Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Monday, October 18, 2021 **6:30 PM** **Online and via phone:**

Register to attend:
https://us02web.zoom.us/webinar/register/WN_aaBEiDaPSg6dAB4Nfikseg

1. CALL TO ORDER

Estimated time for items 1-5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A 21-0997 Approval of October 04, 2021 Planning Commission Meeting Minutes

Attachments: 10042021 Minutes_Draft

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or 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 the 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 (2) where the speaker promotes or opposes a candidate for public office or a ballot measure. Individual comments are limited three (3) minutes or less.

REMOTE MEETING PUBLIC COMMENT INSTRUCTIONS:
Live public comment will be taken during the meeting but advance registration is required. The link to register is at the top of the agenda. You will be given the choice to comment during the registration process. After you complete the registration form, you will receive a link by email to log onto or call into Zoom for use at the meeting date and time. If you plan on calling into the meeting, you will need to provide your phone number at registration so you can be recognized during the meeting. Once connected to the meeting you will be auto-muted. At the start of the public comment period, the Chair will call participants
by name to speak in the order they signed up. When it is your turn to speak, your microphone will be unmuted.

5. ANNOUNCEMENTS

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

6. BUSINESS ITEMS

6.A 21-0974 Martin Way Corridor Study

Attachments: TRPC's website for the study

Estimated time: 45 minutes

6.B 21-0986 Text Amendments to Title 18, Unified Development Code - Public Hearing

Attachments: Draft Amendments

Estimated time: 30 minutes

7. REPORTS

8. OTHER TOPICS

9. ADJOURNMENT

Approximately 9:30 p.m.

Upcoming

Next regular Commission meeting is to be determined. 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 October 04, 2021 Planning Commission Meeting Minutes

Agenda Date: 10/18/2021
Agenda Item Number: 3.A
File Number:21-0997

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

Title
Approval of October 04, 2021 Planning Commission Meeting Minutes

Meeting Minutes - Draft

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Monday, October 4, 2021 **6:30 PM** **Online and via phone:**

1. CALL TO ORDER

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

1.A ROLL CALL

Present: 8 - Chair Candi Millar, Vice Chair Aaron Sauerhoff, Commissioner Paula Ehlers, Commissioner Rad Cunningham, Commissioner Carole Richmond, Commissioner Zainab Nejati, Commissioner Tracey Carlos and Commissioner Greg Quetin

Absent: 1 - Commissioner Tammy Adams

1.B OTHERS PRESENT

Community Planning and Development staff:
Senior Planner Cari Hornbein
Principal Planner Joyce Phillips

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A 21-0956 Approval of September 22, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes

Attachments: 09222021 Minutes_Draft

The minutes were approved.

3.B 21-0957 Approval of September 20, 2021 Olympia Planning Commission Meeting Minutes

Attachments: 09202021 Minutes_Draft

The minutes were approved.

3.C 21-0958 Approval of September 01, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes

Attachments: 09012021 Minutes_Draft

The minutes were approved.

4. PUBLIC COMMENT

The following people spoke:
Larry Dzieza
Judy Bardin
Walt Jorgensen

5. ANNOUNCEMENTS

Ms. Hornbein shared announcements.

6. BUSINESS ITEMS

6.A 21-0937 Proposed Code Amendments to the Uniform Development Code, OMC Title 18 - Briefing

Attachments: Draft Amendments

Ms. Phillips shared a PowerPoint presentation regarding the proposed code amendments to the Uniform Development Code.

The information was received.

6.B 21-0936 Preliminary Capital Facilities Plan, 2022-2027 Financial Plan - Recommendation

Attachments: Budget webpage, with link to plan

Draft Finance Subcommittee Letter

Ms. Phillips shared information regarding the Capital Facilities Plan. The Commission held a discussion regarding their recommendations.

Commissioner Richmond moved, seconded by Commissioner Nejati to recommend approval of the Capital Facilities Plan, 2022-2027 Financial Plan and forward the Finance Subcommittee recommendation letter to City Council. The motion passed unanimously.

6.C 21-0938 2021 Annual Comprehensive Plan Amendments - Continued Deliberations

Attachments: Webpage, with links to applications

Pending Motion

Neighborhood Character Language

Equity Language Proposals

Draft Comment Letter

Part C, Sub-motion C.3B
The following motion was made at the September 20, 2021 meeting, but was not voted upon:

Commissioner Nejati moved, seconded by Commissioner Richmond to add the proposed language to the Land Use and Urban Design Chapter of the Comprehensive Plan.

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct "identity" Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical attributes that contribute to its sense of place and identity. These elements may include, but are not limited to, a neighborhood's land use, urban design, visual resources, and/or historic resources. This includes design elements of buildings (mass, scale, materials, setting, and setbacks,) parks and open space, provision of City utilities, street grids and connections, and street trees.

Our community considers it essential that all neighborhoods become accessible, sustainable, and culturally inclusive.

-Accessible: Includes ADA compliancy, multimodal mobility, and housing affordability.
-Sustainable: Promotes a healthy environment, a diverse and resilient local economy, and historic preservation, including, reuse, and adaptability of existing buildings.
-Culturally inclusive: Recognizes, supports and promotes divers housing types, strong arts and historic preservation, and the various contributions of diverse Olympian's past and present.

Neighborhood character will be balanced with other plan goals and policies, such as increasing the variety of housing types and providing pedestrian oriented streets, and implemented through the City's development regulations.

Commissioner Nejati moved, seconded by Commissioner Richmond to add the proposed language to the Land Use and Urban Design Chapter of the Comprehensive Plan. The motion passed unanimously.

Part C, Sub-motion C.4
Motion to recommend approval of Commissioner Richmond's proposed language with the addition of "sexual orientation" between "gender" and "age" and under the Equity Section.

Commissioner Nejati moved, seconded by Commissioner Carlos to recommend approval of the proposed language. The vote carried as follows:

Aye: 7 - Chair Millar, Vice Chair Sauerhoff, Commissioner Ehlers, Commissioner Richmond, Commissioner Nejati, Commissioner Carlos and Commissioner Quetin

Absent: 1 - Commissioner Adams

Abstained: 1 - Commissioner Cunningham

7. REPORTS

Commissioner Nejati recommended a book titled *The Color of Law* by Richard Rothstein.

8. OTHER TOPICS

Chair Millar announced that officer elections will take place later in the year and for Commissioners to think about nominations.

Vice Chair Sauerhoff will facilitate the October 18 meeting.

9. ADJOURNMENT

The meeting adjourned at 8:22 p.m.

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

Planning Commission

Martin Way Corridor Study

Agenda Date: 10/8/2021
Agenda Item Number: 6.A
File Number:21-0974

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

Title
Martin Way Corridor Study

Recommended Action:
Briefing. No action requested.

Report Issue:
Update on the Martin Way Corridor Study.

Staff Contact:
Sophie Stimson, Interim Engineering and Planning Supervisor, Public Works Transportation, 360.753.8497
Joyce Phillips, Principal Planner, Community Planning and Development, 360.570.3722

Presenter(s):
Sophie Stimson, Interim Engineering and Planning Supervisor, Public Works Transportation
Joyce Phillips, Principal Planner, Community Planning and Development

Background and Analysis:
Martin Way, from Pacific Avenue to Marvin Road, passes through Olympia, Lacey and Thurston County. The Martin Way Corridor Study will better coordinate land use and transportation planning efforts along the Martin Way Corridor. TRPC is leading the effort with involvement of the two cities, Intercity Transit, and the County. Funding for the study comes from federal grants and local agency funds.

The roadway is identified in local and regional plans as a focal point for more intensive urban development. This study will make recommendations to update zoning and development regulations for better alignment with the urban form envisioned for this corridor.

Martin Way has frequent transit service and is a prime candidate for increasing walking and biking activity. This study will identify strategies to improve transportation safety and mobility for all modes of travel.

The study will result in several documents and include a variety of public engagement opportunities.

To date, some of what we have learned is captured in reports or summaries on TRPC's website. These include:

- A current conditions report that summarizes the history of Martin Way, existing land use, traffic patterns, and safety issues.
- The market study identifies economic opportunities and constraints.
- A residential survey was conducted in September 2020.
- A business survey was conducted winter 2020/2021.
- A visual preference survey of the public was conducted this summer.

The next milestones for the study are:

- In early 2022, an Opportunities/Alternatives Analysis will be complete. This will consider different options for redevelopment, land use standards and transportation facilities along the corridor, as well as identify a preferred alternative that incorporates public input.

- In 2022, an Implementation and Action Plan will be complete. The action plan will identify strategies to address issues raised in the current conditions report and identify specific infrastructure improvements and opportunities to increase connectivity for everyone who lives, works, and travels Martin Way.

At the meeting, staff will provide an overview of what we've learned to date and what to expect in 2022.

Neighborhood/Community Interests (if known):
The public has asked to weigh in on a number of issues through the residential survey, business survey and visual preference survey.

Options:
Not applicable. Briefing only.

Financial Impact:
The total project cost will not exceed $523,410. Federal Surface Transportation Block Grant program funds through the Washington State Department of Transportation will provide $452,750 for the project. Olympia contributed $27,000 in matching funds for the project.

Attachments:
TRPC's website for the study

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Meetings & Presentations

Subscribe to receive
MARTIN WAY
updates & notifications

Online Open House

- Explore the open house
- Visual Preference Survey, Summary, & Detailed Results (PDF)

June 23, 2021 Virtual Public Meeting

- Presentation (PDF)

Current Conditions Report

A current conditions report will summarize the history of Martin Way, existing land use, traffic patterns, and safety issues. Learn more about what we've discovered:

- DRAFT Current Conditions Report (PDF). The final version of the report is due to be released in July 2021.
  - Appendix 1: Martin Way Corridor Maps (PDF). These enlarged maps accompany the text of the report.

New Flash

Martin Way Corridor Study Visual Preference Survey Open Through July 7th
Read on...

June 2021 Project Update: Public Meeting for the Martin Way Corridor Study
Join us at an online public meeting June 23rd from 6-8 pm.
Read on...

View All

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- Appendix 2: Residential Survey (PDF). The residential survey was conducted in September 2020.
- Appendix 3: Business Survey (PDF). The business survey was conducted winter 2020/2021.

- FINAL Market Study (PDF). The market study identifies economic opportunities and constraints

Next Steps

- **Opportunities/Alternatives Analysis.** The study will consider different options for redevelopment, land use standards, and transportation facilities along the corridor, and identify a preferred alternative that incorporates public input. This analysis is scheduled for completion Fall 2021.
- **Implementation and Action Plan.** The action plan will identify strategies to address issues raised in the current conditions report and identify specific infrastructure improvements and opportunities to increase connectivity for everyone who lives, works, and travels Martin Way. The plan is anticipated to be finalized in 2022.

Background

Martin Way is a major regional thoroughfare and corridor serving the communities of Olympia, Lacey, and Thurston County. The former state highway serves as the area's primary alternative to Interstate 5, has frequent transit service, and is home to a variety of business activities and destinations. Looking forward, the corridor is forecast to grow in importance as a strategic transportation link and business destination. A comprehensive review of Martin Way's current conditions and future opportunities is underway to help guide growth to better serve the needs of the community.

The Martin Way Corridor Study will identify a common vision, as well as opportunities to develop the identity and character of the Martin Way corridor as it grows into the future. Actions may include ways to

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improve safety for all users of the corridor, access to businesses, routes for pedestrian and cyclists and connections to other destinations.

The study will result in several documents and include a variety of public engagement opportunities. Additional information on each of these pieces will be posted as they are developed.

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Planning Commission

Text Amendments to Title 18, Unified Development Code - Public Hearing

Agenda Date: 10/18/2021
Agenda Item Number: 6.B
File Number:21-0986

Type: public hearing **Version:** 1 **Status:** In Committee

Title
Text Amendments to Title 18, Unified Development Code - Public Hearing

Recommended Action
Move to approve the text amendments to Title 18, Unified Development Code, Olympia Municipal Code, and forward to Council for consideration.

Report
Issue:
Whether to approve the text amendments to Title 18, Unified Development Code, Olympia Municipal Code, and forward to Council for consideration.

Staff Contact:
Joyce Phillips, Principal Planner, Community Planning and Development, 360.570.3722

Presenter(s):
Joyce Phillips, Principal Planner, Community Planning and Development

Background and Analysis:
Recent changes in state law require updates to parts of Title 18, the Uniform Development Code. This is also known as the zoning chapter of the Olympia Municipal Code (OMC). These amendments are generally to definitions of “family” and about allowing certain housing types in certain zoning districts.

Additionally, city staff were contacted by Code Publishing, the company that maintains the City’s online code, to identify errors in code citations. These citations typically direct the reader to code sections that either no longer exist or that are slightly “off” in the code subsection they refer to, such as DD instead of CC.

Because the City was proposing these amendments, other city staff asked for a few additional changes, primarily to improve the legibility of maps or graphics in the chapter or to clean up text. One example is for the Table in Chapter 18.72 to be updated to reflect that not all conditional uses require a public hearing, so sometimes the Director is the decision maker instead of the Hearing Examiner. In addition, with the recently updated Shoreline Master Program, not all types of shoreline permits

require public hearings. Shoreline Substantial Development Permits can be determined by the Director, whereas Shoreline Conditional Uses or Variances will still be determined by the Hearing Examiner (and ultimately the Washington State Department of Ecology).

Another city requested amendment pertains to the maximum amount of hard surfaces allowed as it relates to soil suitability. Some zoning districts allow for a higher percentage of the lot to be used for "hard" surfaces than for "impervious" surfaces. This is intended to allow for additional lot coverage while still addressing the low impact development stormwater standards. The amended language is meant to clarify that the increase in lot coverage is allowed only when the soil conditions support that, so it may not be possible in all situations. Additionally, clarification is provided about the amount of each lot that can be covered by impervious and hard surfaces for townhouse lots.

Neighborhood/Community Interests (if known):
At the time this staff report was written, no public comment on these amendments have been submitted. Any public comments received prior to the public hearing will be provided to the Planning Commission.

Options:
1. Hold a public hearing and approve the text amendments to Title 18 of the OMC, as proposed.
2. Hold a public hearing and approve the text amendments to Title 18 of the OMC, with specific revisions to the proposal.
3. Hold the public hearing and conduct deliberations and issue a recommendation on the proposed amendments at a later date.

Financial Impact:
None. Resources to complete these text amendments are being covered by the Department's base budget.

Attachments:
Proposed amendments

TITLE 18 – UNIFIED DEVELOPMENT CODE

OMC Chapter – 18.02, Basic Provisions

Proposal #1 - 18.02.180, Definitions

Proposed amendments to definitions of "Dwelling Unit" types and "Family". These amendments are proposed in response to changes in state law as adopted pursuant to House Bill 1220 (2021), Senate Bill 5235 (2021) and House Bill 1023 (2020).

Dwelling Unit

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 cooking, 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. These structures include triplexes, fourplexes, 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.

vii. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four or more individual persons or families living

independently of each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing.

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

ix. 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.)

x. Manufactured Home. A single-family residence constructed after June 15, 1976, 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.O.

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. (See also Boarding Home, Lodging House and Bed and Breakfast.)

xvii. 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.

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

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

xx. Sixplex. One building containing six single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

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 18.04.060(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.

(c)(i) Emergency Housing. Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

(c)(ii) Emergency Shelter. A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

(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.

ix. Permanent Supportive Housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.

x. Transitional Housing. This housing provides stability for residents for a limited time period, usually two weeks to 24 months, to allow them to recover from a crisis such as homelessness or domestic violence before transitioning into permanent housing. Transitional housing often offers supportive services, which enable a person to transition to an independent living situation.

Family

Family. An individual, or two or more persons ~~related by blood, or marriage, or a group of not more than six persons 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.

OMC Chapter – 18.04, Residential Districts

Proposal #2 – 18.04.040, TABLES: Permitted and Conditional Uses

The intent of these revisions is to address changes in state laws that require local governments to allow certain housing types in certain locations. The proposal also identifies triplexes as a permitted use in the R-4CB zone, which was inadvertently removed during earlier code amendments. The amended state laws were adopted in House Bill 1220 (2021), Senate Bill 5235 (2021), and House Bill 1023 (2020).

18.04.040 TABLES: Permitted and Conditional Uses Revised 3/21

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 (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)
Co-Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(F)
Cottage Housing				P	P	P	P	P	P	P	P	P	P	P	18.04.060(H)
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)
Single-family Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.64
2. MULTIFAMILY HOUSING															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N)

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
Courtyard Apartments						P									18.04.060(II)
Boarding Homes				P				P	P	P					
Collegiate Greek system residences	P			P				P	P	P					
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	P	P	P	P	P	P	P	P	P	P	P	
Duplexes on Corner Lots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(HH)
Triplexes			P	P	P	P	P	P	P	P	P	P		P	
Fourplexes			P		P	P	P	P	P	P	P	P		P	
Sixplexes						P									
Group Homes with 6 or Fewer (or up to 8 with DSHS approval) 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	
Transitional Housing, Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

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
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)
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			

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
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(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
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(DD)
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)
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and				C							P	P			18.38.220 and

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
Structures															.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
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(CC)
Social Organizations											P	P		C	
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

Proposal #3 – 18.04.040 Permitted, Conditional and Prohibited Uses

The intent of this revision is to replace Figure 4-2a in OMC 18.040.040.EE with one that is legible. This figure identifies neighborhoods that are subject to infill and residential design standards in OMC 18.175.

EE. GARAGE PLACEMENT AND WIDTH.
(Also see OMC 18.100, Design Review, and OMC 18.175, Infill and Other Residential.)

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

   a. Single-family dwellings on lots of less than five thousand (5,000) square feet in size located in subdivisions for which a complete preliminary plat application is submitted after April 22, 1996;

   b. Duplexes;

   c. Triplexes; and

   d. Fourplexes.

2. Exceptions. The dwellings listed in Subsection 1.a. above are exempt when located on one of the following types of lots:

   a. Lots fronting on private access lanes (see the City of Olympia Engineering Design and Development Standards as adopted in OMC 12.02) where the garage would not face a public street;

   b. Flag lots (see OMC 18.02.180, Definitions, Lots);

   c. Wedge-shaped lots (see OMC 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.

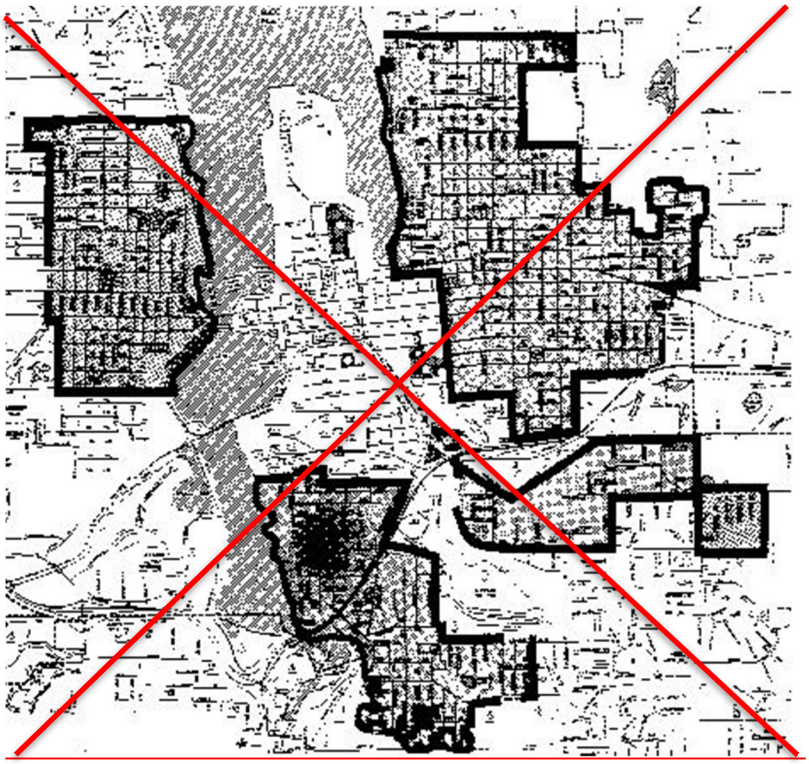
   These requirements above (i. and ii.) do not apply to garages with doors which do not face the street (see OMC 18.175.060, Residential Design Guidelines - Garage Design), or garages flush with the supporting posts of covered porches which span the remainder of the dwelling's front facade.

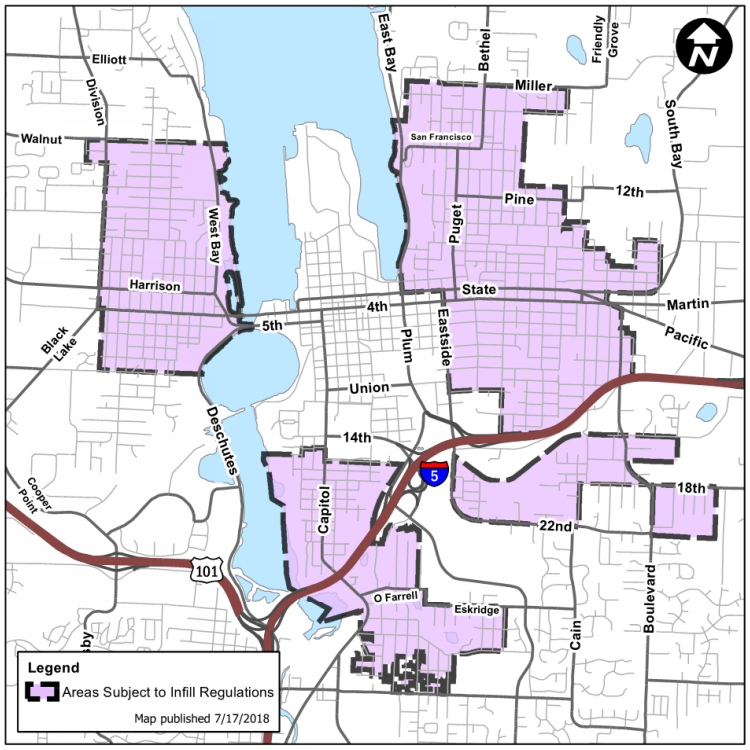
b. Garage width shall not exceed the following percentage of the dwelling's front facade:

i. Two-story dwellings (containing habitable space above the ground floor): sixty (60) percent.

ii. Single-story dwellings: fifty percent (50%).

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.





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

Proposal #4 - 18.04.080, Table 4.04, Residential Development Standards

Intent: The intent of these revisions is to clarify that increases to the amount of hard surfaces allowed is subject to soil suitability and stormwater standards.

18.04.080 TABLES: Residential Development Standards **Revised 3/21**

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	2,000 SF minimum 3,000 SF average = townhouse; 4,000 SF = other (including duplexes	2,500 SF = cottage; 2,000 SF minimum, 3,000 SF average = townhouse; 4,000 SF = other	2,000 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 3,500 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 9,000 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 7,200 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 7,200 SF = multifamily; 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; 7,200 SF = duplex;	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)

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
			at least 65% in the same subdivision plat.	on corner lots); 6,000 SF = duplex not on a corner lot; 7,200 SF = multi-family									2,500 SF = mobile home park; 3,500 SF = other		
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse; 60' = duplex not on corner lots; 80' = multi-family	45' except: 35' = cottage; 18' = townhouse	40' except: 30' = cottage; 16' = townhouse	40' except: 30' = cottage 16' = townhouse 70' = duplex not on corner lot; 80' = multifamily	40' except: 30' = cottage; 40' = zero lot; 16' = townhouse; 70' = duplex not on corner lot; 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage; 16' = townhouse; 80' = duplex not on a corner lot; 30' = mobile home park	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 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	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)

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
				with farm animals											
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 farm animals	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 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 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 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' 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 4-8, or R 6-12 district 10' - mobile home park	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 4-8, R 6-12 district. 10' - mobile home park	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
MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units	40' except: 16' for accessory buildings; 24' for detached accessory dwelling units	40' except: 16' for accessory buildings; 24' for detached accessory dwelling units	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottage; 35' on sites 1 acre or more, if setbacks equal or exceed building height	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottages	45', except: 25' for cottage; 16' for accessory buildings; 24' for detached accessory dwelling units	45', except: 25' for cottage; 16' for accessory buildings; 24' for detached accessory dwelling units	35, except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottage	42' except: 24' for detached accessory dwelling units	60' except: 24' for detached accessory dwelling units	See 18.04.080 (I); 24' for detached accessory dwelling units	2 stories or 35' whichever is less, except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (I)(3); 24' for detached accessory dwelling units	18.04.080(I)
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-		2 stories	3 stories	3 stories	2 stories	2 stories	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	

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
GRADE STORIES															
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 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.	2,500 SF or 6% coverage whichever is greater.	45% = .25 acre or less 40% = .26 acre or more 60% = Townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = Townhouses	65%	65%	65%	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	18.04.080(K)
MAXIMUM HARD SURFACE	65% or 10,000sf (whichever is greater) = lots less than 4 acres; 25%=4.1 acre or more	65% 80% = Townhouses	25%	55% or 3,500sf (whichever is greater) =.25 acre or less; 25% or 6,000sf (whichever is greater) = .26 acre or more.	65% = .25 acre or less 70% = .26 acre or more 80% = Townhouses	65% = .25 acre or less 70% = .26 acre or more 80% = Townhouses	75%	75%	75%	80%	90%	90%	85% = .25 acre or less 60% = .26 to 1 acre 55% = 1.01 to 3 acres 25% = 3.01+ acres 90% = townhouses	95%	18.04.080(K) Hard Surfaces are treated as impervious, unless shown workable through an approved design (that complies with DDECM), which requires adequate underlying soils.

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
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area may be required; it may double as tree tract or critical areas buffer.		450 SF/unit for cottage developme nts	450 SF/unit for cottage developme nts	25% for multifamily; 450 SF/unit for cottage developme nts	25% for multifamily; 450 SF/unit for cottage developme nts	25% for multifamily; 500 SF/space for mobile home park	20% for multifamily; 500 SF/space for mobile home park	10% for multifamil y	10% for multifamil y; 500 SF/space for mobile home park	450 SF/unit for cottage developme nts 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J); for Courtyard Apartments see 18.04.060(II)

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
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

OMC Chapter – 18.05, Villages and Centers

Proposal #5 – 18.05.040, TABLES: Permitted and Conditional Uses

Intent: The intent of these revisions is to delete or correct code citations that are no longer current and to address changes in state laws that require local governments to allow certain housing types in certain locations. The proposal also identifies triplexes as a permitted use in the R-4CB zone, which was inadvertently removed during earlier code amendments. The amended estate laws were adopted in House Bill 1220 (2021), Senate Bill 5235 (2021), and House Bill 1023 (2020).

18.05.040 TABLES: Permitted, Conditional and Required Uses Revised 3/21

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),~~18.05A.150-.240, 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),~~ 18.05A.330, 18.04.060(H)
Duplexes		P	P	P	~~18.05.060(D)~~18.05A.250-.290
Duplexes on Corner Lots	P	P	P	P	18.04.060(HH)
Group Homes with 6 or Fewer Clients (up to 8 if approved by DSHS)		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)

TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
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	
Single-Family Residences	P	R	R	R	18.05A.250-.290 ~~18.05.060(D)~~
Single Room Occupancy Units					
Townhouses	P	P	P	P	18.05A.150-.240 or 18.05A.250-.290, ~~18.05.060(D),~~ 18.64
Transitional Housing, Permanent Supportive Housing	P	P	P	P	
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)~~

TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
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	
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)

TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
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					
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	

TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
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					
Crisis Intervention	C	C	C	C	18.04.060(I)
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~~CC)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
Social Organizations					

TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
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

OMC Chapter – 18.06, Commercial Districts

Proposal #6 - 18.06.040, Table 6.01, Permitted and Conditional Uses

Intent: The intent of these revisions is to delete or correct code citations that are no longer current and to address changes in state laws that require local governments to allow certain housing types in certain locations. The amended estate laws were adopted in House Bill 1220 (2021), Senate Bill 5235 (2021), and House Bill 1023 (2020).

18.06.040 TABLES: Permitted and Conditional Uses Revised 3/21

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 REGULA-TIONS
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 ESTABLISH-MENTS														
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	

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 REGULA-TIONS
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)									
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							

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 REGULA-TIONS
Wholesale Sales		C ~~18.06.060 (BB)(3)~~	P		P/C	P ~~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	
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	

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 REGULA-TIONS
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	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 REGULA-TIONS
Apartments above ground floor in mixed use development	P	P	P	P	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P	P	P	P		P	P	P	P	P	
Co-Housing		P	P			P	P			P	P		P	
Collegiate Greek system residence, dormitories		C	P	P	P	P	P		P	C	P	P	P	
Duplexes	P	P	P	P			P		P	P	P		P	
Duplexes on Corner Lots	P	P	P	P			P		P	P	P	P	P	18.04.060 (HH)
Group Homes (6 or less or up to 8 with DSHS approval)	P	P	P 18.06. 060 (K)	P	P	P	P 18.06. 060 (K)		P	P	P	P 18.06. 060 (K)	P 18.06. 060 (K)	18.04.060 (K)
Group Homes (7 or more)	C	C	C 18.06. 060 (K)	C	C	C	C 18.06. 060 (K)		C	C	C	C 18.06. 060 (K)	P 18.06. 060 (K)	18.04.060 (K)
Mobile or Manufactured Homes Park - Existing		C	C	C						C			C	18.04.060 (P)
Quarters for Night Watch person/ Caretaker					P	P								
Retirement Homes		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 REGULA-TIONS
Single-Family Residences	P	P	P	P			P		P	P	P	P	P	
Single Room Occupancy Units			C		P	P	P		P				C	
Townhouses	P	P	P	P ~~18.06.060 (T)~~		P	P		P	P	P	P	P	
Triplexes, Four-plexes, and Cottage Housing		P											P	
Transitional Housing, Permanent Supportive Housing	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)							
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)

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 REGULA-TIONS
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 18.0~~8~~6.060 (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	
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	

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 REGULA-TIONS
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)							
8. SERVICES, LODGING														

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 REGULA-TIONS
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	
Indoor Emergency Shelters, Indoor Emergency Housing			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		C	P				P			C		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 REGULA-TIONS
Mortuaries														
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)							
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.060 (FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060 (V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	
Recycling Facilities	P	P	P	P	P		P		P	P	P	P	P	18.06.060 (V)

TABLE 6.01
PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULA-TIONS
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 8.06. 060 (W)	P				P 18.06. 060 (W)	P 18.06. 060 (W)	
Service Stations/Car Washes - Existing			P		P 18.06. 060(W)		P 18.06. 060(W)				P	P 18.06. 060 (W)	P 18.06. 060 (W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Truck, Trailer, and Recreational Vehicle Rentals			P					P						
Workshops for Disabled People	C	C	C	C	P	C	P		C	C	C	C	C	18.04.060 (R)
District-Wide Regulations	18.06.060 (R)				18.06. 060 (F)(2)	18.06.060 (HH)	18.06. 060 (F)(2)							
11. PUBLIC FACILITIES, ESSENTIAL														

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 REGULA-TIONS
Airports			C										C	18.06.060 (G)
Inpatient Facilities		C	C	C 18.06.060 (~~T~~G)	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~~G)	C		C						C	18.06.060 (G) 18.04.060 (K)
Other Correctional Facilities		C	C	C 18.06.060 (~~T~~G)	C	C	C		C	C	C	C	C	18.06.060 (G)
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C	C		C		C			C	C	C	C	18.06.060 (G)
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060 (G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060 (G) 18.04.060 (X)
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060 (G) 18.06.060 (X)
State or Regional	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060 (G)

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 REGULA-TIONS
Transportation Facilities														
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)
Emergency Housing Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Fireworks, as determined by Fire Dept.			P		P	P	P				P	P	P	9.48.160
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	
Parking Lot Sales			P		P	P	P	P			P	P	P	
Residences Rented for Social Event (6 or less in 1 year)	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060 (DD)
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	

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 REGULA-TIONS
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	
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)

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 REGULA-TIONS
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 (CC)~~(DD)~~
Social Organizations		P	P		P	P	P		P/C 18.06.060(I)	P	P	P	P	
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44

LEGEND

P = Permitted Use
MS = Medical Services
DB = Downtown Business
C = Conditional Use

PO/RM = Professional Office/Residential Multifamily
AS=Auto Services
NR = Neighborhood Retail

GC = General Commercial
UW = Urban Waterfront
UW-H = Urban Waterfront-Housing
CSH = Commercial Services-High Density

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

Proposal #7 - 18.06.040, Table 6.02, Commercial Development Standards

Intent: The intent of these revisions is to clarify that increases to the amount of hard surfaces allowed is subject to soil suitability and stormwater standards.

18.06.080 TABLES: Commercial Districts' Development Standards **Revised 7/20** **Revised 11/20** **Revised 9/21**

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

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

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
REAR YARD SETBACK	15' minimum.	10' minimum; Except: 1. Next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-1 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-2 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24, or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an RLI, R4, R4-8, or R6-12 district - 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with site design standards, Chapter 18.100.
SIDE YARD SETBACK	15' minimum.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or	No Minimum; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories.	No Minimum; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for	No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C).

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
		RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each building floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.	each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one size of zero lot.	3. Residential sideyards can be reduced consistent with 18.04.080(H)(5). 4. Must comply with site design standards, Chapter 18.100.
MAXIMUM BUILDING HEIGHT	35'	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus. 2. Must comply with site design standards, Chapter 18.100. 3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6.4. In a Downtown Design Sub-District, see 18.120.220 and 18.120.440 for upper story step back requirements.

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
				Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential. See 18.130.060 Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall). Up to 75' for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.	

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MAXIMUM BUILDING COVERAGE	45%	70%, except 55% for residential only structures	70%; or 85% if at least 50% of the required parking is under the building.	70% for all structures	70% for all structures	70% for all structures, 85% if at least 50% of the required parking is under the building.	70% for all structures. 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under the building or in a structured parking form. 85% for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.	For projects in the GC and HDC-4 zones west of Yauger Way, limitations of building size per 18.06.100(C) and 18.130.020 apply.

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50%	70%	85%	85% for all structures	85% for all structures	85% for all structures	85% for all structures	See OMC 18.06.100(D).
MAXIMUM HARD SURFACE	70%	85%	100%	100%	100%	100%	100%	Hard Surfaces are treated as impervious, unless shown workable through an approved design (complies with DDECM), which requires adequate underlying soils.
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Maximum building size (gross sq. ft.): 3,000 for single use; 6,000 for mixed use.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B) and Figure 6-3). In a Downtown Design Sub-District, see Chapter 18.120 for upper story stepbacks.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)). In a Downtown Design Sub-District, see Chapter 18.120 for upper story stepbacks.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building Floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	For properties in the vicinity of Kaiser Road and Harrison Ave NE, also see Pedestrian Streets Overlay District, Chapter 18.16. For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100(G) Large Scale Retail Uses. EXCEPTION: Section 18.06.100(G) shall not apply to motor vehicle sales. In a Downtown Design Sub-District, see Chapter 18.120.

LEGEND

NR = Neighborhood Retail
GC = General Commercial

PO/RM = Professional Office/Residential Multifamily

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

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MINIMUM LOT AREA	7,200 Sq. Ft.	No minimum.	No minimum.	No minimum.	7,200 Sq. Ft. if bldg. height is 35' or less. 12,500 Sq. Ft. if bldg. height is over 35'.	No minimum.	
FRONT YARD SETBACK	10' maximum.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum.	30' minimum for buildings; 15' for other structures except signs	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C). 3. See Design Guidelines, Chapter 18.100.

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
REAR YARD SETBACK	15' minimum; If next to a residential zone, 15' minimum plus 5' for every story over 3 stories.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories.	15' minimum.	50' minimum from property line for agriculture buildings (or structures) which house animals other than pets.
SIDE YARD SETBACK	10' minimum; 15' minimum plus 5' for every story over 3 stories if next to a residential zone.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height.	5' minimum 30' minimum for buildings and 15' minimum for other structures from flanking streets.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C). 3. See Design Guidelines, Chapter 18.100.
MAXIMUM BUILDING HEIGHT	75'; except hospitals, which may exceed that height.	See 18.06.100(A)(2) and Figure 6-2, Urban Waterfront District Height Limits Exceptions: 1) In the portion of the area Downtown with a height limit of 65', two additional	Refer to Figure 6-2 and 6-2B for specific height and building configurations required on specific blocks. In a Downtown Design Sub-District, see view protection measures in	75'; PROVIDED, however, that two additional stories may be built, if they are residential.	75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner. For	40' accessory building limited to 20'.	Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus.

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
		residential stories may be built. See 18.06.100. 2) In the portion of the area on West Bay Drive with a height limit of 42' to 65', the taller height limit is conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c).	18.06.100 and Chapter 18.120.	For details, see 18.06.100(A(4), Downtown Business District. There are restrictions around Sylvester Park (see 18.100.080.	details, see 18.06.100(C)(5), Height, Commercial Services-High Density. In a Downtown Design Sub-District, see view protection measures in 18.06.100 and Chapter 18.120.		
MAXIMUM BUILDING COVERAGE	50%	60% for properties between the shoreline and the nearest upland street. 100% for properties not between the shoreline and the nearest upland street. See also Chapter 18.100 for design guidelines for pedestrian access and view corridors.	100%	No requirement.	No requirement.	85%	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60%	100%	100%	100%	100%	85%	See OMC 18.06.100(D).
MAXIMUM HARD SURFACE	80%	100%	100%	100%	100%	100%	Hard Surfaces are treated as impervious, unless shown workable through an approved design (complies with DDECM), which

TABLE 6.02

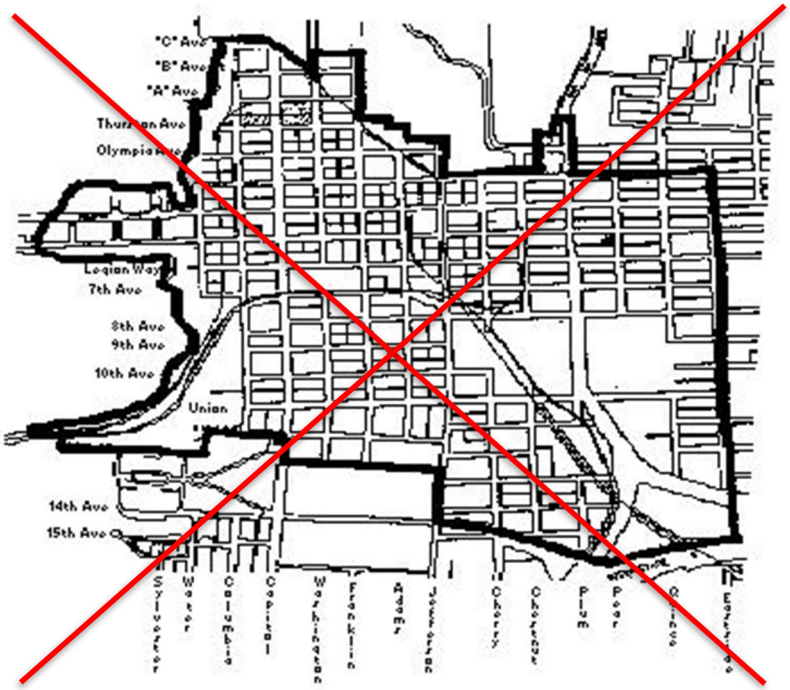
COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
							requires adequate underlying soils.
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(F)). Residential uses (Section 5 of Table 6.01) may not be constructed within 600 feet of Lilly Road except in upper stories of mixed use building; all other development standards are the same as for commercial uses.	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to Section 12.16.050(D) OMC. Section 18.06.100(A)(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors. See also Chapter 18.100 for Downtown design guidelines for Pedestrian Access and View Corridors and Waterfront Public Access; Chapter 18.100 for Port Peninsula design guidelines for Pedestrian Connections and View Corridors; Section 18.06.100(A)(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors.	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to OMC Section 12.16.050(D).		Residential uses must comply with High Rise Multi-family (RM-H) development standards.	6' of sight-screening buffer shall be provided along north, east, and west district boundaries. See Olympia Park Replat covenants for access, and other standards applicable to replat lots.	For properties in the vicinity of the Downtown, also see the Downtown Design Guidelines in 18.120. For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100 (C) Large Scale Retail Uses. EXCEPTION: Section 18.06.100 (C) shall not apply to motor vehicle sales.

LEGEND

MS = Medical Services
DB = Downtown Business
CS-H = Commercial Services - High Density
UW = Urban Waterfront
UW-H = Urban Waterfront-Housing
AS=Auto Services

Proposal #8 – 18.38, Parking Standards: *The intent of these revisions is to replace figures with ones that are more legible.*



~~**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.

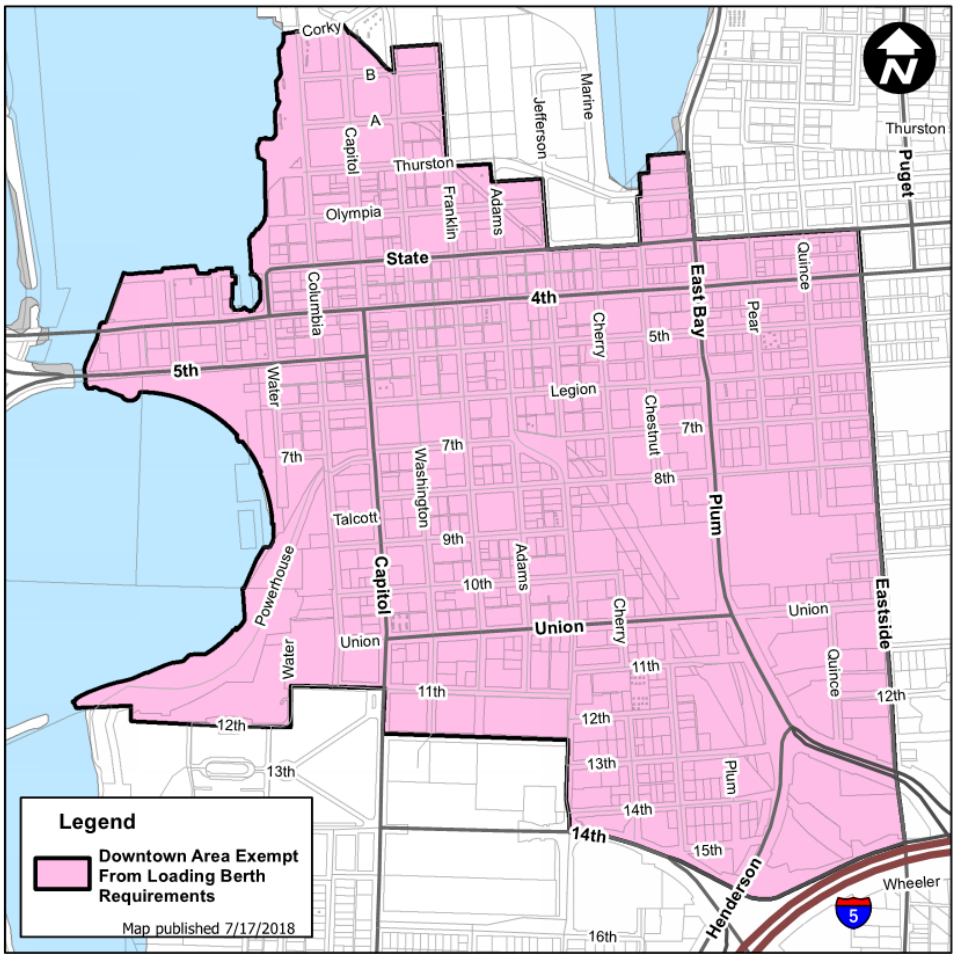
2. Loading berths and spaces may be located in any required yard providing such berth is not roofed and is not within a required landscape area.

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.



Downtown Area Exempt From Loading Berth Requirements
FIGURE 38-1.5

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 Table 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 18.04 or 18.06, 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 leasable 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.

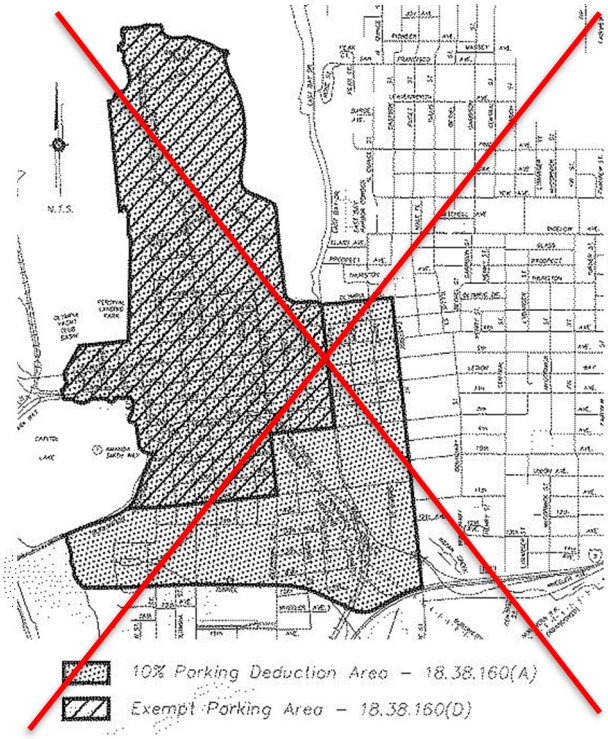
D. High Density Corridor 1 and 2, and Urban Residential (UR).

1. Townhouse units shall provide one and one-half (1.5) parking spaces per unit;

2. Multifamily 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.


10% Parking Deduction Area – 18.38.160(A)
Exempt Parking Area – 18.38.160(D)

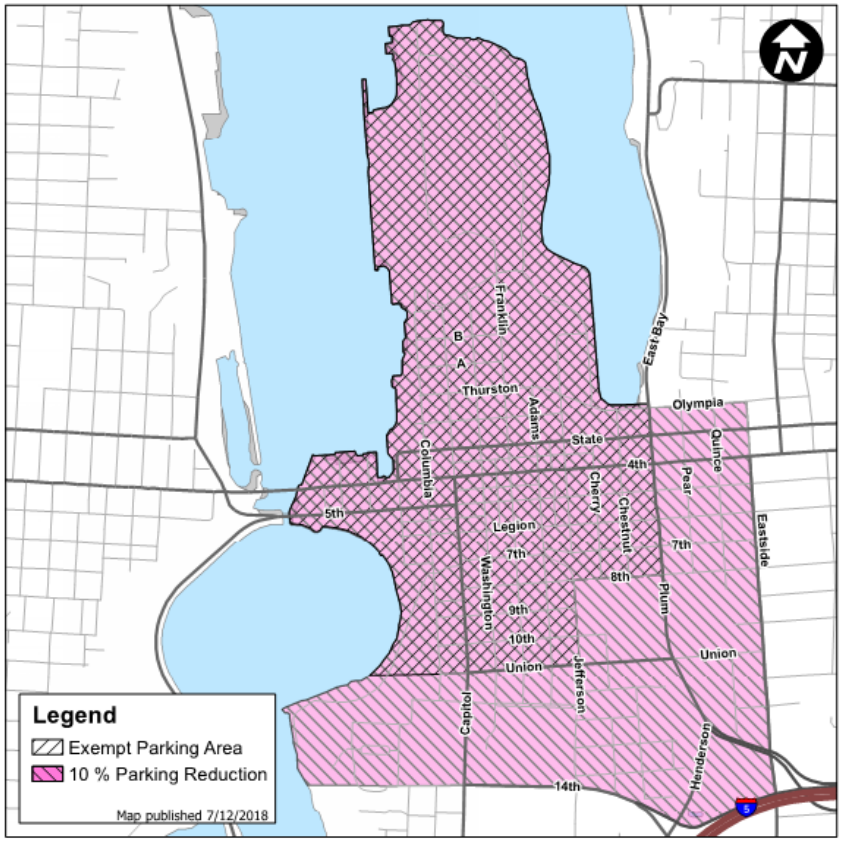

Legend
Exempt Parking Area
10 % Parking Reduction
Map published 7/12/2018
Franklin
B
A
Thurston
Adams
East Bay
Olympia
State
Quince
4th
Columbia
Cherry
Chestnut
Pear
5th
Legion
7th
Eastside
Washington
8th
Plum
9th
10th
Union
Jefferson
Capitol
Henderson
14th

FIGURE 38-2

Proposal #9 – 18.72, Administration: *The intent of these revisions is to update the review authority table for consistency with other parts of the OMC .*

18.72.100 Review and appeal authority

The following table describes development permits and the final decision and appeal authorities. When separate applications are consolidated at the applicant's request, the final decision shall be rendered by the highest authority designated for any part of the consolidated application

KEY:

Director	=	Community Planning and Development Director or designee
SPRC	=	Site Plan Review Committee
DRB	=	Design Review Board
PC	=	Planning Commission
HC	=	Heritage Commission
HE	=	Hearing Examiner
Council	=	City Council
R	=	Recommendation to Higher Review Authority
D	=	Decision
O	=	Open Record Appeal Hearing
C	=	Closed Record Appeal Hearing

[NOTE: City Council decisions may be appealed to Superior Court except comprehensive plan decisions which may be appealed to the State Growth Management Hearings Board.]

	Director	SPRC	DRB	PC	HC	HE	Council
ZONING							
Conditional Use Permit	D	R				D	
Interpretations	D					O	
Land Use Review	D[1]	R				O	
Small Lot Review	D					O	
Townhouse (2 – 4 Units)	D					O	
Townhouse (10 or more units)		R	R			D	
Townhouse Final (2-9)	D					O	
Townhouse Final (10 or more)		R					D
Zoning Variance	R					D	
Zone Map Change, without Plan Amendment	R					R	D
Zone Change, with Plan Amendment or Ordinance Text Amendment	R			R			D
Home Occupation	D					O	
Temporary Use Permit	D					O	

	Director	SPRC	DRB	PC	HC	HE	Council
SEPA exempt Building Permit	D					O	
Parking or Fence Variance	D	R				O	
Accessory Dwelling Unit	D					O	
Accessory Building	D					O	
Occupancy Permit	D					O	
Sign Permit	D					O	
Landscape Plan	D					O	
Tree Plan	D					O	
Historic Properties	D	R			R	O	
COMPREHENSIVE PLAN							
Amendments (map, text)	R			R			D
DESIGN REVIEW							
Detailed Review	D		R				
major			O				
Concept Review	D	R	R			O	
Signs (general)	D					O	
Scenic Vistas	D	R	R			O	
ENVIRONMENTAL							
Threshold Determination	D					O	
Impact Statement Adequacy	D					O	
Reasonable Use Exception	R					D	
SEPA Mitigating Conditions	D					O	
~~Major~~ Shoreline Substantial Development Permit	D	R				~~D~~	
Shoreline Conditional Use Permit		R				D	
Shoreline Variance		R				D	
Shoreline Permit Revision or Exemption	D					O	
SUBDIVISION							
Boundary Line Adjustment (including lot consolidation)	D					O	
Preliminary Plat, Long	R					D	
Preliminary Short, (2-9 lots)	D[1]					O	
Final Short Plat	D					O	
Final Long Plat	D					O	
Master Plan Approval	R		R			R	D
MPD Project Approval		R	R			D	
Preliminary PRD		R				R	D
Final PRD		R					D

	Director	SPRC	DRB	PC	HC	HE	Council
Time Extensions	D					O	

[1] Except when the Director refers the project for a public hearing before the Hearing Examiner pursuant to OMC 18.60.080 or 17.32.130(A)(4).

Proposal #10 – 18.64, Townhouses: *The intent of this revision is to allow townhouses to use the flexibility offered in the first sentence of the options, which are not really viable if the last sentence is also applied.*

18.64.080 Development standards

D. 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.~~