

"Missing Middle" Residential Capacity Analysis

Triplex: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-4-8* 300ft Buffer <i>(Within 300' of transit route, or within 300' of commercial zone)</i>	9,600 sf
R-6-12	7,200 sf

Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-4-8* 300ft	30.9%	69.1%	262
R-6-12	43.0%	57.0%	237

Legend

- Parcels
- City Limits
- Urban Growth Areas (UGA)
- Parks and Preserves

Note: "Residential capacity" is the modeled number of dwelling units that could be built on a parcel given existing development, zoning and development regulations, critical areas, and other assumptions. Capacity does not take into account reductions due to non-residential uses in residential zones (such as schools, parks, and churches) or capacity for accessory dwelling units or family member units.



1 inch = 1,150 feet



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

"Missing Middle" Residential Capacity Analysis

Courtyard Apartments: Minimum Lot Size Requirements

Zoning	Minimum Lot Size
R-4-8* 300ft Buffer <i>(within 300' of transit route, or within 300' of commercial zone*)</i>	17,500 sf
R-6-12	13,000 sf

Individual Lots Meeting Minimum Size Requirements and Current Land Use Status

Zoning	Vacant	Redevelopable	Total
R-4-8* 300ft	24.0%	76.0%	192
R-6-12	34.9%	65.1%	149

Legend

- Parcels
- City Limits
- Urban Growth Areas (UGA)
- Parks and Preserves

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