



# Meeting Agenda

## Planning Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Contact: Stacey Ray  
360.753.8046

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**Monday, December 2, 2019**

**6:30 PM**

**Room 207**

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**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 [19-1125](#) Approval of November 18, 2019 Planning Commission Meeting Minutes**

**Attachments:** [Meeting Minutes 111819](#)

**4. PUBLIC COMMENT**

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

**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 [19-1107](#) House Bill 1923 Informational Briefing**

**Attachments:** [Council Referral](#)  
[HB 1923 Sec 1 Summary](#)

*Estimated time: 15 minutes*

**6.B [19-1109](#) Transportation Master Plan Update**

**Attachments:** [TMP-PlanDevelopment](#)

*Estimated time: 45 minutes*

**6.C [19-1106](#) Briefing on Other Code Amendments Related to Proposed Amendment of**

the Downtown Design Guidelines

**Attachments:** [Project Webpage](#)

[18.04 Residential Districts](#)

[18.06 Commercial Districts](#)

[18.16 Pedestrian Streets Overlay](#)

[18.38.240 Parking](#)

[18.76 Design Review Board](#)

[18.100 Design Review](#)

*Estimated time: 30 minutes*

## **7. REPORTS**

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

## **8. OTHER TOPICS**

*Commissioners will nominate and elect Officers for 2020.*

## **9. ADJOURNMENT**

*Approximately 8:30 p.m.*

## **Upcoming**

## **Accommodations**

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



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

## Planning Commission

### Approval of November 18, 2019 Planning Commission Meeting Minutes

**Agenda Date:** 12/2/2019  
**Agenda Item Number:** 3.A  
**File Number:** 19-1125

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**Type:** minutes **Version:** 2 **Status:** In Committee

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#### **Title**

Approval of November 18, 2019 Planning Commission Meeting Minutes



# Meeting Minutes

## Planning Commission

ATTACHMENT 1

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Contact: Stacey Ray  
360.753.8046

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**Monday, November 18, 2019**

**6:30 PM**

**Room 207**

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**1. CALL TO ORDER**

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

**1.A ROLL CALL**

**Present:** 8 - Chair Carole Richmond, Vice Chair Kento Azegami, Commissioner Tammy Adams, Commissioner Travis Burns, Commissioner Rad Cunningham, Commissioner Paula Ehlers, Commissioner Candi Millar and Commissioner Aaron Sauerhoff

**1.B OTHERS PRESENT**

City of Olympia Community Planning and Development staff:  
Senior Planner Stacey Ray  
Senior Planner Joyce Phillips

**2. APPROVAL OF AGENDA**

The agenda was approved.

**3. APPROVAL OF MINUTES**

**3.A** [19-1057](#) Approval of November 4, 2019 Planning Commission Meeting Minutes

The minutes were approved.

**4. PUBLIC COMMENT - None**

**5. STAFF ANNOUNCEMENTS**

Ms. Ray and Ms. Phillips shared announcements.

**6. BUSINESS ITEMS**

**6.A** [19-1041](#) Briefing on the Downtown Design Guidelines - Building Design Section (18.120.400s)

Ms. Phillips shared information, including a PowerPoint and handouts on the Building Design section of the Downtown Design Guidelines.

The discussion was completed.

**7. REPORTS**

Commissioners reported on outside meetings attended.

**8. OTHER TOPICS**

Commissioners followed-up on information shared at their Annual Retreat.

**9. ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

**Upcoming**

The next regular Planning Commission meeting is December 2, 2019.



## Planning Commission

### House Bill 1923 Informational Briefing

**Agenda Date:** 12/2/2019  
**Agenda Item Number:** 6.A  
**File Number:** 19-1107

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

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#### **Title**

House Bill 1923 Informational Briefing

#### **Recommended Action**

Information only. No action requested.

#### **Report**

##### **Issue:**

Discussion on the referral from City Council to consider development regulation amendments to increase residential building capacity.

#### **Staff Contact:**

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

#### **Presenter(s):**

Joyce Phillips, Senior Planner, Community Planning and Development

#### **Background and Analysis:**

The 2019 Washington State Legislature passed, and Governor Inslee signed in to law, House Bill 1923 regarding increasing urban residential building capacity. The new statute amends the Growth Management Act (GMA, RCW 36.70A) and the State Environmental Policy Act (RCW 43.21C), as well as other statutes (RCW 35.21, 35A.21, and 36.22).

Section 1 of the bill encourages cities like Olympia that are planning under the GMA to take actions from an included list in order to increase residential building capacity. The list provides twelve options and cities are encouraged to use at least two of the actions.

At its meeting on November 19, 2019, the City Council referred this topic to the Planning Commission with a request that the Commission, "...draft an ordinance that is fully compliant with Engrossed Substitute House Bill 1923, and would implement two or three of the optional actions listed in ESHB 1923, Section 1, subsections (1)(c), (1)(e), and (1)(j)." Additionally, the referral states, "The Commission should ensure all procedural requirements are completed before recommending this ordinance to the City Council."

A summary of the three options (for full text see Attachment 2) Council referred to the Commission

include:

- Allowing duplexes, triplexes or courtyard apartments in one or more zoning districts that permit single family residences
- Addressing Accessory Dwelling Units (ADUs) - with restrictions on off-street parking requirements, owner-occupancy requirements, maximum size, etc.
- Allowing duplexes on corner lots in all zoning districts that permit single family residences

Time will be set aside in 2020 for staff and the Planning Commission to work on an ordinance to increase residential building capacity, per the Council's request. This process will be somewhat different than other processes in the past as the options are laid out in the statute and will not be developed "from scratch" by use of advisory groups or committees.

**Neighborhood/Community Interests (if known):**

It is anticipated that there will be strong community interest in any proposed code amendments to increase residential building capacity. These options are similar to issues addressed in the Missing Middle Housing process and many of the same issues will be raised, both in support and opposition.

Opportunities will be provided for public comment during the process and at a future public hearing.

**Options:**

None - Information only.

**Financial Impact:**

Staff time for this assignment will be covered by the Department's base budget.

**Attachments:**

Council Referral

HB 1923 Section 1 Summary



## Olympia City Council Referral Request

RECEIVED

Tracking Number  
(Provided by Susan)2019-0034  
Click or tap  
here to enter  
text.Date of  
Referral

11/12/2019

Requester Bateman

NOV 20 2019

CP&amp;D

City of Olympia

Referral To ☐ Study Session☐ Finance Committee☐ General Government Committee☐ Land Use & Environment Committee

X Planning Commission

**A clear concise description of the issue(s) that need(s) to be addressed.**

The City Council considers it a high priority to provide a greater variety of housing types in low-density neighborhoods, consistent with the adopted Olympia Comprehensive Plan. Ordinance 7160 (Missing Middle) was recommended by the Planning Commission and adopted by the City Council. However, the Western WA Growth Management Hearings Board has invalidated this ordinance. The City has appealed the Board's order to Thurston County Superior Court. While that appeal is pending, however, additional housing options remain unavailable in much of the City.

**Request****What is being requested to assist in addressing the issue described in the problem statement?**

ESHB 1923 was adopted by the 2019 WA Legislature to increase residential building capacity. Section 1 provides options for cities to amend their development regulations to increase housing opportunities. Sections 1(3) and 4 provide that if a city adopts an ordinance implementing at least two of these options before April 1, 2021, the ordinance is not subject to legal or administrative appeals.

The Olympia Planning Commission is requested to draft an ordinance that is fully compliant with Engrossed Substitute House Bill 1923, and would implement two or three of the optional actions listed in ESHB 1923, Section 1, subsections (1)(c), (1)(e) and (1)(j). The Commission should ensure all procedural requirements are completed before recommending this ordinance to the City Council.

**Relationship to City Business or Proposed City Business/Services****Describe how this will enhance what is already offered and/or what it will provide that is not currently available. Why is this the City's issue to address? How will this create a more adaptive and resilient organization?**

This referral will accomplish much of what was included in Ordinance 7160 when it was adopted by the City Council. ESHB 1923 provides an opportunity to re-adopt similar approaches to provide for an increase in the number and types of housing units in our City. The increased variety of housing will enable residents to better afford living in all areas of our City, while taking advantage of existing City infrastructure with capacity for infill development.

**Connection to Comprehensive Plan****Choose all that apply.**☒ **Community, Safety and Health***Inclusive, respectful, civic participation; a safe & prepared community; health and wellness; adequate food and shelter; a quality education*☐ **Downtown***Vibrant, attractive urban destination; a safe and welcoming downtown for all; a mix of urban housing options; a variety of businesses; connections to our cultural & historic fabric; engaging arts & entertainment experience*☒ **Economy***Abundant local products and services; a thriving arts and entertainment industry; sustainable quality infrastructure; a stable thriving economy*☐ **Environment***Clean water & air; a daily connection to nature; preserved quality natural areas; a toxin-free community; a waste*



☒ **Neighborhoods**

*Distinctive places & gathering spaces; nearby goods & services; neighborhoods that are engaged in community decision making; safe and welcoming places to live*

**Options**

*Describe proposed options for moving the idea or issue forward for the meeting body to consider.*

Planning Commission should consider the three optional actions listed in ESHB 1923, Section 1, subsections (1)(c), (1)(e) and (1)(j). To comply with ESHB 1923, at least two, or all three, of these options would need to be included in an ordinance recommended by the Planning Commission.

**Timing**

*Is this issue time sensitive, are there other timing factors to consider?*

City Council would like to receive a recommended ordinance from the Planning Commission as soon as appropriate public comment processes and all legal requirements can be met.

**Supporting Documentation**

Are there documents that support your request or that should be considered?

The entire record of consideration for Ordinance 7160 (Missing Middle) and all supporting documents. Additionally, ESHB 1923 and all supporting documents considered by the WA Legislature in its adoption. Any and all guidance documents produced by the WA Dept. of Commerce related to housing and the implementation of ESHB 1923.

**Councilmember Signatures**

*Two Councilmembers must support the request including the Chair of the Committee of referral. (Cannot be a committee quorum unless discussed at an open public meeting of the committee.)*

  
Sponsoring Councilmember

1.   
Councilmember
2.   
Councilmember

**Staff Supplement**

*Staff will review the request to generate administrative impacts to be considered as part of proposal (staff to initial after their review):*

Budget Impacts: Staffing for the Planning Commission's consideration of this ordinance can be provided within existing budgetary resources.

Legal Review (to include regulatory authority): This action is specifically authorized by state law under ESHB 1923.

Policy implications: Specifically authorized by state law, this action will also implement comprehensive plan policies calling for a greater variety of housing in low-density neighborhoods with minimal impacts to the existing neighborhoods.

Implementation Considerations: Consideration of Ordinance 7160 included a very significant amount of public debate. It is likely the same will be true during consideration of this ordinance.

Staff Liaison: Joyce Phillips, Senior Planner; Leonard Bauer, Deputy Director, Community Planning and Development

Excerpt from Engrossed Second Substitute House Bill 1923 ([HB 1923](#)), Washington State Legislature, 2019

Section 1 of the law amends the Washington State Growth Management Act (RCW 36.70A) to include a list of actions that cities are encouraged to take in order to increase residential building capacity.

To do so, amendments to the city's development regulations would be required. In its referral to the Planning Commission, the City Council has asked for consideration of subsections c, e, and j of Section 1, which are highlighted below.

NEW SECTION. Sec. 1. A new section is added to chapter 36.70A RCW to read as follows:

(1) A city planning pursuant to RCW 36.70A.040 is encouraged to take the following actions in order to increase its residential building capacity:

- (a) Authorize development in one or more areas of not fewer than five hundred acres that include at least one train station served by commuter rail or light rail with an average of at least fifty residential units per acre that require no more than an average of one on-site parking space per two bedrooms in the portions of multifamily zones that are located within the areas;
- (b) Authorize development in one or more areas of not fewer than five hundred acres in cities with a population greater than forty thousand or not fewer than two hundred fifty acres in cities with a population less than forty thousand that include at least one bus stop served by scheduled bus service of at least four times per hour for twelve or more hours per day with an average of at least twenty five residential units per acre that require no more than an average of one on-site parking space per two bedrooms in portions of the multifamily zones that are located within the areas;
- (c) Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel;
- (d) Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences;
- (e) Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or

regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances;

- (f) Adopt a subarea plan pursuant to RCW 43.21C.420;
- (g) Adopt a planned action pursuant to RCW 43.21C.440(1)(b)(ii), except that an environmental impact statement pursuant to RCW 43.21C.030 is not required for such an action;
- (h) Adopt increases in categorical exemptions pursuant to RCW 36 43.21C.229 for residential or mixed-use development;
- (i) Adopt a form-based code in one or more zoning districts that permit residential uses. "Form-based code" means a land development regulation that uses physical form, rather than separation of use, as the organizing principle for the code;
- (j) Authorize a duplex on each corner lot within all zoning districts that permit single-family residences;
- (k) Allow for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW; and
- (l) Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city.



## Planning Commission

### Transportation Master Plan Update

**Agenda Date:** 12/2/2019  
**Agenda Item Number:** 6.B  
**File Number:** 19-1109

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

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**Title**

Transportation Master Plan Update

**Recommended Action**

**Committee Recommendation:**

Not referred to a committee.

**City Manager Recommendation:**

Received the information on the Transportation Master Plan. Briefing only. No action required.

**Report**

**Issue:**

Whether to receive a briefing on the Transportation Master Plan.

**Staff Contact:**

Sophie Stimson, Transportation Planning Supervisor, Public Works, 360.753.8497

**Presenter(s):**

Sophie Stimson, Transportation Planning Supervisor

Michelle Swanson, AICP, Associate Planner

**Background and Analysis:**

Work is underway on the Transportation Master Plan. It is the first plan of this type for the City of Olympia. The master plan will define the projects we need to build in the next 20 years for all modes of transportation: walking, biking, transit, and auto/freight. It will make it easier for people to understand what projects we are planning to build, how we will pay for them, and if we are on track implementing the vision of the City's Comprehensive Plan.

Staff will provide a briefing on the status of the project and next steps. The attached graphic shows the master plan development process. Staff will highlight an online engagement tool, a story map that is being used this November and December to seek public input.

The story map is a tool that presents proposals and asks for people's input. This is the second story map we've developed for the Transportation Master Plan. The first story map asked for input on the

types of projects that should be included in the plan and how to prioritize them. This second story map shares draft prioritized projects that can be built in the next 20 years at current funding levels. Find the story map and more information about the master plan at [olympiawa.gov/TMP](http://olympiawa.gov/TMP).

**Neighborhood/Community Interests (if known):**

Public input was sought in the fall of 2018 using an in-person open house and an online story map. Input from the fall outreach indicated support for the proposed approach to project identification and prioritization. A second story map is being used to seek public input on prioritized projects for the next 20 years.

**Options:**

None, briefing only.

**Financial Impact:**

The total cost of the plan is \$300,000, funded through a variety of transportation sources.

**Attachments:**

Transportation Master Plan Development Graphic



# Transportation Master Plan



## 2018

1

### Project Identification

- Types of projects to include in the plan
- How to prioritize them

2

### Public Input

- 2018 Story Map and Survey
- Right types of projects?
  - Right prioritization criteria?

3

### Refine Criteria

- Refine criteria based on public input

4

### Funding Analysis

- Current annual funding
- Potential new sources

## 2019

1

### Develop Prioritized Project Lists

- Sidewalks
- Enhanced Crosswalks
- Pathways
- Bike Corridors
- Enhanced Bike Lanes
- Roundabouts and Signals
- Street Redesign
- Street Reconstruction
- Transit Treatments and Corridors

2

### Funding Analysis

- How many projects can we build in the next 20 years if funding stays the same?

3

### Public Input

- 2019 Story Map and Survey
- Here is the universe of prioritized projects
  - Here are the projects we can build in 20 years
  - If we had more money, what types of projects should we build more of?

12/02/2019

## 2020

1

### Procedures and Practices Review

- Update operational practices
- Update maintenance procedures
- Explore impacts of new technologies

2

### Funding Analysis

- Explore new funding sources
- New impact fee program

3

### Compile Plan Elements

- Project lists
- Funding sources
- Procedures and practices
- Policy refinement and future areas of study

4

### Public Input

- Public Input on Draft Plan Elements

5

### Adopt Plan

## Current



## Planning Commission

### Briefing on Other Code Amendments Related to Proposed Amendment of the Downtown Design Guidelines

**Agenda Date:** 12/2/2019  
**Agenda Item Number:** 6.C  
**File Number:** 19-1106

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

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#### Title

Briefing on Other Code Amendments Related to Proposed Amendment of the Downtown Design Guidelines

#### Recommended Action

Information only. No action requested.

#### Report

##### Issue:

Discussion on the proposed code amendments to various chapters in Title 18, Unified Development Code, to support amendments of the Downtown Design Guidelines.

#### Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

#### Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

#### Background and Analysis:

One of the first recommended actions to implement the Downtown Strategy (DTS) is an update to the Downtown design guidelines. These are regulations that help ensure new development and significant redevelopment projects achieve a level of design quality that is consistent with our vision as expressed in our Comprehensive Plan and Downtown Strategy.

#### Background

Design guidelines address functional as well as aesthetic issues. They influence site design, building orientation, massing, architecture and other building details, as well as historic preservation. They intend for development to be compatible with neighbors; promote safety, security and livability; be environmentally responsible; promote health and pedestrian activity; and upgrade the physical attractiveness of a development.

The City retained MAKERS consultants to assist with updating Downtown design guidelines. The

consultant reviewed all comments received on the working draft of the update and a final draft was prepared for a final round of internal review by the current planning staff. Based on staff comments, and to address public comments that had been received on the first public draft, revisions have been made and a second public draft is now available.

Along with the proposed downtown design guideline update, staff proposes view protection measures guided by the Downtown Strategy, which will include amendments to Title 18, Unified Development Code, of the Olympia Municipal Code. Other chapters in Title 18 will require revisions to ensure consistency with the new design guidelines for downtown.

Other chapters in Title 18, Unified Development Code, relate or refer to the Downtown Design Guidelines. In some cases these sections should be amended to ensure consistency with the proposed Downtown Design Guidelines. These chapters include:

- 18.04 - Residential Districts
- 18.06 - Commercial Districts
- 18.16 - Pedestrian Streets Overlay
- 18.38 - Parking
- 18.76 - Design Review Board
- 18.100 - Design Review

In addition, strikeout versions of existing chapters 18.120 (the existing Downtown Design Guidelines) and 18.150 (the existing Port Peninsula Design Guidelines) are proposed, as the draft Downtown Design Guidelines are designed to replace both of those chapters.

The briefing on these related code amendments is intended to cover the content of changes proposed and how it relates to the draft guidelines. For example, proposed amendments address measures to protect landmark views from public observation points (as determined in the Downtown Strategy) and to better integrate Historic Preservation into project review throughout the Downtown.

**Neighborhood/Community Interests (if known):**

There has been a lot of outreach to date, in order to develop the first public draft and in response to it. Because of staff changes and a delay in the project, there has been a significant amount of time between issuance of the two public drafts. For that reason, there will be at least a 30-day comment period on the second draft. Staff anticipates a third public draft, more public outreach, an open house, and more briefings to the Planning Commission.

While staff does anticipate a fair amount of community interest, it is unknown at this point how significant the comments will be on the second draft or what, if any, new issues will be raised. To date most of the comments received have been around historic preservation issues, view protection measures, and the need to allow new development while maintaining the integrity of the downtown. People have asked about how some of the newer buildings in the downtown relate to the proposed guidelines, how parks and recreation needs will be met, and how to balance design requirements with the desire to keep housing units affordable.

**Options:**

None - Discussion only, no action required.



**Financial Impact:**

Funding for the consulting firm, MAKERS, to complete the preliminary draft was awarded earlier in the process. The work and that contract have been completed. The remaining work to complete the guidelines and related code amendments is part of the Community Planning and Development Department's base budget.

**Attachments:**

Project webpage

18.04 - Residential Districts

18.06 - Commercial Districts

18.16 - Pedestrian Streets Overlay

18.38 - Parking

18.76 - Design Review Board

18.100 - Design Review

## 18.04.080 TABLES: Residential Development Standards

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	8	12	13	18	18	24	---	---	12	---	18.04.080(A)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8 Manufactured Housing Parks = 5	18 Manufactured Housing Parks = 5	---	---	5	---	18.04.080(B)
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse. 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same subdivision plat.	2,000 SF minimum 3,000 SF average = townhouse. 4,000 SF = other. 6,000 SF = duplex. 7,200 SF = multi-family.	2,500 SF = cottage 2,000 SF minimum, 3,000 SF average = townhouse. 7,200 SF = duplex. 9,600 SF = triplex. 13,000 SF = fourplex. 17,500 SF = other multi-family. 4,000 SF = other	2,000 SF = cottage. 1,600 SF minimum, 2,400 SF average = townhouse. 6,000 SF = duplex. 7,200 SF = triplex. 9,600 SF = fourplex. 13,000 SF = other multi-family. 3,500 SF = other.	1,600 SF = cottage. 1,600 SF minimum, 2,400 SF average = townhouse. 6,000 SF = duplex. 9,000 SF = multifamily. 3,000 SF = other.	1,600 SF = cottage. 1,600 SF minimum, 2,400 SF average = townhouse. 6,000 SF = duplex. 7,200 SF = multifamily. 3,000 SF = other.	1,600 SF = cottage. 1,600 SF minimum, 2,400 SF average = townhouse. 6,000 SF = duplex. 7,200 SF = multifamily. 3,000 SF = other.	1,600 SF minimum, 2,400 SF average = townhouse. 2,500 SF = mobile home park.	1,600 SF minimum, 2,000 SF average = townhouse. 2,500 SF = mobile home park.	1,600 SF minimum, 2,000 SF average = townhouse.	2,000 SF = cottage. 1,600 SF minimum, 2,400 SF average = townhouse. 7,200 SF = duplex. 2,500 SF = mobile home park. 3,500 SF = other.	1,600 SF minimum, 2,000 SF average = townhouse. 2,500 SF = mobile home park.	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter <a href="#">18.64</a> (townhouses) 18.04.060(P) (mobile home parks)
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse; 60' = duplex 80' = multi-family	45' except: 35' = cottage 18' = townhouse	40' except: 30' = cottage 16' = townhouse	40' except: 30' = cottage 16' = townhouse 70' = duplex 80' = multifamily	40' except: 30' = cottage 40' = zero lot 16' = townhouse 70' = duplex 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage 16' = townhouse 80' = duplex 30' = mobile home park	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINIMUM	20' except:	20'	20'	20' except:	20' except: 10'	20' except: 10'	20' except:	15' except:	10'	5'	5' except:	10' except:	20' except:	0-10' except:	18.04.080(H)

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
FRONT YARD SETBACKS	5' for agricultural buildings with farm animals			10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals.	with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals			10' for structures 35' or taller	20' along Legion Way. <a href="#">In the Downtown Design District: 12' from curb on Type A and B Streets, 10' from curb on C Streets.</a>	10' with side or rear parking; 5' for agricultural buildings with farm animals	10' on Capitol House Block. <a href="#">In the Downtown Design District: 12' from curb on Type A and B Streets, 10' from curb on C Streets.</a>	18.04.080(I) <a href="#">In the Downtown Design District, see 18.120.220 for setback related requirements for Type A, B, and C streets.</a>
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	25'	50'	10' except: 5' for agricultural buildings with farm animals.	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 15' for multifamily; 10' for cottages, and wedge shaped lots	15' except: 10' for cottages, and wedge shaped lots, 20' with alley access	10' except: 15' for multifamily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structures 35' or higher	5'	20' except: 5' for agricultural buildings with farm animals; 10' for cottages	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20' 5' for agricultural buildings with farm animals	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural building with farm animals	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 10' for multifamily; 20' next to R 4-8, or R 6-12 district 10' - mobile home park	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 20' next to R 4-8, R 6-12 district. 10' - mobile home park	5' except: 10' along flanking streets; 6' on one side of zero lot;	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	No minimum 10' on Capitol House Block	18.04.080(H)
MAXIMUM BUILDING HEIGHT	35'	35', except: 24' for accessory buildings	40' except: 24' for accessory buildings	40' except: 24' for accessory buildings	35', except: 24' for accessory buildings; 25' for cottage; 35' on sites 1 acre or more, if setbacks equal or exceed building height. Courtyard apartments	35', except: 24' for accessory buildings; 25' for cottages. Courtyard apartments are limited to two stories.	45', except: 25' for cottage; 24' for accessory buildings	45', except: 25' for cottage; 24' for accessory buildings	35', except: 24' for accessory buildings; 25' for cottage	42'	60'	See 18.04.080 (I)	2 stories or 35' whichever is less, except: 16' for accessory buildings; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (I)(3)	18.04.080(I). <a href="#">In the Downtown Design District: See Chapter 18.120.220 and 18.120.440 for UR, or RMU zoned properties for upper story setback</a>

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
					must be less than two stories.										<a href="#">provisions.</a>
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	35% 60% = townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	Refer to Maximum Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = townhouses	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	85% except for stoops, porches or balconies	
MAXIMUM ABOVE-GRADE STORIES		2 stories	3 stories	3 stories	2 stories	2 stories, 3 stories = triplex, fourplex	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000sf (whichever is greater) = lots greater than 4 acres; 6%=4.1 acre or more	35% 60% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	2,500 SF or 6% coverage whichever is greater.	45% = .25 acre or less 40% = .26 acre or more 60% = Townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = Townhouses	65%	65%	65%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	85% except for stoops, porches or balconies	
MAXIMUM HARD SURFACE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 acre or more	45% 70% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	2,500 SF or 6% coverage, whichever is greater	55% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	65% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	70%	70%	70%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01+ acres 70% = townhouses	85% except for stoops, porches or balconies	
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area required;		200 SF/unit for cottages; 450 SF/unit for courtyard apartment	200 SF/unit for cottages; 450 SF/unit for courtyard apartment	30% for multifamily; 200 SF/unit for cottages	30% for multifamily; 200 SF/unit for cottages	30% 500 SF/space for mobile home park	25% 500 SF/space for mobile home park	15%	15% 500 SF/space for mobile home park	200 SF/unit for cottages; 500 SF/space for mobile home park	15% may include stoops, porches or balcony	18.04.080(J)

TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
			may double as tree tract or critical areas buffer.		developments	developments								areas	

LEGEND

- SF = Square Feet

RL1 = Residential Low Impact

R-4 = Residential - 4

MR 7-13 = Mixed Residential 7-13

RMH = Residential Multifamily High Rise

R-4CB = Residential - 4
- Zero Lot = A Lot with Only One Side Yard

R 4-8 = Residential 4-8

MR 10-18 = Mixed Residential 10-18

UR - Urban Residential

RM-24 = Residential Multifamily 24
- = No Regulation

R 6-12 = Residential 6-12

RM 18 = Residential Multifamily - 18

RMU = Residential Mixed Use

R1/5 = Residential 1 Unit Per 5 Acres

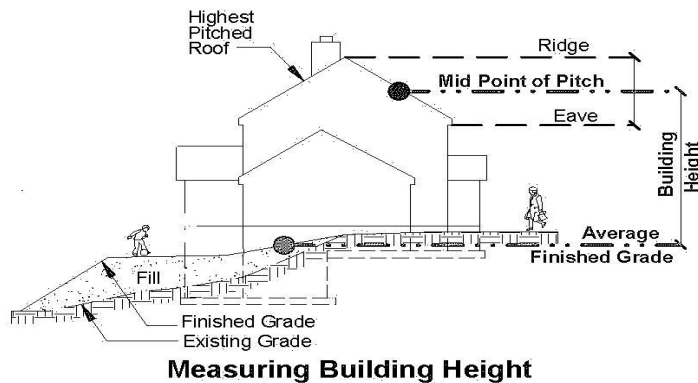
MHP = Manufacturing Housing Park

#### 18.04.080 Residential districts' development standards

Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer to the list of additional regulations below.

##### I. Height.

1. Roof Projections. The following structures may exceed the height limits specified for the district in Table 4.04 by eighteen (18) feet, provided that such structures do not contain floor space: roof structures housing elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls; skylights; towers; flagpoles; chimneys; smoke stacks; wireless masts; television antennas; steeples; and similar structures. Use of this provision shall be kept to the minimum amount of space needed to accommodate the allowed roof projection. For the UR zoning district, see view protection provisions in section 18.04.080.I.3 below for additional parameters.



**Measuring Building Height**

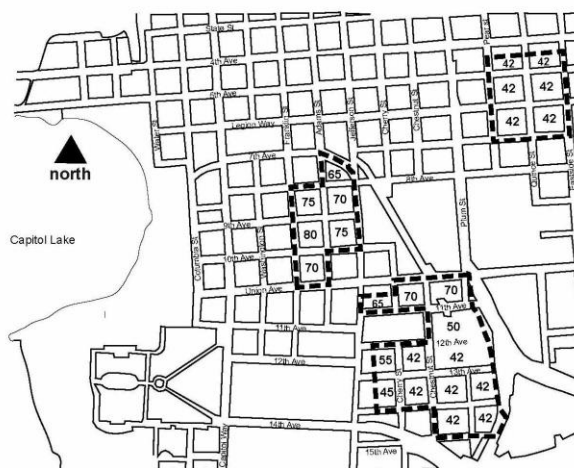
**FIGURE 4**

##### 2. RMU District Height Regulations.

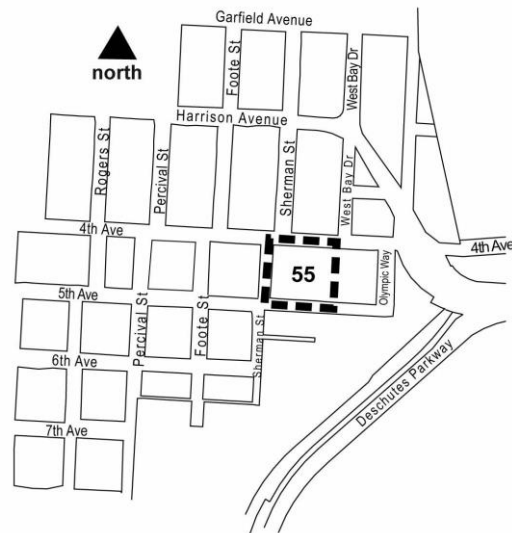
- a. Base building heights. The base building heights allowed in the RMU District are specified in Figure 4-5.
- b. Sculptured building tops. The following sculptured building top regulations apply only where the permitted building height is sixty (60) feet. Buildings with sculptured tops may exceed the permitted height (60 feet) by two (2) building stories if they meet the following conditions:
  - i. The gross floor area of all of sculptured stories is at least one-third ( $1/3$ ) less than the gross floor area of the first floor of the building; and
  - ii. The roof form is sculptured (e.g., pitched roof, hip roof, dome, chateau roof, tower, turret, pediment, dormers, or other similar form); and
  - iii. The added two (2) stories are setback from the street wall at least eight (8) feet; and

- iv. The roof structure is designed to hide all mechanical and communications equipment located there.
3. UR District Height Regulations. The building heights allowed in the UR District are specified in Figure 4-5 and 45-A. Also see 18.10.060, Capitol Height District.
- a. Roof Projection Allowances: If the city determines that the proposed development is located on a site in the UR zone where use of the roof projection allowance is proposed and that it may impact a protected landmark view (as listed in Appendix B of the Land Use and Urban Design chapter of the Comprehensive Plan), a view analysis shall be submitted that demonstrates, as determined by the city, that the proposed roof projection will not block or substantially impact the protected view from its designated observation point in order to make use of the roof projection allowances of Section 18.04.080.I.
4. R4-8 District Height Regulations. Existing State Community College Education Facilities. A maximum 60' building height is allowed with a 100' setback from adjacent residentially zoned property.
5. Places of Worship. Places of worship may exceed the height limits specified in Table 4.04, except in the State Capitol Group Height District, provided that the side yard width equals at least fifty (50) percent of the building's proposed height (including spires and towers).
6. Radio, Television and other Communication Towers. The height of radio, television, and other communication towers may exceed the maximum building height allowed in the district, subject to approval of the Hearing Examiner consistent with Sections 18.04.060(W) and (X).
7. Tall Buildings in the MR Districts. Buildings between thirty-five (35) and forty-five (45) feet in height are permitted in the MR 7-13 and MR 10-18 districts, subject to compliance with the following requirements:

Urban Residential and Residential Mixed Use District Heights



Commented [JP1]: This map may need to be revised.

**FIGURE 4-5****FIGURE 4-5A**

a. The proposed building will not be located within one hundred (100) feet of the boundary of the property under development (this may include several parcels under a single development proposal). Exceptions to this requirement shall be granted where topography, stands of trees (deemed appropriate for retention by the City, consistent with Chapter [16.60](#), Tree Protection and Replacement), or other site features block the visibility of the section of the building above thirty-five (35) feet in height from existing or potential residential areas (zoned and available for residential use) adjoining the site; and

b. Existing evergreen trees, which the City deems are appropriate to the site (e.g., which do not pose significant risks for proposed site improvements or public safety, consistent with Chapter [16.60](#), Tree Protection and Replacement) are retained where possible to help screen the building from the view of residents of dwellings abutting the property.

8. Water Towers. Water towers may exceed the height limits specified in Table 4.04.

[NOTE: Refer to Article III, Height Overlay Districts, for additional restrictions.]

J. Private and Common Open Space.

1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with Chapter [18.36](#), Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for stoops, porches, or balconies, walkways, tennis courts, swimming pools, or similar uses which require an impervious surface. Up to a five percent (5%) increase in impervious surface coverage may be allowed to accommodate such



hard surfaced facilities. Also see Chapter [16.60](#), Tree, Soil and Native Vegetation Protection and Replacement.

2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:

- a. A minimum of two hundred (200) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet provided that at least fifty percent (50%) of such open space may be combined with soil and vegetation protection area standards.
- b. A minimum of fifteen hundred (1,500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (i.e., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than thirty (30) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five percent (5%) slope) and well drained to enable active use in summer.

3. Mixed Density Districts. Parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) in a MR 7-13 or MR 10-18 district shall contain at least thirty percent (30%) open space. At least fifty percent (50%) of such open space must be available for the common use of the residents of the multifamily housing. Such open space shall be developed consistent with Section [18.04.080\(J\)\(1\)](#) above. This open space requirement shall be reduced to twenty percent (20%) if the multifamily housing adjoins a park, school or open space site of at least ten thousand (10,000) square feet in size. Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.

4. Manufactured or Mobile Home Parks. At least five hundred (500) square feet of common open space shall be provided per dwelling unit (see Section [18.04.060\(P\)\(8\)](#)). At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.

5. Residential - 4 Chambers Basin District. Required open space for stormwater dispersion may be provided in a common area or within each individual private lot of a development. All required drainage dispersal areas shall be protected from filling and grading and all other activities which would decrease the ability of such areas to disperse and infiltrate stormwater. Side yard setback areas shall be designed to disperse roof runoff to the maximum extent practical. To qualify as a "drainage dispersal tract" (required to create lots of less than one acre) such area shall be held in common or deeded to homeowners association and otherwise conform with the requirements of stormwater tracts as set forth in the Olympia Stormwater Drainage Manual.

## Chapter 18.06 COMMERCIAL DISTRICTS

### 18.06.000 Chapter Contents

#### Sections:

<a href="#">18.06.020</a>	Purposes.
<a href="#">18.06.040</a>	Permitted, conditional, and prohibited uses.
<a href="#">18.06.060</a>	Commercial districts' use standards.
<a href="#">18.06.080</a>	Commercial districts' development standards (General).
<a href="#">18.06.100</a>	Commercial districts' development standards (Specific).
<a href="#">18.06.120</a>	Additional regulations.

### 18.06.060 Commercial districts' use standards

#### 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 [18.16](#) OMC ~~if outside of the Downtown Design District or the Street Fronts standards of Chapter 18.120.220 for projects in the Downtown Design District. 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."~~

#### 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 ~~for which the use is are not within the Pedestrian Streets Overlay District (see Chapter 18.16). directly~~

adjacent to a Type A or B Street (~~Street types are as shown in Section 18.120.140, OMC~~). In those portions of the UW District which are ~~within the Pedestrian Streets Overlay District~~ directly adjacent to a Type A or B street, wholesale sales may be allowed as a conditional use if the proposed project meets the ~~Street Edge Development~~ applicable Street Fronts s Standards of the ~~Pedestrian Streets Overlay District~~ Downtown Design Criteria, Chapter 18.120. The proposed project may be exempted from the ~~Pedestrian-Oriented Street Wall Requirement~~ Street Fronts standards in Chapter 18.120 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.

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.~~)

### **18.06.080 Commercial districts' development standards (General)**

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.

**18.06.080 TABLES: Commercial Districts' Development Standards**

**TABLE 6.02  
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

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

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

**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
		district = 10' minimum + 5' for each bldg. floor above 2 stories.	(refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	2. Next to MR7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	2. Next to MR7-13, MR 10-18, RM-18, RM-24, or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	
SIDE YARD SETBACK	15' minimum.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13,	No Minimum; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-	No Minimum; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-24 or RMH district = 10' minimum + 5'	No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10'	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section <a href="#">18.40.060(C)</a> . 3. Residential side_yards can

**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
		MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	24 or RMH district = 10' minimum + 5' for each building floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.	minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one size of zero lot.	be reduced consistent with 18.04.080(H)(5). 4. Must comply with site design standards, Chapter <a href="#">18.100</a> .
MAXIMUM BUILDING HEIGHT	<del>Up to 35'; whichever is less.</del>	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise; or up to 70', if at	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of	1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus.

**TABLE 6.02  
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
			least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise. Provided that one additional story may be built for residential development only.	a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise. Provided that one additional story may be built for residential development only.	a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential. See 18.130.060	2. Must comply with site design standards, Chapter <a href="#">18.100</a> . 3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6. 4. <a href="#">In the Downtown Design District, see 18.120.220 and 18.120.440 for upper story step back requirements.</a>



**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
							Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall). Up to 75' for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of	

**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
							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 required parking is under the building or in a structured parking form.	For projects in the GC and HDC-4 zones west of Yauger Way, limitations of building size per 18.06.100(C) and 18.130.020 apply.

**TABLE 6.02  
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
							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 IMPERVIOUS	50%	70%	85%	85% for all structures	85% for all structures	85% for all structures	85% for all structures	See OMC <a href="#">18.06.100</a> (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). <u>In the Downtown Design District, see Chapter 18.120 for</u>	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)). <u>In the Downtown Design District, see Chapter 18.120 for upper story stepbacks.</u>	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 <u>the Downtown or</u> Kaiser Road and Harrison Ave NE, also see Pedestrian Streets Overlay District, Chapter <u>18.16</u> . For retail uses over 25,000 square feet in gross floor area, see Section <u>18.06.100(G)</u> 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
		<u>upper story stepbacks.</u>						<u>18.06.100(G)</u> shall not apply to motor vehicle sales. <u>In the</u> <u>Downtown</u> <u>Design District,</u> <u>see Chapter</u> <u>18.120.</u>

**LEGEND**

NR = Neighborhood Retail  
GC = General Commercial

PO/RM = Professional  
Office/Residential  
Multifamily

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

**TABLE 6.02  
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MINIMUM LOT AREA	7,200 Sq. Ft.	No minimum.	No minimum.	No minimum.	7,200 Sq. Ft. if bldg. height is 35' or less. 12,500 Sq. Ft. if bldg. height is over 35'.	No minimum.	
FRONT YARD SETBACK	10' maximum.	No minimum; however, see Chapter <a href="#">18.100</a> for design guidelines for pedestrian access and view corridors. <a href="#">In the Downtown Design District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.</a>	No minimum. <a href="#">In the Downtown Design District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.</a>	No minimum. <a href="#">In the Downtown Design District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.</a>	No minimum.	30' minimum for buildings; 15' for other structures except signs	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section <a href="#">18.40.060(C)</a> . 3. See Design Guidelines, Chapter <a href="#">18.100</a> .
REAR YARD SETBACK	15' minimum; If next to a residential	No minimum; however, see Chapter <a href="#">18.100</a> for	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories.	15' minimum.	50' minimum from property line for

**TABLE 6.02  
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
	zone, 15' minimum plus 5' for every story over 3 stories.	design guidelines for pedestrian access and view corridors.			10' minimum if building has 3 or more stories.		agriculture buildings (or structures) which house animals other than pets.
SIDE YARD SETBACK	10' minimum; 15' minimum plus 5' for every story over 3 stories if next to a residential zone.	No minimum; however, see Chapter <a href="#">18.100</a> for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height.	5' minimum 30' minimum for buildings and 15' minimum for other structures from flanking streets.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section <a href="#">18.40.060(C)</a> . 3. See Design Guidelines, Chapter <a href="#">18.100</a> .
MAXIMUM BUILDING HEIGHT	75'; except hospitals, which may	See <a href="#">18.06.100(A)(2)</a> and Figure 6-2, Urban Waterfront	Refer to Figure 6-2 and 6-2B for specific	75'; PROVIDED, however, that two additional	75' Exception: Up to 100' may be allowed with conditional	40' accessory building	Not to exceed height limit set by State Capitol Group Height

**TABLE 6.02  
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
	exceed that height.	District Height Limits Exceptions: 1) In the portion of the area Downtown with a height limit of 65', two additional residential stories may be built. See 18.06.100(A)(2)(b). 2) In the portion of the area on West Bay Drive with a height limit of 42' to 65', the taller height limit is conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c).	height and building configurations required on specific blocks. <a href="#">In the Downtown Design District, see view protection measures in 18.06.100 and Chapter 18.120.</a>	stories may be built, if they are residential. There are also restrictions around Sylvester Park. For details, see 18.06.100(C)(6) <del>Height, Downtown Business District.</del> <a href="#">In the Downtown Design District, see view protection measures in 18.06.100 and Chapter 18.120.</a>	approval by the City Council, upon recommendation of the Hearing Examiner. For details, see 18.06.100(C)(5), Height, Commercial Services-High Density. <a href="#">In the Downtown Design District, see view protection measures in 18.06.100 and Chapter 18.120.</a>	limited to 20'.	District, 18.10.060, for properties near the State Capitol Campus.
MAXIMUM BUILDING COVERAGE	50%	60% for properties between the shoreline and the nearest upland street.	100%	No requirement.	No requirement.	85%	



**TABLE 6.02  
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
		100% for properties not between the shoreline and the nearest upland street.					
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60%	100% development coverage.	100%	100%	100%	85%	
MAXIMUM HARD SURFACE	65%						
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(F)). Residential uses (Section 5 of Table	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to Section <a href="#">12.16.050(D)</a> OMC. <del>See also Chapter 18.100 for</del> <a href="#">Downtown design guidelines for</a>	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to OMC Section <a href="#">12.16.050(D)</a> .		Residential uses must comply with High Rise Multi-family (RM-H) development standards.	6' of sight-screening buffer shall be provided along north, east, and west district boundaries. See Olympia Park Replat covenants for access,	For properties in the vicinity of the Downtown, also see <a href="#">Pedestrian Streets Overlay District, Chapter 18.16 and the Downtown Design Guidelines in 18.120.</a> For retail uses over 25,000

**TABLE 6.02  
COMMERCIAL DEVELOPMENT STANDARDS**

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
	6.01) may not be constructed within 600 feet of Lilly Road except in upper stories of mixed use building; all other development standards are the same as for commercial uses.	<del>Pedestrian Access and View Corridors and Waterfront Public Access;</del> <del>Chapter 18.100 for Port Peninsula design guidelines for Pedestrian Connections and View Corridors;</del> Section <a href="#">18.06.100(A)(2)(c)</a> for West Bay Drive building height and view blockage limits; and Chapter <a href="#">18.100</a> for West Bay Drive view corridors.				and other standards applicable to replat lots.	square feet in gross floor area, see Section <a href="#">18.06.100 (GC)</a> Large Scale Retail Uses. EXCEPTION: Section <a href="#">18.06.100 (GC)</a> shall not apply to motor vehicle sales.

**LEGEND**

MS = Medical Services

CS-H = Commercial

UW = Urban Waterfront

DB = Downtown Business

Services - High Density

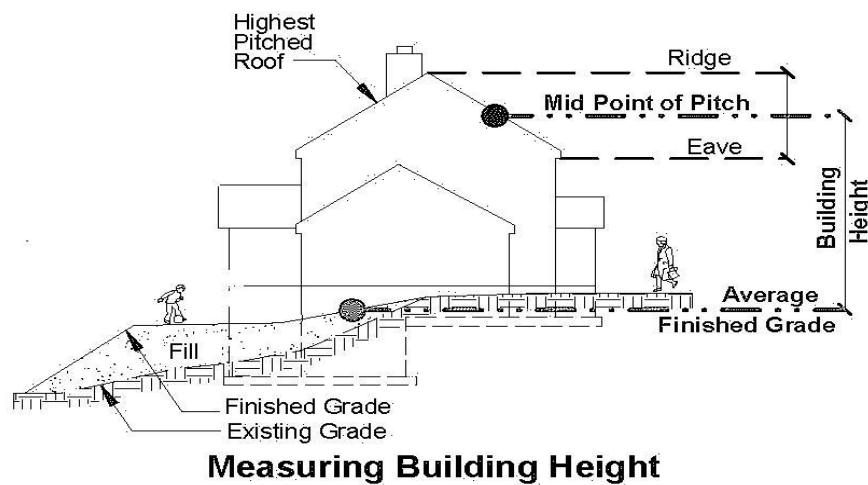
UW-H = Urban Waterfront-  
Housing

AS=Auto Services

## 18.06.100 Commercial districts' development standards--Specific

### 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. [THIS MAP MAY NEED TO BE AMENDED TO ALIGN WITH CHANGES TO 18.06.100\(A\)\(2\).](#)

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 [\(except as limited in subsection d below\)](#), if the project is located in the downtown, and if the added stories are stepped back from the street wall at least eight (8) feet, and if an

equivalent floor area (equal to the amount from the added stories) is provided for residences, as follows:

- (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 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 non-residential 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:

<b>Amenity Provided</b>	<b>Limits on Horizontal View Blockage and Height</b>
Waterfront Trail	70% up to 42 ft., OR 45% up to 65 ft.
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.

d. Landmark Views: In order to protect designated landmark views from public observation points, the height bonus allowed in subsection b, above, is limited as follows:

i. Block 14 Height Bonus: A view analysis of the proposed development shall be submitted that demonstrates the view of the Capitol Drum and Dome will remain visible from the East Bay Lookout after the development occurs. This may prohibit use of the height bonus, or restrict which portions of the block are eligible to use the bonus. Block 14 is bounded by Olympia Avenue, Adams Street, Thurston Avenue, and Jefferson Street.





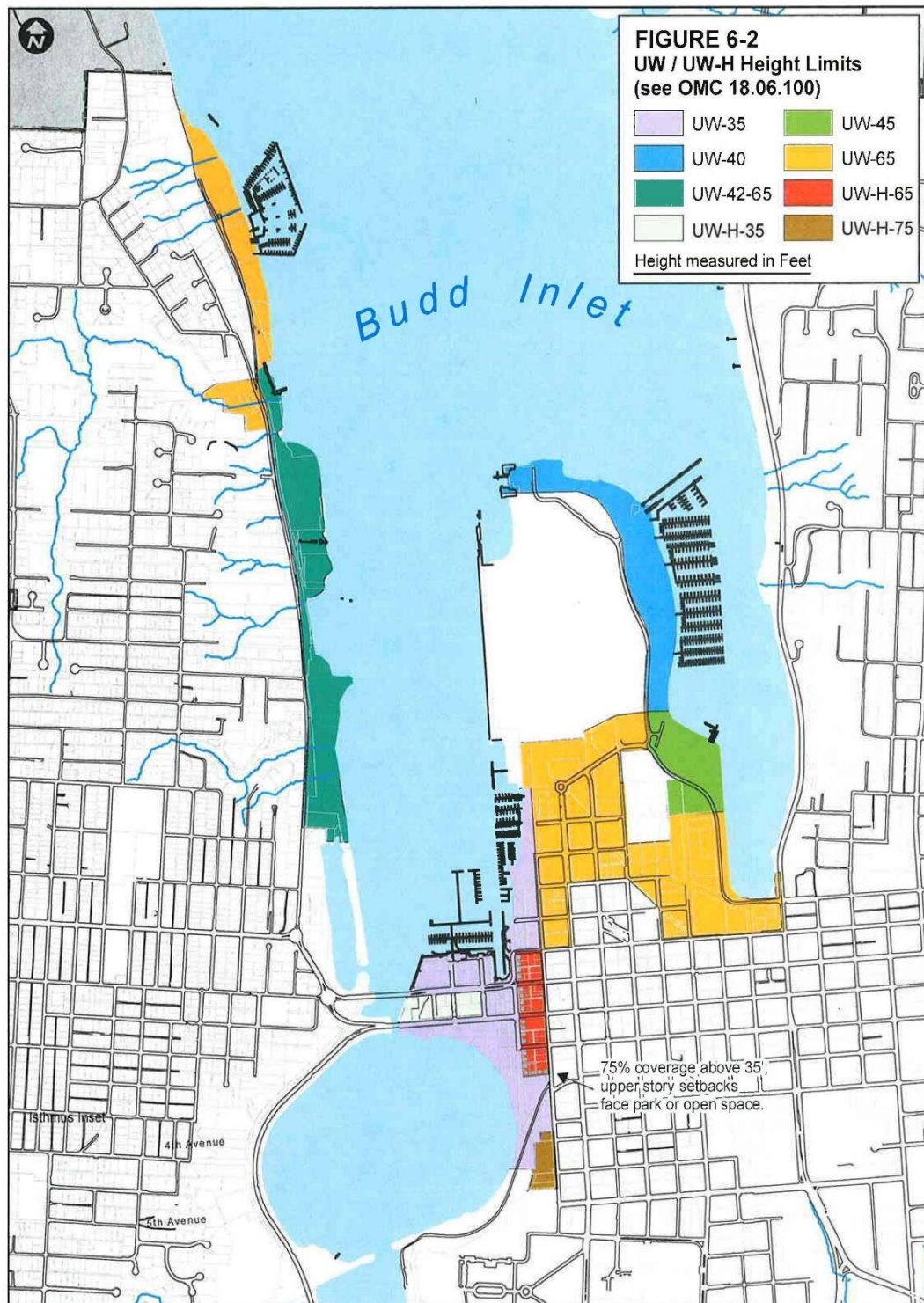
- ii. Block 122: Height bonus is limited to one additional story, up to a maximum height of 75 feet. Block 122 is bounded by Olympia Ave, Jefferson Street, and Marine Drive.



- iii. Block 123: The bonus height provision is not applicable in this location. Block 123 is bounded by Corky Avenue and Market Street to south and industrial uses to the north.

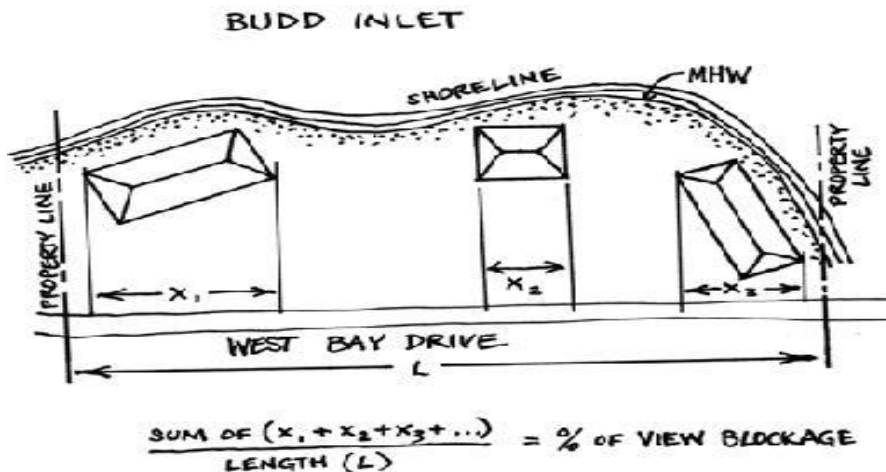


**Figure 6-2 Urban Waterfront and Urban Waterfront Height Limits**



\*See 18.06.100(A)(2) for height limitations that apply to Blocks 14, 122, and 123 in order to protect landmark views from specific observation points.



**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.

4. 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 non-residential 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.

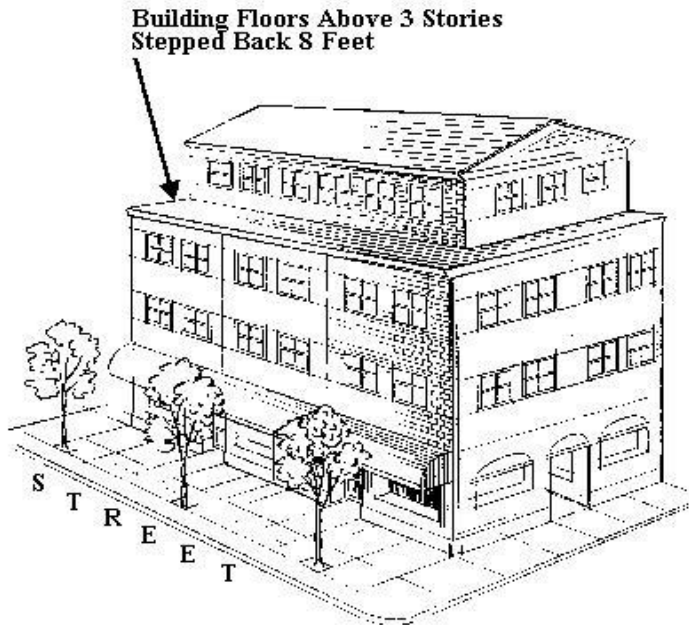
b. Additional story for residential development.

- 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 [18.06.100.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 [18.06.080](#), 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 [18.06.080](#), 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.

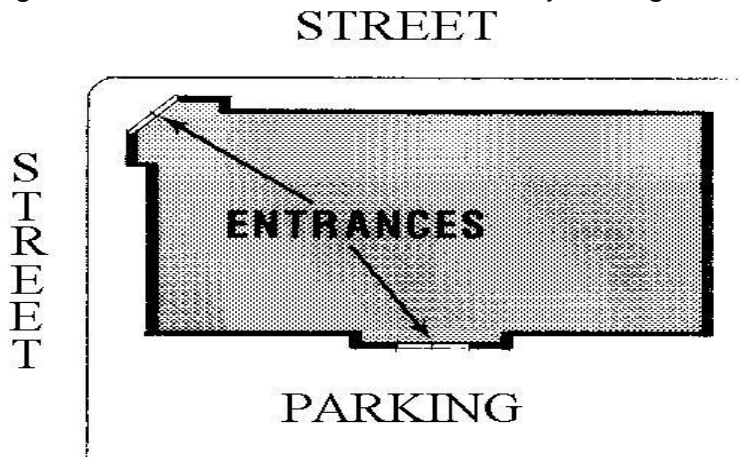
In General Commercial and HDC-4 zones west of Yauger Way, single story or single use commercial retail space shall not occupy more than 60,000 square feet of enclosed building space on the ground floor, unless a development agreement is approved. These buildings shall be designed and oriented to provide 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
- 2) 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.

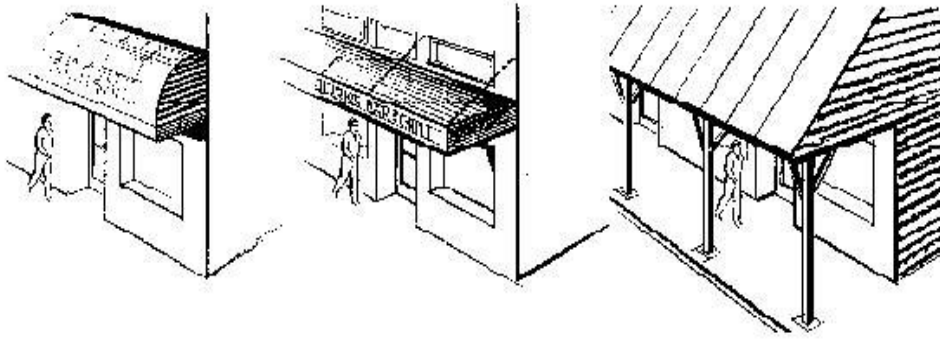


**Customer Entrances must be provided on facades facing abutting streets and parking. Example shows corner entrance serving two street facades, plus entrance serving parking.**

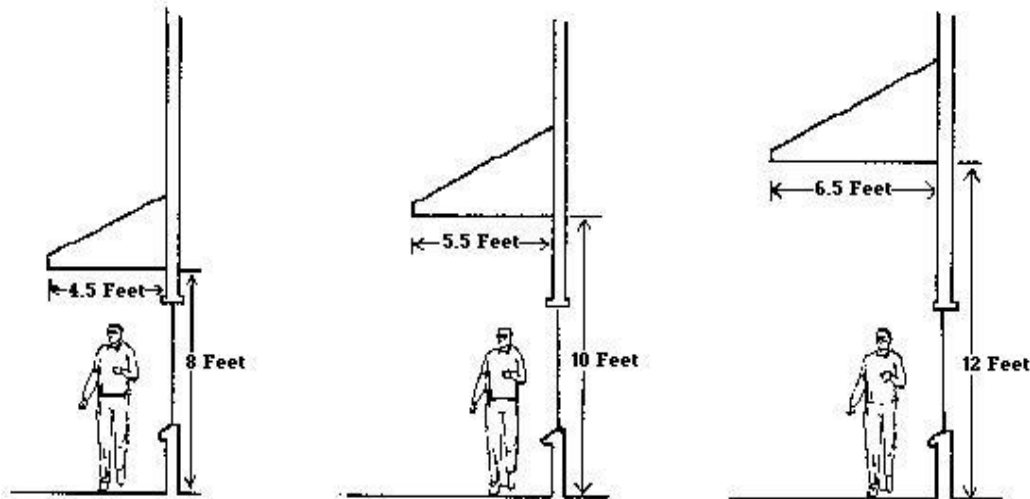
**FIGURE 6-4**

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**  
**FIGURE 6-5**



**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:

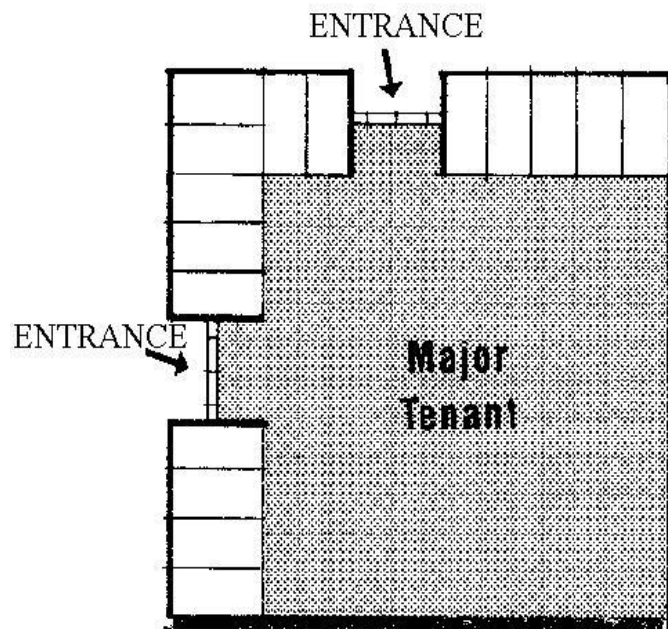
- a. have no customer entrance; and
- b. are only visible from service areas, and not from nearby residences or from the customer parking lot or an abutting street.

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.  
FIGURE 6-10**

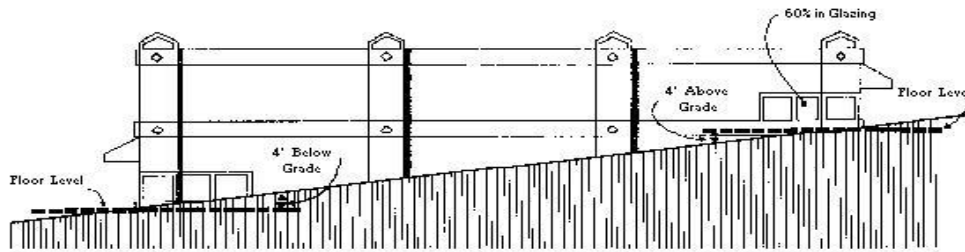


**25,000 square foot 1-story building with 150 feet of frontage  
FIGURE 6-11**



**50,000 square foot building on 2 stories with 150 feet of frontage  
FIGURE 6-12**





**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

<b>District</b>	<b>Size (gross floor area)</b>
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 [18.38.100](#) 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

<b>District</b>	<b>Size (gross floor area)</b>
GC	125,000 sq. ft.
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.

ii. 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:

(a) 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;

(c) 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.

6. Additional Regulations. Refer to the following Chapters for additional related regulations:

- a. Chapter [18.36](#), Landscaping and Screening
- b. Chapter [18.38](#), Parking and Loading
- c. Chapter [18.48](#), Conditional Uses
- d. Chapter [18.100](#), Design Review
- e. Chapter [18.110](#), Basic Commercial Design
- f. Chapter [18.120](#), ~~Commercial Design Criteria~~ Downtown [Design Criteria](#)
- g. Chapter [18.130](#), 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.

#### **18.06.120 Additional regulations**

Refer to the following Chapters for additional related regulations.

Chapter 18.100- Design Guidelines  
145

Chapter [18.36](#) Landscaping and Screening

Chapter [18.38](#) Parking and Loading  
Chapter [18.40](#) Property Development and Protection  
Standards  
Chapter 18.[4243](#) Signs  
Article III Overlay Districts

## Chapter 18.16 PEDESTRIAN STREET OVERLAY DISTRICT

### 18.16.000 Chapter Contents

#### Sections:

<a href="#">18.16.020</a>	Intent.
<a href="#">18.16.040</a>	Map.
<a href="#">18.16.060</a>	General requirements.
<a href="#">18.16.080</a>	Specific development standards.

### 18.16.020 Intent

This chapter will implement City and regional transportation plans by establishing a pedestrian street overlay district that results in a network of active, aesthetically pleasing, and interesting streets ~~that link the downtown retail core, the Capitol Campus, the waterfront, and residential neighborhoods~~. In the Kaiser-Harrison area, it will provide a highly integrated and pedestrian friendly mix of office, retail, and residential use. In these high quality, compact pedestrian-oriented environments people will be encouraged to work, shop, play, and live in an area that supports decreased dependence on motor vehicles, makes travel on foot pleasant and easy, and encourages around-the-clock activity to occur. The development should: 1) acknowledge the need to accommodate arrival by vehicle, 2) support increased arrival by transit, carpool, bike, and on foot, 3) create incentives to circulate within the area by non-auto modes (on foot, by shuttle or bus, or bicycle), 4) encourage employee Transportation Demand Management Program success.

In addition, development in the area should:

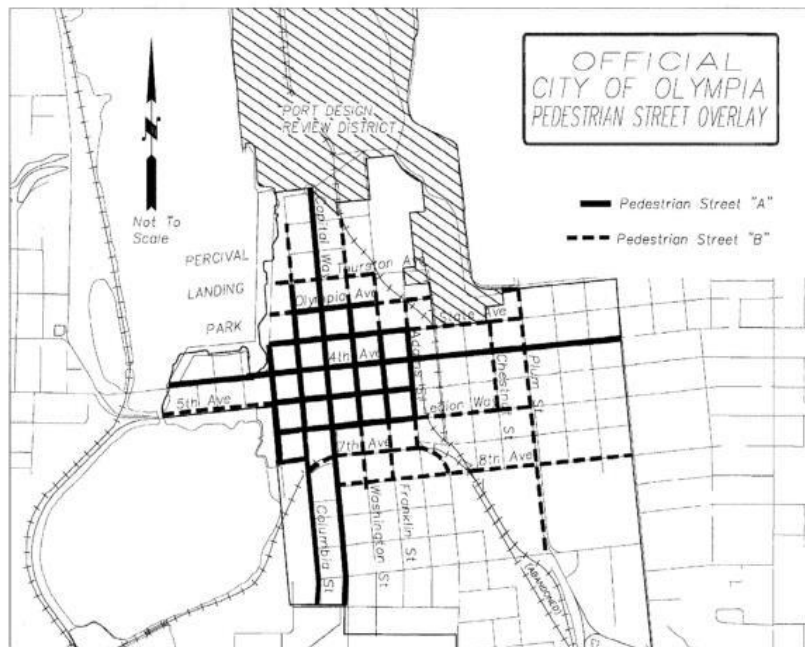
- A. Increase architectural and historic ~~continuity between the existing downtown retail core and the remainder of downtown, or provide for~~ continuity between new and existing uses, ~~as appropriate in other mixed use areas~~.
- B. Provide a comfortable sense of enclosure along the street by providing strong, continuous edges which clearly define public open spaces and rights-of-way.
- C. Contribute to the streetscape by incorporating human-scaled elements into building design.
- D. Provide direct visual contact between activities occurring inside buildings and the street environment.
- E. Incorporate artistic elements and public art into the streetscape and buildings.
- F. Result in urban building patterns and curtail the construction of suburban building patterns.

### 18.16.040 Map

A. Relationship to Underlying Zoning. This overlay zone contains regulations that apply in addition to the regulations included within the underlying zoning district.

B. Areas Subject to Pedestrian Streets Regulations.

1. "A" Streets. All of the requirements of this Chapter apply to the "A" Streets identified in Figure 16-1.
2. "B" Streets. The following requirements of this Chapter apply to "B" Streets as identified in Figure 16-1:
  - a. Blank Wall Limitations, Section [18.16.080\(F\)](#);
  - b. Primary Building Entrance, Section [18.16.080\(G\)](#);
  - c. Parking Structure Design, Section [18.16.080\(J\)](#).
3. The Pedestrian Streets Overlay District Map and this text regulate the Pedestrian Streets Overlay District. The Pedestrian Streets Overlay District regulates portions of the [DB, RMH, RMU, UR, UW-H, and UW districts in downtown Olympia, and in the](#) HDC-4, GC, and PO/RM districts west of Yaeger Way. All properties which abut the Pedestrian Streets shown on Figure 16-1 are subject to the rules of this District.



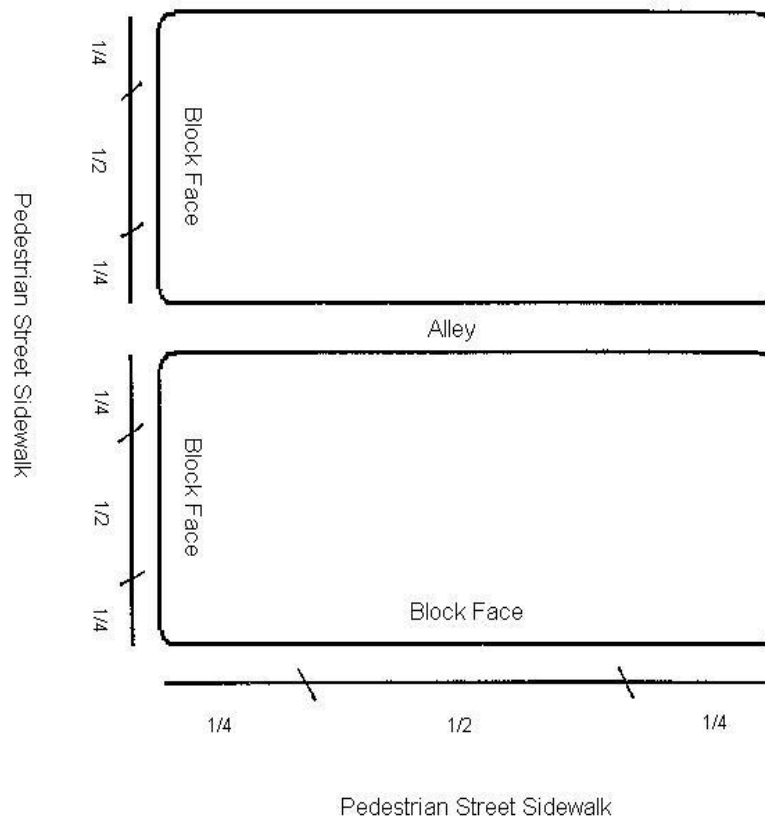
**FIGURE 16-1**







- a. In the event a residential project comprises the entire block face, 50% of the block face shall comply with this Chapter; provided, that the area of compliance must be evenly placed at each corner of the block face.
- b. In the event a residential project is proposed for a portion of a block face which block face has been partially developed in compliance with this Chapter, a portion of the project shall comply with this Chapter according to this formula. The amount of project compliance shall equal the difference between 50% and the percentage of existing improvements on the block which complies with this Chapter. For example, 15% of the project must comply with this Chapter where 35% of existing improvements on the block face meets the requirements of this Chapter. In the event the proposed project is located at a corner of a block face, that portion of the project which is required to comply with this Chapter shall be located at the corner.



**FIGURE 16-29**

2. **Historic Buildings.** All buildings on the Heritage Register at the time of application are exempt from the requirements of this District.
3. **Small Buildings.** Buildings with less than five thousand (5,000) square feet in gross floor area are exempt from the requirements of this District.

4. Existing Parking Lots in Front of Buildings. When the requirements of this Chapter are triggered by remodels or renovations, existing parking lots remain conforming as an exception to the "Maximum Setbacks Allowed" of this Chapter.

C. See applicable Design Review Chapters, Chapters [18.100](#) through [18.180](#).

### **18.16.080 Specific development standards**

The following requirements apply to "A and/or B" Streets.

Setbacks (A)

Pedestrian Plaza (A)

Minimum Street Wall Height (A)

Awnings, Marquees, and Canopies (A)

Blank Wall Limitations (A & B)

Primary Building Entrance (A & B)

Surface Parking (A)

Street Frontage - Retail and Service Use (A)

Parking Structure Design (A & B)

A. Maximum Setbacks ("A" Streets).

1. Intent. Enclose and define the street space. Place building, walls, and design height and massing that will:

- a. Provide human scaled street enclosure and building edge continuity on key pedestrian-oriented streets.
- b. Contribute to a continuous building edge on lots adjacent to designated pedestrian streets.
- c. Increase liveliness on the street by making physical and visual contact between interior building activities and the street.

2. Maximum Setback.

- a. The maximum street wall setback is ten (10) feet.
- b. Street wall setback areas (the area between the front property line and street wall):
  - i. May be used for landscaping and small commercial uses designed primarily to cater to pedestrians, including, but not limited to vendors, newsstands, flowers, and cafes.

ii. May not be used for fences, large trees and landscaping, or other features which form visual barriers or block views to street wall windows.

c. Exceptions to Maximum Setbacks.

i. The street wall may be set back ~~to retain water views and~~ to provide transition to residential neighborhoods, to allow privacy in residential development, to meet centerline setback requirements, for building entrances, for pedestrian plazas, and to allow existing setback buildings as conforming uses.

ii. Building Entrances Allowance. Large entryways which are integral to a building design may be set back more than ten (10) feet.

iii. Pedestrian Plazas.

B. Pedestrian Plazas ("A" Streets).

1. Intent. When proposed, plazas will provide small spaces which will attract concentrations of people to gather along the most intensively developed streets. Buildings will be grouped around small pedestrian plazas; will be carefully located and integrated into the streetscape or building; will make the most of light and sun exposure; and, when proposed, will integrate landscaping and/or public art into the design.

2. Pedestrian Plaza Requirements. Pedestrian plaza designs shall meet the following development standards:

a. Size and dimension. The maximum pedestrian plaza dimension shall be sixty (60) feet across (see Figure 16-~~23~~).

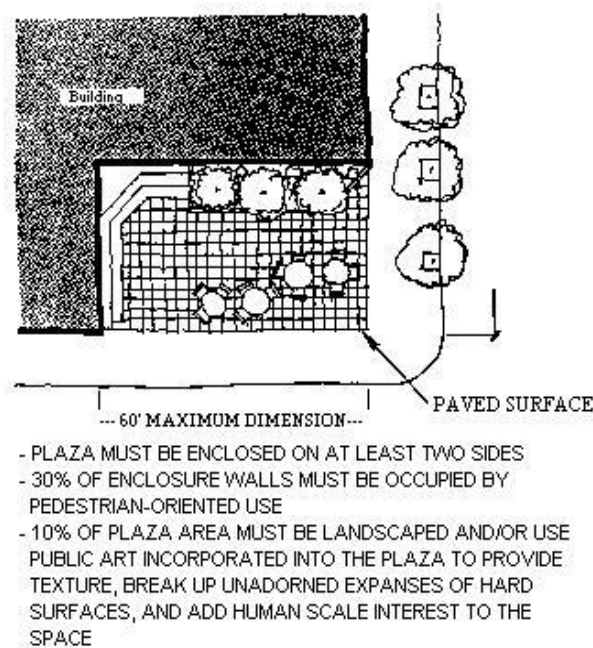
b. Access. The surface of all pedestrian plazas shall be visually and physically accessible from the public rights-of-way. Allowances may be made on sites with steep topography.

c. Surface. Paved walking surfaces shall be provided.

d. Landscaping and/or Public Art.

i. Required landscaping and/or public art. At least ten (10) percent of the plaza area shall be landscaped with living plants or use public art incorporated into the plaza to provide texture, breakup unadorned expanses of hard surfaces, and add human scale interest to the space.

- ii. Landscaping. The landscaping shall be planted and maintained according to the City of Olympia development standards (Section 18.38).
  - iii. Location of landscaping and/or public art. Landscaping and/or public art shall not block pedestrian views into the plaza.
- e. Seating.
- i. Required seating. Seating shall be provided in all pedestrian plazas.
  - ii. Allowed seating walls and steps. Tops of walls and steps may be considered seating.
- f. Exposure to sunlight. Southern locations are encouraged to allow direct sunlight to enter the space and strike the plaza floor.
- i. Required sunlight. Pedestrian plazas shall be designed to allow measurable direct sunlight to enter the plaza and shall not be blocked by landscaping or art.



### Required Pedestrian Plaza Conditions

FIGURE 16-23

- g. Plaza edges.
- i. Plaza enclosure. All pedestrian plazas shall be enclosed on at least two sides by a structure or by landscaping and/or art which creates a wall-like effect.

ii. Prohibited edge conditions.

(a) Unscreened parking lots, chain link fences, barbed wire, and other inhibiting conditions are prohibited adjacent to pedestrian plazas.

(b) Blank walls in pedestrian plazas are subject to the blank wall limitation standards.

h. Uses in pedestrian plazas.

i. Permitted uses. The following uses are permitted: playground equipment, fountains, waterfalls, pools, sculptures, works of art, arbors, trellises, benches, trees, planting beds, trash receptacles, drinking fountains, bicycle racks, open air cafes, kiosks, vending carts, outdoor furniture, lighting, flagpoles, public telephones, temporary exhibits, canopies, awnings, and similar uses which encourage pedestrian use of these spaces.

ii. Allowed motor vehicle use. Motor vehicle use of pedestrian plazas for passenger drop off and pick up at a building entrance may be allowed. All other loading or motor vehicle access is prohibited.

i. Exceptions. The Director of Community Planning and Development or the Director of Community Planning and Development's delegate may grant exceptions to the Pedestrian Plaza Standards if the proposed design meets the intent of this Section and Subsection.

C. Minimum Street Wall Height Requirement ("A" Streets).

1. Intent. To ensure spatial enclosure on the street and achieve dense land use ~~in the downtown~~.

2. The minimum street wall height is sixteen (16) feet above the average sidewalk elevation.

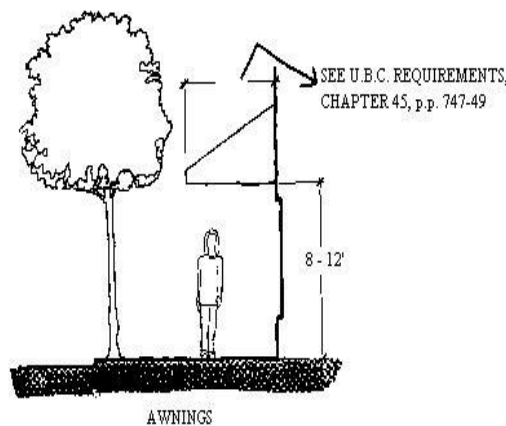
D. Awnings, Marquees or Canopies, and Arcades ("A" Streets). Awnings, marquees, canopies, and other projections are allowed to project into the ROW. See Downtown ~~Building~~ Design Guidelines - Projections into the ROW. These provisions apply to all ~~P~~pedestrian-~~o~~Oriented ~~s~~Streets in the City, even when not located in the downtown.

1. Intent. Provide pedestrians rain protection, contribute to overall integration of individual buildings within the streetscape, and help define the pedestrian zone. When awnings are used, they should cover the pedestrian clear zone.

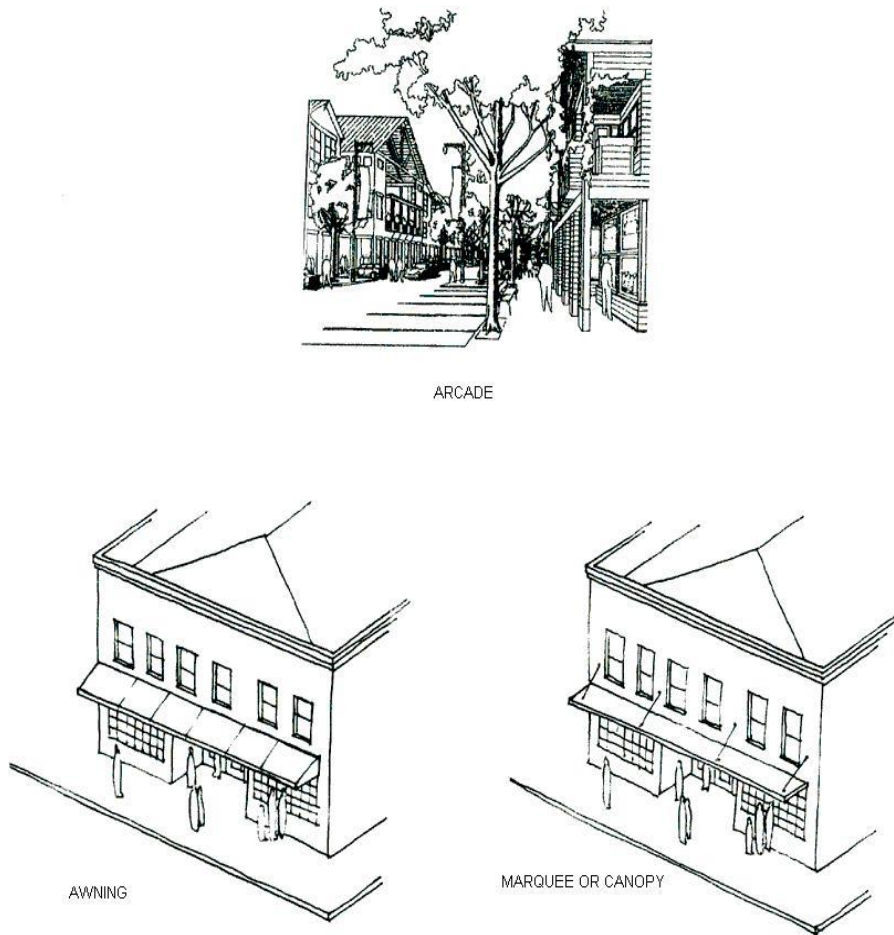
## 2. Awnings, Marquees or Canopies, and Arcade Requirements.

- a. Coverage allowed in public rights-of-way. Awnings, canopies, or marquees may project into the public rights-of-way ~~(see Downtown Building Design Guidelines – Projections Into the ROW)~~. Arcades must be on private property.
- b. Types of material allowed. Awnings, marquees, and canopies must be fabric on a retractable frame, metal, glass, or plexiglass. On historic buildings, wood may be used.
- c. Area and coverage requirements. Awnings, marquees, and arcades shall be provided along the street wall, or that portion of the street wall that abuts or is parallel to the sidewalk. The maximum depth (projection from street wall) for awnings and marquees or canopies is regulated in the applicable Section of the ~~Uniform~~ Building Codes ~~(Chapter 16.04, OMC)~~. Awnings, marquees, or canopies should extend to the maximum depth allowed by the ~~UBC~~ Building Codes, with allowance for street tree and street light clearance. (See Figure 16-4 of this Chapter.)
- d. Height requirements. Except valances, the lower edge of all awnings, marquees, canopies, and arcades must be between the heights of eight (8) and twelve (12) feet above finished grade. Every attempt should be made to make awnings of like heights on a given block.
- e. Historic buildings. Historic buildings may be reviewed for exceptions to these standards. Exceptions shall be jointly reviewed by the Design Review Board and Heritage Commission, called the Joint Review Committee or the Heritage Commission and Design Review staff. (See Chapter ~~18.12~~ OMC)

## 3. Prohibited Awnings. Back-lit awnings or canopies are prohibited.



**FIGURE 16-4**

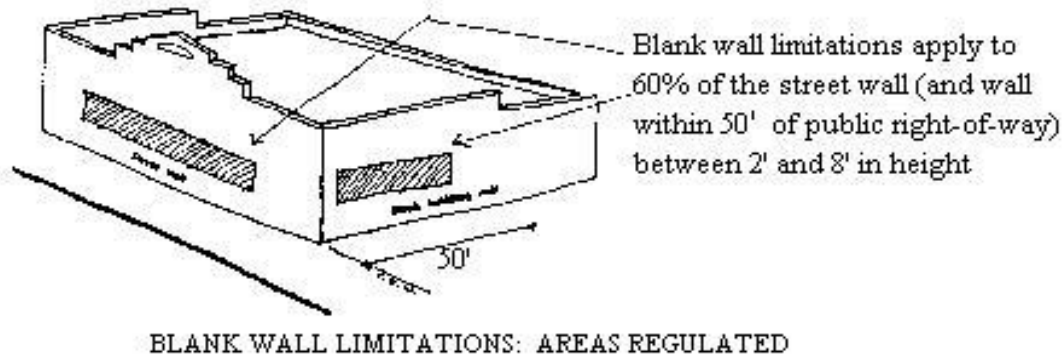
**FIGURE 16-5**

**F. Blank Wall Limitation ("A" and "B" Streets).**

1. Intent. Reduce blank wall impacts on the pedestrian and business district environment. Provide varied, pedestrian-friendly building facades and sidewalk activities. Avoid the creation of blank walls and dull facades that deaden the surrounding space and create an uninviting street environment.

2. Development Standards. Blank walls are not allowed adjacent to or within fifty (50) feet of a pedestrian street right-of-way or a public park. At least sixty percent (60%) of these walls between two (2) feet and eight (8) feet in height must be pedestrian friendly. Pedestrian-friendly facades shall have one or more of the following characteristics:



**FIGURE 16-6**

a. Transparent windows. Transparent window area or display windows which provide visibility into building interiors. The following transparency standards apply.

- i. Glass must be clear or lightly tinted in windows, doors, and displays. Because it does not provide visibility between the street and building interiors, reflective or opaque or painted glass is prohibited.
- ii. Doors and entry windows must be transparent to meet this requirement. If they are not, they shall be considered blank walls.

b. Art or architectural treatment. Sculpture, mosaic, glass block, opaque art glass as relief artwork, or similar features of visual interest. Structural architectural elements may be acceptable as an administrative waiver if the design meets the intent of this Section.

c. Vertical trellis. A permanent vertical trellis in front of the wall with climbing plants or plant materials.

d. Pedestrian plazas. Pedestrian plazas may meet this requirement if the design complies with Section [18.16.080\(A\)](#), Maximum Setbacks Allowed.

e. Display windows. Display windows may be used to meet this requirement.

3. Retaining Walls. Retaining walls on Pedestrian Streets shall be considered blank walls and are subject to the regulations in this Section.

4. Exceptions. Where this Section is in conflict with the [Uniform-adopted](#) Fire Code, the [Uniform](#) Fire Code shall govern.



5. Approval. All proposed blank wall treatments are subject to City approval. The applicant must submit architectural plans and elevations showing proposed treatments for approval.

G. Primary Building Entrance ("A" and "B" Streets).

1. Intent. Allow people to arrive on foot, by transit, or by other means (in addition to by car), and to increase pedestrian and street activity. Create a prominent entry that conveys a clear sense of arrival and that uses high quality products that contribute to the richness and detail of the facade.

2. Primary Building Entrance Requirements.

- a. The primary entrance to all buildings must face the street.
- b. All primary building entrances must be clearly visible from the sidewalk.
- c. Direct access shall be provided either:
  - i. From the sidewalk if the building facade is adjacent to the sidewalk; or
  - ii. From a pedestrian plaza if the building facade is not directly adjacent to the sidewalk.
- d. ~~For properties west of Yauger Way, t~~The Primary Building Entrance Requirements may be altered upon approval of a development agreement if it is determined that an entry from a location other than the wall facing a "B" street provides equal or better building orientation and human scaled design elements to integrate into the mixed use neighborhood.

H. Surface Parking Lots ("A" Streets).

1. Intent. Prohibit the disruption of the continuous building edge along the street.

2. Surface Parking Lot Requirements. Surface parking lots are limited to twenty (20) percent of the street frontage and additional surface parking may be prohibited on lots abutting pedestrian streets, except when they are located behind buildings.

~~3. Exception. Properties west of Water Street and east of Budd Inlet, and properties west of Yauger Way may have surface parking directly abutting twenty (20) percent of the street frontage.~~

I. Street Frontage - Active Street Edge Requirements ("A" Streets).

1. Intent. Provide interest and activity that contribute to the pedestrian streets, reinforce existing service business uses (retail, office, commercial), and establish new activity along ~~the main pedestrian links between downtown and the surrounding neighborhoods~~ and around the other pedestrian oriented streets designated west of Yauger Way (see Figure 16-1**b**).

2. Development Standards. Seventy-five (75) percent of the street frontage will look like a storefront by including one or more of the following: direct at-grade sidewalk entries, high ceilings, recessed doors, storefront windows, awnings, canopies, large room spaces, and similar features in the building. Building entries and lobbies along the street wall are exempt from the street level use requirement calculations;

3. Exemption.

a. Structured parking or that portion of a project used as structured parking are not subject to this requirement. See Section J below for structured parking requirements.

b. See 18.16.060(1)(B)(1) for residential experience.

#### J. Parking Structure Design ("A" and "B" Streets).

1. Intent. Design structured parking in a way that will fit the real and intended human scale of downtown and on other designated pedestrian oriented streets. Acknowledge that while structured parking provides convenient, less intrusive, less land consumptive parking than surface parking, the buildings themselves can be intrusive, since they are often large, monolithic structures with few refinements and little interest or activity.

2. Street Level Treatment. Retain the pedestrian oriented scale and character on structured parking and ground level covered parking facing a pedestrian street by breaking up horizontal openings and incorporating at least one of the following techniques:

a. Provide at least one (1) of the five (5) pedestrian-friendly facade techniques in Section 18.16.080(F), Blank Wall Limitations. Transparent windows shall be permitted only where pedestrian-oriented uses or businesses are located in a parking structure.

b. Provide enclosed occupiable space for "pedestrian-oriented uses or businesses" at least ten (10) feet in depth along all of the building frontage facing the Pedestrian Street, excluding vehicle and pedestrian entries. If there are multiple pedestrian street frontages, this option should be used on the dominant pedestrian street frontage.

- c. Incorporate public art into the design or use decorative metal grille work or similar architectural detailing which provides texture and covers the parking structure opening. EXCEPTION: Parallel vertical bars (resembling a jail cell pattern or HVAC intake grilles) are prohibited, and do not meet the intent of this requirement.
3. Parking structures over one-half block in size must provide enclosed occupiable space for "pedestrian-oriented uses or businesses" at least ten (10) feet in depth along the dominant pedestrian street frontage of the building facing the pedestrian street, excluding vehicle and pedestrian entries.
  4. Vehicle Entry. The width of garage doors shall be limited to the width of the driveway plus five (5) feet. Vehicular entries shall be recessed at least six (6) feet from the primary facade plane in order to minimize their prominence in the facade.
  5. Upper Level Treatment. Assure that upper levels of parking structures remain compatible with pedestrian oriented scale and character. Break up horizontal openings by:
    - a. Providing relief, detail, and variation on the facade by employing well-proportioned openings that are designed to create shade and shadow detail.
    - b. Public art, decorative metal grille work or similar art or architectural detailing which provides texture and covers the opening in the facade.
      - i. Parallel vertical bars (resembling a jail cell pattern or HVAC intake grilles) are prohibited, and do not meet the intent of this requirement.

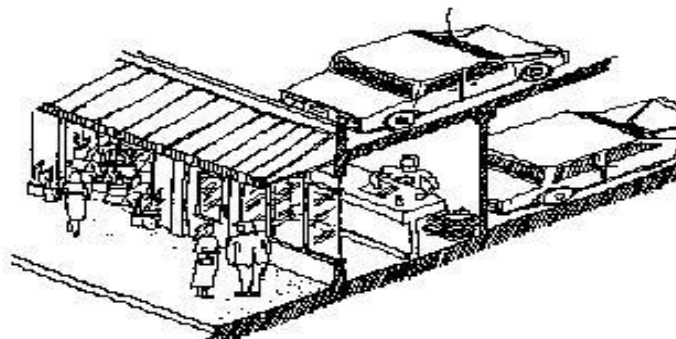
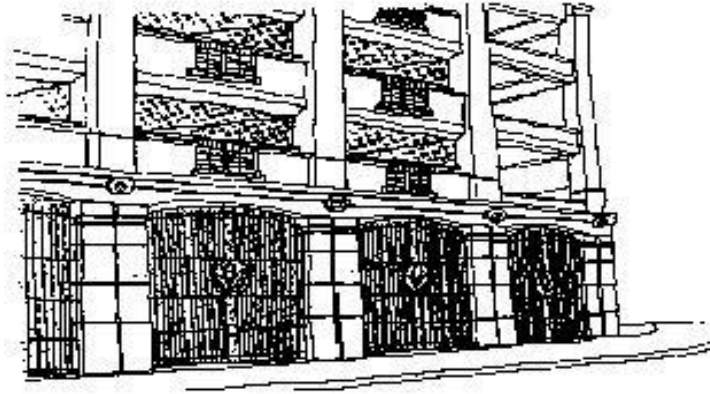


FIGURE 16-7



**Parking garage facade treated with decorative grill work.  
FIGURE 16-8**

## 18.38.240 District design standards

In addition to the parking design standards for various zone districts found below, also refer to Design Review, Chapter [18.100](#).

### A. Structured Parking Design Requirements:

1. Structured parking adjacent to designated pedestrian oriented streets on properties located outside of the Downtown Design District shall meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter Section 18.16.080(J).
2. For projects in the Downtown Design District, all above ground structured parking must meet the Above-Grade Structured Parking Requirements in Chapter 18.120.490.

### ~~A. URBAN WATERFRONT ZONE (UW).~~

- ~~1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section 18.16.080(J).~~

### ~~B. DOWNTOWN BUSINESS ZONE (DB).~~

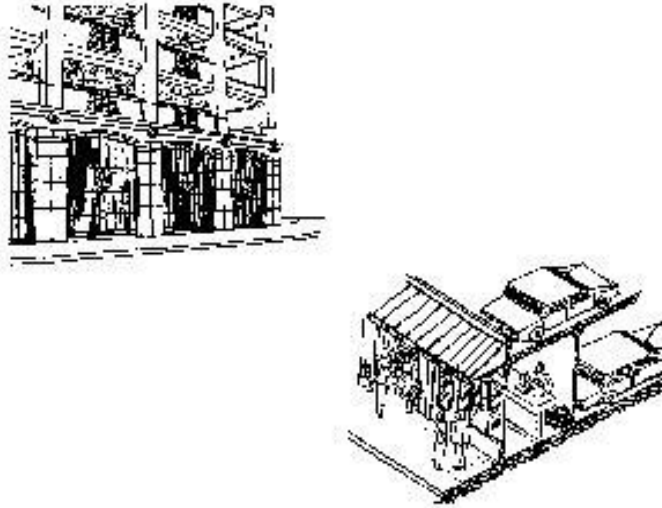
- ~~1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section 18.16.080(J).~~

### ~~C. RESIDENTIAL MIXED USE (RMU), RESIDENTIAL HIGH-RISE MULTIFAMILY (RMH) DISTRICT, URBAN RESIDENTIAL (UR).~~

- ~~1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section 18.16.080(J).~~

### ~~D. URBAN WATERFRONT – HOUSING (UW-H).~~

- ~~1. Structured Parking Design Requirements. All structured parking must meet the Parking Structure Design Requirements in the Pedestrian Streets Overlay District Chapter, Section 18.16.080(J).~~



**Parking Garage facade treated with decorative grill work.  
FIGURE 38-8**

## Chapter 18.76 DESIGN REVIEW BOARD

### 18.76.000 Chapter Contents

#### Sections:

- [18.76.010](#) Established--Purpose.
- [18.76.020](#) Membership and Appointment.
- [18.76.160](#) Voting.
- [18.76.180](#) Joint Review Committee.
- [18.76.200](#) Staff Review.

### **18.76.010 Established--Purpose**

There is hereby established a Design Review Board (the Board) to promote those qualities in the natural environment which bring value to the community; foster the attractiveness and functional utility of the community as a place to live and work; preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance; raise the level of community expectations for the quality of the built environment; encourage originality and creativity in site planning and architecture; communicate these purposes to applicants and assist applicants in achieving these purposes; preserve and enhance property value; ensure that new developments maintain or improve neighborhood character and livability; and consider applicants' needs and goals and the broader public impact of any proposal.

### **18.76.020 Membership and Appointment**

Design Review Board Created - Composition. The Board shall consist of nine (9) members, as follows: two (2) should be architects, seven (7) shall be citizens-at-large.

### **18.76.160 Voting**

The Board may recommend approval, approval with conditions, or denial of any application which comes before it. The Board shall provide its recommendation to the Director, the Hearing Examiner, or to the City Council for Master Planned Development applications. All recommendations shall be issued in writing stating the reasons for the recommendation. The recommendations of the Board shall be made by a majority vote of the quorum present at the time of the decision. A majority of the members shall constitute a quorum for the transaction of business; provided, that at least three (3) shall be required to constitute a quorum excluding any disqualifications. Action may be taken by a majority of those present when those present constitute a quorum at any regular or special meeting of the Board. Any number less than a quorum shall be authorized to convene a meeting at the time set for the purposes of adjournment, recess or continuation of a regular or special meeting to a date and time certain.

### **18.76.180 Joint Review Committee**

A. A Joint Review Committee comprised of five (5) members from the Design Review Board and ~~four~~ (4)five (5) members of the Heritage Commission shall act as the Design Review Board for all structures

within the design review areas which are listed on the Washington Heritage Register, the National Register of Historic Places or the Olympia Heritage Register.

B. Members will be appointed to the Joint Review Committee from the Design Review Board and Heritage Commission for a term of one (1) year by the chairs of each body. Members may be reappointed for subsequent one (1) year terms.

C. The provisions, standards and criteria of OMC [18.12](#), [18.105.020](#), [18.105.030](#) shall apply to any project considered by the Joint Review Committee provided that when a structure listed on a historic register is reviewed, the provisions of Section [18.12.090](#) of the Olympia Municipal Code shall also apply.

#### **18.76.200 Staff Review**

The Department shall be responsible for the administration of this chapter and for providing staff to the Design Review Board and Joint Review Committee. All projects which require design review action shall be coordinated with other affected City departments through the Director as established in Chapter [18.60](#).



**Chapter 18.100**  
**DESIGN REVIEW**

18.100.000 Chapter Contents

Sections:

- [18.100.020](#) Statement of Policy.
- [18.100.040](#) Purpose.
- [18.100.060](#) Projects Subject to Design Review.
- [18.100.080](#) Design Review Districts and Corridors.
- [18.100.090](#) Design Review Process.
- [18.100.100](#) How to Use Design Criteria.
- [18.100.110](#) Submission Requirements.

**18.100.020 Statement of policy**

The City Council finds that new development can have a substantial impact on the character of the area in which it is located. Some harmful effects of one land use upon another can be prevented through zoning, subdivision regulations and building codes. Other aspects of development are more subtle and less amenable to exacting rules promulgated without regard to specific development proposals. Among these are: the general form of the land before and after development, the spatial relationships of the structures and open spaces on adjacent land uses, and the appearance of buildings, signs and open spaces. Such matters require the timely exercise of judgment in the public interest by people qualified to evaluate the design of a new development.

**18.100.040 Purpose**

The purposes of design review are:

- A. To promote those qualities in the natural environment which bring value to the community;
- B. To foster the attractiveness and functional utility of the community as a place to live and work;
- C. To preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance;
- D. To raise the level of community expectations for the quality of the built environment;
- E. To encourage originality and creativity in site planning and architecture;
- F. To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;
- G. To preserve and enhance property value;
- H. To ensure that new developments maintain or improve neighborhood character and livability; and
- I. To consider the applicants' needs and goals and the broader public impact of any proposal.

**18.100.060 Projects Subject to Design Review**

A. The following projects are subject to design review:

1. Projects within designated design review districts and corridors, as shown on the Official Design Review Map (See OMC Section [18.100.080](#));
2. Commercial projects adjacent to residential zones;
3. Commercial or residential projects for Heritage Register properties or those within an historic district;
4. Projects with a building area greater than 5000 square feet that require a Conditional Use Permit in a residential zone;
5. Multifamily projects;
6. Single family housing, including designated manufactured homes, on lots less than 5000 square feet or on substandard lots;
7. Dwellings proposed on lots within the area depicted on Figure 4-2a, "Areas Subject to Infill Regulations";
8. Master Planned Developments;
9. Manufactured housing parks;
10. Duplexes, triplexes, fourplexes, townhouses, accessory dwelling units, and cottage housing;
11. All projects within scenic vistas as identified on the official maps of the City (See OMC Section [18.100.110](#)); and,
12. Signs within designated design review districts and corridors or associated with a project that is subject to design review.

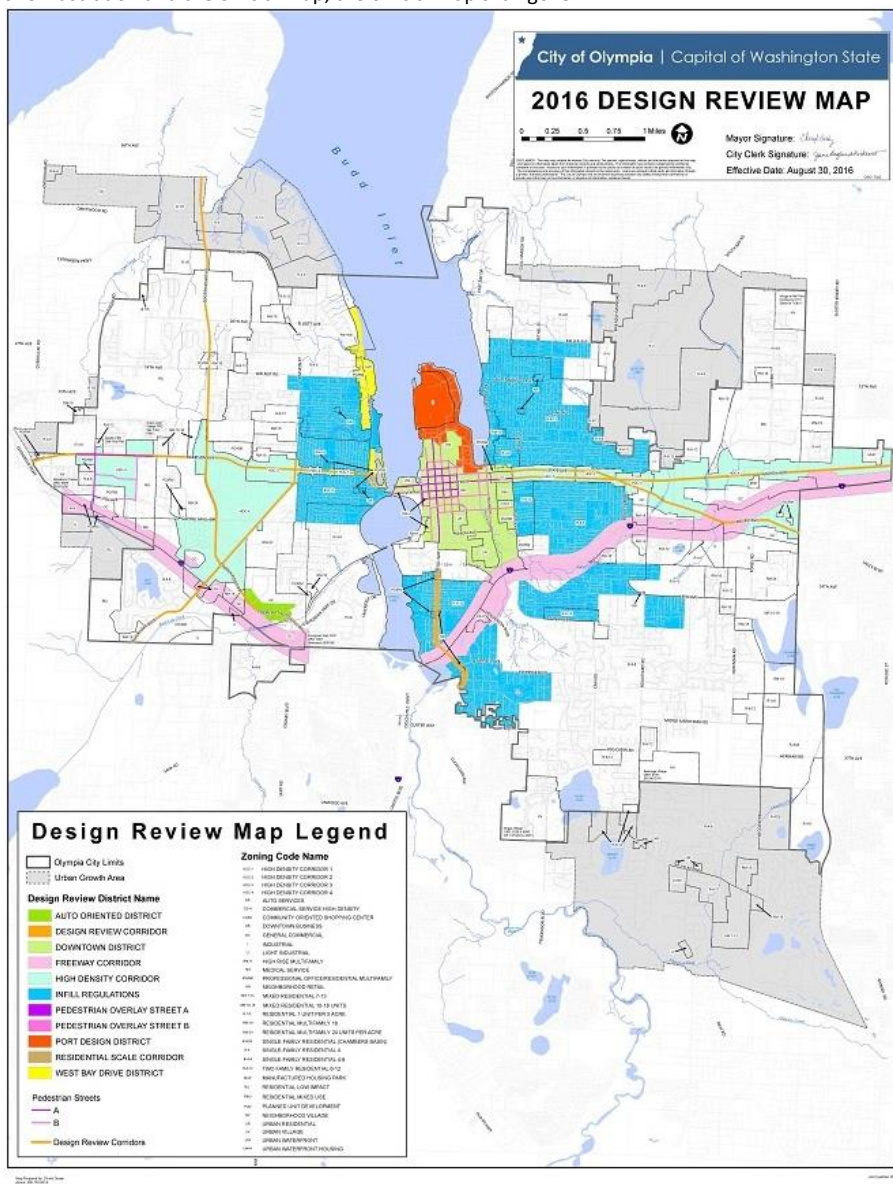
13. For the purpose of design review, projects within the Downtown Design District will be reviewed for consistency with the criteria in Chapter 18.120 only.

B. Exceptions: Evergreen Park PUD; interior work; and projects which do not affect the character, use, or development of the surrounding properties, or the architectural character of the structure, such as fences, parking lots with less than twenty (20) spaces or minor repair or renovation of, or minor additions to, existing structures.

**18.100.080 Design Review Districts and Corridors**

The following districts and corridors are hereby established as Design Review Districts and Corridors: Downtown, Port Peninsula, High Density Corridor 1, 2, 3, and 4 (HDC), High Density Corridor-4 Capital

Mall Area, Freeway Corridor, West Bay Drive, Residential Scale, Auto Oriented, and Infill Districts. Said districts and corridors are defined on the "Official Design Review Districts and Corridors Map," on file with the City Clerk and generally described in the illustration below. In the event of a conflict between this illustration and the official map, the official map shall govern.



**Commented [JP1]:** This map needs to be replaced once amended to match new Downtown Design District boundary.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6306 §2, 2004).

#### **18.100.090 Design Review Process**

All projects subject to design review shall be reviewed either by the Design Review Board (DRB), the Joint Review Committee (JRC) or by staff as noted below. The DRB, JRC, or staff shall provide a recommendation to the review authority. The review authority shall give substantial weight to the recommendation of the DRB or JRC. (A project reviewed by the JRC shall not also be reviewed by the Heritage Review Committee.)

A. Projects subject to review by the Design Review Board or Joint Design Review Committee, as described in OMC [18.76.180](#):

1. Any proposed development project located within the following design districts:
    - a. Downtown District; and,
    - b. Residential Scale Design District.
  2. Any proposed building development over 5,000 square feet in gross floor area, located within the following design districts and corridors:
    - a. High Density Corridors;
    - b. West Bay Drive District;
    - c. Auto Mall District;
    - d. Port Peninsula District;
    - e. Freeway Corridor; and,
    - f. Design Review Corridors.
  3. Any multifamily building with five (5) units or more, any townhouse building with five (5) units or more, and any multifamily development with twenty (20) units or more.
  4. All Master Planned Developments.
  5. Projects with a building area greater than 5,000 square feet that require a Conditional Use Permit in a residential zone.
- B. Projects subject to review by Staff:
1. Single family dwellings on lots within the area depicted on Figure 4-2a.
  2. Minor additions or alterations to residential or commercial projects on a Heritage Register or within a Historic District.
  3. Any proposed development of 5,000 square feet or less in gross floor area, and signs in the following design districts and corridors:
    - a. High Density Corridors;

- b. West Bay Drive District;
  - c. Auto Mall District;
  - d. Port Peninsula District;
  - e. Freeway Corridor; and,
  - f. Design Review Corridors.
4. Any other project subject to design review not described in "A" above.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6491 §12, 2007; Ord. 6408 §37, 2006; Ord. 6306 §2, 2004).

#### **18.100.100 How to Use Design Criteria**

A. Requirements and Guidelines. Each section of the design review chapters consists of a requirement and possibly several guidelines. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines, and meet the intent of the requirement. If the project does not conform to the design criteria, the Board and/or staff will indicate the requirements that have not been met.

B. Illustrations. Illustrations contained within specific criteria sections are intended to be in harmony with the text of the same section. In the event of conflict between text and an illustration, the text shall govern.

C. Design Review Criteria Chapters. Design criteria are separated into chapters, depending on whether the development is commercial or residential, and the location or type of that development, as outlined below.

18.105 Historic Structures and Buildings within the Historic Districts. This Chapter applies to structures listed on the Olympia Heritage Register, Washington Heritage Register, and the National Register of Historic Places, and all structures within a Historic District.

18.110 Basic Commercial Design Criteria. This chapter applies to all commercial projects throughout the City that require design review, in addition to the district-specific requirements found in the following chapters, as applicable. It also applies to projects with a building area greater than 5,000 square feet in gross floor area that require a Conditional Use Permit in a residential zone, to commercial projects adjacent to residential buildings, to commercial or residential projects. The design districts are shown on the Official Design Review Districts and Corridors.

18.120 ~~Commercial-Downtown Design Criteria—Downtown-District~~. This chapter applies to all commercial, **mixed use, and residential** projects that require design review that are located in the Downtown Design Review District. ~~In addition, commercial projects in the Downtown Design District may also be subject to the requirements of Chapter 18.16, Pedestrian Streets.~~

18.130 Commercial Design Criteria - High Density Corridors. This chapter applies to all projects that require design review that are located in the HDC districts.

18.135 Commercial Design Criteria - Residential Scale District. This chapter applies to all projects that require design review that are located in the Residential Scale District.

18.140 Commercial Design Criteria - Auto Oriented District. This chapter applies to all projects that require design review that are located in the Auto Oriented District.

18.145 Commercial Design Criteria - Freeway Corridor. This chapter applies to all projects that require design review that are located in the Freeway Corridor District.

18.150 Commercial Design Criteria - Port Peninsula. This chapter applies to all projects that require design review that are located in the Port Peninsula design review district. This chapter contains the only design criteria that apply to the Port Peninsula.

18.155 Commercial Design Criteria - West Bay Drive District. This chapter applies to all projects that require design review that are located in the West Bay Drive District.

18.170 Residential Design Criteria - Multifamily. Design criteria contained in this chapter (Sections [18.170.030](#) - 18.170.160) apply to all multifamily residential buildings with five or more units and any multifamily development with twenty (20) units or more throughout the city. Projects of this type and size are reviewed by the Design Review Board.

18.175 Residential Design Criteria - Infill and other residential. Sections [18.175.020](#) through [18.175.060](#) of this chapter apply to single-family dwellings, including designated manufactured housing, proposed on lots within the area depicted on Figure 4-2a, on lots less than 5000 square feet, or on substandard lots, duplexes, triplexes, fourplexes, and townhouse buildings of four (4) units or less throughout the city. Sections [18.175.080](#) and [18.175.090](#) apply to accessory dwelling units throughout the city. Section [18.175.100](#) applies to cottage development.

18.180 Residential Design Criteria - Manufactured home parks. This chapter applies only to manufactured home parks.

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6581 §8, 2008; Ord. 6491 §13, 2007; Ord. 6306 §2, 2004).

#### **18.100.110 Submission Requirements**

- A. Conceptual Design Review. Applications for review of the Conceptual Design shall be filed with the Department as part of a land use review application on forms provided by the Department.
- B. Detailed Design Review. Applications for review of the Detailed Design shall be submitted to the Department prior to or at the same time as a building permit application on forms provided by the Department.
- C. Combined Conceptual & Detailed Design Review. For those projects which have had a presubmission conference, do not have any apparent environmental issues, (such as those listed in the Critical Areas Ordinance, Title 14.10, or transportation issues), and which do not require a public hearing, upon request by the applicant and with the concurrence of staff, the Design Review Board may conduct both Conceptual and Detailed Design Review of a project at the time of Land Use Review.

D. Time Limitations. Except in cases where the applicant agrees to an extension of time, the Design Review Board shall have a public meeting on an application for a major project within thirty (30) days after an application is deemed complete pursuant to OMC [18.72](#).

(Ord. 7032 §8 (Exh. G), 2016; Ord. 6306 §2, 2004).