grove – Kirkland, WA DU/Acre: 7

Conover Commons Cottages – Redmond, WA DU/Acre: 8

Erickson Cottages – Bainbridge Island, WA DU/Acre: 12

Greenwood Ave Cottages – Shoreline, WA DU/Acre: 10

Backyard Neighborhood – Whidbey Island, WA DU/Acre: 6

Third Street Cottages – Whidbey Island, WA DU/Acre: 11

So bottom line what will cottage homes look like from a density standpoint? Will the city provide information/renderings to which we can form an opinion if the proposed new densities and if they will be appropriate in Olympia?

Also on the revision from 80' to 40' & 45' lot minimum for du/tri & four plexes. Will the city provide examples of multifamily built on a 40'-45' lots? How did the city arrive at a decision that changing a minimum lot wide from 80' to 40' & 45'? How did they determine it would be appropriate for Olympia? With a side yard setback of 5' I would be very interested in what a 30' wide fourplex or even a duplex looks like.

Just so you know what my motivation on these issues. I have sold real estate for 30 years and thru the years have seen things done properly to the benefit of our community and instances of things being done to the bare minimum of required standards to the detriment of our community. Speaking with someone at the planning commission meeting they mentioned many of these won't be implemented however I told them if one multifamily unit is built or home

converted and home values go down dramatically and that person affected is your mother, brother or sister we have failed our community. Unfortunately there are many unintended consequences of these proposals.

Thanks for your time,

Bob Jorgenson
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Cell 360.888.2765
www.bobjorgenson.com

From: Joyce Phillips [<mailto:jphillip@ci.olympia.wa.us>]
Sent: Thursday, February 15, 2018 1:59 PM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Hi, Bob.

Thank you for your patience. I had another deadline this week and was not able to get to your questions until today. Please see the attached. I will also provide a copy of the questions and responses to Planning Commission in the next packet.

Joyce

From: Bob Jorgenson [<mailto:Bob.Jorgenson@cbolympia.com>]
Sent: Tuesday, February 13, 2018 7:25 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>; rcunningham@ci.olympia.wa.us; Mike Auderer <mauderer@ci.olympia.wa.us>; Brian Mark <bmark@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Travis Burns <tburns@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Missy Watts <mwatts@ci.olympia.wa.us>; crichmond@ci.olympia.wa.us
Subject: MMH Open house and development standard questions

Dear Joyce, Leonard & Planning Commission,

I would like to make a request for the open house proposed for February 26th - specifically that the examples of how the proposed MMH changes might look on City lots be accurate IN SCALE as well as description. I would also be interested in answers to items #1, #2 current examples of construction to this standard #4 cottages built to a 12.5 unit per acre, # 6, 7 & 8 prior to the public meeting.

I asked a local attorney to review the renderings currently provided on the City website to illustrate what the MMH changes "might look like" (which are *not* to scale) and in his opinion, there is fraudulent representation with the information the city is providing to the public.

Additionally, I would like clarification/examples of work to be provided to answer the questions below in red:

- 1) **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods. *What are the current design standards and how will those change? (Page #2 of attachment)*
- 2) Triplex and Fourplexes currently require 80' lot widths. *Proposed change to minimum lot width from 80' to 45' in R 4-8 and 40' in R 6-12. What is percentage of lot coverage and landscape/tree requirements in these new requirements? (Questions raised after viewing 1938 & 1940 Olympia Ave NE (See attached site plan page #6)*
- 3) Townhome examples provided by the city do not accurately reflect lot coverage. *City to provide more accurate information. (See attached example page #3.)*
- 4) The city referenced a 2.32 acre parcel with the potential of 29 cottages. *What would the building/impervious service minimums be for this proposed change? (See attached page #9)*
- 5) City to respond to items raised in Work In Progress article. Specifically:
- 6) *"The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods." (See attached page #11)*
- 7) *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." (See attached page #9)*
- 8) *"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre." (See attached page #9)*

Especially troubling are comments I received from someone who was a "Missing Middle Work Group Member." When asked about the MMH justification for the proposed changes and question was asked specifically about the WIP comments "Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." With a heavy sigh their response was "the city council is going to pass this and will not be around when these changes come about."

The attachment highlights some of my findings from my review of city materials and discussions with the planning staff and accurate to the best of my abilities. If there are any items that are not accurate, by all means, please help me clarify so that I have accurate information in the future.

I am hoping with we can get some clarity on how these changes will affect the quality and values in our neighborhoods.

Thanks for your time,

Bob Jorgenson

Joyce Phillips

From: Terry Simmonds <tsimmonds@q.com>
Sent: Wednesday, February 21, 2018 8:42 AM
To: Joyce Phillips
Subject: FW: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson
Attachments: CONSOLIDATED NOTES 2 11 18.pdf

Joyce, I received a notice from various people about the City wanting to sell the lower 10 acres of the Dolly Estate now known as Bentridge, just North of Newcastle. I even talked to a couple of the City surveyors who told me that City plans to sell the property for a strip mall and multi-family residents. Newcastle was approached by several groups to work with the City in the purchase of this property for a City Park. When we met with the City to discuss the possibility of the purchase, we specifically asked the question would the City buy the property then turn around and sell it for residential or commercial use and was told NO. Now we find that is not true. We are opposed to the resale of any property from the City Park for any purpose of residential or commercial use. In addition to our primary complaint about the resale of the property and the potential development, if you recall I sent you a letter that I had submitted to the City previously regarding storm water runoff that fills a natural swale and then backs up into property within Newcastle. If the City proceeds with sale and then the property is developed and this issues is not resolved and water enters property within Newcastle, we will take legal action against the City as the City has been put on notice now three times.

Terry Simmonds
 President
 Newcastle Homeowners Association

From: Bob Jorgenson

Subject: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson

Dear Neighbor,

Trying to keep everyone updated on the MMH proposal and trying to keep it short. Attached is information on proposed changes and what they might look like if this were to pass. Someone noted that information provided by the city of Olympia might be fraudulent representation as to how these revisions will look in our neighborhoods so I am trying to get a better idea myself on how they might translate to my neighborhood. I have included previous materials in the event you might want to pass it along so have included everything. Noteworthy new items not previously addressed and in the attachment:

Page 7 reflects city renderings as it relates to 9 cottages and open space. Comments were made at the public hearing that things were not to scale. As you can see 3 times as much open space as homes.

Page 8 city notes mentioned a 2.32 acre parcel. It was proposed that 6 triplexes could be located on this property and this is as close to scale as I could get it to



reflect 6 triplexes not including roads, storm water retention, parking and other requirements.

Page 9 references the same 2.32 acre parcel and with a 50% density bonus and 29 cottages was proposed. The property at 1717 Cooper Point Road is 8.2 acres with 13, 5 unit buildings and is 7.9 acres per unit. The parcel on the lower left is indeed a planned cottage neighborhood in Kirkland. It totals 2.25 acres and has a total of 16 units with a 6.8 units per acre. **THE CITY PROPOSES 29 UNITS ON THIS PARCEL WHICH WOULD BE 12.5 UNITS PER ACRE.**

Lastly Work In Progress or WIP article(pages 10 & 11) February 2018 stated specifically:

“The MMH plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods.”

”Planning staff admit that Olympia has more than enough unused buildable land for its future population needs.”

“Additionally, the city’s Comprehensive Plan designates three high density neighborhoods (“nodes”) for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre.”

Especially troubling are comments I received from someone who was on the panel for the “Missing Middle Work Group Member.” When I asked them about the MMH justification for the proposed changes and the question was asked about comments in the article specifically *”Planning staff admit that Olympia has more than enough unused buildable land for its future population needs.”* With a heavy sigh their response was “the city council is going to pass this and will not be around when these changes come about.”

Troubling comments if true. So much for due process?

Thanks for your time,

Bob

Dear Planning Commission,

I am writing in regard to the proposed Missing Middle Housing or MMH zoning changes. I will share a little about myself to provide a reference for my perspective and opinions. I moved to Olympia in 1988, single at the time, family coming from a small town in Minnesota and looking for a community to put down roots and raise a family. I am a Realtor and have sold real estate in Olympia for the last 30 years, rented an apartment on the westside, owned in a condo in Tumwater, owned and lived in a home on the eastside, owned a home in the mixed Tumwater/Olympia neighborhood off of Carylon with a nice duplex on one side of our home and a run down duplex down the street. Currently I live in an established neighborhood by Olympia High School and have raised two kids along the way.

With thirty years of experience in the local real estate industry, I get a front row seat when it comes to availability and affordability of housing. My biggest concern regarding the MMH zoning change is how the proposed changes could dramatically alter the character and values in established neighborhoods. As I'm sure we can agree, the housing needs and interests are different for different parts of town. The social, socioeconomic & value demographics are going to be different for homes on 5th and Decatur vs. 5th and Central NE vs. Carylon and Central SE. Ultimately, property owners affected by these proposed revisions have a vested social and economic interest in what happens in their neighborhood and should be provided full disclosure of proposed plans and allowed to have a voice in the process.

My intent of this letter is for you to take these comments and those of others, and ask 'what can the City of Olympia do better in communicating our proposed zoning changes to the citizens who might be affected by these changes?' To that end, here are my thoughts and concerns:

First - The city has outlined a new ordinance in the body of the MMH:

-PL16.5 Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types. And

PL16.10 Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.

You are effectively saying that you're going to be putting homes in my single-family neighborhood whether they fit with the plat and design of the existing homes or not, thereby possibly drive housing values down without my input. I live in a neighborhood with three undeveloped lots that are currently zoned R 4-8 and when I bought the home I had an expectation of single-family homes eventually being built. Now with your proposed changes I could have tri or four-plexes in

my neighborhood. There are many factors in determining home values but one of the biggest factors is surrounding housing values and the likelihood of change to those houses.

Currently, one of the biggest barriers to affordable housing is City-imposed impact fees and building codes, which can easily result in additional costs exceeding \$60k per lot. The cost of land plus these fees make new building projects cost-prohibitive.' For instance here is a real world example:

City-imposed costs to construct a 2,400 sq ft home in the city of Olympia are approximated below: (This is in addition to the cost of the lot.)

\$40,000 permit fees/impact fees

\$1,200 Civil Engineering fee, now required every project with over 2,000sf impervious (pretty much every project), this will most likely result in:

\$1,500 for a water retention area and

a permeable concrete driveway which is \$3,000 more than standard concrete (costs almost twice as much as standard concrete and doesn't hold up as well)

or permeable pavers which is \$9,000 more than standard concrete (runs 4 times the cost of standard concrete.)

\$? Arborist study, new requirement, required regardless if you have 1 tree or 20 on the property.

\$4,000 Sidewalks are required in front of all new homes including infill lots in existing neighborhoods

\$1,500 Amending all soils around the home to a depth of 6"

\$10,000 Fire Suppression, a mandatory requirement (8k for sprinkler system 2,400 sf home, \$450 city permit, larger water line required to house) two inspections by fire dept., cannot put light fixtures or shelves in the way of sprinkler head water disbursement, and if you do not have adequate water pressure you are required to install a water cistern system with pump.

Most of these require inspections which are disruptive to a building schedule and most of these have no value to most consumers yet contribute greatly to making home unaffordable.

With the MMH zoning changes I have compiled notes on different components and will provide those below. I have met with planners and reviewed information so to the best of my knowledge the information should be correct but always open to clarification.

Accessory Dwelling issues noted in Draft notes

- Currently "property owner must live onsite as his/her primary residence." Revised to "remove requirement."
- "Primary single-family residence must provide two off-street parking spaces." One additional space is required for an ADU. New proposal would "remove requirement of additional parking space for ADU" and "allow requirement for a 2nd parking space to be waived with consideration of on street parking availability"

My issues with this component is without an owner occupant with a vested interest in livability of the neighborhood and accountability to their neighbors what is to stop someone from creating a 800 sq. ft. cottage and have an interest in assisting those in need who might be an aspiring heavy metal band member, heroin addict, registered sex offender or an individual who might be a threat to the integrity of the neighborhood? Put a 55 and older restriction on ADU

residents? No neighbor wants to wake up every morning and look out their window and see that and be happy with that situation. Also the changes to the off street parking component is being adequate is an invitation to a disaster.

Duplex Zoning:

Highlighted problems include:

- Zoning in a R 4-8 will change so you can build or convert a single family home into a duplex and if you are within 600' of a bus route you are permitted to build/remodel to a tri or four plex's.
- Changing the zoning of R 4-8 to a multifamily zoning and changing the current density bonus from 20% to a *50% density bonus*. Also proposed to remove side yard setbacks on Townhomes so ROW HOUSING would be a permitted use in the R 4-8 zoning. Two story duplexes in your neighborhood?
- Most disturbing potential of a homes in your neighborhood being converted it to a duplex or if they are close to the bus line they can convert to a tri or 4 plex. What is this going to do to housing values? The first home gets converted and then the neighborhood starts to go downhill and everyone in the neighborhood does the same thing. It is a slippery slope and the next thing you know that neighborhood declines and it spreads to other neighborhoods. Newer developments state specifically what can and can not be done to homes in a neighborhood but older neighborhoods might not be afforded those protections. Those who live next to a vacant lot or property near them really need to get involved and find out how this will affect their neighborhood. On a personal note here is a real world example of Duplex Zoning and what can and does happen in a neighborhood. This is what I experienced having lived in the heart of the south capitol neighborhood on Moore St. Years ago we owned a beautiful brick home with hardwood floors and original wool carpets. We were the second owner of the home and had two children in this home and were living the American dream. We ended up moving out of the neighborhood due to a duplex down the street and unsafe/unruly tenants and saw a decline coming to the neighborhood. The neighborhood went down further after we moved out.

Our experience on Moore St highlights what is right and what is wrong with duplexes. We lived right next to a duplex that was built with the same care and quality of the home we lived in. Beautiful brick home with hardwood floors, unfinished basement, covered patio and you could drive by it and never realize it was a duplex. Now down the street was a small poorly built and poorly maintained duplex. The tenants would have big parties and lots of activity, drove their motorcycle on the sidewalk and little the police could do to address the problem. With two small children it was time to move. Sadly that street had been the pride of the neighborhood with many who had lived there since the homes were new. All that changed because of one small change to the neighborhood makeup. And now with the city of Olympia proposing a broad change with everything being zoned duplex and their stated goal is "Require effective, but not unreasonably expensive, building designs and landscaping to blend multifamily housing into neighborhoods" and "minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing." Does not instill a lot of confidence we will be seeing quality brought to our neighborhoods.

Tri/Fourplex Recommendations:

This information is as a result of conversations of several individuals. Maps being referenced are the MMH Duplex and Tri/Fourplex recommendations maps:

Several of the rezones highlighted in yellow (4-8) within established neighborhoods and/or parks could actually be spot zoned to address certain non-conforming uses (someone might have already converted a home to a fourplex.) for example. Also Whitmore Glen (between Cain Road and Boulevard and south of Log Cabin) includes a park dedicated to the City of Olympia. Under the MMH recommendations this area is proposed to be up zoned to R 6-12 which would allow fourplexes at the higher densities. Now if the city deemed this park surplus property it could be sold for development. This suggests ANY park property is at potential risk because they all are currently attributed with 4-8 zoning and not zoned as "park". Neighborhoods without covenants and restrictions will have be at the greatest risk of converting single family housing into multifamily.

It is illegal to spot zone, but if a large area was up-zoned simultaneously, it doesn't give the appearance of spot zoning. For instance, why is Whitmore Glenn re-zoned when it is currently built out and has CC&R's which should give them protection against turning a home into a tri or four duplex? Is it because there is an area of vacant land within that plat that has been deeded to the City as a park and the City wants to up-zone that one spot or the adjoining church?

I was also told confidentially that the City of Olympia is trying to purchase the Spooner Berry Farm (who recently lost their land lease) as a park. Why are we buying more parks when we can't improve the ones the city already owns? Is the city planning to sell off smaller parks for development to fund the future parks? Why are we buying parks we can't afford? And where are we going to put those who would have rented/bought the homes or apartments that would have been built in that location? The purchase of the Spooner Farm has effectively eliminated 560-1040 residential units as it was an 80 acres and zoned MR 7-13. The property next to LBA could have/would have been turned into 800 new residences.

Changes are needed but to say that every area and every neighborhood should have low income housing, duplexes and multifamily housing is a slippery slope. To build something that blends into the neighborhood is one thing, but to change the character of a neighborhood by downgrading the housing and expecting the neighborhood to adjust is not fair to those that have made a substantial investment in their home.

In conclusion, I agree we need more affordable housing in Olympia. However the City appears to be trying to do a work around/up zone to solve the current housing issue without being transparent. Most Olympia resident bought their homes with an expectation of what their neighborhood was going to look like over time. Multifamily and higher density housing was not within those expectations. The main concern of the City should be maintaining the character and values of existing neighborhoods. In my opinion, jamming higher density housing into pockets within established neighborhoods will create more problems than it will solve.

Thanks for your time,

Bob Jorgenson

7

The “MISSING MIDDLE HOUSING”

And what you might not know.

- ZONING CURRENTLY R 4-8 UNITS WILL ALLOW FOR DUPLEXES
 - ADDITIONALLY SOME R 4-8 AREAS WILL BE UPZONED TO R 6-12
 - CURRENTLY 2 UNIT TOWNHOMES ARE PERMITTED BUT A REVISION TO SIDE YARD SETBACKS WILL PERMIT ROW HOUSES WITH THIS CHANGE
 - CURRENTLY THERE IS A 20% DENSITY BONUS FOR CLUSTERING HOMES IN R 4-8 THAT WILL BE REVISED UP TO A 50% BONUS. (SEE EXAMPLE PAGES 8 & 9)
 - ALL OF OLYMPIA'S R 4-8 WILL BE ZONED FOR DUPLEXES AND TRIPLEXs & FOURPLEXES WILL BE PERMITTED WITHIN 600' OF A BUS LINE
 - CONVERSION OF SINGLE FAMILY HOMES TO DUPLEXES WOULD BE PERMITTED
 - DUPLEX AND FOUR PLEX LOT SIZE IS CURRENTLY 80' THAT WILL BE REVISED TO 40' IN THE R 6-12 ZONE AND IN R 4-8 A 40' LOT WOULD BE PERMITTED
- HOMES IN NEIGHBORHOODS WITHOUT CC&R'S PROTECTIONS COULD BE COULD BE CONVERTED TO DUPLEX, TRIPLEX OR FOURPLEX
- ACCESSORY DWELLING UNITS– REMOVE OWNER OCCUPIED REQUIREMENT AND WAIVING 2ND CAR REQUIREMENT TO ON STREET PARKING.
- TINY HOUSES-CURRENTLY PERMITTED IN LIGHT INDUSTRIAL. PROPOSED TO BE PERMITTED IN MOST RESIDENTIAL ZONING.

WORK IN PROGRESS OR WIP ARTICLE FEBRUARY 2018 STATED THE FOLLOWING:

“The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. “

And

“Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. “

2

Missing Middle Housing Public Meetings Scheduled

Changes are being considered to the zoning code to allow for more housing options in residential neighborhoods. The Olympia Planning Commission will receive staff briefings on the proposed recommendations on Jan 22, and Feb 5, 2018. The Commission is tentatively scheduled to hold a public hearing to take public comment on Feb 26, 2018.



What is Missing Middle Housing?

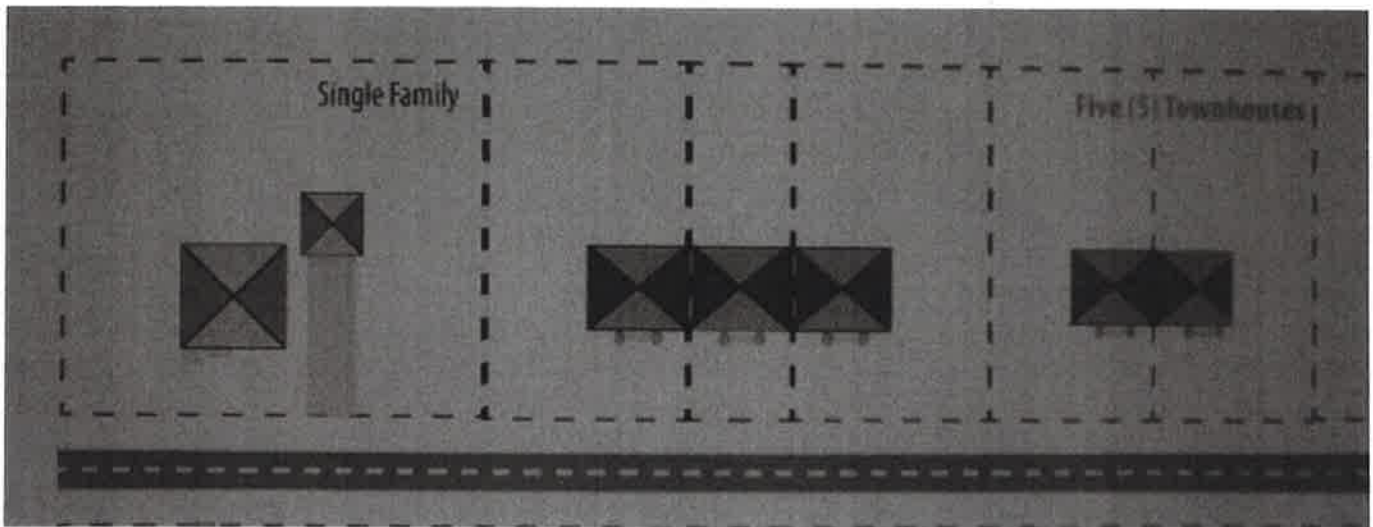
Missing Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan.

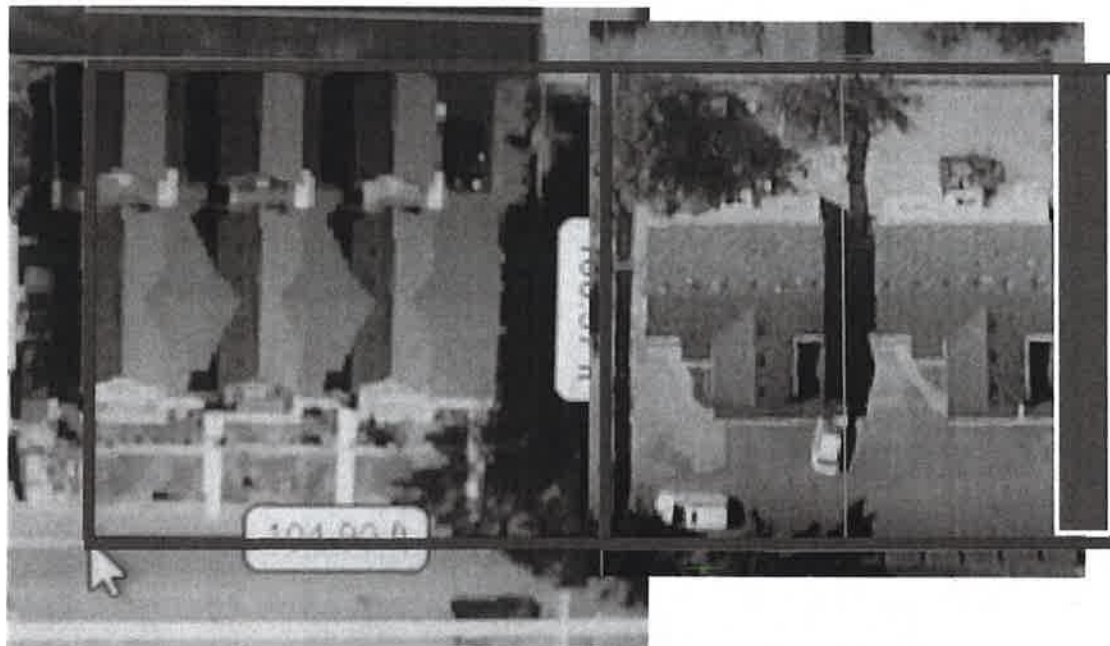
Comprehensive Plan policies related to Missing Middle housing

- **PL16.2** Adopt zoning that allows a wide variety of compatible housing types and densities.
- **PL16.5** Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.
- **PL16.9** In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home -- all subject to siting, design and parking requirements that ensure neighborhood character is maintained.
- **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.
- **PS3.1** Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.

CITY OF OLYMPIA ZONING EXAMPLE OF 5 UNITS OF TOWNHOMES ON 1/2 ACRES



**OLYMPIA'S REPRESENTATION OF WHAT A 3 & 2 UNIT
TOWNHOME LOOK LIKE ON 2 QUARTER ACRE LOTS**



THESE ARE TOWNHOMES

ON THE SAME 2 QUARTER ACRE LOTS

THE 3 TOWNHOMES ON THE LEFT ARE 1390 SQUARE FEET PER UNIT,
THE UNITS ON THE RIGHT ARE 2 STORY 3 BEDROOM UNITS 1523 SQ FT
* 14 FEET WAS ADDED TO REPRESENT A FULL 1/2 ACRE LOT

1938 & 1940 Olympia Ave NE



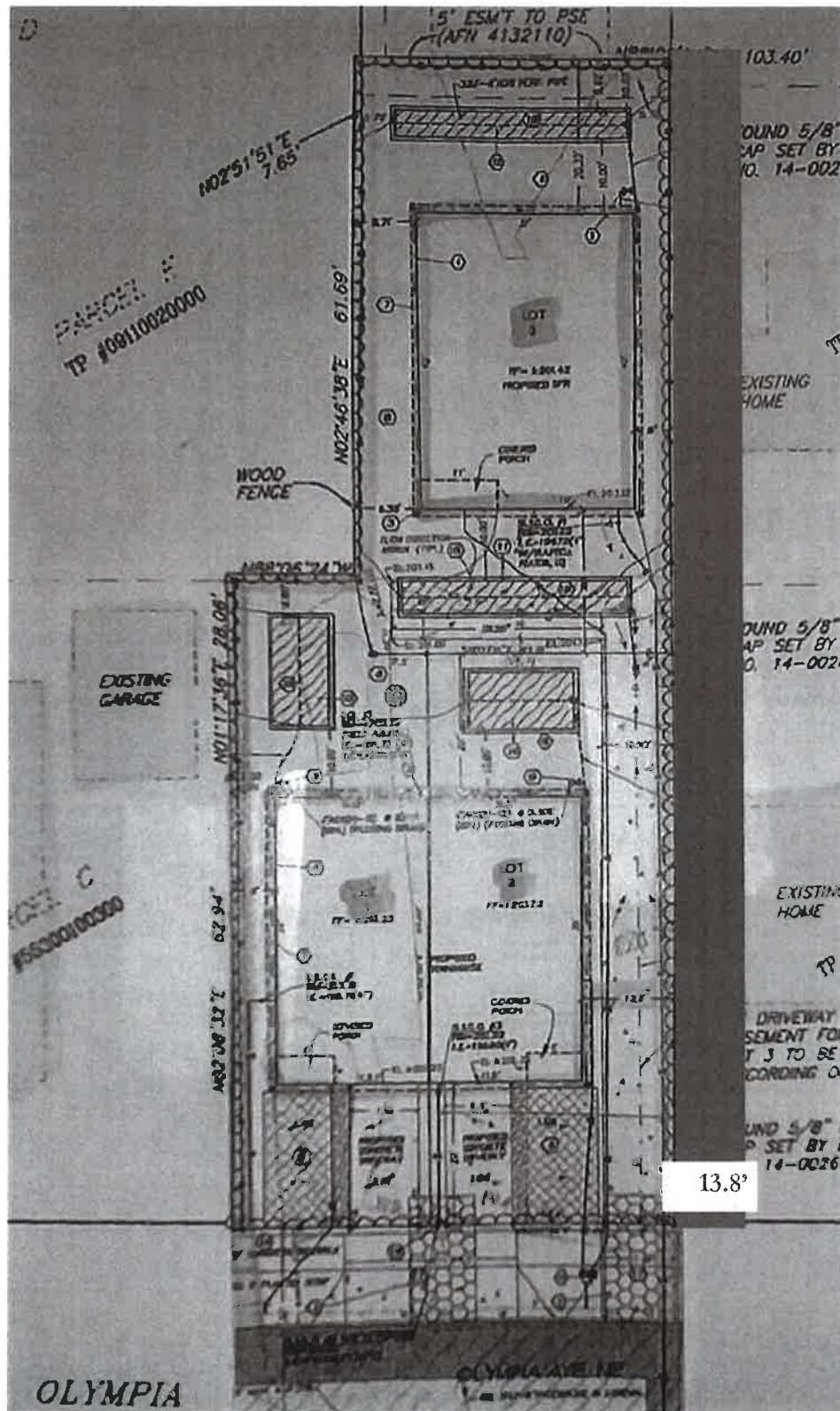
NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE

REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH

MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'

TOWNHOME ON OLYMPIA AVE NE

ATTACHMENT 3 5



NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'

12

6

REVISED
7:23 am, Apr 13, 2016

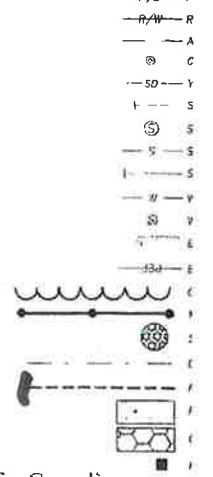


FIRE SPRINKLERS REQUIRED

Alan
Murley
2016.04.1
3 07:37:11
-07'00'

Harley
Examiner
Office
in WA.S.A.S. - email

LEGEND

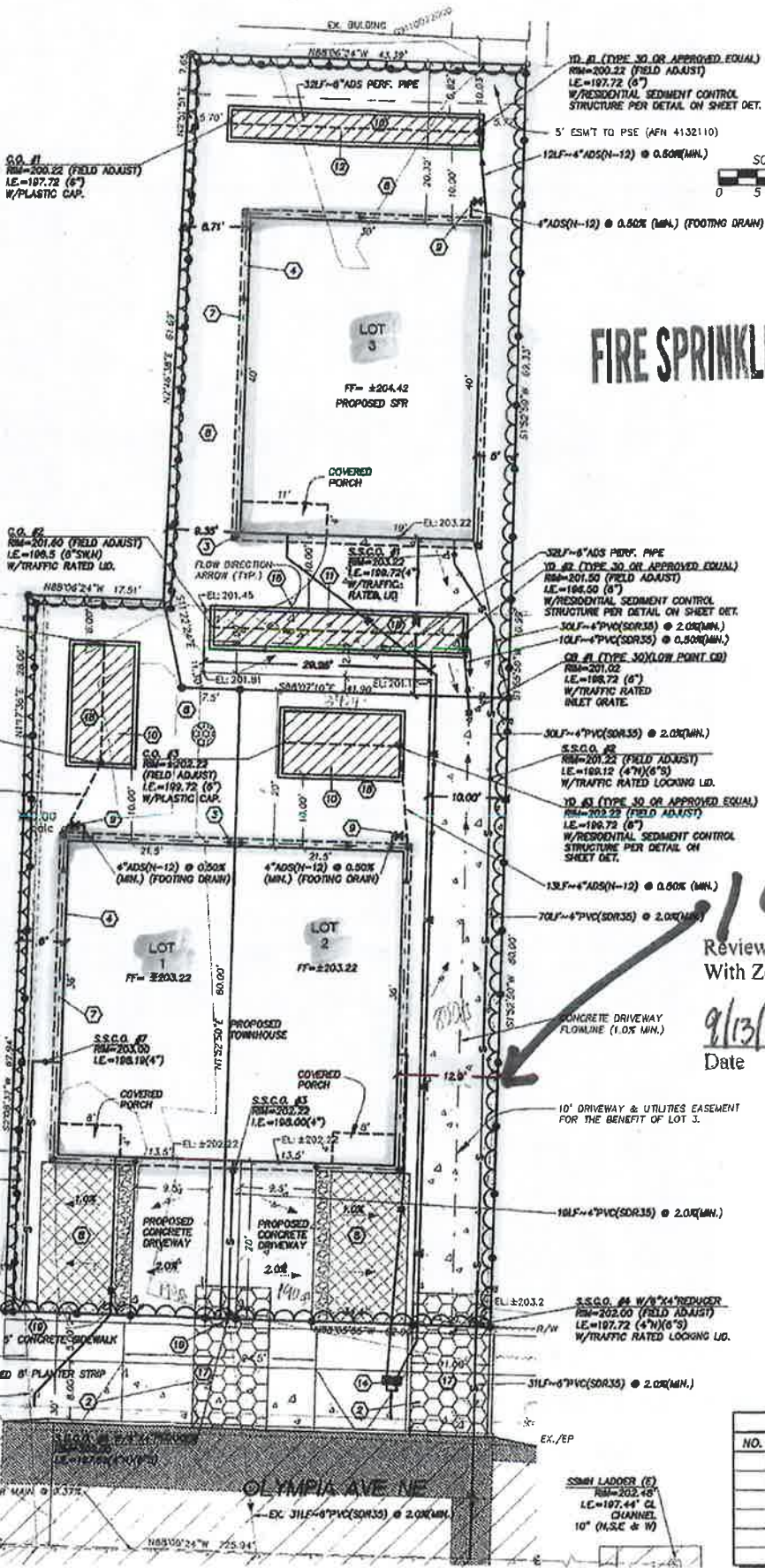


retaining walls over 30" not allowed in required setback.

Reviewed for Compliance
With Zoning, setbacks, and site
9/13/16
Date



city required.

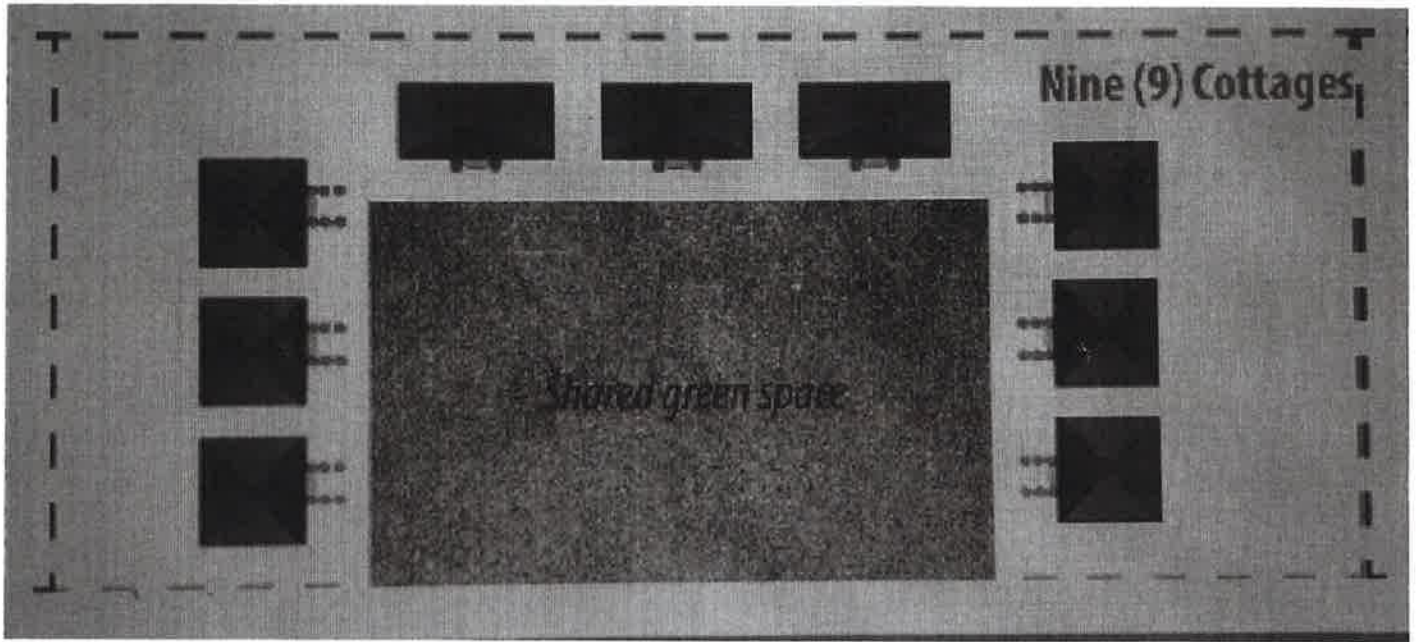


BEFORE YOU DIG
YOU SHALL BE FULLY RESPONSIBLE FOR
AND PROTECTION OF ALL EXISTING
CONTRACTOR SHALL VERIFY ALL UTILITY
OR TO CONSTRUCTION BY CALLING THE

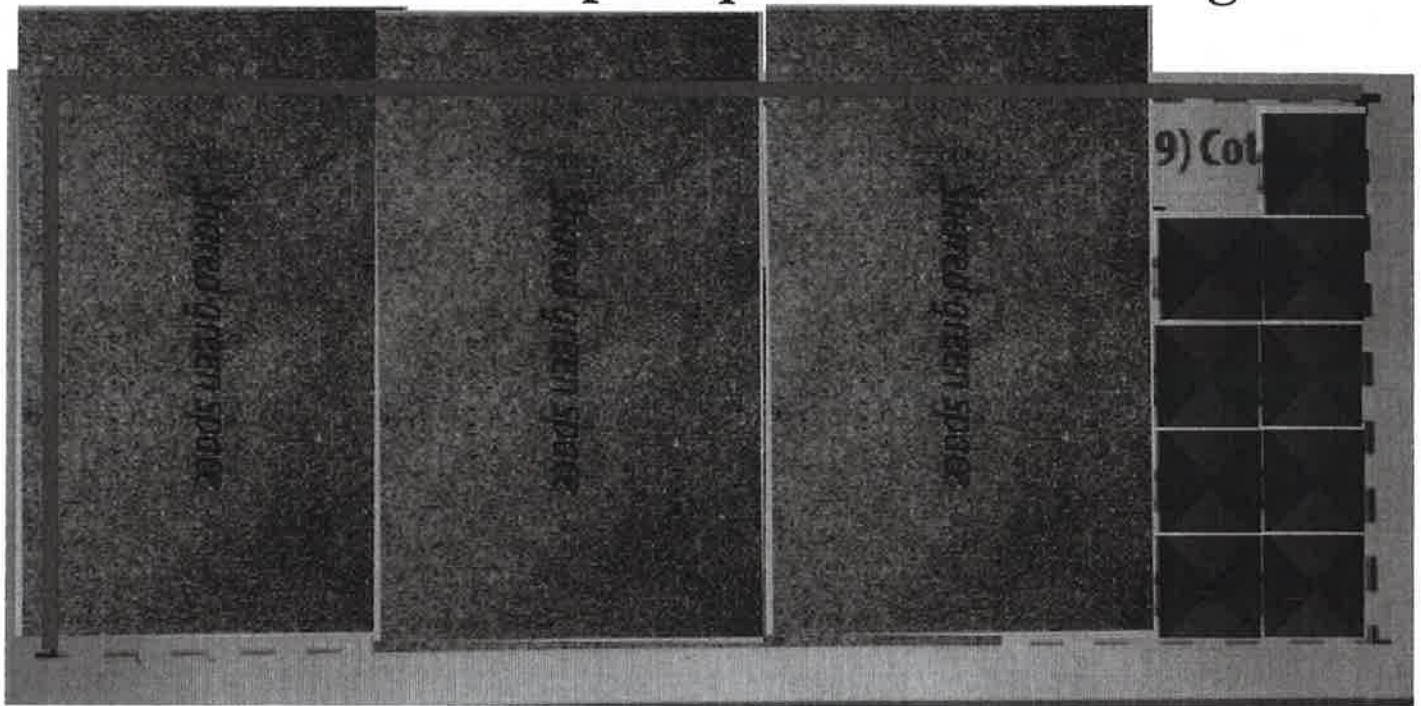
REVISION BLOCK		
NO.	DATE	DESCRIPTION

13

City rendition of nine cottages



3 times as much open spaces as nine cottages



OR 20% OF THE LOT WILL BE STRUCTURES

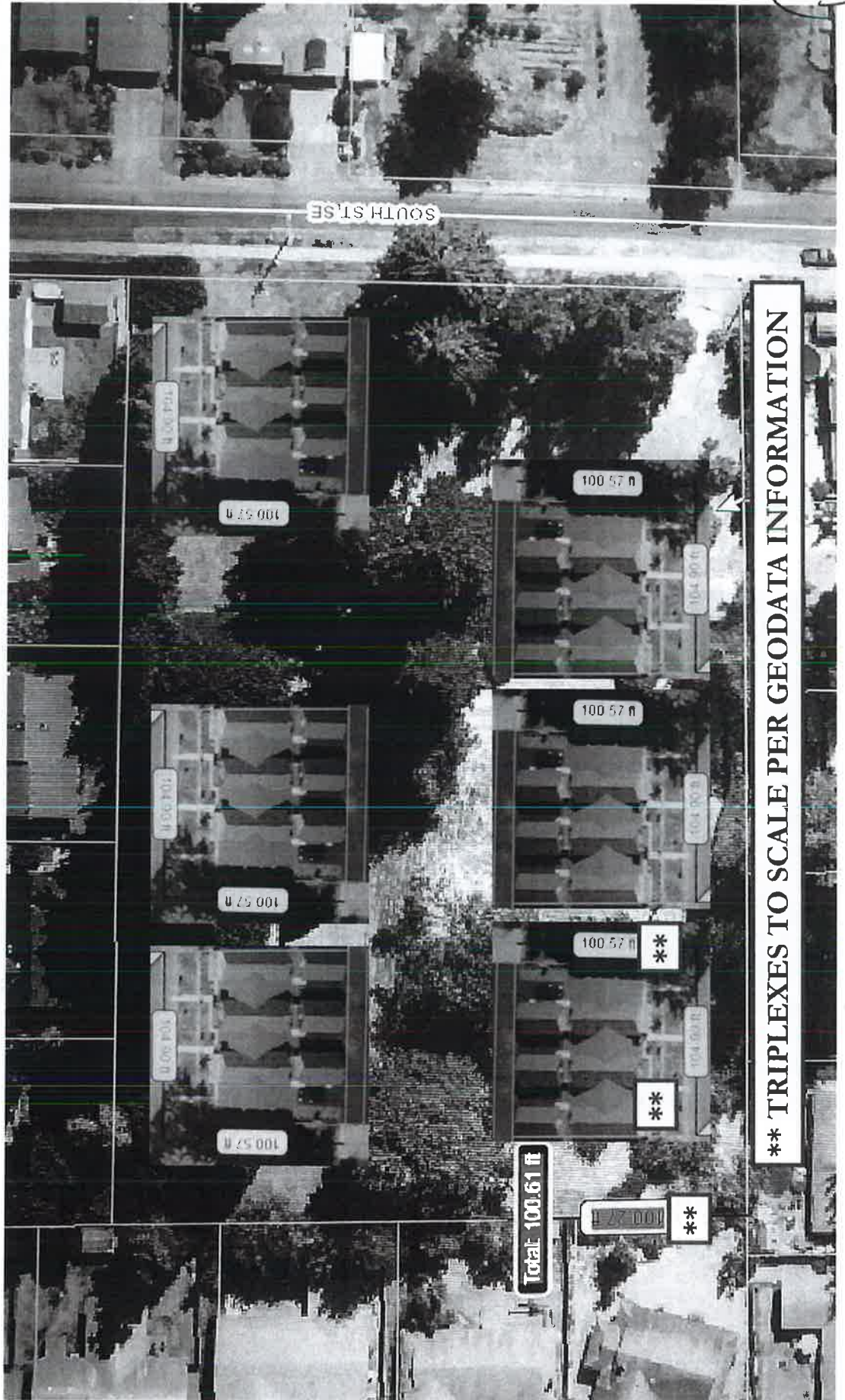
3

3637 PIFER RD SE

2.32 ACRES NEW MISSING MIDDLE 6 TRIPLEXES PERMITTED

EACH TOWNHOME IS 1390 SQ FT PER UNIT / 50% DENSITY BONUS FOR COTTAGES

SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES EACH 1,250 SQ FT PER UNIT



**** TRIPLEXES TO SCALE PER GEODATA INFORMATION**

Total: 100.61 ft

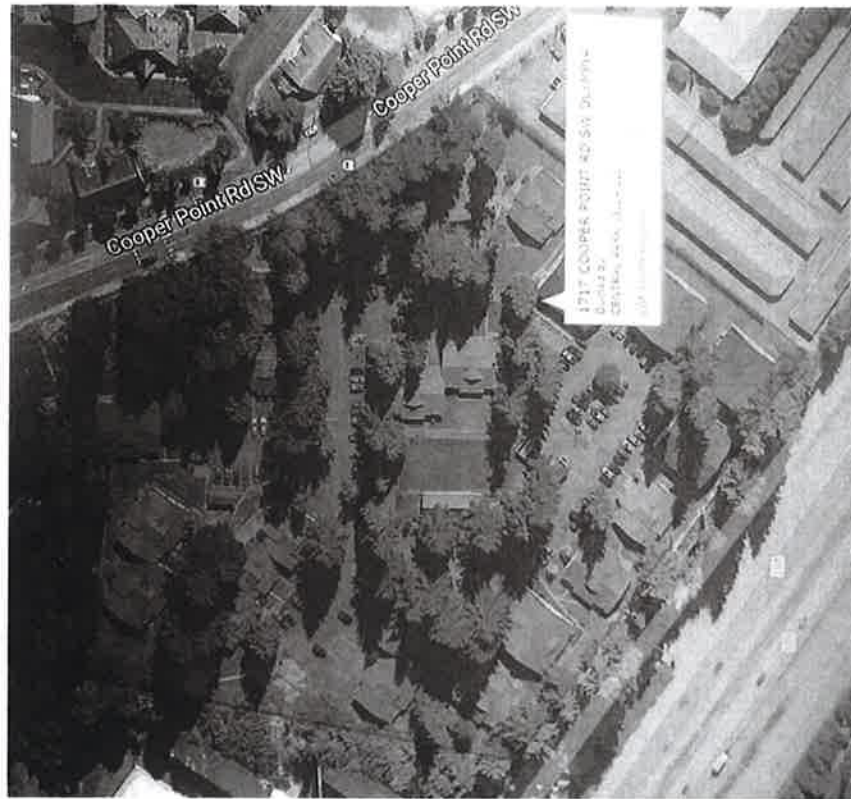
15

3637 PIFER RD SE

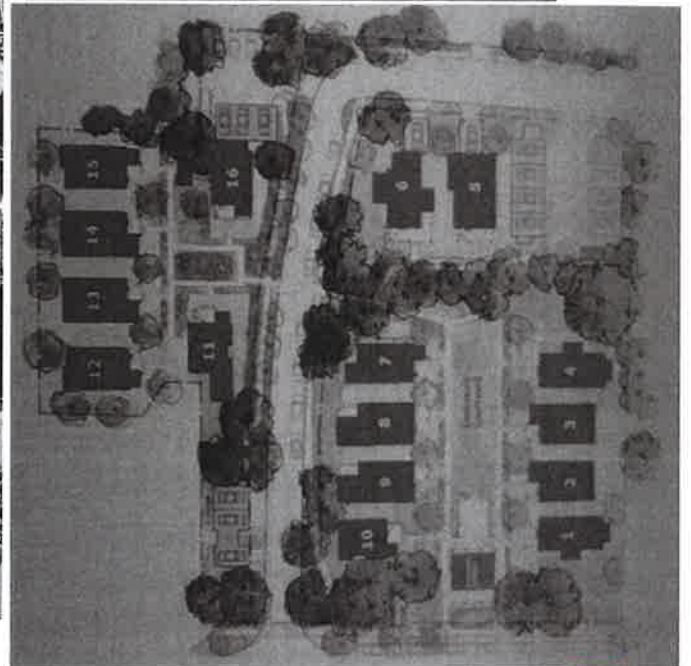
2.32 ACRES MISSING MIDDLE CITY PROPOSES A 50% DENSITY BONUS FOR COTTAGES SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES OR 12.5 UNIT PER ACRES



Below is 1717 Cooper Point Road and is 8.2 acres and has 13, 5 unit buildings and 7.9 units per acrs



To the left is Danielson Grove which is a Cottage Co. designed community in Kirkland, WA and totals 2.25 acres and has 16 units ranging in size from 651 to 1500 sq ft. and has 6.8 units per acre.



OLYMPIA IS PROPOSING THAT 12.5 UNITS PER ACRES WILL 'BLEND MULTI FAMILY HOUSING INTO NEIGHBORHOODS'



(<http://olywip.org>)

Works in Progress (<http://olywip.org>)

February 2018 (Volume 28, No. 9) (I)

The missing middle—who is it really for?

by [Judy Bardin](http://olywip.org/author/ludv/) (<http://olywip.org/author/ludv/>) FEBRUARY 2ND, 2018 AT 9:34 AM

What is the “Missing Middle?”

The City’s “Missing Middle” (MM) plan envisions one of the biggest land-use changes ever proposed in Olympia. Its stated goal is to increase housing variety and supply and, therefore, affordability. Will that be the result?

There are 43 provisions in the plan and it is complex. It is also being implemented very quickly. After a City Council charter and a behind-the-scenes workgroup process, it was formally introduced in November, 2017. It’s scheduled to shoot through the Planning Commission to the City Council for approval in March, 2018. It will cause a virtual up-zone of a quarter to one-third of Olympia’s single-family neighborhoods by allowing a greater intensity of use.

The MM covers ten different types of housing, ranging from small units such as tiny houses and accessory dwelling units (ADUs)—currently allowed in single family neighborhoods—to multi-unit structures such as courtyard apartments (up to 12 units) and tri- and fourplexes that are not currently allowed in these neighborhoods (except on a limited basis).

Under the MM plan, these aforementioned multi-unit structures will be allowed in neighborhoods zoned single-family (now 4-8 and 6-12 units/acre) if they are within 600 feet on both sides of a bus route; within 600 feet of commercial areas; and in all R6-12 zones, which includes much of Northeast Olympia and parts of West and Southeast Olympia. Also newly proposed for R6-12 zones are single room occupancies (SRO’s)—otherwise known as rooming houses. To put these distances into perspective: 600 feet is about two blocks. In addition to our busiest streets, buses run down streets such as Decatur, Rogers, Bowman and Division on the Westside; Miller, 26th, Friendly Grove, Bethel, Puget and Pine in the Northeast; and Boulevard, North, 18th, 22nd, and Eastside, in the Southeast.

Beyond multi-unit structures, a number of other mechanisms are proposed to increase intensity of use. Some include: allowing a 50% density bonus for cottage housing; cutting by almost half the minimum lot width required for duplexes, tri- and fourplexes; and increasing the allowed height of ADUs to two stories, and eliminating their parking requirement.

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Housing units like tiny houses and ADUs have large public appeal, but there are no requirements to make them affordable for people of limited means. Being smaller does not guarantee a lower price.

Olympia's close-in neighborhoods affected by the plan are largely built out and contain modest homes, many of them rentals. To build multi-unit structures, more than one lot would usually be needed, thus leading to tear-downs of existing homes. The first houses to go are the less expensive ones, the low hanging fruit. Beyond that, the economics of financing a property, tearing down a house, and building anew means that the new units will be expensive—eventually gentrifying a neighborhood and forcing lower income folks out. Additionally, there are environmental concerns such as loss of green space, more polluting storm water run-off, and excessive demand on existing sewers, roads and schools.

The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. At a January Planning Commission meeting, CNA members expressed concerns about the MM and urged the Commission to slow down the process, emphasizing that most community members do not know about or do not understand this large-scale proposal.

MM ignores existing opportunities to increase density

Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre.

Given these realities, it's important to ask ourselves, what's really going on here? What's the rush to infill old neighborhoods, and pre-empt neighborhood planning?

Enter the developers and contractors

Many property owners can add an ADU, but only developers and contractors are likely to be in a position to finance units such as fourplexes and apartments. It looks like the big winners here will be the developers. The MM is not an idea unique to Olympia. It originated in California as the brainchild of architect Daniel Parolek, who helped create Disneyland Tokyo. As the latest planning bandwagon, it is moving up the west coast. Seattle has been affected: the historic fishing fleet neighborhood of Ballard has totally vanished. Bellingham is alert and agitated and has taken up the slogan "Don't Ballardize Bellingham." Right now, it looks like Olympia is directly in the path to becoming the next target.

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Joyce Phillips

From: Tony Perkins <tonyolympia@aol.com>
Sent: Friday, February 23, 2018 1:33 PM
To: Joyce Phillips
Subject: I love the missing middle proposal!

I love the missing middle proposal! Thank you for this much-needed change.

Sincerely,

Tony Perkins
411 Quince St NE
Olympia, WA 98506

Sent from my iPhone

Joyce Phillips

From: Joyce Phillips
Sent: Friday, February 23, 2018 5:13 PM
To: 'bensalexander@gmail.com'
Cc: Leonard Bauer
Subject: FW: Infill examples on info sheets

Hi, Mr. Alexander.

Leonard Bauer asked me to respond to your questions below about the 10,000 square foot vacant parcel example in the R 6-12 zoning district. Here is how we calculated the density to show what could be allowed on a vacant lot:

Allowed currently:

$0.23 \times 12 = 2.76$, round UP to 3. Three is the allowed number of units. This was our base number because we would allow three homes on the property under the current provisions.

$3 + 15\%$ density bonus = 3.45, round DOWN to 3. Three townhouses allowed.

$3 + 20\%$ density bonus = 3.6, round UP to 4. Four cottages allowed.

1 duplex allowed because two units is fewer than the three units allowed on 10,000 square feet and because the lot is at least 7,200 square feet in size.

Under proposed recommendations:

$0.23 \times 12 = 2.76$, round UP to 3. Three is the allowed number of units.

Four townhouses would be allowed because, for lots 10,000 square feet or less in size, the proposed language would use lot size requirements for townhouses to determine how many new townhouse lots could be created. The minimum lot size for a townhouse is 1,600 square feet in R 6-12, with the minimum average lot size being 2,400 square feet in the R 6-12 zoning district. Therefore, it is conceivable that four townhouses could be developed, assuming all other standards are also met (parking, minimum lot width, maximum lot coverages, design review, etc.).

$3 + 50\%$ bonus density = 4.5, rounded UP to 5. Five cottages allowed.

1 duplex allowed. Meets minimum lot size of 6,000 square feet.

1 triplex allowed. Meets minimum lot size of 7,200 square feet.

1 fourplex allowed. Meets minimum lot size of 9,600 square feet.

Courtyard Apartments would not be allowed because a minimum of 5 units is needed and the lot is less than 13,000 square feet.

A Single Room Occupancy would not be allowed because the lot is less than 13,000 square feet.

We've talked briefly about density and minimum lot sizes at some of the Planning Commission briefings and the Q&A sessions. If you still have questions or additional comments I hope you will be able to attend the Open House on Monday, February 26th,

beginning at 5:30 p.m. The Open House will be held in Council Chambers. You can also call Leonard Bauer at (360) 753-8206 or me at (360) 570-3722.

Thank you!

Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.

From: missingmiddle
Sent: Friday, February 23, 2018 3:39 PM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: FW: Infill examples on info heets

Would you respond to this, since you did the calculations.

From: Ben Alexander [<mailto:bensalexander@gmail.com>]
Sent: Tuesday, February 13, 2018 2:03 PM
To: missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: Infill examples on info heets

City planners-

I have been struggling to understand the examples you provided on the information sheets on infill opportunities in the R6-12 zone (which is my neighborhood zoning). The examples in the 10,000 square foot lot seem to be mistaken, or I am misunderstanding how the zoning works.

The maximum density calculations for current and proposed zoning in the half-acre example make sense, and add up perfectly. For example, maximum density under current zoning would be:

0.5ac X 12 units = 6 single family homes, or
0.5ac X 12 units X 1.15 (15% bonus density) = 6.9 rounded up to 7 townhouse units, or
0.5ac X 12 units X 1.20 (20% bonus density) = 7.2 rounded down to 7 cottage units.

Likewise the scenarios under proposed zoning also add up:

0.5ac X 12 units = 6 single family homes, or
0.5ac X 12 units X 1.15 (15% bonus density) = 6.9 rounded up to 7 townhouse units, or
0.5ac X 12 units X 1.50 (50% bonus density) = 9 cottage units.

However, when I do the same calculations for a 10,000 square foot lot, my numbers do not agree with the examples on the city info sheet. Under current zoning:

ATTACHMENT 2

0.23ac X 12 units = 2.76 rounded down to 2 single family homes (**Info sheet says 3 single family homes**), or
0.23ac X 12 units X 1.15 (15% bonus density) = 3.174 rounded down to 3 townhouse units (**Info sheet calculates 3.45 units with the 15% density bonus**), or
0.23ac X 12 units X 1.20 (20% bonus density) = 3.312 rounded down to 3 cottage units (**Info sheet says 4 cottage units**)

Under the proposed zoning for a 10,000 square foot lot:

0.23ac X 12 units = 2.76 rounded down to 2 single family homes (**Info sheet says 3 single family homes**), or
0.23ac X 12 units X 1.15 (15% bonus density) = 3.174 rounded down to 3 townhouse units (**Info sheet says 4 townhouses allowed with no explanation even though there are no proposed changes that would trigger this**), or
0.23ac X 12 units X 1.50 (50% bonus density) = 4.14 rounded down to 4 cottage units (**Info sheet says 5 cottage units with 50% density bonus applied**)

Please show me the calculations used to come up with the numbers on the 10,000 square foot lot info sheet, or explain what is wrong with my calculations. I want to fully understand how these changes would work before the public meetings coming up soon.

Thanks,

Ben Alexander



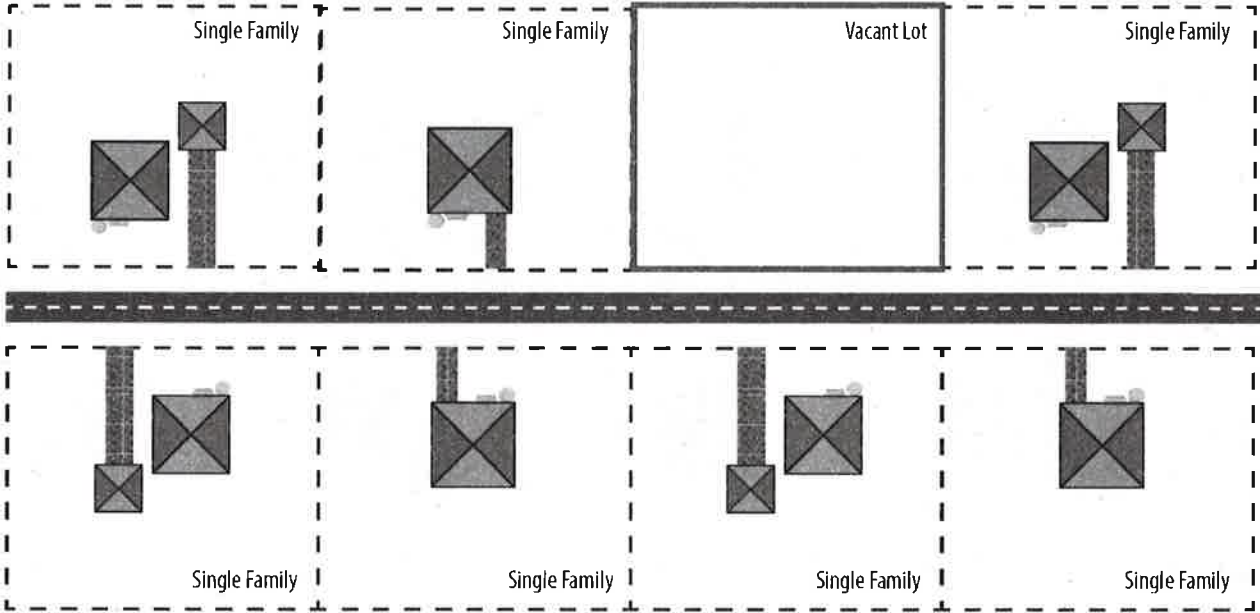
Virus-free. www.avg.com



Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

January 2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 10,000 square feet (0.23 acres)

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
3 Single Family Houses	With or without an ADU	3 Single Family Houses	With or without an ADU
3 Townhouses	With 15% density bonus, 3.45 units, round down to 3	4 Townhouses	
4 Cottage Houses	With 20% density bonus applied	5 Cottage Houses	With 50% density bonus applied
1 Duplex (2 units)	Meets minimum lot size of 7,200 square feet.	1 Duplex (2 units)	Meets minimum lot size of 6,000 sq. ft.
		1 Triplex (3 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Fourplex (4 units)	Meets minimum lot size of 9,600 sq. ft.

Courtyard Apartments would not be allowed because a minimum of 5 units is needed and the lot is less than 13,000 square feet.

A Single Room Occupancy would not be allowed because the lot is less than 13,000 square feet.

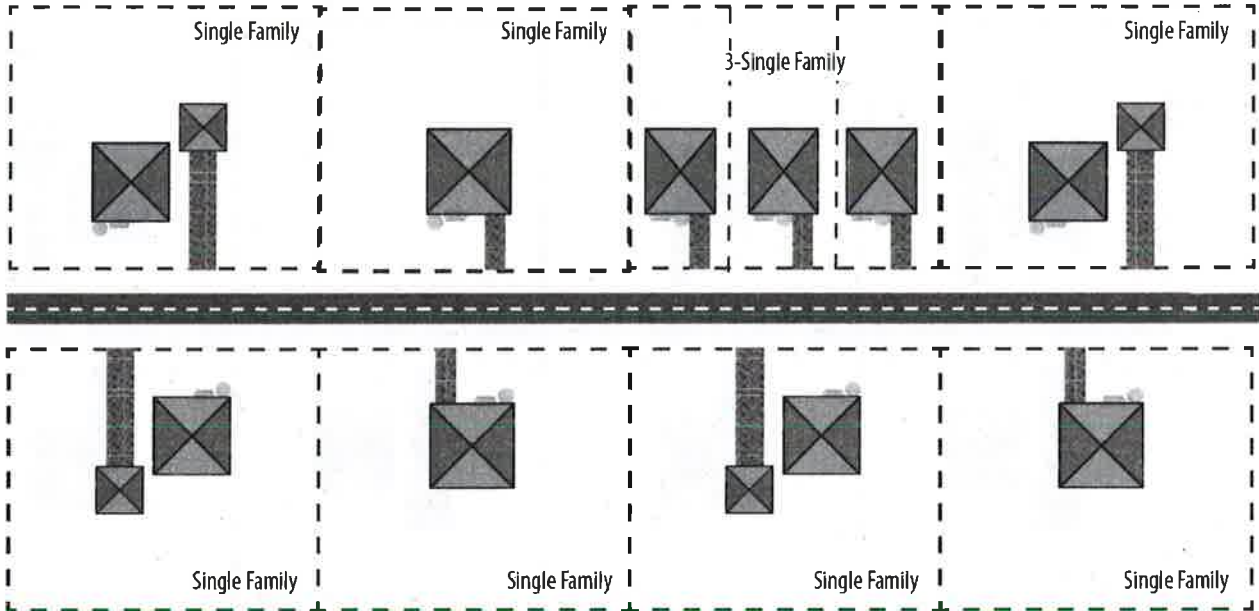
*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*



Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

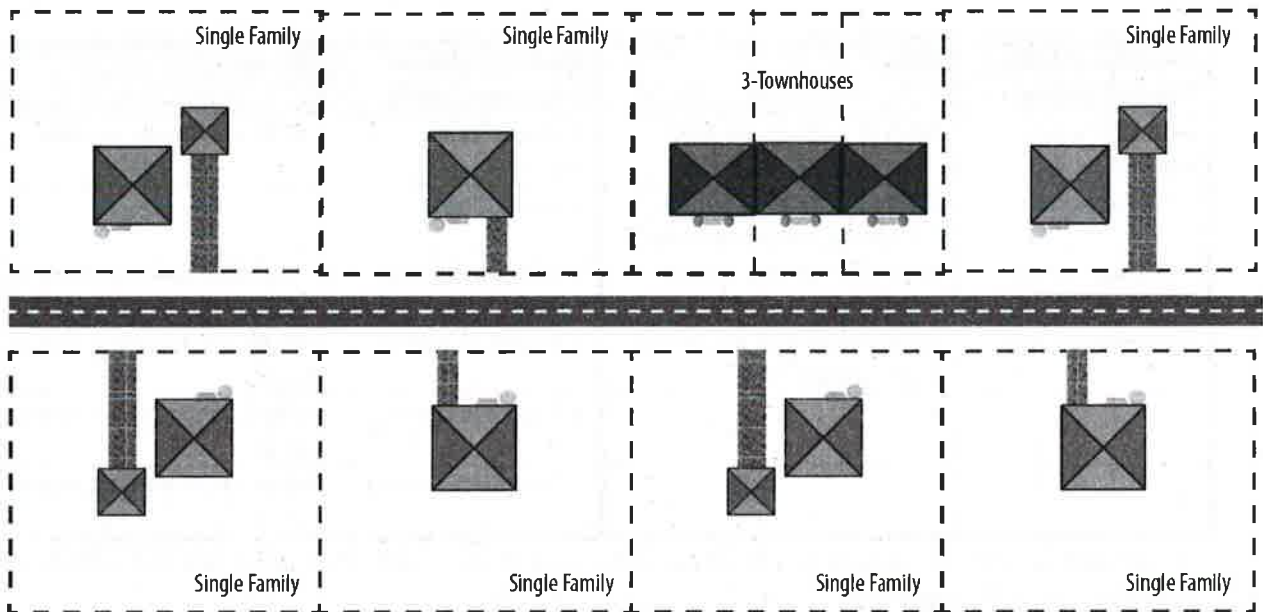
Three Single Family Houses

- Allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



Three Townhouses

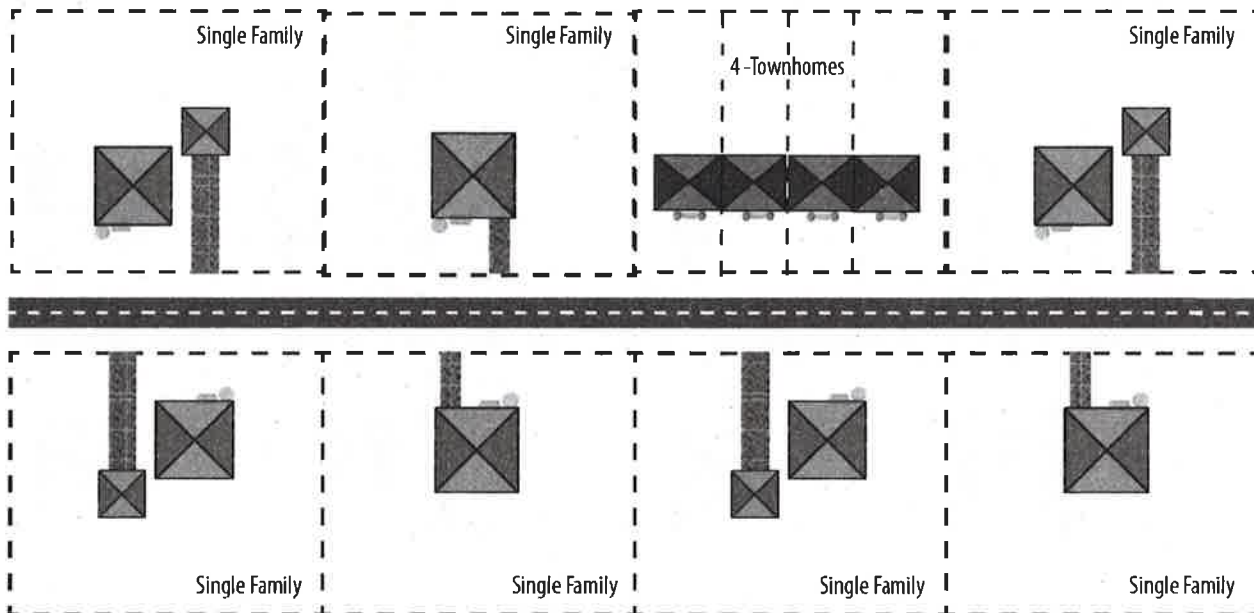
- Allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*

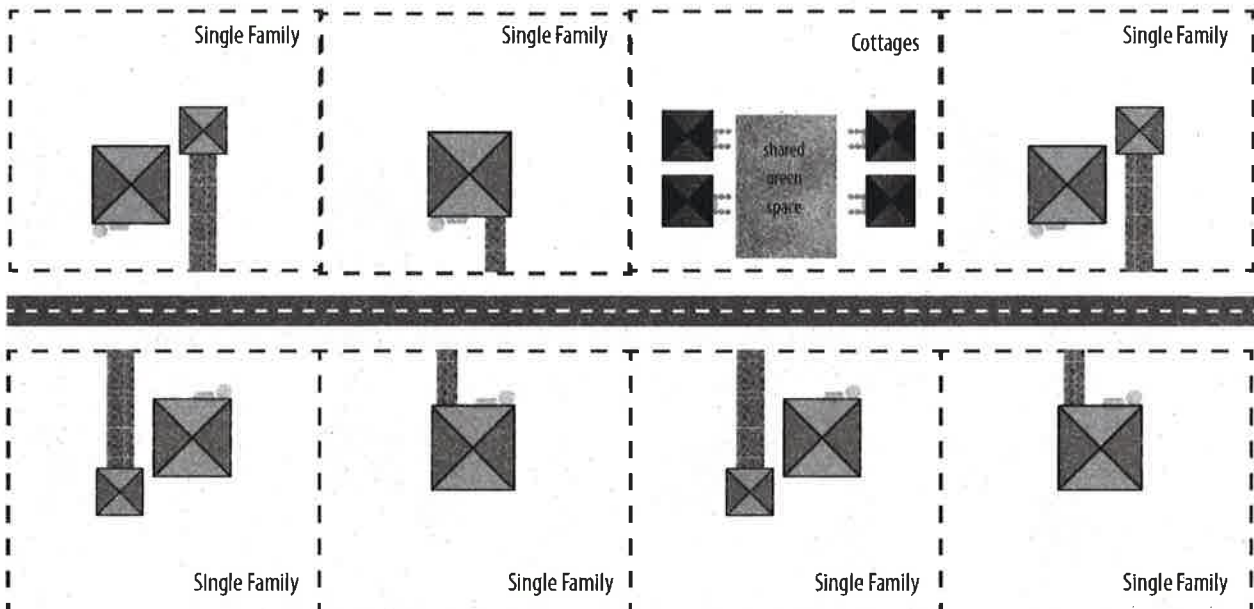
Four Townhouses

- Not allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



Four Cottages (with 20% density bonus)

- Allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*

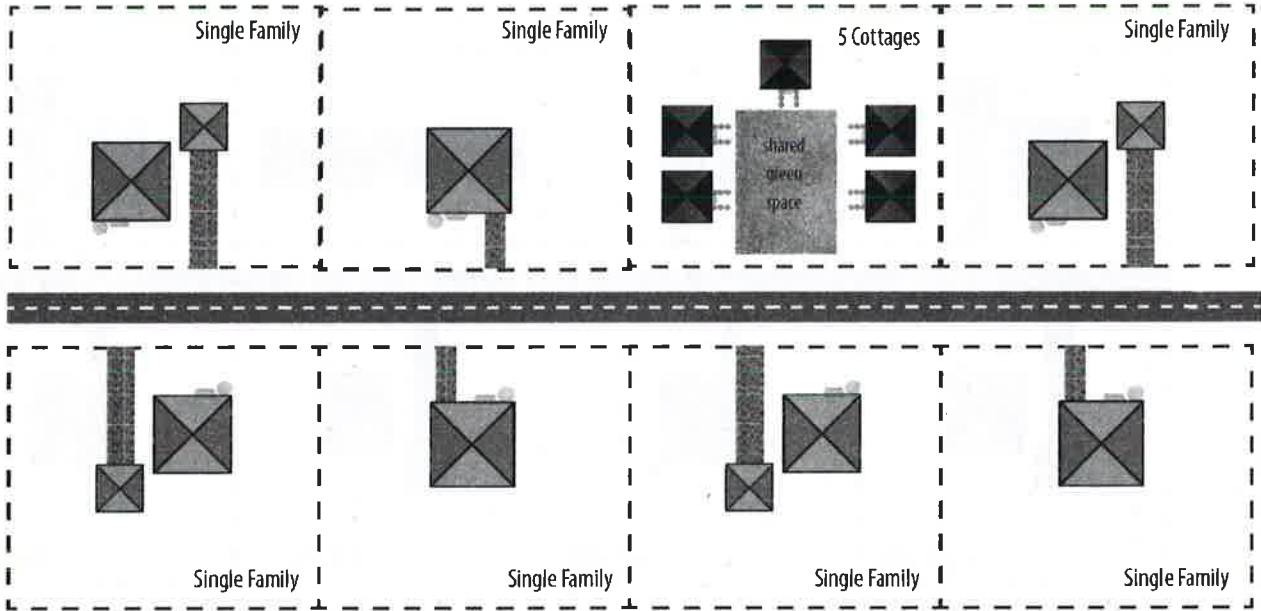
Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

Five Cottages (with 50% density bonus)

Not allowed under Current Zoning Standards

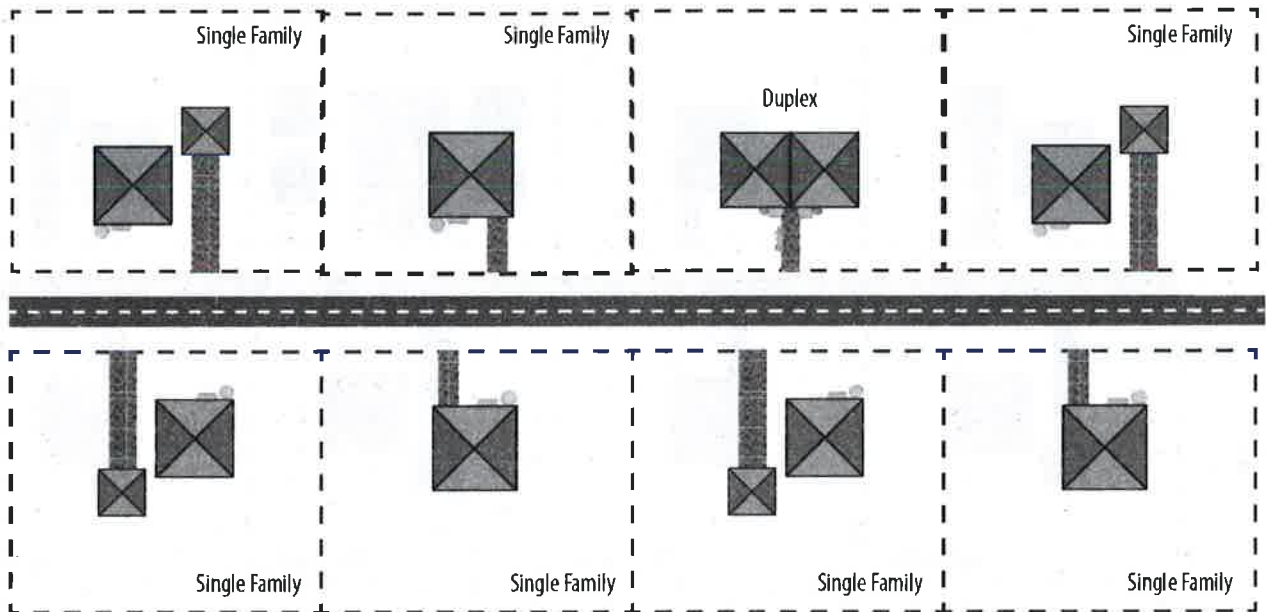
Allowed under Proposed Zoning Standards



One Duplex (2 Units)

Allowed under Current Zoning Standards

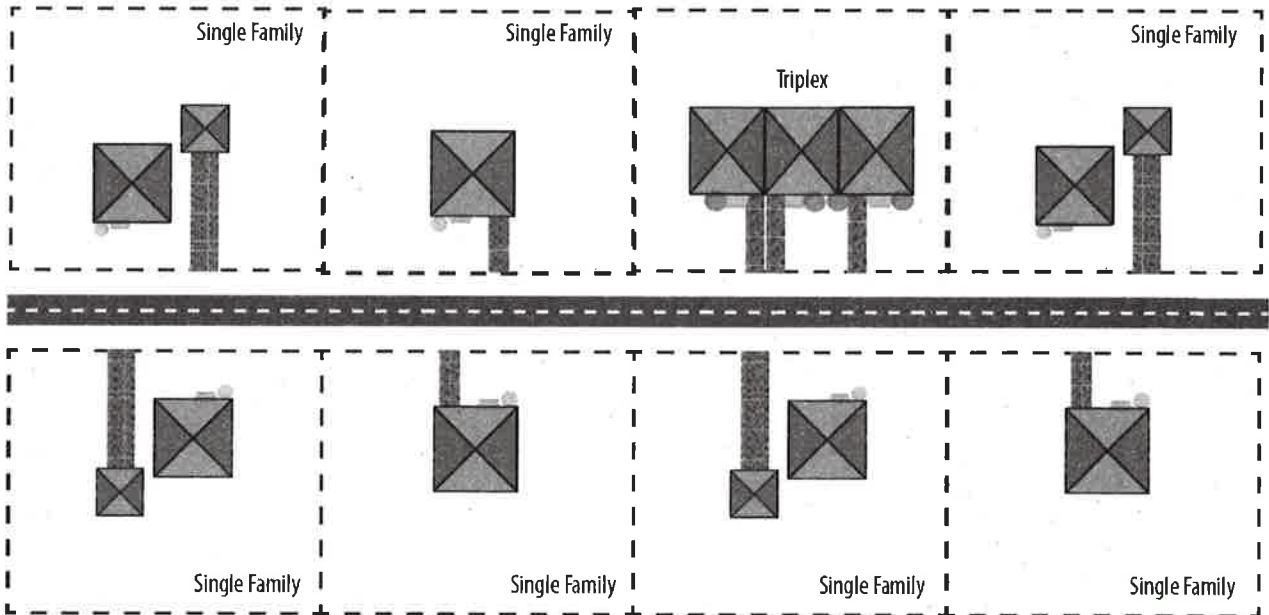
Allowed under Proposed Zoning Standards



*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*

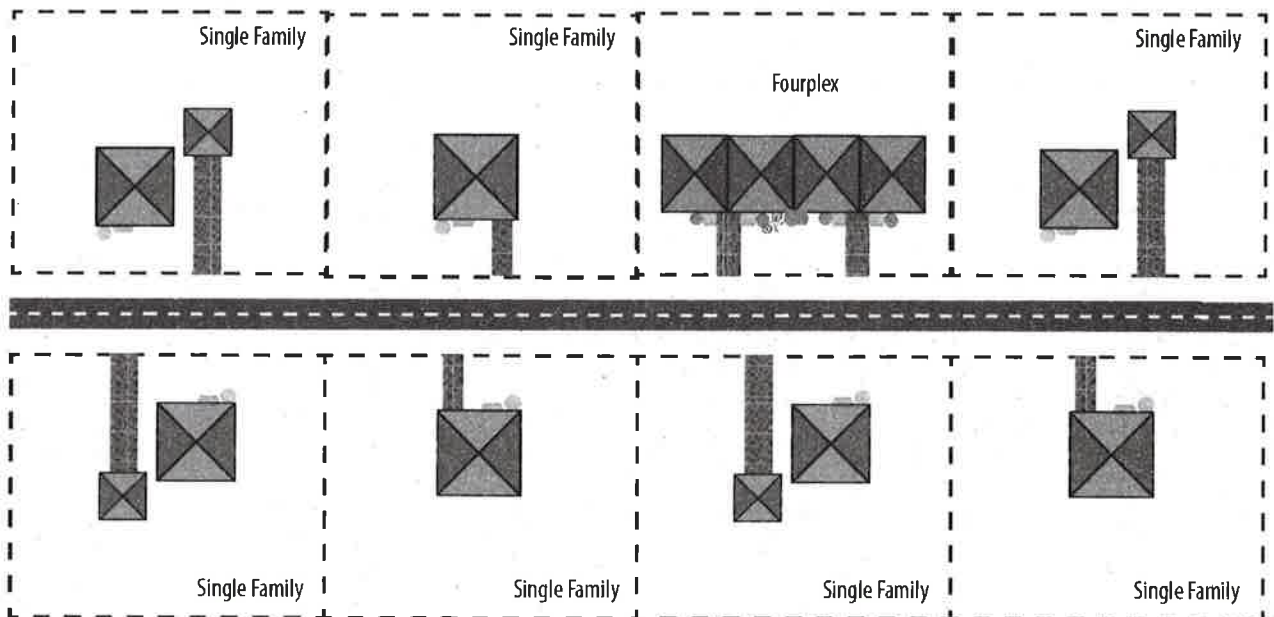
One Triplex (3 Units)

- Not allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



One Fourplex (4 Units)

- Not allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*

Joyce Phillips

From: Patrick Holm <patrick.holm@scjalliance.com>
Sent: Wednesday, February 14, 2018 9:58 PM
To: missingmiddle
Subject: Missing Middle/Downtown Childcare

I wanted to write in giving my support for the missing middle campaign that the City is leading. I think they are essential changes to accommodate our growing population sustainably by reducing sprawl and taking advantage of existing space. These practices will help build our community and strengthen the sense of community.

One point that I wanted to touch on in line with this missing middle campaign is regarding childcare. I feel like one of the goals of increasing the urban infill is to create a more walkable/bikeable/transit accessible community. I'm a parent of children in care at Saint Mike's Tikes Early Learning Center. The center is the last full time childcare center in the downtown area. However, it looks like this center will close in the next year or two due to programmatic reductions by Catholic Community Services. This would leave the downtown area devoid of childcare.

I recommend/suggest the Missing Middle campaign explore policy changes/incentives to encourage child care facilities in the same areas that the missing middle campaign targets. It would be hard to walk/bike to work if parents had to drive 3-4 miles out of town to take their kids to childcare to only return back to downtown for work. I think childcare friendly policies/incentives would help fulfill the missing middle goals and help boost economic development downtown.

Thanks for your work and dedication!

--

Patrick Holm, PE
SCJ Alliance
Project Manager
o. 360.352.1465
m. 909.644.5315
www.scjalliance.com

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Joyce Phillips

From: A. Eastlake <abeastlake@yahoo.com>
Sent: Tuesday, February 13, 2018 5:36 PM
To: missingmiddle
Subject: Missing Middle Plans

I do not agree with all of the proposed 'missing middle' changes. Please consider:

Human health requires space and nature. Increasing density decreases human health. Plan neighborhoods smarter, not denser.

Keep developers out of the conversation. They serve to profit from increased density, and don't have to live in the consequences.

Smart development uses existing structures and reimagines existing spaces. Leaving abandoned buildings and vacant lots unused, or spaces wastefully used, while causing destruction to natural areas to expand, is backward thinking.

Increasing green spaces and requiring them in new plans is key to good communities and health of both people and environment.

Plan for sea-level rise by investing in other areas, not in floodplain plans that will go against nature and require huge amounts of money to upkeep.

To provide more low-income housing, enforce rent limits.

Thank you.
Sincerely,
A. Eastlake



Planning Commission
Sign Code Update Briefing

Agenda Date: 3/5/2018
Agenda Item Number: 6.B
File Number: 18-0184

Type: information Version: 1 Status: In Committee

Title
Sign Code Update Briefing

Recommended Action
Information only. No action requested.

Report
Issue:
Discussion of the draft sign code update status.

Staff Contact:
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Presenter(s):
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Background and Analysis:
The City is developing a new sign code, in part to address recent court decisions related to signs and sign content. This is also an opportunity to address sign types that were not previously included, address changes in the sign industry, and to simplify and streamline the code.

A Policy Advisory Committee (PAC) was formed to provide a broad variety of opinions and input regarding sign issues. These comments were used to help shape the draft code. The PAC discussed a wide variety of topics, including commercial and non-commercial speech (content) pertaining to both temporary and permanent signage. Staff and consultants then used those comments to shape the content of a draft sign code.

The PAC met twice in February of 2018. At the first meeting it discussed the policy changes between the current code and the code under development. After that meeting more revisions were made to the draft language, which was then sent electronically to the PAC. The PAC had two weeks to review the draft code, then met to discuss the draft in more detail. Revisions to the code language based on the PAC review are underway. Staff anticipates releasing a public draft later in March. Once the public draft is issued, broader public outreach will occur. Ultimately, a draft will be finalized and a public hearing will be scheduled before the Planning Commission. Staff anticipates the public hearing will occur in late spring or early summer of this year.

Neighborhood/Community Interests (if known):

There are multiple groups with interest in signage. The PAC was designed to represent a diverse set of viewpoints. It is expected that an even broader variety of viewpoints will be shared in the public process and that modifications to the draft code will be made in response to those public comments.

The intent is that the sign code balance the interests of businesses, patrons trying to find those businesses, neighborhoods, residents, and the community. Related issues, such as historic preservation and the downtown zoning and design guideline revisions as a result of the City's Downtown Strategy are also being considered.

Options:

None. Information only.

Financial Impact:

The development and adoption of a new sign code is included in the CPD base budget.

Attachments:

Sign Code Update Webpage

Biggest Policy Changes Summary

Working Draft Sign Code – Biggest Policy Changes Proposed

Summary of Most Significant Proposed Policy Changes

February 2018

	Current Standard	Proposed Code	Notes
1	Sign provisions based on underlying zoning district.	Sign provisions based on four sign zones (Downtown, Auto Mall, Business & Corridor, and Residential).	Added language to address mixed use. Provides more consistency across similar zoning districts than current code.
2	Several sign provisions based on content.	Content neutral approach to sign standards.	Can address time, manner, and placement. Some differences between commercial and non-commercial speech allowed.
3	Some sign types not addressed.	New provisions to address feather, alley, and "projection" signs.	
4	Most zones allow 1 building mounted sign per street frontage, with maximum size determined by width of wall the sign will be placed on.	Calculate sign area the same way, but allow business to divvy that allocation up in more ways.	
5	Businesses in many zones can have a freestanding sign or a building mounted sign.	Do not allow new freestanding signs in the downtown.	
6	Building entrance signs must be placed above the public entrance. Three sizes for this type of sign, depending on type of location/business.	Allow more flexibility for placement and type of building entrance signs.	Max sign area is ten square feet for all Building Entrance signs.
7	Development identification signs, where allowed, require that each tenant have the same amount of sign area allowed	Division of space among tenants on development identification signs will be determined by property owner and tenants.	



Working Draft Sign Code – Biggest Policy Changes Proposed

	Current Standard	Proposed Code	Notes
8	To calculate area for building mounted signs, almost all business can have up to 1 square foot of sign area for each linear foot of wall length of the tenant space, regardless of distance from the street.	Businesses with the primary public entrance to the business that are 200 feet or more from the back of the sidewalk on an arterial or major collector may have up to 1.5 square feet of sign area for each linear foot of wall length for the tenant space.	
9	No provisions for Master Sign Plans.	Add provision for Master Sign Plan to allow flexibility and potentially more signage for certain institutional-type uses (e.g. colleges, hospitals).	
10	Hold time for public service signs at academic schools is five minutes. The hold time is three minutes for the Development Identification Electronic Readerboard Sign for the sign at the Auto Mall.	Safety standards for changing messages would allow more frequent messages. Proposing ten second minimum hold time, with no more than three messages in any one minute.	
11	Limited code provisions to address historic preservation related to signs.	Historic & Legacy Sign language added, refers to Secretary of Interior standards.	Better alignment with city's historic preservation code.
12	Temporary Signs: Different standards for several kinds of temporary signs (e.g. political, sandwich board, real estate).	More standardization for temporary signs that do not contain commercial speech.	
13	Design review is required for signs in some zoning districts but not all.	Design review of signs will only be required in the Downtown Sign zone.	
14	No provisions for signage next to major public trails.	Language added to address commercial redevelopment opportunities that may include orientation and interaction (public entrances) with major public trails.	For commercial uses that have public entrances or outdoor seating adjacent to Class 1 Trails, such as the Karen Fraser Woodland Trail.