

Meeting Agenda

Planning Commission

City Hall 601 4th Avenue E Olympia, WA 98501

Contact: Stacey Ray 360.753.8046

Monday, December 3, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

- 1.A ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. APPROVAL OF MINUTES
- **3.A** <u>18-1161</u> Approval of the November 19, 2018 Olympia Planning Commission

Meeting Minutes

Attachments: Meeting Minutes Draft 111918

4. PUBLIC COMMENT

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

5. STAFF ANNOUNCEMENTS

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

6. BUSINESS ITEMS

6.A <u>18-1135</u> Medical Service District Text Amendment - Public Hearing

Attachments: Application Forms

Draft Code Amendment

Lily Road Medical Services District Map

Estimated time: 30 minutes

7. REPORTS

From Staff, Officers, and Commissioners, and regarding relevant topics.

8. OTHER TOPICS

Selection of Planning Commission Officers for 2019. Positions include Chair, Vice Chair, and Finance Subcommittee Chair.

9. ADJOURNMENT

Approximately 8:30 p.m.

Upcoming Meetings

Next regular Commission meeting is January 7, 2019. 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.



Planning Commission

Approval of the November 19, 2018 Olympia Planning Commission Meeting Minutes

Agenda Date: 12/3/2018 Agenda Item Number: 3.A File Number: 18-1161

Type: minutes Version: 1 Status: In Committee

Title

Approval of the November 19, 2018 Olympia Planning Commission Meeting Minutes



Meeting Minutes - Draft Planning Commission

ATTACHMENT 1

City Hall 601 4th Avenue E Olympia, WA 98501

Contact: Stacey Ray 360.753.8046

Monday, November 19, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Chair Cunningham called the meeting to order at 6:32.

1.A ROLL CALL

Present: 6 - Chair Rad Cunningham, Commissioner Kento Azegami,

Commissioner Joel Baxter, Commissioner Paula Ehlers,

Commissioner Candi Millar and Commissioner Carole Richmond

Excused: 1 - Commissioner Travis Burns

Absent: 1 - Commissioner Tammy Adams

OTHERS PRESENT

City of Olympia Community Planning and Development Staff:

Senior Planner Stacey Ray
Planning and Engineering Supervisor Tim Smith
Downtown Programs Manager Amy Buckler
Senior Planner Joyce Phillips

Thurston County Land Trust Chair Dan Rubin

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

18-1105 Approval of November 5, 2018 Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Ms. Ray made announcements.

6. BUSINESS ITEMS

18-1104 Briefing on the Thurston Housing Land Trust (THLT)

Mr. Rubin briefed the Commission regarding the Thurston County Land Trust.

The information was received.

Briefing on a Proposed Text Amendment Related to Multifamily Housing along Lilly Road Northeast in the Medical Services (MS) Zoning District (CPD File 18-3886)

Mr. Smith briefed the Commission regarding a proposed text amendment related to Multifamily Housing.

The information was received.

18-1097 Deliberation on an Ordinance for Emergency (Homeless) Housing Facilities Hosted by Faith-Based Organizations, Not-for-Profit Organizations or Units of Government

Ms. Buckler presented an Emergency Housing Facilities Ordinance for deliberation.

Chair Cunningham moved, seconded by Commissioner Azegami to approve the recommendations as recorded in the Emergency Housing Ordinance document as modified at the meeting. The motion passed unanimously.

18-1096 Sign Code Update - Deliberations

Ms. Phillips reported on the sign code updates as proposed by staff.

Commissioner Ehlers moved, seconded by Commissioner Millar to approve the Sign Code Update as proposed by staff. The motion passed unanimously.

7. REPORTS

Commissioner Richmond reported on meetings attended.

8. OTHER TOPICS

Chair Cunningham discussed having the Commission attend a retreat, team building, and a walking tour of new downtown development.

ADJOURNMENT

The meeting was adjourned at 8:52 p.m.

Upcoming Meetings

The next scheduled meeting is for December 3, 2018.



Planning Commission

Medical Service District Text Amendment -Public Hearing

Agenda Date: 12/3/2018 Agenda Item Number: 6.A **File Number: 18-1135**

Type: public hearing Version: 1 Status: In Committee

Title

Medical Service District Text Amendment - Public Hearing

Report

Issue:

Whether to recommend approval of the requested text amendment to the Medical Service zoning district, section 18.06.060.T, Commercial Districts' Use Standards, including relevant changes to OMC 18.06.040. Table 6.01.

Staff Contact:

Catherine McCoy, Associate Planner, Community Planning and Development Department, 360.570.3776

Presenter(s):

Catherine McCoy, Associate Planner, Community Planning and Development Department

Background and Analysis:

The Community Planning & Development Department received a proposal from the Housing Authority of Thurston County to amend language in the Commercial Districts Chapter of the Code. specifically in the Medical Services Zoning District (MS), related to residential development along Lilly Road.

Proponents of the text amendment would like to have the following language stricken from the commercial districts zoning code to allow single-use multi-family housing within 600 feet of Lilly Road NE.

18.06.060 Commercial Districts' Use Standards:

T. Residential Restrictions in the Medical Services District (MS). Residential uses may not be constructed within six hundred (600) feet of Lilly Road except above the ground floor in mixed -use buildings.

Of the two MS districts, the current restriction on residential uses only applies to the Lilly Road corridor. The modification to the zoning ordinance would allow the Housing Authority to expand an existing low and middle-income multi-family housing development by approximately 24 units on one Type: public hearing Version: 1 Status: In Committee

of two remaining undeveloped parcels within 600 feet of Lilly Road.

Neighborhood/Community Interests (if known):

The notice of the Planning Commission public hearing was published on November 22, 2018. Notice of Application was provided on September 26, 2018, and again on November 1, 2018, in accordance with Olympia Municipal Code 18.78, Public Notification. As of writing the staff report, city staff has received no written comment regarding the proposal.

Options:

- 1. Recommend approval of the proposed revisions to Chapter 18.06, Sections 18.06.040 and 18.06.060.
- 2. Recommend approval of the proposed revisions to Chapter 18.06, Sections 18.06.040 and 18.06.060, with amendments proposed by the Planning Commission.
- 3. Do not recommend approval of the proposed text amendment(s).

Financial Impact:

Not applicable.

Attachments:

Application Forms
Draft Code Amendment
Lilly Road Medical Service District Map



GENERAL LAND USE APPLICATION ATTACHMENT 1

OFFICIAL USE ONLY			
Case #:	Master File #:	Date:	
Received By:	Related Cases:	Project Planner:	
One or more of the following Supplemen electronically with the application:	ts must be attached to this	General Land Use Application ar	nd submitted
☐ Adjacent Property Owner List	☐ Large	e Lot Subdivision	
☐ Annexation Notice of Intent	☐ Parki	ng Variance	
\square Annexation Petition (with BRB Form) Prelin	minary Long Plat	
☐ Binding Site Plan	☐ Preli	minary PRD	
☐ Boundary Line Adjustment	☐ Reas	onable Use Exception (Critical Are	eas)
☐ Conditional Use Permit	⊠SEPA	Checklist	
☐ Design Review – Concept (Major)	☐ Shore	eline Development Permit (JARPA	A Form)
☐ Design Review – Detail	☐ Short	t Plat	
☐ Environmental Review (Critical Area) 🔲 Soil a	nd Vegetation Plan	
☐ Final Long Plat	☐ Varia	nce or Unusual Use (Zoning)	
☐ Final PRD	⊠Othe	r <u>Rezone or Code Text Amendm</u>	ent
☐ Land Use Review (Site Plan) Supplen	nent <u>Suppler</u>	nent	
Project Name: Lilly Road Medical Service	s District – Text Amendmen	t	
Project Address: <u>n/a – not site specific</u>			
Applicant: Housing Authority of Thurstor	<u>County</u>		
Mailing Address: 1206 12th Ave SE, Oly	mpia, WA. 98501		
Phone Number(s): General: 360-753-829	2 Craig Chance: 360-918-5	5828 Bob Ricks: 360-918-5819	_
E-mail Address: <u>CraigC@hatc.org</u> <u>BobR</u>			
Owner (if other than applicant): n/a			
Mailing Address:			
Phone Number(s):			
Other Authorized Representative (if any):	n/a		
, , , , , , , , , , , , , , , , , , , ,	•		
Mailing Address:			
Phone Number(s):			
E-mail Address:			
Project Description: <u>Text amendment to</u> feet of Lilly Road.	Medical Services district to	strike language restricting reside	ntial use within 600
Size of Project Site: n/a – not site specific	•		
Assessor Tax Parcel Number(s): $n/a - not$			
7.5353301 Tax Farce (Number(3). 11/a - 1101	і эпс эрсеніс		
Section : <u>17</u> T	ownship: 18N	Range: <u>1W</u>	

Full Legal Desc	cription of Subject Property (attached \square): <u>n/a</u>	a – not site specific
Zoning: Medic	al Services District	
		ed shorelines within the Lilly Road Medical Services district
	on or near Site (show areas on site plan):	ad shorelines within the Liny Road Medical Services district
_	or Stream (name): Woodard Creek	
	or Pond (name):	
	p/Bog/Wetland	☐ Historic Site or Structure
☐ Steep:	Slopes/Draw/Gully/Ravine	☐ Flood Hazard Area (show on site plan)
☐ Scenic	Vistas	□ None
Water Supply ((name of utility if applicable): City of Olympia	
Existing: City w	vater is widely available in this district	
Proposed: No	changes proposed	
Sewage Dispos	sal (name of utility if applicable): <u>City of Olym</u>	pia
Existing: City s	ewer is widely available in this district	
Proposed: No	changes proposed	
Access (name	of street(s) from which access will be gained):	n/a – not site specific
my knowledge this applicatio Olympia and c	e. I also affirm that I am the owner of the subjon. Further, I grant permission from the owner	itted with this application are correct and accurate to the best or ect site or am duly authorized by the owner to act with respect to any and all employees and representatives of the City of ad inspect said property as reasonably necessary to process this chis application.
Signatur <u>e</u>		Date
Examiner		eposit amount. I hereby agree to pay any such costs.
Applicants ma	ay be required to post the project site with a si	gn provided by the City within seven days of this application

being deemed complete. Please contact City staff for more information.



GENERAL LAND USE APPLICATION

SUBMITTAL REQUIREMENTS

REQUIRED FOR EVERY LAND USE APPLICATION AND SUPPLEMENTAL APPLICATION(S)

Provide the following:

- All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (Memory stick, USB drive, etc.), and
- 2 complete full size hard copy sets of all required materials, reports, and documents
- 2 full size plan sets with 1 reduced size of all required plans (unless otherwise stated)
- Original signed application(s), accompanied by a scanned electronically submitted copy.
- All applicable fees are due at time of submittal.

The General Land Use Application shall include each of the following:

- 1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
- Unless exempt, an environmental checklist with a title-company certified list of property owners of record within 300 feet of the project site. (list requirements below). (See <u>Olympia Municipal Code (OMC</u>) 14.04.060 and WAC 197-11-800 regarding SEPA exemptions.)
- 3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
- 4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the *OMC*.)
- 5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the <u>OMC</u>.)

If your project requires a certified property owner list to be submitted:

- 1. Before ordering a property owner list from a title company, please request from a Planner from Community Planning & Development Department to provide you with a map of the properties to be included. Generally, this will include properties within 300 feet of the project site and possibly additional properties depending on the location of your project.
- 2. The list of property owners shall be certified by a title company. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained.
- 3. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property:
 - Property owner's complete mailing address
 - Property complete mailing address. (Situs Address)
 - Tax parcel number(s) for each property
- 4. The cover sheet and list shall be submitted to the city in electronic format and hard copy.

USB Drive File Format-

Electronic Files provided on a USB Drive shall have:

- Each plan set, applications and reports required shall be listed individually on the USB Drive
- Document name examples to be used are referenced below:
 - Site Plan, Landscape Plan, Wetland Report, Wetland Survey, Soil and Vegetation Plan, Stormwater Site Plan, Drainage and Erosion Control Plan, Grading Plan, Architectural Plan Set, Civil Plan Set, Geotech Report, Integrated Pest Management Plan, Traffic Impact Analysis, Hydro-geological Report, Certified Property Owners List, Preliminary Plat Map...etc.)

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.

Keith Stahley, Director,

Community Planning and Development

12/1/2016

Date

REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

OFFICIAL USE ONLY		
Case #:	Master File #:	Date:
Received By:	Project Planner:	Related Cases:
☐ Rezone	⊠Text Amendment	
☐ Rezone Current land use zone: Medical Ser		

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include: All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

- 1. The current zoning of the site.
- 2. The proposed zoning of the site.
- 3. Specific text amendments proposed in "bill-format." (See example.)
- 4. A statement justifying or explaining reasons for the amendment or rezone.
- 5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
- 6. A site plan of any associated project.
- 7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
- 8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
- 9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
- 10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Sample of Bill Formatting

- 1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. the average grade five (5) feet on either side of the fence.
- 2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
- 3. Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges. Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of fifty (50) twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.

Keith Stahley, Director,
Community Planning and Development

Community Planning & Development | 601 4th Ave E, 2nd Floor, Olympia, WA 98501 | Ph 360-753-8314 | Fax 360-753-8087 | olympiawa.gov

A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?

We are requesting that the text of the Medical Services district be amended to remove the residential restrictions contained in 18.06.060(T) of the City Municipal Code. Current zoning for the Medical Services district prohibits residential development within 600 feet of Lilly Road except above the ground floor in mixed use buildings. There are only two small parcels of land in the Medical Services district within 600 feet of Lilly Road that are undeveloped. The total size of these two parcels is 3.79 acres. The restriction on residential use within the MS district has had the intended effect of concentrating medical services in this district. Now that this district is nearly completely developed, loosening the restrictions on residential use will provide an incentive to develop much needed affordable housing close to employment and along a major transportation corridor. The current restriction on residential use in the Medical Services district only applies to the Lilly Road corridor. The Medical Services district on the west side of Olympia does not have this same residential restriction.

In the Comprehensive Plan, PL1.7 specifically calls for the support of housing in the medical services area of Lilly Road:

PL1.7 Enable frequent transit service, support housing, utilize existing infrastructure, provide public improvements and concentrate new major shopping, entertainment and office uses downtown, in the medical services area of Lilly Road, near the Capital Mall, and in the urban corridors. (emphasis added)

The Lilly Road medical services district is well served by Intercity Transit, existing infrastructure is equipped to support additional multi-family development.

The Future Land Use Map published 10/26/2016 doesn't appear to anticipate any changes to the Lilly Road medical services district.

B. How would the proposed change in zoning maintain the public health, safety and welfare?

The proposed text amendment will not impact public health, safety or welfare. Since there are only 3.79 acres of undeveloped land that will be affected by this amendment, this will have only a very minor impact on the general character of the Lilly Road medical services district.

C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?

The proposed text amendment will not change the zoning for this district. Residential development is already permitted in the Medical Services district. Residential use is also consistent with the development regulations in OMC 18.06.020.A.7 for the MS zoning district. This section specifically calls for:

- d. Allow relatively high density housing near medical facilities to help meet the needs of the large number of people employed there.
- e. Allow developments which will provide maximum convenience to medical facility users and employees, and an environment conducive to the healing arts.

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D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?

The adjoining zoning districts to the north, east, and west are residential (RM-18 and R-4-8). The adjoining district to the south is HDC-4, which permits residential, multi-family development. The existing Lilly Road medical services district also has existing residential developments, some of which are pre-existing developments within the 600' corridor of Lilly Road.

E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

The proposed text amendment will have only a modest impact on existing public facilities and services. The Lilly Road medical services district is almost fully developed. The remaining two parcels within 600' of Lilly Road are only 3.79 acres in size. Existing facilities and services are adequate to meet this small increase in density over what is currently permitted.

Chapter 18.06 COMMERCIAL DISTRICTS Revised 10/17

18.06.000 Chapter Contents

Sections:

18.06.020	Purposes.
18.06.040	Permitted, conditional, and prohibited uses.
18.06.060	Commercial districts' use standards.
18.06.080	Commercial districts' development standards (General).
18.06.100	Commercial districts' development standards (Specific). Revised 10/17
18.06.120	Additional regulations. Revised 10/17

18.06.020 Purposes SHARE

- A. The general purposes of this Chapter are as follows:
 - 1. To provide appropriate commercial areas for retail and service establishments, neighborhood convenience and office uses required by residents of the City in a manner consistent with the Comprehensive Plan.
 - 2. To provide employment opportunities for existing and future residents of the City and those of adjacent communities.
 - 3. To provide for land uses which meet the needs of and attract regional populations, in addition to local residents.
 - 4. To provide adequate space to meet the needs of commercial development, including off-street parking and loading.
 - 5. To protect commercial and adjacent areas from excessive noise, illumination, unsightliness, odor, smoke, and other objectionable influences.
 - 6. To provide for an intensity of development and activity within commercial areas which will increase their vitality, facilitate mass transit, and make better use of available infrastructure.
 - 7. To accommodate a balanced mix of commercial, residential, and recreational uses in commercial areas which will enable people to live, shop, work, and play within walking distance; thereby reducing dependence on motor vehicles and potentially reducing traffic congestion, energy consumption, and air pollution.
 - 8. To establish standards for the development of commercial areas which will make them easily accessible and inviting for pedestrians, bicyclists, and transit riders, as well as motorists.
 - 9. To establish guidelines for the design of commercial areas which will improve their appearance, function, and appeal.
- B. The purpose of each commercial district is as follows:

1. Community Retail District (CMR).

This district is intended to:

a. Permit businesses which offer the most frequently needed consumer goods and services, in districts of sufficient size to provide a relatively wide range of such goods and services.

b. Provide for site development standards which will achieve the clustering of buildings and/or business establishments in such fashion as to create a safe, convenient and attractive pedestrian environment, including access for transit riders and bicyclists, as well as safe and convenient parking and access.

c. Allow for clustering of commercial services along urban arterials adjacent to residential neighborhoods, in order to reduce the amount of vehicular travel required of the consumer to acquire such goods and services.

d. Allow for residential and mixed-use projects to increase the opportunities for people to live, work, shop, and recreate within walking distance.

e. Not locate new community retail districts closer than three-fourths of a vehicular mile from one another, or from any other district providing similar services or facilities.

Commercial Services - High Density District (CS-H).

This district is intended to:

a. Allow limited commercial services that supplement or enhance activities on the capitol campus, not largescale retail sales for regional markets.

b. Allow high-density multifamily residences near the chief employment centers such as the Downtown Business District, the Capitol Campus, and the central waterfront.

c. Be located where high land values and public necessity warrant this type of development.

3. Auto Services (AS) District.

This district is intended to:

a. Encourage development of a regional center for auto sales and services and related uses.

b. Discourage development incompatible with auto sales and services.

Urban Waterfront (UW) District.

This district is intended to:

- a. Integrate multiple land uses in the waterfront area of downtown and the West Bay in a way that improves the City's appeal and identity as the Capital City on Budd Inlet.
- b. Encourage high-amenity recreation, tourist-oriented, and commercial development which will enhance public access and use of the shoreline.
- c. Encourage development that protects views of Budd Inlet, the Olympics, Mt. Rainier, and the Capitol, and preserves a sense of openness on the waterfront.
- d. Encourage water-dependent and water-related development (as defined in the Shoreline Master Program for the Thurston Region) on shoreline properties and permit light manufacturing uses which support nearby industrial and marine related uses.
- e. Provide shoreline public access to significant numbers of the population, which is a major goal of the Shoreline Master Program for the Thurston Region. It is also the intent of this district to integrate the policies of the Shoreline Master Program for the Thurston Region into zoning designations applicable to waterfront properties. It is not the intent of this district, however, to make the restrictions of the Shoreline Master Program legally applicable outside the shoreline management zone.
- 5. Downtown Business District (DB).

- a. Encourage a wide range of activities which make downtown Olympia the cultural, civic, commercial, and employment heart of the community.
- b. Retain existing downtown housing and encourage additional development of a dense mix of urban housing which is located near jobs, shopping, and transit.
- c. Provide a full range of urban services, tourism, recreation, and entertainment activities to support downtown workers, residents, and visitors.
- d. Encourage pedestrian-oriented land uses and design, in order to link downtown activity to the Capitol Campus and the waterfront, and to the gateways to the City.
- e. Permit development of a scale, height, and bulk which reinforces downtown Olympia's historic character, buildings, places, and street layout. Modern architecture is appropriate if it is consistent with the City's urban design vision.
- General Commercial District (GC).

This district is intended to:

 a. Provide for those commercial uses and activities which are heavily dependent on convenient vehicular access.

- b. Encourage the location of such uses on sites having safe and efficient access to major transportation routes.
- c. Discourage extension of "strip" development by filling in available space in areas where substantial autooriented commercial development already exists.
- d. Provide development standards which enhance efficient operation of these districts, and lead to more pedestrian-oriented development.
- e. Achieve minimum adverse impact on the community, especially on adjacent properties having more restrictive development characteristics.
- Medical Service District (MS).

- a. Allow the development of major and full-service health care facilities to serve a regional population.
- b. Permit the clustering of interrelated and complementary health care facilities.
- c. Permit limited types of nonmedical uses which provide convenience services primarily to medical facility users and employees.
- d. Allow relatively high density housing near medical facilities to help meet the needs of the large number of people employed there.
- e. Allow developments which will provide maximum convenience to medical facility users and employees, and an environment conducive to the healing arts. Incompatible land uses and traffic generated by uses other than those providing medical and related services are to be avoided.
- Neighborhood Retail District (NR).

This district is intended to:

- a. Permit small retail establishments which offer a limited range of goods within a residential neighborhood.
- b. Protect existing neighborhood retail districts and permit new establishments where local economic demand and appropriate design can assure compatibility with the neighborhood.
- c. Be located not less than one-half (1/2) mile from another neighborhood retail district or any other commercial district providing similar services or facilities.
- d. Have a maximum size for a Neighborhood Retail district of not more than one (1) acre.
- e. Limit the size, scale and expansion of such establishments in order to minimize traffic volumes and congestion, and other adverse impacts on the neighborhoods in which said establishments are located.

- f. Ensure that development in this district is characterized by small buildings, low traffic generation, considerable walk-in trade, quiet operations and little or no night activity.
- 9. Professional Office/residential Multifamily District (PO/RM).

- a. Provide a transitional area, buffering residential areas from more intensive commercial uses. Development within this district should be compatible with residential uses and generate low vehicular traffic characteristic of less intrusive uses.
- b. Provide for a compatible mix of office, moderate- to high-density residential, and small-scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.
- 10. High Density Corridor-1 (HDC-1).

This district is intended to:

- a. Provide for a compatible mix of office, moderate to high-density multifamily residential, and small-scale commercial uses.
- Ensure that residential and mixed-use projects are built within walking distance to transit.
- c. Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.
- d. Ensure that projects are designed, using a neighborhood area design theme in order to blend with the historic buildings in the corridor and the adjacent neighborhoods.
- e. Create a safe, convenient, and attractive environment for pedestrians, transit riders and bicyclists, and which includes parking and convenient access for vehicles.
- 11. High Density Corridor-2 (HDC-2).

This district is intended to:

- a. Provide for a compatible mix of office, medium intensity commercial and moderate to high-density multifamily residential uses.
- b. Ensure that residential and mixed-use projects are built within walking distance to transit.
- c. Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.

- d. Ensure that projects (buildings) are designed, using a neighborhood area design theme in order to blend with the historic buildings in the corridor and the adjacent neighborhoods.
- e. Create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and convenient access for vehicles.
- 12. High Density Corridor-3 (HDC-3).

- a. Provide for a compatible mix of medium to high-intensity commercial, offices, and moderate to high-density multifamily residential uses.
- b. Ensure that access to transit is a part of all new projects.
- c. Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.
- d. Create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.
- 13. High Density Corridor-4 (HDC-4).

This district is intended to:

- a. Provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses.
- b. Transform these areas to commercial and residential activity centers, over time.
- c. Ensure that access to transit is a part of new projects.
- d. Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.
- e. Create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.
- 14. Urban Waterfront Housing District.

This district is intended to:

a. Provide for a neighborhood of residential housing with the option of limited retail/commercial/office or other uses able to locate in a street edge storefront configuration.

- b. Help meet downtown housing and sustainability density goals, through the use of land for housing in a location, and at a density, that makes the use of a car a choice and not a necessity.
- c. Contribute to downtown vitality.
- d. Result in well designed buildings on continuous urban street edges.
- e. Increase resident surveillance and all day use of public spaces to increase safety and decrease vandalism or other security problems.
- f. Help the City achieve land use, transportation, environment, and housing goals.

(Ord. 7032 §6 (Exh. E), 2016; Ord. 6195 §16, 2002; Ord. 6073 §13, 2000; Ord. 5830 §2, 1998; Ord. 5569 §3, 1995; Ord. 5517 §1, 1995).



18.06.040 TABLES: Permitted and Conditional Uses





COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060(F)(2)						18.130 .020	ONS
1. EATING & DRINKING ESTABLISHM ENTS														
Drinking Establishments			Р		Р	Р	Р		C 18.06.0 60(P)		Р	Р	Р	
Drinking Establishments - Existing		P 18.06.060(GG)				Р								
Restaurants, with drive-in or drive-through		:	P 18.06.060 (F)(3)										P 18.06. 060 (F)(3)	
			***************************************	107										

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Restaurants, with drive-in or drive-through, existing			Р				P 18.06.060(U)					С	Р	
Restaurants, without drive-in or drive- through	P 18.06.060(U)(3)	С	Р	P 18.06.060 (U)(2)	Р	Р	P 18.06.060(U)(1)	P	Р	Р	Р	Р	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			С		P/C 18.06.060 (N)									

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	APPLICAB LE HDC-4 REGULATI
												ONS
On-Site				Р								
Treatment &				18.06.06	50							
Storage				(Q)								
Facilities for Hazardous												
Waste												
Piers, Wharves,				Р								
Landings				'								
Printing,			С	P/C								
Industrial				18.06.06	50							
				(N)								
Publishing		С	С	Р		Р		С	С			
Warehousing			Р	P/C		Р						
				18.06.06	50							
				(AA)								
Welding &			С	P/C		Р						
Fabrication				18.06.06	50							
			40000	(N)								

TABLE 6.01

														APPLICAB
COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	LE REGULATI ONS
Wholesale Sales		C 18.06.060(BB)(3)	Р		P/C	18.06.060 (BB)		Р		Р	18.06.060(BB)(2)			
Wholesale Products Incidental to Retail Business			Р		Р	Р						Р	Р	
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		Р	Р		P/C 18.06.060 (D)(2)	P 18.06.060 (D)(2)	P/C 18.06.060(D)(2)	Р	Р	Р	Р	P 18.06.060 (D)(1)	P 18.06. 060 (F)(3)	
Business Offices		Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	

TABLE 6.01

														APPLICAB
COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	LE REGULATI ONS
Government Offices		Р	Р		Р	Р	Р	Р	Р	Р	Р	Р	Р	
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	Р	Р	Р		Р	Р	Р		Р	Р	Р	Р	Р	
Auditoriums and Places of Assembly			Р		Р	Р	Р					Р	Р	
Boat Clubs					Р	Р								
Boating Storage Facilities					Р			Р						
Commercial Recreation		С	P		Р	Р	Р	Р		С	С	Р	Р	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

	COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
(Health Fitness Centers and Dance Studios	Р	P 18.06.060(L)	Р	Р	Р	Р	Р	Р	Р	P 18.06.060 (L)	P 18.06.060(L)	Р	Р	
	Libraries	С	С	С	С	Р	Р	Р		Р	С	Р	Р	Р	18.04.060(V)
	Marinas/Boat Launching Facilities					P 18.06.060 (CC)	Р								
	Museums		С	Р		Р	Р	Р		Р	С	С	Р	Р	18.04.060(V)
	Parks, Neighborhood	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	18.04.060(T)
	Parks & Playgrounds, Other	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	18.04.060(T)
	Theaters (Drive-in)			С											
	Theaters (No drive-ins)			Р		Р	Р	Р				С	Р	Р	

Q.

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	APPLI HDC-4 REGUI	LATI
District-Wide	18.06.060(18.06.060(
Regulations	R)				(F)(2)	(HH)	F)(2)							
5. RESIDENTIA														
L														
Apartments		Р	Р	P 18.06.060 (T)	Р	Р	Р		Р	Р	Р	Р	Р	
Apartments above ground floor in mixed use development	Р	Р	Р	P 18.06.060 (T)	Р	Р	Р		P	Р	Р	Р	Р	
Boarding Houses		Р	Р	P 18.06.060 (T)	Р	Р	Р		P	Р	Р	Р	Р	
Co-Housing		Р	Р			Р	Р			Р	Р		Р	
Duplexes	Р	Р	Р	P 18.06.060 (T)			Р		Р	Р	Р		Р	

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3		APPLICAB LE REGULATI ONS
Fraternities, Dormitories		С	Р	P 18.06.060 (T)	Р	Р	Р		Р	С	Р	Р	Р	
Group Homes (6 or less)	Р	P	P 18.06.060 (K)	P 18.06.060 (T)	Р	Р	P 18.06.060(K)		Р	Р	Р	P 18.06.060 (K)	P 18.06. 060 (K)	18.04.060(K)
Group Homes (7 or more)	С	С	C 18.06.060 (K)	C 18.06.060 (T)	С	С	C 18.06.060(K)		С	С	С	C 18.06.060 (K)	P 18.06. 060 (K)	18.04.060(K)
Mobile or Manufactured Homes Park - Existing		С	С	C 18.06.060 (T)						С			С	18.04.060(P)
Quarters for Night Watch person/Caretak er					Р	Р								

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Retirement		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Homes				18.06.060 (T)									
Single-Family Residences	Р	Р	P	P 18.06.060 (T)			Р	Р	Р	Р	Р	Р	
Single Room Occupancy Units			С		Р	Р	Р	Р				С	
Townhouses	Р	Р	Р	P 18.06.060 (T)		Р	Р	Р	Р	Р	Р	Р	
Triplexes, Four- plexes, and Cottage Housing		Р										Р	
	18.06.060(18.06.060(
Regulations 6. RETAIL SALES	R)				(F)(2)	(HH)	F)(2)						

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Apparel and Accessory Stores			Р		Р	Р	Р					Р	Р	
Boat Sales and Rentals			Р		Р	Р	Р	Р					Р	
Building Materials, Garden and Farm Supplies	Р		Р		Р	Р	Р					Р	Р	
Commercial Greenhouses, Nurseries, Bulb Farms	С	C 18.04.060(G)	С	С					С		Р	Р		18.04.060(G)
Electric Vehicle Infrastructure	Р	Р	Р	Р	P 18.06.060 (W)	P 18.06.060 (W)	P 18.06.060 W)	P (Р	Р	Р	Р	Р	
Food Stores	Р	P 18.06.060(H)	P		Р	Р	Р		Р	P 18.08.060 (H)	Р	Р	Р	

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Furniture, Home Furnishings, and Appliances			Р		Р	Р	Р				P	Р	Р	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060(W)(4)		Р		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)		Р		P 18.06.060 (W)		P 18.06.060(W)				Р	P 18.06.060 (W)	Р	
General Merchandise Stores Mobile, Manufactured,	Р	P 18.06.060(J)	P P		Р	Р	Р			P 18.06.060 (J)	Р	Р	Р	

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
and Modular Housing Sales														
Motor Vehicle Sales			Р				Р	Р					Р	
Motor Vehicle Supply Stores			Р		Р	Р	Р	Р			Р	Р	Р	
Office Supplies and Equipment		P 18.06.060(DD)	Р		Р	Р	Р		Р	P 18.06.060 (DD)	Р	Р	Р	18.06.060(C C)
Pharmacies and Medical Supply Stores	Р	P 18.06.060(EE)	Р	Р	Р	Р	Р		Р	P 18.06.060 (EE)	Р	Р	Р	18.06.060(D D)
Specialty Stores	P 18.06.060(Y)(3)	P 18.06.060(Y)(4)	Р	C 18.06.060 (Y)(2)	Р	Р	Р			P 18.06.060 (Y)(4)	Р	P 18.06.060 (Y)(1)	Р	
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				Р			Р		Р					

TABLE 6.01

COMMERCIA	NR	PO/RM	GC	MS	UW	UW-H	DB	A	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE
L DISTRICT		·						S						REGULATI ONS
Nursing, Congregate Care, and Convalescence Homes	С	Р	С	Р			С		С	С	С	Р	Р	18.04.060(S)
Offices, Medical		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Veterinary Offices/Clinics		Р	Р	Р			Р			Р	Р	Р	Р	
District-Wide	18.06.060(18.06.060		18.06.060(
Regulations	R)				(F)(2)	(HH)	F)(2)							
8. SERVICES, LODGING														
Bed &	Р	P	P	P	Р	Р	Р			Р	Р	Р	Р	18.04.060(L
Breakfast Houses (1 guest room)		18.06.060(E)	18.06.060 (E)	18.06.060 (E))(3)(c)
Bed &	С	Р	Р	Р	Р	Р	Р		С	Р	Р	Р	Р	18.04.060(L
Breakfast Houses (2 to 5 guest rooms)		18.06.060(E)	18.06.060 (E)	18.06.060 (E))(3)(c)

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	SH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI
														ONS
Hotels/Motels			Р	С	Р		Р		Р				Р	
Lodging Houses		Р	Р	Р	Р		Р		Р	Р	Р	Р	Р	
Recreational Vehicle Parks			Р										Р	
District-Wide	18.06.060(18.06.060		18.06.060(
Regulations	R)				(F)(2)	(HH)	F)(2)							
9. SERVICES, PERSONAL														
Adult Day Care Home	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	18.04.060(L)(3)(b)
Child Day Care Centers	С	Р	Р	Р	Р	Р	Р		Р	Р	С	Р	Р	18.04.060(D)
Crisis Intervention	С	Р	С	Р			Р	1	С	Р	С	С	С	18.04.060(I)
Family Child Care Homes	Р	Р	Р	Р	Р	Р	Р		Р	P	P	Р	Р	18.04.060(L)
Funeral Parlors and Mortuaries		С	Р				Р			С		Р	Р	

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Laundries and Laundry Pick- up Agencies	Р	Р	Р	Р	Р	Р	Р			Р	Р	P 18.06.060 (O)	Р	
Personal Services	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060(F)(2)							
10. SERVICES, MISCELLANE OUS														
Auto Rental Agencies			Р		Р	Р	Р	Р			С	Р	Р	
Equipment Rental Services, Commercial			Р		Р		Р				Р	Р	Р	
Equipment Rental Services,		P 18.06.060(FF)												

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Commercial - Existing														
Ministorage			Р				Р							
Printing, Commercial	Р	Р	Р		Р	Р	Р		Р	Р	Р	Р	Р	
Public Facilities (see also Public Facilities, Essential on next page)	С	С	С	С	Р	С	Р	P	P	С	С	С	С	18.04.060(V)
Radio/T.V. Studios		Р	P		Р	Р	Р		Р	Р	Р	Р	Р	
Recycling Facilities	Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	Р	18.06.060(V)
School - Colleges and Business, Vocational or Trade Schools		С	P		Р	Р	Р		P	С	С	С	Р	18.06.060(X)

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Service and Repair Shops			Р				Р	Р				Р	Р	
Service Stations/Car Washes			Р				P 18.06.060(W)	P				P 18.06.060 (W)	P 18.06. 060 (W)	
Service Stations/Car Washes - Existing			Р		P 18.06.060 (W)		P 18.06.060(W)				Р	P 18.06.060 (W)	P 18.06. 060 (W)	
Servicing of Personal Apparel and Equipment	Р	Р	Р		Р	Р	Р			Р	Р	Р	Р	
Truck, Trailer, and Recreational Vehicle Rentals			Р					P						
Workshops for Disabled People	С	С	С	С	Р	С	Р		С	С	С	С	С	18.04.060(R)

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060(F)(2)							
11. PUBLIC FACILITIES, ESSENTIAL														
Airports			С										С	18.06.060(G)
Inpatient Facilities		С	С	C 18.06.060 (T)	С		С		С	С	С	Р	P	18.06.060(G) 18.04.060(K)
Jails			С		С		С		С				С	18.06.060(G)
Mental Health Facilities			С	C 18.06.060 (T)	С		С						С	18.06.060(G) 18.04.060(K)
Other Correctional Facilities		С	С	C 18.06.060 (T)	С	С	С		С	С	С	С	С	18.06.060(G)

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C	C		C		C			C	С	C	C	18.06.060(G)
Radio/TV and Other Communication Towers and Antennas	С	С	С	С	С	С	С	С	С	С	С	С	С	18.06.060(G) 18.44.100
Sewage Treatment Facilities	С	С	С	С	Р		Р		С	С	С	С	С	18.06.060(G) 18.04.060(X)

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
State Education Facilities		С	С		С		С		С	С	С	С	С	18.06.060(G) 18.06.060(X)
State or Regional Transportation Facilities	С	С	С	С	С	С	С		С	С	С	С	С	18.06.060(G)
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 F)(2)	(
12. TEMPORARY USES														
Entertainment Events			Р		Р	Р	Р						Р	
Off Site Contractor Offices	Р	Р	Р	P	Р	Р	Р	P	Р	Р	Р	P	Р	18.04.060(D D)
Emergency Housing	Р	Р	Р	Р	Р			Р	Р	Р	Р	Р	Р	18.04.060(D D)

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Fireworks, as determined by Fire Dept.			P		P	Р	Р				Р	Р	Р	9.48.160
Mobile Sidewalk Vendors		Р	P	Р	P	Р	Р			Р	Р	Р	Р	
Parking Lot Sales			Р		Р	Р	Р	Р			Р	Р	Р	
Residences Rented for Social Event (6 or less in 1 year)	Р	Р	Р	Р	Р	P	P		Р	P	P	Р	Р	18.04.060(D D)
Residences Rented for Social Event (7 or more in 1 year)	С	С	С	С	С	С	С		С	С	С	С	С	
Temporary Surface Parking Lot		Р	Р		P	Р	Р		Р					

TABLE 6.01

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
District-Wide	18.06.060(18.06.060		18.06.060(
Regulations	R)				(F)(2)	(HH)	F)(2)						
13. OTHER USES													
Accessory Structures/Use s													
Adult Oriented Businesses			Р									Р	18.06.060(B
Agriculture	Р	Р	Р	Р				Р	Р	Р	Р	Р	
Animals	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	18.06.060(C)
Cemeteries	С	С	С	С				С	С	С		С	
Conference Center			Р		Р	Р	Р					Р	
Fraternal Organizations		Р	P		Р	Р	Р	P/C 18.06.0 60(I)	Р	Р	P	Р	

TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICAB LE REGULATI ONS
Gambling Establishments			С											
Garage/Yard/R ummage and Other Outdoor Sales	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	5.24
Home Occupations	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	18.04.060(L)
Parking Facility, Commercial		Р	Р		Р	Р	P 18.06.060 S)	(Р	Р	P 18.06.060 (S)	Р	18.04.060(V)
Places of Worship	С	С	Р	С	Р	Р	Р		С	С	С	Р	Р	18.04.060(U)
Racing Pigeons	С	С	С	С					С	С	С	С	С	18.04.060(Y
Satellite Earth Stations	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	18.44.100
Schools	С	С	Р	С	С	С	С		С	С	С	Р	Р	18.04.060(D D)

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TABLE 6.01

PERMITTED AND CONDITIONAL USES

COMMERCIA L DISTRICT	NR	PO/RM	GC	MS	uw	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	LE REGULATI ONS
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 Communication s 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
						LEGENI	D							
P = Permitted	d Use		PO/RM = Pr	ofessional		GC = Genera	ıl Commei	rcial			HDC-1=Hig	gh Density C	Corridor-1	
MS = Medica	l Services		Office/Resid	ential Multif	amily	UW = Urban	Waterfro	nt			HDC-2=Hig	h Density C	Corridor-2	
DB = Downto	own Busine	ess	AS=Auto Se	rvices		UW-H = Urba	an Waterf	ront-F	lousing		HDC-3=Hig	gh Density C	Corridor-3	;
C = Condition	nal Use		NR = Neigh	borhood Ret	tail	CSH = Comn	nercial Se	rvices-	High De	nsity	HDC-4=Hig	h Density C	Corridor-4	ļ

(Ord. 7032 §6 (Exh. E), 2016; Ord. 6975 §3, 2015; Ord. 6759 §5, 2011; Ord. 6592 §5, 2008)

18.06.040 Permitted, conditional and prohibited uses SHARE

A. PERMITTED AND CONDITIONAL USES.

Table 6.01, Permitted and Conditional Uses, identifies land uses in the commercial districts which are permitted outright (P) or subject to a Conditional Use Permit (C). The applicable requirements for these uses and activities are identified by a number referencing the list of use regulations under Section 18.06.060, Use Standards. Numbers listed under the heading Applicable Regulations apply to the corresponding land use in all of the commercial districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district. (Also see Section 18.06.080, Development Standards--General, and 18.06.100, Development Standards--Specific.)

B. PROHIBITED AND UNSPECIFIED USES.

Land uses which are not listed as permitted or conditional uses are prohibited unless authorized by the Director of Community Planning and Development (or the Hearing Examiner on appeal) consistent with Section <u>18.02.080</u>, Interpretations. However, in no event shall secure community transition facilities be permitted.

(Ord. 7032 §6 (Exh. E), 2016; Ord. 6395 §27, 2006; Ord. 6273 §33, 2003; Ord. 6210 §5, 2002; Ord. 6195 §36, 2002; Ord. 6140 §42, 2001; Ord. 6092 §5, 2001; Ord. 6073 §31, 2000; Ord. 5861 §5, 1998; Ord. 5830 §56, 1998; Ord. 5801 §4, 1998; Ord. 5664 §13, 1997; Ord. 5661 §2, 1996; Ord. 5569 §3, 1995; Ord. 5517 §1, 1995).

18.06.060 Commercial districts' use standards SHARE

Accessory Uses and Structures.

Only those uses that meet the definition of an Accessory Use as defined under this chapter will be permitted in the zones outlined in the tables of this chapter.

B. Adult Oriented Businesses.

- 1. Location. Adult oriented businesses may be permitted, but only if the following separation and distance conditions are met:
 - a. No adult oriented businesses shall be located closer than one thousand (1,000) feet to another such business whether such other business is located within or outside the city limits. Said distance shall be measured by following a straight line from the nearest point of public entry into the structure which will house the proposed adult facility to the nearest point of public entry into the structure housing another adult facility.
 - b. No adult oriented businesses may be located closer than two hundred fifty (250) feet from the nearest point of the boundary of a General Commercial (GC, or High Density Corridor-4 (HDC-4) district; PROVIDED, this restriction shall not apply to a proposed business with respect to a particular zone boundary when the proposed site of the business is separated from said boundary by an arterial street of at least four (4) travel lanes in width.

c.	No adult oriented businesses shall be located closer than three hundred thirty (330) feet of any of the
follo	owing uses whether such use is located within or outside the city limits:

- i. Any residential use;
- Family child care home;
- iii. Child day care center;
- iv. Preschool facility; and
- v. Nursery school;
- vi. The point of ingress to or egress from any public trail identified in the city's Comprehensive Plan, Urban Trails, except when such point is separated from the proposed business by a four-lane or wider street arterial.
- d. No adult oriented businesses shall be located closer than one thousand three hundred twenty (1,320) feet to any of the following uses whether such use is located within or outside the City limits:
 - Public park;
 - ii. Public or private primary or secondary schools, colleges and universities; and
 - iii. Places of worship (e.g., church, temple or synagogue or other facility primarily devoted to the teaching or practice of religious beliefs);
 - iv. Public library
- e. Such distance shall be measured by following a straight line distance between the point of public entry into the structure housing the adult facility and:
 - i. The nearest point on a property line of a public park; or
 - ii. The nearest point of public entry to any residential use, public library, child day care home, child day care center, preschool, nursery school, public or private primary or secondary school, college, university, church, temple, or synagogue, or other facility primarily devoted to the teaching or practice of religious beliefs, or the nearest point on the perimeter of the area actually used in conjunction with any such use, whichever is closer.

For purposes of this ordinance, "actually used in conjunction with" means areas used for the primary and related structures, yards, parking lots, designated play areas and other areas used to determine site coverage under this code.

- f. Waiver of Distance Requirements. The following procedures and criteria shall be adhered to with regard to a request for waiver of distance requirements:
 - i. Distance waiver required. Any party proposing to locate an adult facility within less than the required distances from uses or zones as specified in this ordinance may do so only after obtaining a waiver therefor from the Hearing Examiner through a conditional use permit.
 - ii. Waiver notice requirements. In addition to the notice requirements for conditional use permits, first class mailing notice shall be made to all parties within either distance set forth in subsections 18.06.060(B)(1)(c) and (d), depending upon the use in question. The applicant shall provide the names and addresses of all property owners and businesses within said distances from the proposed use.
 - iii. Criteria for decision. The final decision on the request for waiver of distance shall be made by the Hearing Examiner, based on consideration of the following:
 - (a) The extent to which physical features would result in an effective separation in terms of visibility and access.
 - (b) Compatibility with adjacent and surrounding land uses.
 - (c) The availability or lack of alternative locations for the proposed use.
 - (d) Ability to avoid the adult facility by alternative vehicular and pedestrian routes.
- 2. Intervening Uses. Uses and zones specified in Subsection 18.06.060(B)(1)(c) and (d) shall not be allowed to locate within the specified distances of an adult oriented business. Any party proposing to locate such a use or zone within the specified distances of an adult facility is considered an intervening use and may do so only after obtaining a distance waiver pursuant to the provisions of Subsection 18.06.060(B)(1)(f) of this code regarding waiver of distance requirements; provided, that notice requirements shall conform with the provisions of Section 18.78.020 of the Olympia Municipal Code; and provided further, that the owner seeking to expand a sensitive use specified in Subsections 18.06.060(B)(1)(c) or (d) into a separation area provided herein need not procure a waiver of distance requirement under (B)(1)(f) herein if such expansion is to be done on the same parcel on which the sensitive use is located and no new lots are thereby created.
- 3. Adult Oriented Businesses Forbidden in Other Zones. The allowance of adult oriented businesses shall be limited to the General Commercial (GC, or High Density Corridor-4 (HDC-4) zones and such uses are forbidden in all other zones within the City of Olympia.

C. Animals. All Commercial Districts:

1. Quantity. No more than three (3) pets, such as dogs, cats, hens, and untraditional pets (e.g., potbelly pigs and rabbits), four (4) months of age or older, shall be permitted per dwelling unit. (Traditional pets are defined as a species of animals which can be house-broken, or walked on a leash, or are frequently, but not necessarily, housed within a residence and are neither obnoxious nor a public safety or health threat.)

- 2. Birds. Song birds or other traditional pet birds (e.g., parrots) are permitted. Fowl, such as roosters, ducks and geese, are prohibited. [NOTE: The keeping of racing and performing pigeons is permitted as a conditional use.]
- 3. Other Animals. Swine, other than potbelly pigs, and goats are prohibited. The keeping of other animals and pets, which are not specifically prohibited in this section is permitted, provided that:
 - a. There shall be no more than one (1) animal per acre, in addition to those animals/pets permitted in Subsection C.1 above; and
 - b. Such animals shall be confined within a suitably fenced area which shall be located no closer than fifty (50) feet from any property line; and
 - c. The keeping of such animals does not constitute a nuisance or hazard to the peace, health or welfare of the community in general and neighbors in particular.

D. Banks.

- 1. High Density Corridor-3 (HDC-3) Requirements. Banks which offer only drive-through service (i.e., which serve customers exclusively in or on their vehicles) are not permitted.
- 2. Urban Waterfront (UW) and Downtown Business (DB) District Requirements. Drive-through banks may be permitted with a conditional use permit if the proposed project meets the Street Edge Development Standards of the Pedestrian Streets Overlay District, Chapter <u>18.16</u> OMC. The proposed project may be exempted from the Pedestrian-Oriented Street Wall Requirement under the "Pedestrian Streets Overlay District Requirements" if it is found that:
 - a. The proposed design meets the intent of the Pedestrian Streets Overlay District, "Pedestrian Streets Overlay District Requirements"; and
 - b. The building site presents unusual conditions which require an alternative design to accomplish the intent of the Pedestrian Streets Overlay District, "Pedestrian Streets Overlay District Requirements."
- E. Bed and Breakfast Houses. Professional Office/Residential Multifamily (PO/RM), High Density Corridor-1 (HDC-1), General Commercial (GC), High Density Corridor-4 (HDC-4), and Medical Services (MS) districts requirements: All Bed and Breakfast Houses are subject to the Bed and Breakfast House requirements in residential districts, Section <u>18.04.060(L)(3)(c)</u>.
- F. Drive-Through and Drive-In Uses.
 - 1. High Density Corridor-3 (HDC-3) Requirements. Businesses which serve customers exclusively in their vehicles are prohibited. This includes uses such as drive-through laundry pick-up agencies, drive-through-only banks, and drive-through photo processing services. This does not include car washes. Restaurants are not permitted to have drive-up or drive-through facilities.
 - 2. Downtown Business and Urban Waterfront (UW) Requirements. Drive-through and drive-in uses are prohibited as a primary or accessory use (exception: drive-through banks are a conditional use). Existing drive-in and drive-through restaurants permitted before January 1, 1994, are conforming uses. Such uses shall be treated the same as other

allowed uses, consistent with applicable regulations or conditional use requirements. Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter <u>18.37</u>, Nonconforming Buildings and Uses.

- 3. Pedestrian Streets and Drive-Through or Drive-In Uses. Drive-through and drive-in uses are allowed on parcels that abut pedestrian oriented streets, as follows:
 - a. A Streets: Drive-through or drive-in uses are permitted on parcels abutting Pedestrian Oriented A Streets when there is another building(s) or a designated pedestrian plaza or other gathering space located between the drive-through or drive-in building and the street. In the event a pedestrian plaza or gathering space is located between the building and an "A" Street, provisions to prevent vehicles from entering the plaza or gathering space shall be provided (e.g. curb and a landscaped area, bollards, low masonry wall).
 - b. B Streets: Drive-through lanes are prohibited between the pedestrian oriented street and the building. Drive-through lanes may be located to the side or rear of the building when designed for the safety of pedestrians or bicyclists on the sidewalk or other internal designated routes for pedestrians and/or bicyclists.
- G. Public Facilities, Essential.
 - 1. Regulations applicable to all commercial zoning districts. Essential public facilities are subject to the procedures and conditions listed in Section 18.04.060(W), as well as any other applicable provisions of this Title.
 - 2. Community Retail District (CMR) and Professional Office/Residential Multifamily District (PO/RM) Regulations. "Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities" (see Table 6.01 above) shall be limited to office uses.
 - 3. General Commercial District (GC), High Density Corridor-4 (HDC-4), Urban Waterfront (UW), and Downtown Business District (DB) Regulations. "Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities" (see Table 6.01 above) shall be limited to those office uses, industrial uses, recreation and culture uses otherwise allowed in these districts. In addition to the requirements for Essential Public Facilities, these uses shall meet all other applicable regulations of this Chapter and Title.
- H. Food Stores. Professional Office/Residential Multifamily District (PO/RM), and High Density Corridor-1 (HDC-1) Requirements: Food stores are allowed up to a maximum size of five thousand (5,000) square feet of gross floor area. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.
- I. Fraternal Organizations. Fraternal organizations are permitted within the CSH zone district under the condition that if alcohol is served, the use shall be subject to all requirements governing nightclubs, taverns and lounges (see Section 18.06.060(P) Nightclubs and Taverns, below).
- J. General Merchandise Stores. Professional Office/Residential Multifamily District (PO/RM), and High Density Corridor-1 (HDC-1) Requirements: General Merchandise stores shall have a maximum size of five thousand (5,000) square feet of gross floor area. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.

K. Group Homes.

- 1. General requirements for group homes are identified in subsection $\underline{18.04.060}(K)$.
- 2. Downtown Business District (DB) Requirements. There is no minimum lot size for group homes with up to twenty (20) unrelated residents, exclusive of on-site operators.
- 3. General Commercial District (GC), High Density Corridor-3 (HDC-3), High Density Corridor-4 (HDC-4), and Medical Services District (MS) Requirements. The Hearing Examiner may relax the minimum lot size standard in paragraph 18.04.060(K)(3) where the characteristics of the home so warrant.
- L. Health Fitness Centers and Dance Studios. Professional Office/Residential Multifamily (PO/RM), High Density Corridor-1 (HDC-1), and High Density Corridor-2 (HDC-2) District Requirements: These uses shall have a maximum size of five thousand (5,000) square feet of gross floor area. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.
- M. Industry, Heavy. CW 1 Zone District: Manufacturing, compounding, processing, treatment or assembly of products-except those which cause excessive danger or offense--is permitted within this district. Heavy industrial uses are not permitted south of Corky Street.
- N. Industry, Light.
 - 1. Urban Waterfront (UW) Requirements. Light industry is a permitted use east of Washington Street. It is a conditional use west of Washington Street.
- O. Laundry and Laundry Pick-Up Agency. High Density Corridor-3 (HDC-3) Requirements: No drive-through facilities are allowed for drop-off or pick-up of laundry.
- P. Nightclubs and Taverns. Commercial Services High Density (CS-H) District Requirements: Night clubs, taverns and lounges are a conditional use, subject to the following conditions:
 - 1. Setback. No building shall be located closer than sixty (60) feet from a property line abutting a residential use.
 - 2. Noise Insulation. The building shall be of sound-reducing construction that will assure compliance with the sound emission requirements of Section 18.40.080, Property Protection Standards.
 - 3. Loudspeakers. There shall be no outside loudspeakers.
- Q. On-Site Treatment and Storage Facilities for Hazardous Waste. Urban Waterfront (UW) District Requirements: These facilities are allowed only as an accessory use, subject to siting criteria pursuant to Chapter 70.105 RCW.
- R. Operating Hours Neighborhood Retail (NR) District. Operating hours for businesses in the NR District shall be limited to the hours between 6:00 a.m. and 11:00 p.m. A later opening time and/or an earlier closing time may be required if necessary to assure compatibility with the adjacent residential neighborhood.

- S. Parking Facilities and Garages.
 - 1. High Density Corridor-3 (HDC-3) Requirements. Parking lots established as separate, primary uses are a conditional use. The proposed parking lot shall exclusively serve specifically identified uses in or adjacent to the district to accommodate shared employee or customer parking or off-site employee parking. The uses served by the lot may change over time.
 - 2. Downtown Business District (DB) Requirements. Public plazas, temporary surface parking lots (See OMC 18.04.060(EE)(1)(h)), or structured parking is permitted. Parking lots not associated with a permitted or conditional use are prohibited. All existing parking lots permitted before January 1, 1994, are conforming uses. Such lots shall be treated the same as other allowed uses, consistent with applicable regulations. Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter 18.37, Nonconforming Buildings and Uses.
- T. Residential Restrictions in the Medical Services District (MS). Residential uses may not be constructed within six hundred (600) feet of Lilly Road except above the ground floor in mixed use buildings.
- U. Restaurants.
 - 1. Downtown Business (DB) District Requirements. New drive-in and drive-through restaurants are not permitted. All existing drive-in and drive-through restaurants permitted before January 1, 1994, are conforming uses. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations. Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter 18.37, Nonconforming Buildings and Uses.
 - 2. Medical Services (MS) District Requirements. Restaurants may be allowed as a conditional use where it can be demonstrated that the medical community or the consumers of medical services are clearly and primarily benefitted by the convenience of the facilities.
 - 3. Restaurants in the Neighborhood Retail District shall be limited to one thousand (1000) square feet of gross floor area and shall not require nor include a Type I Hood as defined in the Uniform Mechanical Code.
- V. Recycling Facilities. Only Type I Recycling Facilities are allowed in the following districts: Neighborhood Retail (NR), Community Retail (CMR), Professional Office/Residential Multifamily (PO/RM), Medical Services (MS), Urban Waterfront (UW), High Density Corridor-1 (HDC-1), High Density Corridor-2 (HDC-2), High Density Corridor-3 (HDC-3), High Density Corridor-4 (HDC-4), and Commercial Services-High Density (CS-H).
- W. Electric Vehicle Infrastructure, Service Stations and Car Washes.
 - 1. High Density Corridor-3 (HDC-3) District Requirements. Car washes are permitted only in conjunction with a service station.
 - 2. High Density Corridor-3 (HDC-3) and High Density Corridor-4 (HDC-4) District Requirement. Service stations and car washes are not permitted to locate on corner properties at intersections. Services stations and car washes vested before January 20, 2001 are conforming uses.

- 3. Downtown Business District (DB) Requirements.
 - a. Service stations, car washes and accessory uses are not permitted, except on those properties located south of Union Street and east of Plum/Henderson (see Figure 6-1) or where otherwise listed as allowed under this section. This also applies to gasoline dispensing facilities accessory to a permitted use.
 - b. All existing service stations permitted before January 1, 1994, are conforming uses. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations.
 - c. Detached drive-thru restaurants of less than 200 square feet without Type I hoods are permitted as an accessory use to service stations in this District.
 - d. Electric Vehicle Infrastructure is permitted as an accessory use in the Downtown Business District if it meets the criteria set forth in OMC 18.04.060GG.



FIGURE 6-1

Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter $\underline{18.37}$, Nonconforming Buildings and Uses.

- 4. Urban Waterfront (UW) Requirements.
 - a. New service stations and car washes are not permitted. This also applies to gasoline dispensing facilities accessory to a permitted use. EXCEPTION: gasoline dispensing facilities accessory to a marina or boat club are permitted.
 - b. All existing service stations and car washes permitted before January 1, 1994, are conforming uses. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations. Other uses made

nonconforming by this zoning ordinance are subject to the requirements of Chapter $\underline{18.37}$, Nonconforming Buildings and Uses.

- c. Electric Vehicle Infrastructure is permitted as an accessory use in the Urban Waterfront (UW) District if it meets the criteria set forth in OMC 18.04.060GG.
- 5. Neighborhood Retail District (NR) and Community Retail (CMR) District Requirements. State or regional transportation facilities shall be linear facilities only, such as roads or railroads.
 - a. Underground petroleum storage tanks are prohibited within the Allison Springs aquifer recharge area.
 - b. No more than four (4) gas dispensing devices serving a maximum of eight (8) vehicles at one time are permitted at convenience stores/gas stations in the CMR District.
 - c. No more than two (2) gas dispensing devices serving a maximum of four (4) vehicles at one time are permitted at convenience stores in the NR District.
- 6. Urban Waterfront Housing (UW-H) Requirements.
 - a. Electric Vehicle Infrastructure is permitted as an accessory use in the Urban Waterfront Housing (UW-H) District if it meets the criteria set forth in OMC 18.04.060GG.
- X. School Colleges and Commercial, Business or Trade Schools. The following requirements apply to all colleges and commercial, business or trade schools requiring a Conditional Use Permit hereafter erected, established or relocated.
 - 1. Lot Size. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a school in excess of four (4) students shall be based upon a determination made by the Hearing Examiner.
 - 2. Setbacks. Setbacks and screening shall be sufficient to protect neighboring uses.
 - 3. Traffic. The Hearing Examiner shall set such conditions as may be necessary to limit traffic impacts to levels that will be compatible with the neighborhood. If the traffic to be generated cannot be adequately mitigated without adverse impacts, the permit shall be denied.
- Y. Specialty Stores.
 - 1. High Density Corridor-3 (HDC-3) District Requirements. No drive-through facilities are allowed for retail uses, such as a pick-up window for photo processing.
 - 2. Medical Services (MS) District Requirements. Retail developments such as florists, gift shops and the like may be allowed as a conditional use where it can be demonstrated that the medical community or the consumers of medical services are clearly and primarily benefitted by the convenience of such retail facilities.

- 3. Neighborhood Retail (NR) District Requirements. Specialty stores are limited to those selling such items as gifts, antiques, variety goods, light hardware, hobby supplies, garden supplies, reading materials and other small items used primarily in a private home.
- 4. Professional Office/Residential Multifamily District (PO/RM), and High Density Corridor-1 (HDC-1) Requirements. Specialty stores shall have a maximum gross floor area of five thousand (5,000) square feet. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.

Z. Temporary Uses.

- 1. Intent. Certain uses, when active for a limited period of time and when properly regulated, can be compatible, or otherwise limited in impact to neighboring properties and the general community. In accord with this intent, no temporary use shall be allowed unless a temporary use permit is approved by the City as prescribed by this section. Each separately proposed activity or use shall require a separate permit and pay the fee required by OMC <u>4.40.010(A)</u>.
- 2. General Standards. Temporary uses are subject to the following regulations:
 - a. Temporary uses not listed in the use table of this chapter may be authorized by the applicable approval authority, provided such temporary uses are similar to and no more intensive than other temporary uses permitted in the district in which the subject property is located.
 - b. The applicable approval authority may apply additional conditions to any temporary use permit in order to:
 - i. Ensure compliance with this chapter;
 - ii. Ensure that such use is not detrimental to neighboring properties and the community as a whole; and
 - iii. Ensure compliance with the Building Code.
 - c. Within three (3) days after termination of the temporary use permit, such use shall be abated and all structures, signs and evidence of such use removed. The Director may require a financial surety be posted by the applicant upon application to defray the costs of cleanup and repair of the property should the permittee fail to do so. The property owner is responsible for such abatement action and costs should the permittee fail to properly clean and repair the property.
 - d. Temporary use permits not exercised within thirty (30) days of issuance shall be null and void.
 - e. Unless otherwise stated in this section temporary use permits are valid from the date of issuance for ninety (90) consecutive days per calendar year.
 - f. Unless otherwise stated in this section no more than two (2) temporary use permits will be issued for any specific site per calendar year.

- g. Nothing in this section shall exempt the applicant from obtaining all necessary applicable permits from all other agencies having jurisdiction.
- h. Hours of operation, including the use of generators and lot lighting, excluding security lighting, shall be limited to 7:00 a.m. to 10:00 p.m. unless otherwise specified in writing by the Planning Director or his designee. Security lighting shall be shielded to prevent light spillage onto adjacent properties.
- 3. Specific Temporary Use Standards. The following temporary uses are permitted in commercial districts and the Evergreen Park PUD, subject to the following regulations:
 - a. Entertainment Events to include: circuses, carnivals and similar transient amusement enterprises, limited to operation of not more than twice each year, and not more than ten (10) consecutive days per event per site in any one (1) calendar year.
 - b. Off-site contractor's Offices (including trailers and mobile homes) and storage yards associated with an active construction project, not to exceed one (1) year in duration.
 - c. Mobile Vendors.
 - i. Temporary use permits for mobile vendors are valid for one (1) year from the date of issuance.
 - ii. Approval from the property owner, or underlying property owner if located in a right-of-way, is required.
 - iii. Mobile vendors located within the sidewalk right-of-way must comply with the following rules:
 - (a). Only one mobile sidewalk vendor shall be permitted per block face.
 - (b). Public sidewalks used by mobile vendors shall have a minimum width of eight (8) feet.
 - (c). In no instance shall the clear walking area around a sidewalk vendor be less than forty-eight (48) inches. The clear walking area around a sidewalk vendor must be at least six (6) feet if within the downtown "Pedestrian Walking Lane" area delineated in OMC 9.16.180(B), Figure 1.
 - (d). The maximum length of space occupied by a mobile sidewalk vendor and equipment is eight (8) feet.
 - (e). Mobile sidewalk vendor stands must be readily movable at all times.
 - (f). Mobile sidewalk vendors shall locate their stands at the back of the sidewalk away from curb.
 - (g). All locations shall be approved on a first-come, first-serve basis.
 - (h). Mobile sidewalk vendors shall sign a Hold Harmless Agreement with the City of Olympia.

- d. Parking lot and other outdoor sales of merchandise and/or services unrelated to the primary use of the property must comply with the following:
 - i. Merchandise displays may only occupy parking stalls which are in excess of city parking requirements.
 - ii. There shall be no obstruction of emergency exits, Fire Lanes or other Emergency apparatus.
 - iii. Sales areas shall be maintained in an attractive and trash-free manner.
 - iv. Sales areas shall not substantially alter the existing circulation pattern of the site.
- e. Temporary, commercial wireless communications facilities, for the purposes of providing coverage of a special event such as news coverage or sporting event. Such facilities must comply with all federal and state requirements. Temporary wireless communications facilities may be exempt from the provisions of Chapter 18.44 up to one week after the duration of the special event.
- f. Temporary surface parking lots on previously developed property are allowed subject to approval by the Director, and are limited to a one time permit valid for two years. A one year extension may be granted by the Director if a complete Land Use Application has been submitted for review. All applications must provide a complete Site Plan and comply with the following:
 - i. A twenty by twenty (20'x20') foot paved surface at all approved points of ingress/egress.
 - ii. A dust-free surface.
 - iii. An erosion control and stormwater containment plan.
 - iv. Clear designation of parking spaces and drive aisles consistent with OMC $\underline{18.38.220}$ with striping and/or parking blocks. To prevent obstruction of public rights-of-way wheel blocks must be provided at the perimeter of the site.
 - v. No new or additional points of access.
 - vi. Provision for an enforceable compliance and closure agreement.
 - vii. May not be established on Pedestrian "A" streets per OMC <u>18.16.080(H)</u>.
- 4. Violations. At any time a temporary use is operated in violation of required conditions of this section or of the permit (Subsection <u>18.06.060(Z)(2)(b)</u>) or otherwise found to constitute a nuisance, the City may take appropriate enforcement action including the process set forth at OMC <u>18.73.010</u>.

AA. Warehousing.

1. Urban Waterfront (UW) District Requirements:

- a. East of Adams Street and north of Olympia Avenue.
 - Warehousing is a permitted use.
- b. Elsewhere in the District:
 - i. Warehouses are prohibited except when part of a larger project and included within the proposed building.
 - ii. All existing warehouses permitted before January 1, 1994, are conforming uses. Such warehouses shall be treated the same as other allowed uses, consistent with applicable regulations. Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter 18.37, Nonconforming Buildings and Uses.
- BB. Wholesale Sales. The following Conditional Use Permit restrictions apply to wholesale uses:
 - 1. Urban Waterfront (UW) District Requirements. Wholesale sales are a permitted use in those portions of the UW District which are not within the Pedestrian Streets Overlay District (see Chapter 18.16). In those portions of the UW District which are within the Pedestrian Streets Overlay District, wholesale sales may be allowed as a conditional use if the proposed project meets the Street Edge Development Standards of the Pedestrian Streets Overlay District. The proposed project may be exempted from the Pedestrian-Oriented Street Wall Requirement if:
 - a. The proposed design meets the intent of the Chapter; and
 - b. The building site presents unusual conditions which require an alternative design to accomplish the intent.
 - 2. Commercial Services High Density (CS-H) District Requirements. Permitted uses include those which offer specialized products at wholesale to other uses permitted in this district, including, but not limited to, office machine sales and repair services, and office supply sales.
- CC. Marinas. Urban Waterfront (UW) District Requirements: As an accessory use, marinas may provide sites for recreational vehicles for users of the marina, at a rate of up to 1.5 sites per 100 mooring slips. These sites shall be provided with hook-ups for water, sewer, and electricity. Users of these sites shall be limited to two (2) weeks occupancy per year.
- DD. Office Supplies and Equipment. High Density Corridor-1 (HDC-1), and Professional Office/Residential Multifamily District (PO/RM) Requirements. Office supplies and equipment stores shall have a maximum gross floor area of five thousand (5,000) square feet. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.
- EE. Pharmacies and Medical Supply Stores. High Density Corridor-1 (HDC-1), and Professional Office/Residential Multifamily District (PO/RM) Requirements. Pharmacies and medical supply stores shall have a maximum gross floor area of five thousand (5,000) square feet. EXCEPTION: In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.

- FF. Equipment Rental Services. Existing equipment rental services legally established as of July 2001 are conforming uses in the PO/RM District and shall be treated the same as other allowed uses, consistent with applicable regulations. In the PO/RM area west of Yauger Road adjacent to Harrison Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.
- GG. Drinking Establishments. Existing drinking establishments legally established (as of July 2001) are conforming uses in the PO/RM District and shall be treated the same as other allowed uses, consistent with applicable regulations. In the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.
- HH. Urban Waterfront Housing. Up to a maximum of 1 FAR (floor area ratio) can be made up of allowed uses other than residential. (Refer to Pedestrian Street Overlay District 18.16.060(B) for amount and location of commercial uses in a predominantly residential project on "A" streets.)
- II. Veterinary Clinic and Office, Veterinary Clinic. Downtown Business (DB), Medical Services (MS), High Density Corridor-1 (HDC-1), and Professional Office/Residential Multifamily District (PO/RM) Requirements. Animals shall be kept indoors except for very brief periods of time as necessary for the animal's health.

(Ord. 7032 §6 (Exh. E), 2016; Ord. 6975 §4, 2015; Ord. 6967 §18, 2015; Ord. 6942 §4, 2014; Ord. 6842 §7, 2013; Ord. 6759 §6, 2011; Ord. 6755 §2, 2011; Ord. 6592 §6, 2008; Ord. 6395 §22, 2006; Ord. 6309 §2, 2004; Ord. 6273 §8, §9, 2003; Ord. 6195 §17, 2002; Ord. 6140 §21, §22, §23, §24, §25, §26, §27, 2001; Ord. 6092 §2, 2001; Ord. 6073 §14, 2000; Ord. 5830 §6, 1998; Ord. 5714 §13, 1997; Ord. 5671 §3, 1997; Ord. 5664 §6, 1997; Ord. 5661 §2, 1996; Ord. 5569 §3, 1995; Ord. 5517 §1, 1995).

18.06.080 Commercial districts' development standards (General) SHARE

A. General Standards. The standards contained in Table 6.02 (Commercial Districts' Development Standards) relating to lot area, building setbacks, development coverage, building coverage, and building height apply to commercial districts as indicated. They may be a minimum requirement (e.g. minimum lot size), or a maximum allowance (e.g., maximum height). Many of the standards in Table 6.02 are summaries of more detailed information found in Section 18.06.100, Specific Development Standards.

(Ord. 7032 §6 (Exh. E), 2016; Ord. 6408 §41, 2006; Ord. 6317 §3, 2004; Ord. 6273 §34, 2003; Ord. 6195 §37, 2002; Ord. 6140 §43, 2001; Ord. 6073 §33, 2000; Ord. 5830 §56, 1998; Ord. 5664 §13, 1997; Ord. 5661 §2, 1996; Ord. 5569 §3, 1995; Ord. 5517 §1, 1995).

18.06.080 TABLES: Commercial Districts' Development Standards Revised 10/17 SHARE



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.	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	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	See also
FRONT YARD SETBACK	See Chapter 18.110, Basic Commercial Design Criteria	4,000 = other 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

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
								triangle
								requirements,
								Section
								18.40.060(C).
								3. Must comply
								with site design
								standards, Chapter
								<u>18.100</u> .
REAR YARD	15'	10' minimum;	10' minimum;	10' minimum;	10' minimum;	10' minimum;	10' minimum;	1. 50' minimum
SETBACK	minimum.	Except:	Except:	Except:	Except:	Except:	Except:	from property line
		1. Next to an R	1. Next to	1. Next to an R4,	1. Next to an R4,	1. Next to single-	1. Next to single-	for agriculture
		4, R 4-8, or R	single-family use	R4-8, or R6-12	R4-8, or R6-12	family use or an	family use or an	buildings (or
		6-12 district =	or an R 4, R 4-8,	district = 15'	district = 15'	R4, R4-8, or R6-12	RLI, R4, R4-8, or	structures) which
		15' minimum +	or R 6-12 district	minimum + 5' for	minimum + 5' for	district = 15'	R6-12 district - 15'	house animals
		5' for each	= 15' minimum	each bldg. floor	each bldg. floor	minimum + 5' for	minimum + 5' for	other than pets.
		bldg. floor	+ 5' for each	above 2 stories;	above 2 stories;	each bldg. floor	each bldg. floor	2. Must comply
		above 2	bldg. floor above	10 ft. where an	10 ft. where an	above 2 stories.	above 2 stories.	with site design
		stories.	2 stories.	alley separates	alley separates	2. Next to MR7-13,	2. Next to MR7-13,	standards, Chapter
		2. Next to MR	2. Next to MR 7-	HDC-1 from the	HDC-2 from the	MR10-18, RM-18,	MR10-18, RM-18,	<u>18.100</u> .
		7-13, MR 10-	13, MR 10-18,	above residential	above residential	RM-24 or RMH	RM-24 or RMH	
		18, RM-18,	RM-18, RM-24	district.	district.	district (refer to 1	district (refer to 1	
		RM-24 or RMH	or RMH district	2. Next to MR7-13,	2. Next to MR7-13,	above if adjacent	above if adjacent	
		district = 10'	(refer to 1 above	MR 10-18, RM-18,	MR 10-18, RM-18,	use is single-	use is single-	
		minimum + 5'	if adjacent use is	RM-24 or RMH	RM-24, or RMH	family) = 10'	family) = 10'	

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
		for each bldg.	single-family) =	district = 10'	district = 10'	minimum + 5' for	minimum + 5' for	
		floor above 2	10' minimum +	minimum + 5' for	minimum + 5' for	each bldg. floor	each bldg. floor	
		stories.	5' for each bldg.	each bldg. floor	each bldg. floor	above 2 stories.	above 2 stories.	
			floor above 2 stories.	above 2 stories.	above 2 stories.			
SIDE YARD	15'	No minimum	No Minimum;	No minimum on	No minimum on	No Minimum;	No Minimum;	1. 50' minimum
SETBACK	minimum.	on interior, 10'	Except:	interior, 10'	interior, 10'	Except:	Except:	from property line
		minimum on	1. Next to R 4, R	minimum on	minimum on	1. Next to R4, R4-	1. Next to RLI, R4,	for agriculture
		flanking street;	4-8, or R 6-12	flanking street;	flanking street;	8, or R6-12 district	R4-8, or R6-12	buildings (or
		Except:	district = 15'	Except:	Except:	= 15' minimum +	district = 15'	structures) which
		1. Next to R 4,	minimum + 5'	1. Next to R4, R4-	1. Next to R4, R4-	5' for each	minimum + 5' for	house animals
		R 4-8, or R 6-	for each building	8, or R6-12 district	8, or R6-12 district	building floor	each building floor	other than pets.
		12 district =	floor above 2	= 15' minimum +	= 15' minimum +	above 2 stories.	above 2 stories.	2. Must comply
		15' minimum +	stories.	5' for each	5' for each	2. Next to MR7-13,	2. Next to MR7-13,	with clear sight
		5' for each	2. Next to MR 7-	building floor	building floor	MR10-18, RM-18,	MR10-18, RM-18,	triangle
		building floor	13, MR 10-18,	above 2 stories.	above 2 stories.	RM-24 or RMH	RM-24 or RMH	requirements,
		above 2	RM-18, RM-24	2. Next to MR7-13,	2. Next to MR7-13,	district = 10'	district = 10'	Section
		stories.	or RMH district	MR10-18, RM-18,	MR10-18, RM-18,	minimum + 5' for	minimum + 5' for	18.40.060(C).
		2. Next to MR	= 10' minimum	RM-24 or RMH	RM-24 or RMH	each bldg. floor	each bldg. floor	3. Residential
		7-13, MR 10-	+ 5' for each	district = 10'	district = 10'	above 2 stories.	above 2 stories.	sideyards can be
		18, RM-18,	bldg. floor above	minimum + 5' for	minimum + 5' for	3. Residential	3. Residential	reduced consistent
		RM-24 or RMH	2 stories.	each bldg. floor	each building floor	excluding mixed	excluding mixed	with
		district = 10'	3. Residential	above 2 stories.	above 2 stories.	use structures; 5'	use structures; 5'	18.04.080(H)(5).
		minimum + 5'	excluding mixed					

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
		for each bldg.	use structures:	3. Residential	3. Residential	except 6' on one	except 6' on one	4. Must comply
		floor above 2	5' except 6' on	excluding mixed	excluding mixed	side of zero lot.	size of zero lot.	with site design
		stories.	one side of zero	use structures: 5'	use structures: 5'			standards, Chapter
		3. Residential	lot.	except 6' on one	except 6' on one			<u>18.100</u> .
		excluding		side of zero lot.	side of zero lot.			
		mixed use						
		structures: 5'						
		except 6' on						
		one side of						
		zero lot.						
MAXIMUM	Up to 35',	Up to 35', if	Up to 35', if any	The portion of a	1. Not to exceed			
BUILDING	whichever	any portion of	portion of the	building within	building within	building within	building within	height limit set by
HEIGHT	is less.	the building is	building is within	100' of land zoned	State Capitol Group			
		within 100' of	100' of R 4, R 4-	for maximum	for maximum	for maximum	for maximum	Height District,
		R 4, R 4-8, or	8, or R 6-12	density of less	density of less	density of less	density of less	18.10.060, for
		R 6-12 district;	district;	than 14 units per	properties near the			
		Up to 60'	Up to 60'	acre is limited to	State Capitol			
		otherwise.	otherwise; or up	35'. The portion of	Campus.			
			to 70', if at least	a building within	a building within	a building within	a building within	2. Must comply
			50% of the	50' of land zoned	with site design			
			required parking	for a maximum	for a maximum	for a maximum	for a maximum	standards, Chapter
			is under the	density of 14 units	<u>18.100</u> .			
			building; or up	per acre or more	3. HDC-1 and HDC-			
			to 75', if at least	is limited to the	2 additional story			
		I	1	1				1

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
			one story is	lesser of 60' or the	lesser of 60' or the	lesser of 60' or the	lesser of 60' or the	must comply with
			residential.	height allowed in	height allowed in	height allowed in	height allowed in	OMC
				the abutting	the abutting	the abutting	the abutting	18.06.100.A.6.
				district.	district.	district.	district.	
				Up to 60'	Up to 60'	Up to 60'	Up to 60'	
				otherwise.	otherwise.	otherwise; or up	otherwise; or up	
				Provided that one	Provided that one	to 70', if at least	to 70', if at least	
				additional story	additional story	50% of the	50% of the	
				may be built for	may be built for	required parking is	required parking is	
				residential	residential	under the	under the	
				development only.	development only.	building; or up to	building; or up to	
						75', if at least one	75', if at least one	
						story is residential.	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	

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
							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.	
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	zones west of Yauger Way, limitations of

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
							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.	
MAXIMUM	50%	70%	85%	85% for all	85% for all	85% for all	85% for all	See OMC
IMPERVIOUS				structures	structures	structures	structures	18.06.100(D).

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
SURFACE COVERAGE								
MAXIMUM HARD SURFACE	60%	85%, except 75% for residential structures						
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).	which abut a street or residential district must be	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 the Downtown or 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

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
								18.06.100(G) shall
								not apply to motor
								vehicle sales.

LEGEND

NR = Neighborhood Retail

PO/RM = Professional

HDC-1=High Density Corridor-1

GC = General Commercial

Office/Residential Multifamily

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		No minimum; however, see Chapter <u>18.100</u> for design	No minimum.	No minimum.	No minimum.		1. 50' minimum from property line for agriculture

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
		guidelines for pedestrian				structures	buildings (or
		access and view corridors.				except signs	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
							<u>18.100</u> .
REAR YARD	15' minimum;	No minimum; however, see	No minimum.	No minimum.	5' minimum if	15' minimum.	50' minimum from
SETBACK	If next to a	Chapter 18.100 for design			building has 1 or 2		property line for
	residential zone,	guidelines for pedestrian			stories.		agriculture buildings
	15' minimum plus	access and view corridors.			10' minimum if		(or structures)
	5' for every story				building has 3 or		which house
	over 3 stories.				more stories.		animals other than
							pets.
SIDE YARD	10' minimum;	No minimum; however, see	No minimum.	No minimum.	5' minimum if	5' minimum 30'	1. 50' minimum
SETBACK	15' minimum plus	Chapter 18.100 for design			building has 1 or 2	minimum for	from property line
	5' for every story	guidelines for pedestrian			stories.	buildings and	for agriculture
	over 3 stories if	access and view corridors.			10' minimum if	15' minimum	buildings (or
					building has 3 or	for other	structures) which

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	uw	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
	next to a				more stories; AND	structures from	house animals other
	residential zone.				the sum of the 2	flanking	than pets.
					side yards shall be	streets.	2. Must comply with
					no less than 1/2 the		clear sight triangle
					building height.		requirements,
							Section
							<u>18.40.060</u> (C).
							3. See Design
							Guidelines, Chapter
							<u>18.100</u> .
MAXIMUM	75'; except	See Figure 6-2, Urban	Refer to Figure	75'; PROVIDED,	75' Exception:	40' accessory	Not to exceed
BUILDING	hospitals, which	Waterfront District Height	6-2 and 6-2B for	however, that two	Up to 100' may be	building limited	height limit set by
HEIGHT	may exceed that	Limits	specific height	additional stories	allowed with	to 20'.	State Capitol Group
	height.	Exceptions:	and building	may be built, if	conditional approval		Height District,
		1) In the portion of the area	configurations	they are	by the City Council,		18.10.060, for
		Downtown with a height	required on	residential. There	upon		properties near the
		limit of 65', two additional	specific blocks.	are also	recommendation of		State Capitol
		residential stories may be		restrictions around	the Hearing		Campus.
		built. See		Sylvester Park.	Examiner. For		
		18.06.100(A)(2)(b).		For details, see	details, see		
		2) In the portion of the area		18.06.100(C)(6)	18.06.100(C)(5),		
		on West Bay Drive with a		Height, Downtown	Height, Commercial		
		height limit of 42' to 65',		Business District.	Services-High		
		the taller height limit is			Density.		

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

50%	conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c).					
	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	100%	No requirement.	No requirement.	85%	
50%	100% development coverage.	100%	100%	100%	85%	See OMC 18.06.100(D).
	water shall be preserved to	Street ends abutting the		Residential uses must comply with	6' of sight- screening	For properties in the vicinity of the Downtown, also see
55 Bu	% ilding floors	corridors. 100% development coverage. Wilding floors ove 3 stories Street ends abutting the water shall be preserved to	corridors. 100% development 100% coverage. Street ends abutting the water shall be preserved to coverage abutting the	corridors. 100% development 100% 100% coverage. Street ends abutting the value abutting the water shall be preserved to abutting the abutting the abutting the water shall be preserved to abutting the	corridors. 100% development coverage. 100% 100% 100% 100% Residential uses must comply with	corridors. 100% development coverage. 100% 100% 100% 100% 85% Residential uses of of sight-sore water shall be preserved to abutting the water shall be preserved to abutting the must comply with screening

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
DEVELOPMENT	street or	access to the water,	preserved to		family (RM-H)	provided along	Pedestrian Streets
STANDARDS	residential district	pursuant to Section	provide views of		development	north, east,	Overlay District,
	must be stepped	12.16.050(D) OMC.	and public		standards.	and west	Chapter <u>18.16</u> .
	back a minimum of	See also Chapter 18.100 for	access to the			district	For retail uses over
	8 feet (see	Downtown design	water, pursuant			boundaries.	25,000 square feet
	18.06.100(F)).	guidelines for Pedestrian	to OMC Section			See Olympia	in gross floor area,
	Residential uses	Access and View Corridors	12.16.050(D).			Park Replat	see Section
	(Section 5 of Table	and Waterfront Public				covenants for	18.06.100 (G) Large
	6.01) may not be	Access; Chapter 18.100 for				access, and	Scale Retail Uses.
	constructed within	Port Peninsula design				other standards	EXCEPTION: Section
	600 feet of Lilly	guidelines for Pedestrian				applicable to	18.06.100 (G) shall
	Road except in	Connections and View				replat lots.	not apply to motor
	upper stories of	Corridors; Section					vehicle sales.
	mixed use	18.06.100(A)(2)(c) for West					
	building; all other	Bay Drive building height					
	development	and view blockage limits;					
	standards are the	and Chapter <u>18.100</u> for					
	same as for	West Bay Drive view					
	commercial uses.	corridors. See also Chapter					
		18.100 for Downtown					
		design guidelines for					
		Pedestrian Access and View					
		Corridors and Waterfront					
		Public Access; Chapter					

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
		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.				_	

LEGEND

DB = Downtown Business High Density UW-H = Urban Waterfront-Housing

AS=Auto Services

(Ord. 7094 §7, 2017; Ord. 7032 §6 (Exh. E), 2016; Ord. 7027 §26, 2016; Ord. 6893 § 1, 2014; Ord. 6842 §6, 2013; Ord. 6666 §1, 2009; Ord. 6490 §2, 2007).

18.06.100 Commercial districts' development standards--Specific Revised 10/17 SHARE

A. Height.

1. Roof structures for the housing of elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, flagpoles, chimneys, smoke stacks, wireless masts, T.V. antennas, steeples and similar structures may be erected above the height limits prescribed in this Title, provided that no roof structure, feature or any other device above the prescribed height limit shall be allowed or used for the purpose of providing additional floor space. This height exception does not apply to the additional story provision for residential development described in OMC 18.06.100.A.6. Provided, further, that no roof structure or architectural feature shall be erected more than eighteen (18) feet above the height limit of the district, whether such structure is attached to it or free-standing.

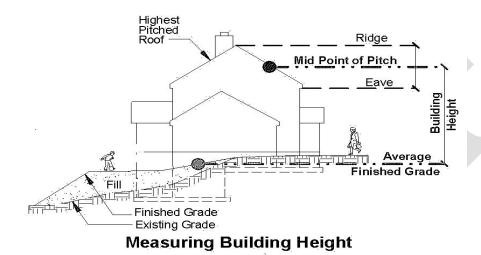


FIGURE 6-1A

- 2. Urban Waterfront (UW) District.
 - a. Allowed building heights in the Urban Waterfront (UW) District are specified in Figure 6-2.
 - b. Bonus for residential development.
 - i. In the area labeled sixty-five (65) feet on Figure 6-2, up to two additional stories may be built, if the project is located in the downtown, if the added stories are stepped back from the street wall at least eight (8) feet, and if floor area equal to the amount from the added stories is provided for residences:
 - (a) In the same building--i.e., it is a residential or a mixed use building; or
 - (b) With commercial and residential uses in separate buildings on the same site; or

ATTACHMENT 2

(c) With commercial and residential uses on separate sites within the Urban Waterfront (UW) district.

ii. Occupancy. Housing provided under this bonus provision as part of a mixed use project must receive an occupancy permit at the same time as, or in advance of, issuance of an occupancy permit for nonresidential portions of the project.

iii. Conversion. Housing provided under this bonus provision shall not be converted to commercial use.

iv. Source of housing units. Housing provided under this bonus provision may be:

(a) New construction,

(b) Adaptive reuse of a formerly non-residential structure, or

(c) Rehabilitation of existing housing.

c. West Bay Drive building height and view blockage limits.

i. In order to retain public and private view access to Budd Inlet from hillside sites above West Bay Drive, the maximum building height in the West Bay Drive portion of the Urban Waterfront (UW) District labeled " 42'-65' " on Figure 6-2 shall be up to a maximum of 42 feet, except as provided in subsections (iii) and (iv) below.

ii. In order to retain public view access of Budd Inlet from street level in the West Bay Drive portion of the Urban Waterfront (UW) District labeled " 42′-65′ " on Figure 6-2, view blockage shall be limited as follows:

(a) Views of the water will be defined as area without obstruction by buildings or major structures measured between 45 and 90 degrees to West Bay Drive, as illustrated in Figure 6-2A.

(b) Said view blockage shall be limited to 45 percent of the views of the water from West Bay Drive by buildings or major structures located between West Bay Drive and the mean high water line.

(c) Exceptions are provided in subsections (iii) and (iv) below.

iii. Development shall be subject to the alternate standards for building height and view blockage, if alternate waterfront view access is provided through public amenities as follows:

Amenity Provided

Limits on Horizontal View Blockage and Height

Waterfront Trail

70% up to 42 ft., OR 45% up to 65 ft.

Amenity Provided

Limits on Horizontal View Blockage and Height

Expanded Waterfront Trail Corridor Facility (or small waterfront park area).

50% up to 42 ft., OR 45% up to 50 ft.

Both

70% up to 65 ft.

Any development over 42 feet shall be required to include a minimum of 20% of the usable building area for residential purposes.

- iv. Criteria for approval of alternate waterfront view access.
 - (a) Waterfront Trail.
 - (1) Trail right-of-way consistent with City trail standards shall be dedicated to the City.
 - (2) The trail shall be designed consistent with City standards and requirements, or as otherwise approved by the Olympia Parks, Arts and Recreation Department. Because the trail passes by different land uses, it may take a different character in different locations, for reasons of safety, privacy, or environmental protection.
 - (3) The developer shall design, build, and dedicate the facility to the City.
 - (4) An analysis of recreation needs shall be provided by the Olympia Parks, Arts and Recreation Department. An analysis of environmental impacts, hazardous waste risks, and engineering issues sufficient to determine the design and location for the trail facility shall be approved by the Olympia Parks, Arts and Recreation Department but provided by the developer. All analysis shall be complete prior to approval.
 - (b) Expanded Waterfront Trail Corridor Facility or Small Waterfront Park.
 - (1) The developer shall build and dedicate the facility and its site to the City.
 - (2) The expanded waterfront trail corridor facility or small park area shall be designed consistent with City and other applicable government standards and requirements, or as otherwise approved by the Olympia Parks, Arts and Recreation Department. The expanded waterfront trail corridor facility or small park may vary in size from City park standards and could include additional right-of-way for the expanded trail, landscaping, habitat enhancement, benches, lighting, parking, restrooms, garbage receptacles, telephones, interpretive signs and other park facilities.
 - (3) An analysis of environmental impacts, hazardous waste risks, trail improvements, and engineering issues sufficient to design the expanded waterfront trail corridor facility or small park area shall be approved by Olympia Parks, Arts and Recreation Department but provided by the developer. All analysis shall be complete prior to approval.

- (4) The expanded waterfront trail corridor facility or small park shall have a publicly accessible connection to West Bay Drive, designed, constructed, and dedicated for public use by the developer.
- v. The view blockage rules shall be applied on a project-wide basis and not for each lot or parcel in a project, thus allowing projects providing more views on some lots to have more view blockage on other lots as long as the overall project meets the view blockage requirements.

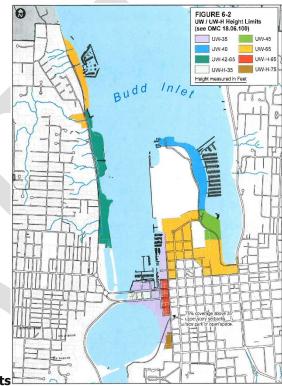


Figure 6-2 Urban Waterfront and Urban Waterfront Height Limits

BUDD INLET

WEST BAY DRIVE

FIGURE 6-2A

Calculating View Blockage in a portion of the Urban Waterfront District along West Bay Drive.

- 3. Commercial Services-High Density. The maximum building height allowed is one hundred (100) feet. Provided, however, that no building or structure may exceed seventy-five (75) feet in height without conditional review and approval by the Hearing Examiner. Approval of structures exceeding seventy-five (75) feet in height shall meet the following criteria:
 - a. The building design shall be compatible with or enhance the physical characteristics of the site, the appearance of buildings adjacent to the site and the character of the district.
 - b. The site plan shall facilitate efficient and convenient circulation, shall include landscaping that creates a pleasing appearance from both within and off the site and shall be an asset to the community at large.
 - c. Enhancement of public view access or direct public access to usable open space areas shall offset any potential upland view loss which may occur as a result of the proposal.
- Downtown Business District.
 - a. Building height allowed outright in the DB zone is seventy-five (75) feet.
 - b. Bonus for residential development.
 - c. Enhancement of public view access or direct public access to usable open space areas shall offset any potential upland view loss which may occur as a result of the proposal.
 - i. Buildings may exceed the height allowed outright (75 feet) by up to two (2) stories, if the added stories are stepped back from the street wall at least eight (8) feet, and if floor area equal to the amount from the added stories is provided for residences:
 - (a) In the same building--i.e., it is a residential or a mixed use building; or
 - (b) With commercial and residential uses in separate buildings on the same site; or
 - (c) With commercial and residential uses on separate sites within the Downtown Business (DB) zone.
 - ii. Occupancy. Housing provided under this bonus provision as part of a mixed use project must receive an occupancy permit at the same time as, or in advance of, issuance of an occupancy permit for nonresidential portions of the project.
 - iii. Conversion. Housing provided under this bonus provision shall not be converted to commercial use.
 - iv. Source of housing units. Housing provided under this bonus provision may be:
 - (a) New construction,
 - (b) Adaptive reuse of a formerly non-residential structure, or

- (c) Rehabilitation of existing housing.
- 5. Urban Waterfront Housing.
 - a. Allowed building heights in the Urban Waterfront-Housing District are specified in Figure 6-2.
 - b. Required step backs and placement of step backs over 35 feet on specific blocks are specified in Figure 6-2.
- 6. High Density Corridor (HDC 1 and HDC 2).
 - a. Building height allowed outright in the HDC-1 and HDC-2 zones as outlined in OMC 18.06.080, Table 6.02.
 - b. Additional story for residential development.
 - i. Additional story can only be allowed for those development that do not provide a mechanical "penthouse" room as allowed under the provisions of OMC <u>18.06.100</u>.A. However, the additional story can be occupied with both residential development and mechanical equipment.
 - ii. Buildings may exceed the height allowed outright in OMC <u>18.06.080</u>, Table 6.02, by one (1) story. The additional story cannot exceed fourteen (14) feet above the maximum allowable height requirement as specified in OMC <u>18.06.080</u>, Table 6.02.
 - iii. The additional story must be stepped back at least eight (8) feet from any abutting street or any abutting residential zoning district. See OMC 18.06.100.B.2.
 - iv. Housing provided under this additional story as part of a mixed use project must receive an occupancy permit at the same time as, or in advance of, issuance of an occupancy permit for non-residential portions of the project.
 - v. Housing provided under this additional story provision shall not be converted to commercial use. Except that the residential units may conduct business activities under the provision for home occupations. See OMC 18.04.060.I.
 - vi. Housing provided under this bonus provision may be:
 - (a) New construction;
 - (b) Adaptive reuse of a formerly non-residential structure, or
 - (c) Rehabilitation of existing housing.
 - vii. This additional story is not available and will not be approved within 100 feet of a designated historic district.
- B. Upper Story StepBacks.

1. High Density Corridor-1 (HDC-1), Community Retail (CMR), High Density Corridor-2 (HDC-2, General Commercial (GC), High Density Corridor-4 (HDC-4), Medical Services (MS), and Professional Office/Residential Multifamily (PO/RM) District Requirements:

Building floors above three (3) stories which abut a street or residential district must be stepped back a minimum of eight (8) feet (see Figure 6-3).

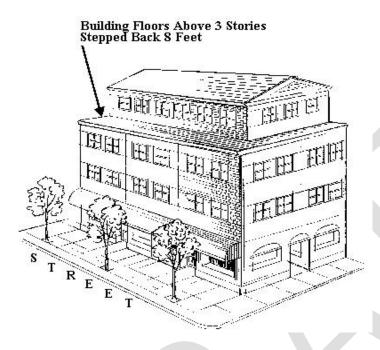


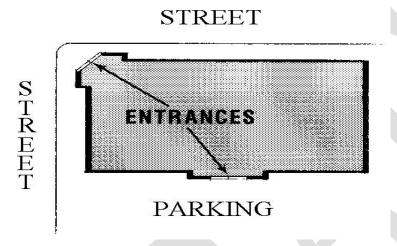
FIGURE 6-3

- 2. Additional Story Provision for HDC-1 and HDC-2. Projects within the HDC-1 and HDC-2 zoning districts which use the additional story provisions for residential development as outlined in OMC 18.06.100.A.6, must step the additional story back by a minimum of eight (8) feet. The step back is required for the additional story which abuts a street or residential district.
- C. Large Scale Retail Uses. Retail uses over twenty-five thousand (25,000) square feet in gross floor area under common ownership or use shall meet the design requirements of this section. For purposes of this section, a retail use under common ownership or use shall mean a single establishment which shares checkstands, management, a controlling ownership interest, or storage areas, e.g., a plant nursery or a grocery store associated with a general merchandise store, such as a home improvement store.

In General Commercial and HDC-4 zones west of Yauger Way, single story or single use commercial retail space shall not occupy more than 60,000 square feet of enclosed building space on the ground floor, unless a development agreement is approved. These buildings shall be designed and oriented to provide for pedestrian and bicycle circulation throughout the site and to adjacent buildings and properties. A building larger than 60,000 square feet can be allowed when it is not directly adjacent to a street designated as an "A" street in the Pedestrian Street Overlay and if a development agreement is approved that at a minimum addresses:

1) Building orientation, massing, and use of high quality materials

- Parking is located to the rear or side of the building, or is separated from the street by additional retail buildings
- 3) Pedestrian, bicycle, and vehicular circulation on site and connections to adjacent properties
- 4) Community assets, such as the multi-use trail identified in the Kaiser Harrison Opportunity Area Plan
- 1. Customer entrances. Customer entrances shall be provided on each facade that faces an abutting street, customer parking, or a public park or plaza, up to a maximum requirement of three customer entrances per business occupancy. If there are two or more facades facing abutting streets, at least two such facades must provide a customer entrance. An entrance on a corner of the building may count as serving two facades. Such entrances shall provide both ingress and egress, and shall be double doors, not just single units. See Figure 6-4.

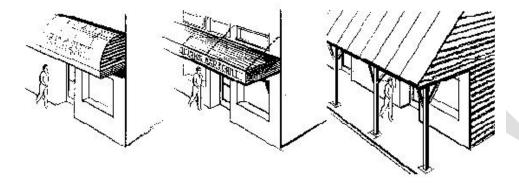


Customer Entrances must be provided on facades facing abutting streets and parking. Example shows corner entrance serving two street facades, plus entrance serving parking.

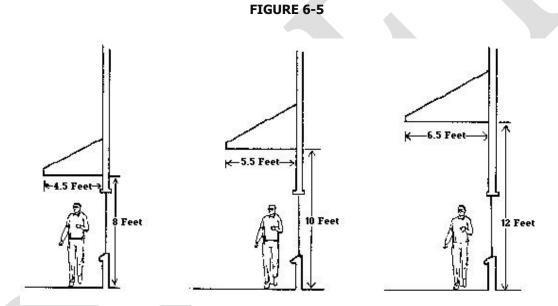
FIGURE 6-4

2. Rain protection. Awnings, canopies, marquees, arcades, building overhangs or similar forms of pedestrian weather protection, at least four and one half (4 1/2) feet wide, shall be provided over a pedestrian walkway along at least eighty (80) percent of any facade with a customer entrance. See Figure 6-5. Such weather protection shall be placed no less than eight (8) feet above the walkway. If placed more than eight (8) feet above the walkway, such weather protection shall be at least an additional six (6) inches in width for each additional foot of height, or portion thereof. See Figure 6-6.

Development in the HDC-4 Capital Mall Area shall use design standards established for this area instead of the above rain protection regulation. See 18.130.050 HDC 4-Capital Mall.



Rain Protection (L to R): Awning, Marquee, Arcade



Width of Rain Protection is determined by height above walkway.

FIGURE 6-6

- 3. Wall articulation. Facades greater than fifty (50) feet in length shall incorporate wall plane projections or recesses having a depth of at least three percent (3%) of the length of the facade and extending in the aggregate at least twenty percent (20%) of the length of the facade. No uninterrupted length of any such facade shall exceed fifty (50) horizontal feet. EXCEPTION: This requirement shall not apply to walls which:
 - a. have no customer entrance; and
 - b. are only visible from service areas, and not from nearby residences or from the customer parking lot or an abutting street.

Development in the HDC-4 Capital Mall Area shall use design standards established for this area instead of the above wall articulation regulation. See 18.130.050 HDC 4-Capital Mall.

4. Frontage limit. The frontage per business occupancy shall be limited to one hundred (100) feet along any facade facing an abutting street, unless sixty percent (60%) or more of the facade between two (2) and eight (8) feet above the sidewalk is in transparent glazing; i.e., transparent windows, display windows, or transparent store doors (staff note: this would allow a major tenant to have lots of its own display windows, or to lease peripheral space to lots of small tenants, or to look like it was doing so, or to build added stories to get added floor area). See Figures 6-7 through 6-12. EXCEPTION: This requirement shall not apply to that portion of a facade where the average grade level of the sidewalk of the abutting street is 4 feet or more above or below the adjacent floor level of the building. See Figure 6-13.

Development in the HDC-4 Capital Mall Area shall use design standards established for this area instead of the above frontage limit. See 18.130.050 HDC 4-Capital Mall.



Example of building with 100' frontage, hence exempt from transparent glazing requirement.

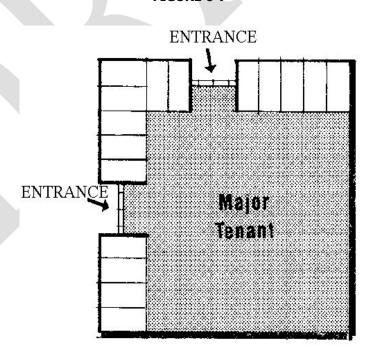


FIGURE 6-7

Frontage limited by placing small shops on periphery of building, plan view.

FIGURE 6-8



Small shops on periphery of building, elevation view.

FIGURE 6-9



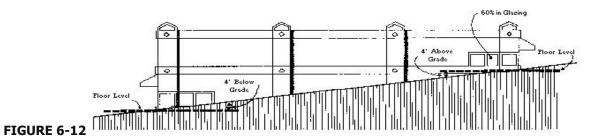
150-foot frontage with 60% of facade between 2' and 8' in transparent glazing.



25,000 square foot 1-story building with 150 feet of frontage



50,000 square foot building on 2 stories with 150 feet of frontage



Transparency requirement does not apply to the portion of a facade with a floor level over 4' above or below grade.

FIGURE 6-13

- 5. Very Large Scale Retail Facilities. Retail uses under common ownership or use, which exceed size thresholds set forth in subsection (a) below for the zone in which the retail uses are proposed, shall meet the additional development and design requirements specified in subsections (a)(ii)-(iv). Those which exceed size thresholds set forth in subsection (b) below for the zone in which the retail uses are proposed shall be subject to the requirements for Conditional Use approval provided in subsection (b)(ii).
 - a. Added development and design requirements for Very Large Scale Retail Facilities
 - i. Thresholds for requirements

District	Size (gross floor area)
GC	60,000 sq. ft.
HDC-2	40,000 sq. ft.
HDC-3	50,000 sq. ft.
HDC-4, except Capital Mall Area	60,000 sq. ft.
UW	40,000 sq. ft.
UW-H	25,000 sq. ft.
DB	25,000 sq. ft.
UC	50,000 sq. ft.

- ii. Adaptability for Reuse/Compartmentalization. The building design shall include specific elements that facilitate the structure's adaptation for multi-tenant reuse. Such elements may include but are not limited to compartmentalized construction, including plumbing, electrical service, heating, ventilation and air conditioning. The building design shall also allow for all of the following:
 - (1) Subdivision of the interior of structure into separate tenancies. The design for interior subdivision shall accommodate multiple potential tenancies, each no larger than fifty percent (50%) of the size threshold for the district defined in subsection (i) above. Example A: An applicant designs a 120,000 sq. ft. Very Large Scale Retail Use in the GC district to accommodate reuse by four

potential tenancies of 30,000 sq. ft. each. Example B: An applicant designs the same building to accommodate two potential tenancies of 30,000 sq. ft., and four potential tenancies of 15,000 sq. ft.

- (2) Facades that readily adapt to multiple entrances without compromising the structural integrity of the building, and adapt to entrances on at least two sides of the building; or, if the building is designed to have only one front facade, all potential tenancies shall be designed for access from the front facade.
- (3) Parking lot designs that are shared by establishments or are linked by safe and functional pedestrian connections.
- (4) Landscaping schemes that complement the multiple entrance design.
- (5) Design and placement of loading docks/loading bays to accommodate multiple potential tenancies.
- (6) Other elements of design which facilitate the multi-tenant reuse of the building and site.
- iii. Parking Design.
 - (1) Parking lots with over one acre in paving shall be designed for on-site infiltration of the stormwater generated on site. This may be accommodated by underground infiltration vaults, porous paving, or other techniques permitted by the City of Olympia Stormwater Drainage Manual, and subject to the approval of the Department of Public Works.
 - (2) Bicycle parking shall meet all requirements of the City's bicycle parking regulations, in particular Sections <u>18.38.100</u> Vehicular and Bicycle Parking Standards, and 18.38.220 Design Standards General.
- iv. Site Design.
 - (1) The site design shall include a plan for pedestrian circulation with logical connections between buildings, between buildings and adjacent streets, and from buildings to parking areas. (See also Sections 18.110.030, 18.120.110, and 18.150.030.)
 - (2) Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials, and shall be designed to accommodate persons with disabilities, such as wheelchair users.
- b. Conditional Use Approval
 - i. Thresholds for Conditional Use Approval

District Size (gross floor area)

GC 125,000 sq. ft.

District	Size (gross floor area)
HDC-2	60,000 sq. ft.
HDC-3	75,000 sq. ft.
HDC-4, except Capital Mall Area	125,000 sq. ft.
UW	60,000 sq. ft.
UW-H	40,000 sq. ft.
DB	40,000 sq. ft.
UC	100,000 sq. ft.

- Conditions for Approval. The following requirements apply to all Very Large Scale Retail Facilities subject to conditional use approval.
 - (1) The Hearing Examiner shall determine that the proposed facilities meet the development and design requirements of subsection (a) above, and all other requirements of this Title.
 - (2) The Hearing Examiner shall determine that the proposed facilities will not be detrimental to the health, safety, or welfare of the general public, nor injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor; and
 - (d) The treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.
 - (e) The impact upon public facilities or public services.
- Additional Regulations. Refer to the following Chapters for additional related regulations:
 - Chapter 18.36, Landscaping and Screening
 - Chapter 18.38, Parking and Loading b.
 - Chapter 18.48, Conditional Uses C.
 - Chapter 18.100, Design Review

- e. Chapter 18.110, Basic Commercial Design
- f. Chapter <u>18.120</u>, Commercial Design Criteria Downtown
- g. Chapter <u>18.130</u>, Commercial Design Criteria High Density Corridor (HDC)
- h. Chapter 18.150, Port Peninsula

D. Impervious Surface Coverage

On development sites incorporating 'vegetated roofs,' the impervious surface coverage limits of Neighborhood Retail,
Professional Office/Residential Multifamily and Medical Service districts shall be increased one square foot for each square foot
of vegetated roof area up to 5% of the total site area if adequate assurance is provided that the proposed vegetated roof will
provide substantial stormwater management benefits for a period of at least 30 years.

(Ord. 7094 §8, 2017; Ord. 7032 §6 (Exh. E), 2016; Ord. 7027 §27, 2016; Ord. 7015 §1, 2016; Ord. 6727 § 1, 2010; Ord. 6646 §1, 2009; Ord. 6595 §1, 2008; Ord. 6517 §45, 2007; Ord. 6490 §1, 2007; Ord. 6417 §1, 2006; 6408 §20, 2006; Ord. 6276 §6, 2003; Ord. 6195 §18, 2002; Ord. 6140 §29, 2001; Ord. 6073 §15, 2000; Ord. 5830 §11, 1998; Ord. 5661 §2, 1996; Ord. 5569 §3, 1995; Ord. 5517 §1, 1995).

18.06.120 Additional regulations Revised 10/17 SHARE

Refer to the following Chapters for additional related regulations.

Chapter 18.100-145 Design Guidelines

Chapter <u>18.36</u> Landscaping and Screening

Chapter <u>18.38</u> Parking and Loading

Chapter <u>18.40</u> Property Development and Protection Standards

Chapter <u>18.42</u> Signs

Article III Overlay Districts

(Ord. 7094 §9, 2017; Ord. 7032 §6 (Exh. E), 2016; Ord. 5517 §1, 1995).

