

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING TITLE 18, UNIFIED DEVELOPMENT CODE, OF THE OLYMPIA MUNICIPAL CODE, RELATED TO HOUSING, AND INTEGRATING AND HARMONIZING ORDINANCE NO. 7160 INTO TITLE 18 OF THE OLYMPIA MUNICIPAL CODE**

**WHEREAS**, the City of Olympia Comprehensive Plan update, adopted in December 2014, identified a need to accommodate 20,000 new residents by the year 2035; and

**WHEREAS**, the City of Olympia Comprehensive Plan establishes that population growth will be accommodated within the City's existing Urban Growth Area (UGA) to avoid sprawl through encroachment into designated rural or resource lands located beyond the UGA boundary; and

**WHEREAS**, the City of Olympia Comprehensive Plan identifies the need for infill residential development in existing neighborhoods by allowing for a broader variety of housing types that would be compatible with existing neighborhoods in the areas designated as Low Density Neighborhoods; and

**WHEREAS**, the Comprehensive Plan identifies multiple ways in which the City of Olympia will accommodate future growth, including through future development of the three high density neighborhood overlay areas and through residential infill in existing neighborhoods. The Plan does not identify a particular order in which to address these needs; and

**WHEREAS**, the Olympia City Council adopted Ordinance No. 7160 on November 13, 2018, to provide additional infill housing opportunities to serve a portion of the population growth currently anticipated by and analyzed in the City's adopted Comprehensive Plan; and

**WHEREAS**, Ordinance No. 7160 was appealed to the Western Washington Growth Management Hearings Board (WWGMHB), which issued a Final Decision and Order on July 12, 2019, which declared the ordinance invalid; and

**WHEREAS**, the City appealed the WWGMHB Final Decision and Order to Thurston County Superior Court, which reversed the WWGMHB's decision and vacated the Final Decision and Order; and

**WHEREAS**, the Superior Court's decision was further appealed to Division One of the Washington State Court of Appeals, which upheld the Superior Court's order on June 26, 2023; and

**WHEREAS**, upon remand the WWBMGH dismissed the case on November 9, 2023, allowing Ordinance No. 7160 to become effective; and

**WHEREAS**, during the pendency of legal appeals of Ordinance No. 7160, the Washington State Growth Management Act was amended several times by the Washington State Legislature to encourage, and in some cases mandate, cities to adopt ordinances permitting a broader variety of housing types in neighborhoods that had been previously restricted to more limited forms of housing such as single-family homes (codified primarily in RCW 36.70A.600 - .699); and

**WHEREAS**, to implement the provisions of RCW 36.70A.600 - .699, the Olympia City Council adopted Ordinance No. 7267 amending Title 18 of the Olympia Municipal Code (OMC) on December 15, 2020, and subsequently adopted several additional ordinances amending Title 18 OMC; and

**WHEREAS**, City staff has compared the provisions of Ordinance No. 7160 to those subsequently adopted ordinances and found that there is a need to integrate and harmonize the ordinances to provide for clear and consistent implementation of their provisions; and

**WHEREAS**, the proposed amendments in this ordinance will harmonize Ordinance No. 7160 with all subsequently adopted ordinances that address the need to provide for infill residential in the Low Density Neighborhoods; and

**WHEREAS**, the City of Olympia has maintained a webpage and issued periodic electronic newsletters and e-mails since 2017 as a means of providing information and updates to the public on the infill housing projects that resulted in the adoption of Ordinance Nos. 7160 and 7267, that was accessible at the public's convenience; and

**WHEREAS**, on March 18, 2024, the proposed amendments in this ordinance were sent to the Washington State Department of Commerce Growth Management Services with the Notice of Intent to Adopt Development Regulation amendments as required by RCW 36.70A.106. When Ordinance No. 7160 was under consideration, supportive comments were received from the Growth Management Services division of the Washington State Department of Commerce. No other state agencies provided comments during the 60-day comment period; and

**WHEREAS**, the proposed amendments integrate and harmonize amendments made in ordinances previously adopted by the Olympia City Council, and include only amendments from those previously adopted ordinances; and

**WHEREAS**, because the proposed amendments specifically include only amendments made in ordinances previously adopted by the Olympia City Council, the SEPA analyses and determinations conducted for those ordinances remain applicable. Further, the City SEPA Responsible Official has determined those previous environmental reviews are adequate under WAC 197-11-060(4) and additional review under the State Environmental Policy Act is not warranted; and

**WHEREAS**, because the proposed amendments specifically include only amendments made in ordinances previously adopted by the Olympia City Council, including Ordinance Nos. 7160 and 7267, the recitals included in those ordinances are also incorporated in this ordinance; and

**WHEREAS**, the City of Olympia will not issue approvals of subdivisions of land, land use review, or building permits unless the applicant can demonstrate compliance with all City requirements and standards. If that does not occur, such as if there is a specific infrastructure or physical constraint that would make development unfeasible for a particular parcel, City approvals will not be issued which satisfies the language in RCW 36.70A.600(1)(c); and

**WHEREAS**, the Proposed Amendments are consistent with the Olympia Comprehensive Plan and other chapters of Title 18 OMC; and

**WHEREAS**, the Proposed Amendments have been reviewed pursuant to the Rezones and Text Amendments process outlined in Chapter 18.70 OMC; and

**WHEREAS**, the Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property (December 2006) was reviewed and used by the City in objectively evaluating the proposed development regulations amendments; and

**WHEREAS**, Chapters 35A.63 and 36.70A RCW and Article 11, Section 11 of the Washington State Constitution authorize and permit the City to adopt this Ordinance;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:**

**Section 1. Amendment of OMC 18.04.020. Olympia Municipal Code Subsection 18.04.020(B) is hereby amended to read as follows:**

OMC 18.04.020 – Purposes

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

1. Residential - 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.
2. Residential Low Impact (RLI). To accommodate some residential development within sensitive drainage basis at densities averaging from two ~~(2)~~ to four ~~(4)~~ units per acre, provided that the development configuration avoids stormwater and aquatic habitat impacts.
3. Residential - 4 Units per Acre (R-4 and R-4CB). To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four ~~(4)~~ units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally Critical Areas).
4. Residential 4-8 Units per Acre (R 4-8). To accommodate residential development at densities ranging from a minimum of four ~~(4)~~ units per acre to a maximum of eight ~~(8)~~ units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.
5. Residential 6-12 Units per Acre (R 6-12). To accommodate residential development, at densities between six ~~(6)~~ and twelve ~~(12)~~ units per acre, in locations with frequent mass transit service (existing or planned). ~~This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets. Parcels located in the High Density Corridor Transition Area are allowed fourplex housing types.~~
6. Mixed Residential 7-13 Units per Acre (MR 7-13). To accommodate a compatible mixture of houses, duplexes, townhouses, and apartments in integrated developments with densities averaging between seven ~~(7)~~ and thirteen ~~(13)~~ units per acre; to provide a broad range of housing opportunities; to provide a variety of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient mass transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types.
7. Mixed Residential 10-18 Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family and multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten ~~(10)~~ and eighteen ~~(18)~~ units per acre); to provide a variety of housing types and styles; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of automobile trips; and to enable provision of affordable housing.
8. Residential Multifamily - 18 Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen ~~(18)~~ units per acre, along or near (e.g., one-fourth (1/4) mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development

with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.

9. Residential Multifamily - 24 Units per Acre (RM-24). To accommodate predominantly multifamily housing, at an average maximum density of ~~twenty-four (24)~~ units per acre, in locations close (e.g., one-fourth ( $\frac{1}{4}$ ) mile) to major employment and/or shopping areas; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.
10. Residential Multifamily - High Rise (RMH). To accommodate multifamily housing in multistory structures near the State Capitol Campus; to provide opportunities for people to live close to work, shopping, services and a major mass transit hub; to create a desirable living environment for residents of the district; and to ensure that new high rise buildings incorporate features which reduce their perceived scale and allow sunlight to reach street level.
11. Residential Mixed Use (RMU). To accommodate attractive, high-density housing, pedestrian oriented commercial and mixed-use development which reinforces downtown's historic character; to provide for coordinated pedestrian amenities; to preserve viable downtown housing; to enable businesses to locate within walking distance of residences and offices; to provide a transition between commercial and residential districts; and to require new high rise buildings to incorporate features which reduce their perceived scale and allow sunlight to reach street level.
12. Urban Residential (UR). To accommodate multifamily housing in multistory structures in or near the State Capitol Campus; downtown, High Density Corridor, or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment.
13. Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes and townhouses, at densities between five (5) and ~~twelve (12)~~ units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth ( $\frac{1}{4}$ ) mile) arterial and major collector streets.

**Section 2. Amendment of OMC 18.04.060(B). Olympia Municipal Code Subsection 18.04.060(B) is hereby amended to read as follows:**

**OMC 18.04.060 - Residential Districts' Use Standards**

**B. Accessory Structures**

Accessory structures are detached structures and are permitted in all residential districts subject to the following requirements:

1. Time of Establishment. Accessory structures shall not be built prior to commencing construction of the main building on the lot. However, lots may be created which contain an accessory structure (without an associated primary use) constructed prior to submission of the subdivision application.

2. Subordination to Primary Use. Accessory structures shall be clearly incidental and subordinate to the use of the lot (e.g., structures used for storage of personal property or the pursuit of hobbies) or used for agricultural purposes. In residential districts with a maximum density of twelve units or less per acre each accessory structure shall not exceed 800 square feet in size, except for:
  - a. structures accessory to an agricultural use which are located on a parcel one acre or larger in size.
  - b. garages and carports as described below in OMC 18.04.060(B)(3) below.
3. Detached garages and carports shall meet the following standards:
  - a. Shall not exceed a total of 1,200 square feet of floor space per dwelling unit, unless approved as a conditional use.
  - b. Must be designed so the appearance of the building remains consistent with the primary structure by addressing the following:
    - i. Similar materials and colors as the primary use;
    - ii. A roof type or pitch similar to the primary use;
  - c. Detached garages or carports exceeding 1,200 square feet per dwelling unit may be permitted as conditional uses in the districts specified in Table 4.01 provided that they will not be adverse to the public interest and are compatible with the surrounding neighborhood. The criteria for garages/carports outlined above in OMC 18.04.060(B)(3) and OMC 18.175.060 must be met. The approval authority shall establish a maximum size for garages receiving conditional use approval. See OMC 18.04.080.
4. See OMC 18.04.060(P)(4) regarding accessory structures in mobile home/manufactured home parks.

**Section 3. Amendment of OMC 18.04.060(F). Olympia Municipal Code Subsection 18.04.060(F) is hereby amended to read as follows:**

**F. CO-HOUSING.**

Co-housing developments are allowed in the districts specified in Table 4.01 and 6.01 subject to the following requirements:

1. Common Structure. The following provisions apply to co-housing developments in the residential districts listed in OMC 18.04.
  - a. Quantity, size, and use. Co-housing projects may contain any number of common structures; however, no more than two ~~(2)~~ common structures shall exceed ~~eight hundred (800)~~ square feet in size and none shall exceed ~~five thousand (5,000)~~ square feet in size. At least one ~~(1)~~ common structure shall contain a dining room and kitchen large enough to serve at least ~~fifty 50~~ percent ~~(50%)~~ of the development's residents at a time based upon

occupancy of one (1) person per bedroom, and at least one (1) of the following: a children's day care center, mail boxes for a majority of the residents, recreational facilities (such as pool tables or exercise equipment), laundry facilities, or a meeting room available for the use of all residents.

- b. Location. Common structures may be located in all developable portions of the site (e.g., excluding critical areas and their associated buffers and required building setback areas). However, within ~~forty (40)~~ feet of the site's perimeter or a public street extending through the site, no more than two (2) common or accessory structures may be contiguous to one another (i.e., uninterrupted by a dwelling or a landscaped open space with no dimension less than ~~forty (40)~~ feet). This requirement does not apply to structures which would not be visible from the site's perimeter or through streets (e.g., due to topography or vegetation) or which adjoin undevelopable property (e.g., critical areas) which will separate proposed structures by at least ~~forty (40)~~ feet from existing and potential dwelling sites. In no case shall more than ~~fifty (50)~~ percent (50%) of any street frontage be occupied by common and/or accessory structures.
2. Business Uses. Co-housing developments may contain business uses allowed as home occupations (see Section [18.04.060-\(L\)](#)) in structures other than residential dwellings, subject to the conditions below:
  - a. The total building square footage devoted to business uses in the entire development shall not exceed the rate of ~~five hundred (500)~~ square feet per dwelling unit.
  - b. Business uses shall not occupy more than ~~fifty (50)~~ percent of a common building. The proportion of dwellings devoted to business uses shall comply with OMC [18.04.060-\(L\)](#), Home Occupations.
  - c. Structures containing a business which are visible from public rights-of-way adjoining the development shall give no outward appearance of a commercial use, other than one (1) sign mounted flush to the building in which the business is located. (See OMC [18.43](#), Signs.) No outdoor storage related to a business may be visible from public rights-of-way bordering the development.
  - d. Each business located in a co-housing development may employ a maximum of two (2) people who do not reside in the development. This limitation does not apply to seasonal agricultural employees.
  - e. Business uses shall not emit noise, pollutants, waste products, or create impacts which would pose a nuisance or health risk for the occupants of abutting properties.
3. Dwelling Units. Dwelling units in co-housing developments shall only be required to contain minimal kitchen facilities (e.g., a sink and stove or hot plate), consistent with the ~~Uniform~~ Building Code, provided that a common structure provides a fully equipped kitchen (e.g., containing a stove, refrigerator, and sink) and dining area available to all residents of the development.
4. Approval Process. Applications for co-housing projects shall be processed pursuant to OMC [18.56](#).
5. Common Areas. A note shall be added to the plat or site plan, as applicable, which establishes common areas and precludes their conversion to another use. (See OMC [18.100](#), Design Review, for applicable design guidelines.)

6. Platting.

- a. Dwellings in co-housing developments (as allowed in Table 4.01 or 6.01 for the applicable district) are not required to be located on individual lots.
- b. Perimeter setbacks. The minimum building setbacks for unplatted co-housing developments in the R-4, R 4-8, and R 6-12 districts are as follows:
  - i. Five ~~(5)~~ feet from the side property line of an adjoining parcel.
  - ii. ~~Twenty~~ (20)-feet from public rights-of-way and the rear property lines of adjoining parcels.

The setbacks required in Subsections a. and b. above may be reduced per OMC 18.04.080.H.2(H)(2) and 18.04.080.H.5(H)(5).

- c. Dwelling separation. Residential structures (i.e., houses, duplexes, and townhouse structures with up to four ~~(4)~~-units) in co-housing developments in an R-4, R 4-8, or R 6-12 district, which are not on individual lots, shall be separated by at least ten ~~(10)~~-feet along the site's perimeter and six ~~(6)~~-feet elsewhere. Dwellings on individual lots are subject to the applicable setback standards specified in Table 4.04 or 6.01.

(See OMC [18.100](#), Design Review, for applicable design guidelines.)

**Section 4. Amendment of OMC 18.04.060(H). Olympia Municipal Code Subsection 18.04.060(H) is hereby amended to read as follows:**

OMC 18.04.060 - Residential Districts' Use Standards

H. COTTAGE HOUSING.

Cottage housing developments shall comply with the following requirements:

1. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. (See ~~Section OMC 18.04.080(J)~~, Development Standards.)
2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard or common area. (See also ~~Section OMC 18.175.100~~ Site Design: Cottage Housing.) A cottage may share a common wall with one other cottage.
3. Number of Units. The development shall include no less than four ~~(4)~~ and no more than ~~twelve~~ (12)-dwelling units per courtyard.
4. Dwelling Size. The first story of dwellings in cottage developments, including any garage, shall not exceed ~~eight hundred (800)~~ 1,000 square feet in size. Two ~~(2)~~-story structures shall not exceed ~~one thousand six hundred (1600)~~-square feet in size. Dwelling size does not include the area of a private garage.
5. Parking. ~~At least 50% of on~~ On-site parking ~~shall~~ may be accommodated in a shared parking lot(s). (See ~~Chapter 18.38~~ OMC, Parking.)
6. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use.

7. Platting. Dwellings in cottage housing developments may, but are not required to, be located on individual lots.

8. Phasing. A proposed cottage housing development may be developed in phases. The project as a whole shall be portrayed on the site plan submitted for land use review, and proposed phases of development shall be shown on the same site plan. The site plan shall be reviewed in accordance with OMC Chapter 18.60 Land Use Review and Approval for compliance with all applicable requirements and standards. Each phase shown on an approved site plan shall individually receive review and approval for engineering, building and any other necessary permits in accordance with applicable standards and regulations. The site plan shall address the duration of each phase prior to land use or plat approval. The phasing plan shall not exceed five years, unless a development agreement specifying a longer time period has been approved and recorded in accordance with Chapter 18.53 OMC.

**Section 5. Amendment of OMC 18.04.060(O). Olympia Municipal Code Subsection 18.04.060(O) is hereby amended to read as follows:**

OMC 18.04.060 - Residential Districts' Use Standards

O. MANUFACTURED HOMES.

A manufactured home is allowed in all zoning districts that allow single family residences, if the home is a new, designated manufactured home (See OMC 18.02.180.D, Definitions), and meets the following criteria:

1. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and
2. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built single family residences that are built pursuant to the applicable Building Code.

**Section 6. Amendment of OMC 18.04.060(EE). Olympia Municipal Code Subsection 18.04.060(EE) is hereby amended to read as follows:**

OMC 18.04.060 - Residential Districts' Use Standards

EE. GARAGE PLACEMENT AND WIDTH.

(Also see OMC chapter 18.100 OMC, Design Review, and OMC chapter 18.175 OMC, Infill and Other Residential.)

1. Applicability. The standards listed in Subsection 3 below apply only to:
  - a. Single-family dwellings on lots of less than five thousand (5,000) square feet in size;
  - b. Single-family dwellings on lots within the areas depicted by Figure 4-2a;
  - c. Duplexes;
  - d. Triplexes; and
  - e. Fourplexes;:-



f. Courtyard apartments; and

g. Cottage housing.

2. Exceptions. The dwellings listed in Subsection ~~1-a.1(a)~~ above are exempt when located on one of the following types of lots:
  - a. Lots fronting on private access lanes (see the City of Olympia Engineering Design and Development Standards as adopted in ~~OMC~~chapter 12.02 OMC) where the garage would not face a public street;
  - b. Flag lots (see ~~OMC~~chapter 18.02.180 OMC, Definitions, Lots);
  - c. Wedge-shaped lots (see ~~OMC~~chapter 18.02.180 OMC, Definitions, Lots); and
  - d. Lots with trees or topography which preclude compliance with the provisions of this Section, as determined by the approval authority.
3. Garage Standards.
  - a. Garages shall not protrude ahead of the dwelling's ground floor front facade more than:
    - i. Eight ~~(8)~~-feet on two ~~(2)~~-story dwellings (i.e., dwellings with habitable space above the ground floor); or
    - ii. Four ~~(4)~~-feet on single-story dwellings.

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

- b. Garage width shall not exceed the following percentage of the dwelling's front facade:
  - i. Two-story dwellings (containing habitable space above the ground floor): sixty ~~(60)~~ percent.
  - ii. Single-story dwellings: ~~fifty 50 percent (50%)~~.

For purposes of the above measurements, garage width shall include the garage doors facing the street plus any required supporting panel. The dwelling's facade shall be measured in a straight line, parallel to the building face, between the outermost ends of the facade facing the street. See Figure 4-2b.

**Section 7. Amendment of OMC 18.04.060(HH). Olympia Municipal Code Subsection 18.04.060(HH) is hereby amended to read as follows:**

OMC 18.04.060 - Residential Districts' Use Standards

HH. DUPLEXES ON CORNER LOTS AND SINGLE ROOM OCCUPANCIES.

- A. Duplexes are allowed on all corner lots in all zoning districts that permit single-family residences provided the applicant can demonstrate compliance with other development standards, such as

setbacks, lot coverages, building height and number of stories, stormwater provisions, parking, and design review.

A-B. Single-room occupancies in the R 6-12 Zoning District are subject to the Infill and Other Residential Design Review provisions, chapter 18.175 OMC.

**Section 8. Amendment of OMC 18.04.080(A). Olympia Municipal Code Subsection 18.04.080(A) is hereby amended to read as follows:**

OMC 18.04.080 - Residential Districts Development Standards

A. Maximum Housing Densities.

1. Calculation of Maximum Density.

- a. The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" and land to be dedicated or sold for public parks, schools, or similar non-residential uses.
- b. Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities count as one dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, are counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/nursing home which is part of a larger project is calculated separately from other portions of the site under development (i.e., density may not be transferred from a site occupied by a nursing home to another portion of the development).

2. Mixed Residential and Multifamily Districts. The maximum housing densities shown in Table 4.04 refer to the maximum density of each project. Projects within multiple districts must conform with the density for the portion in each district.

3. Accessory Dwelling Units. Accessory dwelling units built on infill lots are not subject to the maximum density limits specified in Table 4.04. In addition, accessory units built on a maximum of 20 percent of a subdivision's lots prior to the time the primary unit on the lot is initially sold are not subject to the maximum density limitations.

4. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased and authorized by the Director or by the hearing examiner as noted below, provided, however, that in the R 4-8 District, TDRs must be obtained (see OMC [18.04.080\(A\)\(5\)](#)):

- a. Restoration of Critical Areas. At the request of the applicant, the Hearing Examiner may grant a density bonus of up to 20 percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of any required buffer) will be restored and maintained according to specifications approved by the City. A Request for this density bonus must accompany the land use application and is a Type III application pursuant to OMC [18.70.040](#), except as provided in OMC [18.04.080\(A\)\(4\)\(b-d\)](#). Prior to taking action on a request for this density bonus, the Hearing Examiner shall consider the public's comments, the expected public benefit that would be derived from such restoration, the probable net effect of the restoration, and the

increased density on the site, the relative cost of the restoration and the value of the increased density, and the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks. The City may require the applicant to provide an estimate of the cost of the proposed restoration and other information as necessary to make this determination. This bonus does not apply to site features which were damaged in the course of a current project (e.g., under an active permit) or as a result of an illegal or intentional action by the current property owner or their representative.

- b. Cottage housing. Cottage housing projects receive a ~~20~~50 percent density bonus.
- c. Townhouses. Townhouses receive a 15 percent density bonus in the R 4-8 and R 6-12 districts.
- d. Low income housing. A density bonus is granted for low income housing (see Section [18.02.180](#), Definitions) at the rate of one additional housing unit allowed for each unit of low income housing provided, up to a maximum of a 20 percent bonus.

The applicant shall submit to the Department a document approved by the City Attorney stating that the low income housing which is the basis for the density bonus will remain for a period of at least 20 years from the date the final inspection is conducted by the Building Official. This document must be recorded, at the applicant's expense, at the Thurston County Auditor's Office as part of the chain of title of the affected parcels.

- 5. Transfer of Development Rights. Development Rights must be obtained from an eligible property owner in a Thurston County Transfer of Developments Rights (TDR) Sending Zone in order to develop above eight units per acre in an R 4-8 District. However, this requirement does not apply to density bonuses granted in accordance with OMC [18.04.080](#)(4). With one TDR credit, a density of nine units per acre can be achieved in the Residential 4-8 District.
- 6. City staff will review residential permitting in areas designated as Low Density Neighborhood in the adopted Comprehensive Plan Future Land Use Map on an annual basis to review the achieved density. If achieved density approaches or exceeds the density anticipated in the comprehensive plan, the City will make revisions as needed to maintain consistency between the Comprehensive Plan and development regulations.

**Section 9. Amendment of OMC 18.04.080(B). Olympia Municipal Code Subsection 18.04.080(B) is hereby amended to read as follows:**

**OMC 18.04.080 - Residential Districts Development Standards**

**B. Minimum Housing Densities**

- 1. Calculation of Minimum Density.
  - a. (Note: Table 5.05 in Section 18.05.) The total area of the entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Manual tracts provided for trees pursuant to ~~the Tree Protection and Replacement Ordinance~~[chapter 16.60 OMC](#); existing, opened street rights-of-way; and land to be sold or dedicated to the public in fee (e.g., school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development).

- b. All dwelling units in convalescent homes/nursing homes and accessory dwelling units count toward the minimum density required for the site by Table 4.04.
2. Average Density. A housing project may contain a variety of housing densities (consistent with Table 4.04) provided that the average density for the entire development (e.g., all of the property subject to a single subdivision, site plan, or PRD approval) is neither less than the minimum density nor more than the maximum average density established for the applicable district in Table 4.04.
3. Allowance for Site Constraints. At the request of the applicant, the Director may reduce the minimum density required in Table 4.04, to the extent the Director deems warranted, to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article. Factors which may warrant a density reduction include poor soil drainage, the presence of springs, topography exceeding ~~twenty~~ (20)-percent slope, rock outcrops, sensitive aquifers used as a public water source or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see ~~Section OMC 18.04.080(F)~~). The Director may also authorize a reduction in the minimum density requirements, if necessary, to enable development of small (i.e., less than six ~~(6)~~ acres in size), oddly shaped, or partially developed parcels if the site's configuration or constraints (e.g., existing structures) preclude development at the minimum density specific in Table 4.04. Also see Subsection (E), Developments without Sewer Service, below.
4. Allowance for Transitional Housing and Mixed Residential Projects. The Director may reduce the minimum densities required by Table 4.04 to enable provision of lower density housing along the perimeter of multifamily housing projects, as required by Section [18.04.060\(14\)](#) or as necessary to accommodate the mix of housing types required by Section [18.04.060\(Q\)\(1\)](#).

**Section 10. Amendment of OMC 18.04.080(J). Olympia Municipal Code Subsection 18.04.080(J) is hereby amended to read as follows:**

OMC 15.04.020 – Definitions

**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 OMC~~, 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 areas 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 30 percent (30%)~~ open space. At least ~~fifty 50 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 20 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.

**Section 11. Amendment of OMC 15.04.020(NN). Olympia Municipal Code Subsection 15.04.020(NN) is hereby amended to read as follows:**

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

**Section 12. Amendment of OMC 18.02.080(H). Olympia Municipal Code Subsection 18.02.080(H) is hereby amended to read as follows:**

OMC 18.02.080 - Interpretations

- H. Rounding of Quantities. Discrete physical measurements, including but not limited to, those not subject to fractional division, such as number of housing units or parking spaces, shall be rounded to the next higher whole number when the fraction is greater than .5, and to the next lower whole number when the fraction is equal to or less than .5, except as otherwise provided in this Development Code. When a density bonus is provided for certain housing types, such as townhouses and cottage developments, the density bonus is applied to the whole number, after rounding up. If rounding down, the fractional number will be used.

**Section 13. Amendment of OMC 18.02.180(B). Olympia Municipal Code Subsection 18.02.180(B) is hereby amended to read as follows:**

## OMC 18.02.180 – Definitions

### 18.02.180 B Specific

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

### **Section 14. Amendment of OMC 18.02.180(D). Olympia Municipal Code Subsection 18.02.180(D) is hereby amended to read as follows:**

### 18.02.180 D Specific

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

- a. Dwelling, Conventional.
  - i. Accessory Dwelling Unit. A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping.
  - ii. Apartment. A dwelling within a structure designed and used for occupancy by three (3) or more individual persons or families living independently of each other. These structures include triplexes, fourplexes, and other multi-unit configurations.
  - iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter [18.20](#) RCW. It may not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)
  - iv. Co-Housing. Co-housing developments consist of two (2) or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.
  - v. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.
  - vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area(s). Any two units within a cottage housing development may be attached as a duplex.
  - vii. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four (4) or more individual persons or families living independently of each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing.

- viii. Duplex. One (1) building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.
- ix. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)
- x. Manufactured Home. A single-family residence constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.
- ~~xi. Manufactured Home, Designated. A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC 18.04.060(O).~~
- ~~xii. Manufactured Home, New. Any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW 82.45.032(2).~~
- xiii. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.
- xiv. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.
- xiiiv. Single-Family Dwelling. A single dwelling unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.
- xivi. Single-Room Occupancy. A ~~housing type building~~ consisting of dwellings of one room with cooking facilities and with shared bathroom facilities, and cooking facilities that are either in the room or shared. (See also Boarding Home, Lodging House and Bed and Breakfast.)
- xvii. Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter [18.64](#).
- xviii. Triplex. One building containing three single-family dwelling units totally separated from each other by a one-hour fire wall or floor.
- ~~xviii~~ix. Fourplex. One building containing four single-family dwelling units totally separated from each other by a one-hour fire wall or floor.
- ~~xiv~~x. Sixplex. One building containing six single-family dwelling units totally separated from each other by a one-hour fire wall or floor.



b. Dwelling, Transient.

- i. Bed and Breakfast. A dwelling for the purpose of providing lodging for travelers and guests for a period of less than two weeks for compensation and having at least one kitchen used to provide breakfast but no other meals. Such dwelling may have no more than five such guest rooms for persons other than the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guest rooms is a hotel.
- ii. Hotel. Any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation, and where no provisions are made for cooking in any individual room or suite.
- iii. Lodging House. A dwelling having only one kitchen and used for the purpose of providing lodging, or lodging and meals, for compensation for no more than five persons other than the members of the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guests is considered a hotel. (See also Boarding Home.)  
[NOTE: A lodging house allows for an unlimited stay, unlike a Bed and Breakfast which is limited to two weeks.]
- iv. Motel. Guest rooms or suites occupied on a transient basis often with most rooms gaining access from an exterior walkway. (See also Recreational Vehicle.)
- v. Short-Term Rental. A lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or a portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights. (This definition has the same meaning as RCW [64.37.010\(9\)](#)). (See also Short-Term Rental Operator).
- vi. Short-Term Rental – Homestay. A type of short-term rental wherein rooms are rented within a dwelling unit that is occupied by a property owner or long-term rental tenant residing in that dwelling unit.
- vii. Short-Term Rental – Vacation Rental. A type of short-term rental wherein an entire dwelling unit or portion thereof is rented and there is no property owner or long-term tenant residing in that dwelling unit.
- viii. Trailer House. See Recreational Vehicle.

c. Dwelling, Assisted Living.

- i. Adult Day Care Home. A residence in which adults (at least 18 years in age) and who are not related to the caregiver stay for no more than 12 hours per day. Emergency medical care may be provided in such facilities, but not convalescent care. (See also Convalescent Home and Elder Care Home.)
- ii. Convalescent Home. Any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Such establishment must be duly licensed by the State of Washington as a "nursing home" in accordance with the provisions of chapter [18.51](#) RCW.
- iii. Congregate Care Facilities. A building or complex of dwellings specifically designed for occupancy by senior citizens which provides for shared use of facilities, such as kitchens,



dining areas, and recreation areas. Such complexes may also provide kitchens and dining space in individual dwelling units. Practical nursing care may be provided, but not nursing care as described in OMC [18.04.060\(S\)](#).

- iv. Elder Care Home. An elder care home or adult family home in the primary residence of a person licensed pursuant to chapter [70.128](#) RCW to provide personal care, room, and board. Home health care and limited nursing care (dispensing of medicine and emergency medical aid) may be provided, but not convalescent care. (See also Convalescent Home, and Boarding Home.)
- v. Group Homes. A place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They may not include correctional facilities (except as authorized by chapters [137-56](#) and [137-57](#) WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to the following:
  - (a) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in chapter [70.123](#) RCW and chapter [388-61A](#) WAC. Such facilities are characterized by a need for confidentiality.
  - (b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in chapter [18.20](#) RCW. However, boarding homes serving the aged infirm are not included in this definition.
  - (c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of chapter [248-144](#) WAC.
    - (i) Emergency Housing. Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.
    - (ii) Emergency Shelter. A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.
  - (d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in chapter [388-73](#) WAC and chapter [74.15](#) RCW.

- (e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in chapters [137-56](#) and [137-57](#) WAC.
- vi. Hospice Care Center. Facilities licensed under chapter [70.41](#) RCW which provide for the emotional and physical care of terminally ill patients. Such centers provide food, lodging, and palliative care on a full-time (24 hour) basis for two or more people, unrelated to the Center's operator, who are in the latter stages of a disease expected to cause death.
- vii. Nursing Homes. See Convalescent Home.
- viii. Rest Home. See Congregate Care.
- ix. Permanent Supportive Housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter [59.18](#) RCW.
- x. Transitional Housing. This housing provides stability for residents for a limited time period, usually two weeks to 24 months, to allow them to recover from a crisis such as homelessness or domestic violence before transitioning into permanent housing. Transitional housing often offers supportive services, which enable a person to transition to an independent living situation.

**Section 15. Amendment of OMC 18.02180(M). Olympia Municipal Code Subsection 18.02.180(M) Specific is hereby amended to read as follows:**

18.02.180 M Specific

Main Building. See Building, Maintenance.

**Section 16. Amendment of OMC 18.05.050(E). Olympia Municipal Code Subsection 18.05.050(E) is hereby amended to read as follows:**

OMC 18.05.050 – General Standards

E. Mix and Location of Residential Uses.

1. Mix of Dwelling Types--General. Developments in the Urban Village, Neighborhood Village, and Community Oriented Shopping Center districts must attain a mix of residential uses consistent with Tables 5.03A and 5.03B. Table 5.03A addresses the relationship between single-family and multifamily dwellings in general. Table 5.03B addresses the requirement for a variety of multifamily housing types, based on overall size of the project.
  - a. For purposes of meeting the required mix as shown in Table 5.03A, Single Family and Similar Dwelling Types shall include:

- i. Single-family detached residences, including designated manufactured homes
  - ii. Group homes with six (6) or fewer clients
  - iii. Single family residences above commercial uses (e.g., a single residence above a convenience store)
  - iv. Townhouses
  - v. Duplexes
  - vi. Cottage housing
- b. For purposes of meeting the required mix as shown in Table 5.03A, Multifamily and Similar Dwelling Types shall include:
- i. Apartments with five ~~(5)~~ or more units per structure
  - ii. Boarding homes and single room occupancies
  - ii. ~~Duplexes, t~~Triplexes, and fourplexes
  - iv. Group homes with seven ~~(7)~~ or more clients
  - v. Multifamily residences above commercial uses (e.g., multiple apartments above retail or office uses)
- c. Other residences.
- i. For purposes of meeting the required mix as shown in Table 5.03A, the following uses are classified as "other" (i.e., neither "single-family and similar", nor "multifamily and similar"):
- (a) Accessory dwelling units
  - (b) Nursing/convalescent homes and congregate care facilities
  - (c) Multifamily units in an urban village on the blocks contiguous to the town square.
- ii. Such "other" uses are not counted in determining the required proportions of single-family and multifamily dwellings in Table 5.03A. However, such uses shall be counted in the calculation of total dwellings for purposes of ~~Sections~~OMC 18.05.080(B) Maximum Housing Densities and OMC 18.05.080(C) Minimum Housing Densities, in the manner provided in those sections.

**Section 17. Amendment of OMC 18.05.080(C). Olympia Municipal Code Subsection 18.05.080(C) is hereby amended to read as follows:**

OMC 18.05.080 – Development Standards

C. Minimum Housing Densities.

1. Calculation of Minimum Density. The minimum average densities specified in Table 5.05 are based on the entire site, with the following limitations: [Note: Table 5.05 in Section 18.05]

a. The entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Design Manual; existing, opened street rights-of-way; and land to be sold or dedicated to the public, other than street rights-of-way (e.g., school sites and parks, but not street rights-of-way to be dedicated as part of the proposed development).

b. All dwelling units in convalescent homes/nursing homes ~~and accessory units~~ count toward the minimum density required for the site by Table 5.05, in the same manner as provided above in Section [18.05.080\(B\)\(3\) Maximum Housing Densities — Convalescent Homes](#) and [18.05.080\(B\)\(4\) Maximum Housing Densities — Accessory Dwelling Units](#).

c. The following requirements shall apply to all villages and centers:

i. The minimum residential density of a village center and that of the remainder of a village or center shall be calculated separately from one another.

ii. There shall be no minimum density requirement for a village center other than the requirement for mixed use buildings specified in ~~Section OMC~~ [18.05.050\(C\)\(2\) Village/Community Center—Mixed Use](#) above. The procedures for calculating the required number of units are as provided in ~~Sections OMC~~ [18.05.080\(3\)\(1\)\(a\), \(2\), and \(3\)](#) above.

iii. The remainder of a village shall comply with the minimum density requirements in Table 5.05.

2. Average Density. A housing project may contain a variety of housing densities provided that the average density for the entire development (i.e., all of the property subject to a single Master Planned Development approval) is neither less than the minimum density nor more than the maximum density established for the district in Table 5.05. No part of the development, however, may exceed the maximum density established in row one of Table 5.05 (see ~~Section OMC~~ [18.05.080\(B\)\(2\) Maximum Densities](#)).

3. Density Allowance for Site Constraints. At the request of the applicant, the Director or Hearing Examiner may reduce the minimum density required in Table 5.05, to the extent the Director or Hearing Examiner deems warranted, in order to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article (e.g., poor soil drainage, the presence of springs, steep topography (e.g., over 20 percent), rock outcrops, or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see ~~Section OMC~~ [18.05.080\(F\) Clustered Housing](#)).

4. Density Allowance for Natural Features/Habitat Protection. At the request of the applicant, the Director may reduce the minimum densities to the extent necessary to accommodate trees to be retained consistent with ~~Chapter~~ [16.60 OMC](#), Tree Protection and Replacement. (Also see ~~Section OMC~~ [18.05.080\(F\)\(1\)](#), Mandatory Clustering.) At the request of the applicant, the Director may also authorize a reduction in the minimum density requirements in order to enable retention of Significant Wildlife Habitat identified on Map 2-4 in the Comprehensive Plan.

**Section 18. Amendment of OMC 18.05.140. Olympia Municipal Code Section 18.05.140 is hereby amended to read as follows:**

18.05.140 – Woodbury Crossing Village

On September 15, 2009, the Olympia City Council approved and adopted the ~~Weerbury~~Woodbury Crossing Master Plan, the details and regulations of which are found in Ordinance No. 6655, on file with the City Clerk.

**Section 19. Amendment of OMC 18.40.060(A). Olympia Municipal Code Subsection 18.40.060(A) is hereby amended to read as follows:**

OMC 18.40.060 – General Standards

18.40.060 General standards

These standards apply to more than one (1) land use district and are therefore combined in this Chapter. These standards are to be considered in addition to standards and design guidelines located in specific land use district chapters.

A. Required Building Site.

1. Building Site--Number of Buildings. Every main building hereafter erected shall be located on a legal lot of record as provided for in this title. There shall be no more than one ~~(1)~~ main building on any one ~~(1)~~ lot in the R-4, R 4-8, and R 6-12 use districts unless the housing type approved specifically allows for more, such as courtyard apartments, cottage housing or co-housing development.
2. Lot or Building Site--Reduction. No lot or parcel of land now existing or hereafter established shall be so reduced or diminished that yards, open space, width or total lot area be made smaller than the minimum required by this title; nor shall any existing lot or parcel of land that is now smaller than the minimum required by this title be further reduced or diminished in any manner.

**Section 20. Amendment of OMC 18.64.080. Olympia Municipal Code Section 18.64.080 is hereby amended to read as follows:**

18.64.080 Development standards

- A. Maximum Site Area. The maximum site area for solely townhouse development in the R4, R 4 8 or R 6-12 District is four acres. There is no maximum site area in other districts where townhouses are permitted.
- B. ~~Units per Structure.~~
  1. ~~In R4, R 4 8 and portions of the R 6 12 Districts not located within the Transition Area, each townhouse structure must contain no more than four individual dwelling units, and there may be no more than one builder per townhouse structure.~~
  2. ~~In all Districts except the R4, R 4 8 and portions of the R 6 12 district not located within the Transition Area, requirements of the underlying district apply with regard to number of units per structure.~~

E.—Density and Lot Area.

1. Density. Each townhouse development is subject to density provisions contained in the underlying District.
2. Lot Size. See Table 4.04, Residential Development Standards.

EC. Building, Impervious, and Hard Surface Coverage. Outside of 'village' and 'center' districts subject to table 5.05, building and impervious surface building coverage for an individual townhouse lot may not exceed ~~60%-percent~~ or the underlying district limit, whichever is greater, and hard surface coverage may not exceed ~~70%-percent~~ or the underlying district, whichever is greater.

ED. Minimum Lot Width. Each individual townhouse lot must have a minimum width as follows:

1. R4 and R 4-8 Districts: 18 feet;
2. R 6-12 Districts: 16 feet;
3. All other Districts: See Tables 4.04 and 5.05.

FE. Setback Requirements. Setback requirements for front yards and for side yards of end dwelling units of townhouse structures are the same as the underlying district, ~~except as follows: For townhouse projects within property zoned R4, R 4-8 and R 6-12 the side yard of each building must be no fewer than 10 feet for buildings with three or four units and five feet for those with two units.~~

GF. Height. Same as the underlying district.

HG. Parking. Townhouse developments must provide off-street parking pursuant to Chapter [18.38](#).

IH. Residential Design Review Criteria and Garage Width. Townhouse developments must meet the Residential Design Criteria Section ~~Chapter~~ [18.175 OMC](#) and, if applicable, must comply with garage placement and width provisions of OMC [18.04.060\(EE\)](#), provided that such standards are applied to the entirety of each building, and not to each dwelling unit.

**Section 21. Amendment of OMC 18.100.060(A). Olympia Municipal Code Subsection 18.100.060(A) is hereby amended to read as follows:**

**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 [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 5,000 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 5,000 square feet or on substandard lots;
7. Dwellings proposed on lots within the area depicted on Figure 4-2a, "Areas Subject to Infill Regulations";
8. Master Planned Developments;
9. Manufactured housing parks;
10. Duplexes, triplexes, fourplexes, courtyard apartments, single room occupancies , townhouses, accessory dwelling units, and cottage housing;
11. All projects within scenic vistas as identified on the official maps of the City (See OMC [18.100.110](#)); and,
12. For the purpose of design review, projects within one of the Downtown Design Sub-Districts will be reviewed for consistency with the criteria in ~~OMC Chapter~~ [18.120](#) OMC only.

**Section 22. Amendment of OMC 18.100.090. Olympia Municipal Code Section 18.100.090 is hereby amended to read as follows:**

**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 in chapter 18.04 OMC.
  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. Duplexes, triplexes, or fourplexes and all -apartment buildings with less than five units.
  45. Any other project subject to design review not described in "A"OMC 18.100.090(A) above.

**Section 23. Amendment of OMC 18.100.100. Olympia Municipal Code Section 18.100.100 is hereby amended to read as follows:**

**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 Downtown Design Criteria. This chapter applies to all commercial, mixed use, and residential projects that require design review that are located in one of the Downtown Design Sub-Districts.

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 OMC 18.170.030 - 18.170.160~~) apply to all multifamily residential buildings with five or more units not specifically governed by chapter 18.175 OMC, 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 OMC 18.175.020 through OMC 18.175.060~~ of this chapter apply to single-family dwellings, including designated manufactured housing, proposed on lots within the area depicted on Figure 4-2a in chapter 18.04 OMC, 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;~~ townhouses and courtyard apartments in the R4, R4CB, RLI, R 4-8, and R 6-12 zoning districts; and single room occupancies in the R 6-12 zoning district. ~~Sections OMC 18.175.080 and OMC 18.175.090~~ apply to accessory dwelling units throughout the city, including manufactured home accessory dwelling units. ~~Section OMC 18.175.100~~ applies to cottage development.

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

**Section 24. Amendment of OMC 18.04.040 Table 4.01. Olympia Municipal Code Section 18.04.040, Table 4.01 is hereby amended to read as follows:**

**18.04.040 TABLES: Permitted and Conditional Uses**

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
District-Wide Regulations							18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	
<b>1. SINGLE-FAMILY HOUSING</b>															
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(A) 18.04.060(B)
Co-Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(F) <del>18.04.060(FF)</del>
Cottage Housing				P	P	P	P	P	P	P	P	P	P	P	18.04.060(H) <del>18.04.060(FF)</del>
Manufactured/Mobile Home Parks (Rental Spaces)								C	C	C			C		18.04.060(P)
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(O) 18.04.060(FF)
Single-family Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<del>18.04.060(FF)</del>
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.64 <del>18.04.060(FF)</del> 18.04.080(A)
Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(JJ)

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
<b>2. MULTIFAMILY HOUSING</b>															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N) <del>18.04.060(FF)</del>
Courtyard Apartments					<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			18.04.060(II) <u>18.04.080(A)</u>
Boarding Homes				P				P	P	P					
Collegiate Greek system residences	P			P				P	P	P					
Dormitories	P			P				P	P	P	P	P		P	
Duplexes - Existing	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(J)
Duplexes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<del>18.04.060(FF)</del> <u>18.04.080(A)</u>
Duplexes on Corner Lots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(HH)
Single Room Occupancies						<u>P</u> <u>18.04.060</u> <u>(HH)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>18.04.060(HH)</u>
Triplexes			P	P	P	P	P	P	P	P	P	P		P	
Fourplexes			P	<u>P</u>	P	P	P	P	P	P	P	P		P	
Sixplexes						P									
Group Homes with 6 or Fewer (or up to 8	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
with DSHS approval) Clients and Confidential Shelters															
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)
Lodging Houses									P	P	P	P		P	
Nursing/Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	C		P	
Transitional Housing, Permanent Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
<b>3. COMMERCIAL</b>															
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			
Drive-In and Drive-Through Businesses -- Existing												P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Care, Elder Care Homes, Family Child Care Homes, Short-Term Rentals – Homestays, and Bed & Breakfast Houses)															
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Veterinary Clinics	P														
<b>4. ACCESSORY USES</b>															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C		C	C	
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
<b>5. RECREATIONAL USES</b>															
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf Courses		C	C		C	C	C	C	C	C			C		
Neighborhood Parks	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Racing & Performing Pigeons		C	C	C	C	C				C	C		C	C	18.04.060(Y)
Stables, Commercial and Private Existing		C		C	C										18.04.060(J)
Trails - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
<b>6. AGRICULTURAL USES</b>															
Agricultural Uses	P	P	P	P	P	P	P	P	P				P		
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
<b>7. TEMPORARY USES</b>															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060
<b>8. OTHER</b>															



**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C		C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and Structures				C							P	P			18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(CC)
Social Organizations											P	P		C	
Mineral Extraction - Existing					C		C								18.04.060(J)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Wireless Communication Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44
Workshops for Disabled People	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(R)

**LEGEND**

P = Permitted Use

C = Conditional Use

R1/5 = Residential - 1 Unit Per 5 Acres

R-4 = Residential - 4

R-4CB = Residential - 4 Units per Acre RLI = Residential Low Impact

R 4-8 = Residential 4-8

R 6-12 = Residential 6-12

MR 7-13 = Mixed Residential 7-13

MR 10-18 = Mixed Residential 10-18

RM 18 = Residential Multifamily - 18

RM 24 = Residential Multifamily - 24

RMH = Residential Multifamily High Rise

RMU = Residential Mixed Use

MHP = Manufactured Housing Park

UR = Urban Residential

**Section 25. Amendment of OMC 18.04.080, Table 4.** Olympia Municipal Code Section 18.04.080, Table 4.04 is hereby amended to read as follows:

OMC 18.04.080 – TABLE 4.04

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R 1/5	R4	R-4 CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	8	12	13	18	18	24	---	---	12	---	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8 Manu- factured Housing Parks = 5	18 Manu- factured 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 = townhome use; 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract	2,000 SF minimum; 3,000 SF average = townhome use; 4,000 SF = other	2,500 SF = cottage; 2,000 SF minimum; 3,000 SF average = townhome use;	2,000 SF = cottage; 1,600 SF minimum; 2,400 SF average = townhome use;	1,600 SF = cottage; 1,600 SF minimum; 2,400 SF average = townhome use;	1,600 SF = cottage; 1,600 SF minimum; 2,400 SF average = townhome use;	1,600 SF = cottage; 1,600 SF minimum; 2,400 SF average = townhome use;	1,600 SF minimum; 2,400 SF average = townhome use; 2,500 SF = mobile	1,600 SF minimum; 2,000 SF average = townhome use; 2,500 SF = mobile	1,600 SF minimum; 2,000 SF average = townhome use	2,000 SF = cottage; 1,600 SF minimum; 2,400 SF average = townhome use;	1,600 SF minimum; 2,000 SF average = townhome use; 2,500 SF = mobile	18.04.080I 18.04.080(D) 18.04.080I 18.04.080(F) Chapter 18.64 (to townhouses) 18.04.060(P) (mobile home parks)

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R 1/5	R4	R-4 CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
			of at least 65% in the same subdivision plat.	(including duplexes on corner lots); 6,000 SF = duplex not on a corner lot; 7,200 SF = multi-family	4,000 SF = other	3,500 SF = other	9,000 SF = multifamily; 3,000 SF = other	7,200 SF = multifamily; 3,000 SF = other	7,200 SF = multifamily; 3,000 SF = other	home park	home park		7,200 SF = duplex; 2,500 SF = mobile home park; 3,500 SF = other	home park	
MINIMUM LOT WIDTH	30' except: 16' = townhome use	50' except: 18' = townhome use	100'	30' except: 16' = townhome use; 60' = duplex not on corner lots; 80' = multi-family	45' except: 35' = cottage; 18' = townhome use	40' except: 30' = cottage; 16' = townhome use	40' except: 30' = cottage; 16' = townhome use; 70' = duplex not on corner lot; 80' = multifamily	40' except: 30' = cottage; 16' = zero lot; 16' = townhome use; 70' = duplex not on corner lot; 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage; 16' = townhome use; 80' = duplex not on a corner lot; 30' = mobile home park	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R 1/5	R4	R-4 CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricult ural building s with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots 5' for agricult ural building s with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricult ural building s with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricult ural building s with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricult ural building s with farm animals	15' except: 10' with side or rear parking; 10' for flag lots; 5' for agricult ural building s with farm animals	10'	5'	5' except: 10' for structur es 35' or taller	10' except: 20' along Legion Way	20' except: 10' with side or rear parking; 5' for agricult ural building s with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I)
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricult ural building s with farm animals	25'	50'	10' except: 5' for agricult ural building s with farm animals .	20' except: 5' for agricult ural building s with farm animals ; 10' for cottage s, and wedge shaped lots	20' except: 5' for agricult ural building s with farm animals ; 10' for cottage s, and wedge shaped lots	20' except: 15' for multifa mily; 10' for cottage s, and wedge shaped lots	15' except: 10' for cottage s, and wedge shaped lots, 20' with alley access	10' except: 15' for multifa mily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structur es 35' or higher	5'	20' except: 5' for agricult ural building s with farm animals ; 10' for cottage s	5' except: 10' for structur es 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	5' except: 10' along flanking	10' minimu m each side, and	5' except: 10' along flanking	5' except: 10' along flanking	5' except: 10' along flanking	5' except: 10' along flanking	5' except: 10' along flanking	5' except: 10' along flanking	5' except: 10' along flanking	5' except: 10' along flanking	---	5' except: 10' along flanking	No minimu m 10' on Capitol	18.04.080(H)

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R 1/5	R4	R-4 CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	streets; provide d garages are set back 20'; 5' for agricultural buildings with farm animals	street; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 5' for agricultural building with farm animals	minimum total of 60' for both side yards.	streets; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 5' for agricultural building s with farm animals	streets; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s; 5' for agricultural building s with farm animals	streets; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s; 5' for agricultural building s with farm animals	streets; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s;	streets; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s	streets; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 3' for cottage s; 10' for multifamily; 20' next to R 4-8, or R 6-12 district 10' – mobile home park	streets; except garages shall meet Minimum Front Yard Setback s; 6' on one side of zero lot; 20' next to R 4-8, R 6-12 district. 10' – mobile home park	streets; 6' on one side of zero lot;		streets; 6' on one side of zero lot; 3' for cottage s; 5' for agricultural building s with farm animals ; 10' – mobile home park	House Block	
MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for accessory building s; 24'	40' except: 16' for accessory building s; 24'	40' except: 16' for accessory building s; 24'	35', except: 16' for accessory building s; 24'	35', except: 16' for accessory building s; 24'	45', except: 25' for cottage s; 16' for accessory building s; 24'	45', except: 25' for cottage s; 16' for accessory building s; 24'	35', except: 16' for accessory building s; 24'	42' except: 24' for detached accessory	60' except: 24' for detached accessory	See 18.04.080 (I); 24' for detached accessory	2 stories or 35' whichever is less, except:	42' or as shown on Figure 4-5A & 18.04.0	18.04.080(I)

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R 1/5	R4	R-4 CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
		for detached accessory <u>structures and dwelling units</u>	for detached accessory <u>structures and dwelling units</u>	for detached accessory <u>structures and dwelling units</u>	for detached accessory <u>structures and dwelling units</u> ; 25' for cottages; 35' on sites 1 acre or more, if setbacks equal or exceed building height	for detached accessory <u>structures and dwelling units</u> ; 25' for cottages	for detached accessory <u>structures and dwelling units</u>	for detached accessory <u>structures and dwelling units</u>	for detached accessory <u>structures and dwelling units</u> ; 25' for cottages	dwelling units	dwelling units	dwelling units	for detached accessory <u>structures and dwelling units</u> ; 25' for cottages	80 (1)(3); 24' for detached accessory <u>structures and dwelling units</u>	
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% = townhomes	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the	Refer to Maximum Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = townhomes	55% = .25 acre or less 40% = .26 acres or more 60% = townhomes	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	

**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R 1/5	R4	R-4 CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
			same subdivis ion plat.												
MAXIMUM ABOVE- GRADE STORIES		2 stories	3 stories	3 stories	2 stories	2 stories	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 acre or more	35% 60% = Townhome uses	6%; increase d to 18% if associat ed with drainage dispers al tract of at least 65% in the same subdivis ion plat.	2,500 SF or 6% coverage whichever is greater.	45% = .25 acre or less 40% = .26 acre or more 60% = Townhome uses	55% = .25 acre or less 40% = .26 acres or more 60% = Townhome uses	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% = townhome uses	85% except for stoops, porches or balconies	18.04.080(K)
MAXIMUM HARD SURFACE	65% or 10,000sf (whichever is greater) = lots less than 4 acres; 25%=4	65% 80% = Townhome uses	25%	55% or 3,500sf (whichever is greater) =.25 acre or less; 25% or 6,000sf (whichever	65% = .25 acre or less 70% = .26 acre or more 80% = Townhome uses	65% = .25 acre or less 70% = .26 acre or more 80% = Townhome uses	75%	75%	75%	80%	90%	90%	85% = .25 acre or less 60% = .26 to 1 acre 55% = 1.01 to 3 acres	95%	18.04.080(K) Hard Surfaces are treated as impervious, unless shown workable through an approved design (that complies with DDECM), which requires



**TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS**

DISTRICT	R 1/5	R4	R-4 CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	.1 acre or more			ver is greater) = .26 acre or more.									25% = 3.01+ acres 90% = townhome uses		adequate underlying soils.
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area may be required; it may double as tree tract or critical areas buffer.		200 SF/unit for cottages; 450 SF/unit for courtyard apartment developments	200 SF/unit for cottages; 450 SF/unit for courtyard apartment developments	25% for multifamily; 450 SF/unit for cottage developments 200 SF/unit for cottages	25% for multifamily; 450 SF/unit for cottage developments 200 SF/unit for cottages	25% for multifamily; 500 SF/space for mobile home park	20% for multifamily; 500 SF/space for mobile home park	10% for multifamily	10% for multifamily; 500 SF/space for mobile home park	450 SF/unit for cottages developments 200 SF/unit for cottages ≤ 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J); for Courtyard Apartments see 18.04.060(II)

**LEGEND**

SF = Square Feet

Zero Lot = A Lot with Only One Side Yard --- = No Regulation

RL1 = Residential Low Impact

R 6-12 = Residential 6-12

R-4 = Residential – 4

R 4-8 = Residential 4-8

RM 18 = Residential Multifamily – 18

MR 7-13 = Mixed Residential 7-13 MR 10-18 = Mixed Residential 10-18

RMU = Residential Mixed Use

MR 7-13 = Mixed Residential 7-13 RMH = Residential Multifamily High Rise UR – Urban Residential

**Section 26. Amendment of OMC 18.05.040, Table 5.01.** Olympia Municipal Code Section 18.05.040, Table 5.01 is hereby amended to read as follows:

**18.05.040 Permitted, conditional, required and prohibited uses**

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
District-Wide Regulations					18.05.050
<b>1. RESIDENTIAL USES</b>					
Accessory Dwelling Units	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	18.05A.150-.240, 18.05.050(E)
Boarding Homes	C	P	P	P	
Congregate Care Facilities		P	P	P	18.05.050(E)(1)(c)(i)
Cottage Housing		P	P	P	18.05A.330, 18.04.060(H), 18.05.050(E)
<u>Courtyard Apartments</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(GG),</u> <u>18.05.050(E)</u>
Duplexes	<u>P</u>	P	P	P	18.05A.250-.290
Duplexes on Corner Lots	P	P	P	P	18.04.060(HH)
Group Homes with 6 or Fewer Clients (up to 8 if approved by DSHS)		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)
Manufactured Homes	P	P	P	P	18.04.060(O)
Nursing/Convalescent Homes		P	P	P	18.04.060(S)

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Residences Above Commercial Uses	P	P	P	P	
Short-Term Rental – Vacation Rentals	P	P	P	P	18.04.060(JJ)
Single-Family Residences	P	R	R	R	18.05A.250-.290
Single Room Occupancy Units					
Townhouses	P	P	P	P	18.05A.150-.240 or 18.05A.250-.290, 18.64
<u>Triplexes and Fourplexes</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	18.04.060(GG), 18.05.050(E)
Transitional Housing, Permanent Supportive Housing	P	P	P	P	
<b>2. OFFICES</b>					
Banks	P	P	P	P	18.05.060(A)
Offices – Business	P	P	P	P	
Offices – Government	P	P	P	P	
Offices – Medical	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	
<b>3. RETAIL SALES</b>					
Apparel and Accessory Stores	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	
Food Stores	R	R	P	P	
Furniture, Home Furnishings, and Appliances					
General Merchandise Stores	P	P	P	P	
Grocery Stores	P	P	R	R	18.05.060(C)
Office Supplies and Equipment					

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Pharmacies and Medical Supply Stores	P	P	P	P	
Restaurants			P		18.05.060(A) & 18.05A.095
Restaurants, Without Drive-In or Drive-Through Service	P	P	P	P	
Specialty Stores	P	P	P	P	
<b>4. SERVICES</b>					
Health Fitness Centers and Dance Studios	P	P	P	P	
Hotels/Motels					
Laundry and Laundry Pick-up Agency	P	P	P	P	
Personal Services	P	P	P	P	
Printing, Commercial			P	P	
Radio/TV Studios					
Recycling Facility - Type I	P	P	P	P	
Servicing of Personal Apparel and Equipment	P	P	P	P	
<b>5. ACCESSORY USES</b>					
Accessory Structures	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P	P	P	5.24
Satellite Earth Stations	P	P	P	P	18.44.100
Residences Rented for Social Event, 7 times or more per year	C	C	C	C	18.04.060.DD
<b>6. RECREATIONAL USES</b>					
Auditoriums and Places of Assembly					

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Art Galleries					
Commercial Recreation					
Community Gardens	P	P	P	P	
Community Parks & Playgrounds	P/C	P/C	P/C	P/C	18.04.060(T)
Health Fitness Centers and Dance Studios					
Libraries					
Museums					
Neighborhood Parks/Village Green/Plaza	R	R	R	R	18.04.060(T), 18.05.080(N)
Open Space – Public	P	P	P	P	18.04.060(T)
Theaters (no Drive-Ins)					
Trails – Public	P	P	P	P	18.04.060(T)
<b>7. TEMPORARY USES</b>					
Emergency Housing	P	P	P	P	
Mobile Vendors			P	P	
Model Homes	P	P	P	P	
Parking Lot Sales			P	P	18.06.060(Z)
<b>8. OTHER USES</b>					
Agricultural Uses, Existing	P	P	P	P	
Animals/Pets	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	R	P	18.05.060(B), 18.04.060(D)
Community Clubhouses	P	P	P	P	

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Conference Centers					
Crisis Intervention	C	C	C	C	18.04.060(I)
Home Occupations (including adult day care, bed and breakfast houses, short-term rental – homestays, elder care homes, and family child care homes)	P	P	P	P	18.04.060(L), 18.04.060(JJ)
Hospice Care	C	C	C	C	18.04.060(M)
Non-Profit Physical Education Facilities	C	C	C	C	
Places of Worship	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	18.04.060(V)
Radio, Television, and other Communication Towers & Antennas	C	C	C	C	18.04.060(W), 18.44.100
Schools	C	C	C	C	18.04.060(CC)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
Social Organizations					
Utility Facilities	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	18.44

**LEGEND**

P = Permitted      C = Conditional      R = Required

**Section 27. Amendment of OMC 18.06.040, Table 6.01.** Olympia Municipal Code Section 18.06.040, Table 6.01 is hereby amended to read as follows:

**18.06.040 TABLES: Permitted and Conditional Uses**

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)						18.130.020	
<b>1. EATING &amp; DRINKING ESTABLISHMENTS</b>														
Drinking Establishments			P		P	P	P		C 18.06.060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060 (GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060 (F)(3)								C 18.06.060 (F)(1)	C 18.06.060 (F)(1)	P 18.06.060 (F)(3)	

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060 (U)(3)	C	P	P 18.06.060 (U)(2)	P	P	P 18.06.060 (U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060(H H)	18.06.060 (F)(2)							
<b>2. INDUSTRIAL USES</b>														
Industry, Heavy														
Industry, Light			C		P/C 18.06.060(N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06.060(Q)									



**TABLE 6.01**  
**PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Piers, Wharves, Landings					P									
Printing, Industrial			C		P/C 18.06.060 (N)									
Publishing		C	C		P		P		C	C				
Warehousing			P		P/C 18.06.060 (AA)		P							
Welding & Fabrication			C		P/C 18.06.060 (N)		P							
Wholesale Sales		C	P		P/C	P		P		P	18.06. 060 (BB)(2)			
Wholesale Products Incidental to Retail Business			P		P	P						P	P	
District-Wide Regulations	18.06. 060(R)				18.06. 060(F)(2)	18.06. 060(H H)	18.06. 060(F)(2)							

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
<b>3. OFFICE USES (See also SERVICES, HEALTH)</b>														
Banks		P	P		P/C 18.06.060(D)(2)	P 18.06.060(D)(2)	P/C 18.06.060(D)(2)	P	P	P	P	P 18.06.060(D)(1)	P 18.06.060(F)(3)	
Business Offices		P	P		P	P	P	P	P	P	P	P	P	
Government Offices		P	P		P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(H H)	18.06.060(F)(2)							
<b>4. RECREATION AND CULTURE</b>														
Art Galleries	P	P	P		P	P	P		P	P	P	P	P	
Auditoriums and Places of Assembly			P		P	P	P					P	P	
Boat Clubs					P	P								

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Boating Storage Facilities					P			P						
Commercial Recreation		C	P		P	P	P	P		C	C	P	P	
Health Fitness Centers and Dance Studios	P	P 18.06.060 (L)	P	P	P	P	P	P	P	P 18.06.060 (L)	P 18.06.060(L)	P	P	
Libraries	C	C	C	C	P	P	P		P	C	P	P	P	18.04.060(V)
Marinas/Boat Launching Facilities					P 18.06.060 (CC)	P								
Museums		C	P		P	P	P		P	C	C	P	P	18.04.060(V)
Parks, Neighborhood	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Parks & Playgrounds, Other	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Theaters (Drive-in)			C											
Theaters (No drive-ins)			P		P	P	P				C	P	P	

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(H H)	18.06.060(F)(2)							
<b>5. RESIDENTIAL</b>														
Apartments		P	P	P	P	P	P		P	P	P	P	P	
Apartments above ground floor in mixed use development	P	P	P	P	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P	P	P	P		P	P	P	P	P	
Co-Housing		P	P	P		P	P			P	P	P	P	
<u>Courtyard Apartments</u>	P	P	P	P						P	P	P	P	<u>18.04.060(II)</u> -
Collegiate Greek system residence, dormitories		C	P	P	P	P	P		P	C	P	P	P	
Duplexes	P	P	P	P			P		P	P	P		P	

**TABLE 6.01**  
**PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Duplexes on Corner Lots	P	P	P	P			P		P	P	P	P	P	18.04.060 (HH)
Group Homes (6 or less or up to 8 with DSHS approval)	P	P	P 18.06.060(K)	P	P	P	P 18.06.060(K)		P	P	P	P 18.06.060(K)	P 18.06.060(K)	18.04.060(K)
Group Homes (7 or more)	C	C	C 18.06.060(K)	C	C	C	C 18.06.060(K)		C	C	C	C 18.06.060(K)	P 18.06.060(K)	18.04.060(K)
Mobile or Manufactured Homes Park - Existing		C	C	C						C			C	18.04.060(P)
Quarters for Night Watch person/Caretaker					P	P								
Retirement Homes		P	P	P	P	P	P		P	P	P	P	P	
Single-Family Residences	P	P	P	P			P		P	P	P	P	P	
Accessory Dwelling Units	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(A)</u> <u>18.04.060(B)</u>

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Single Room Occupancy Units	<u>P</u>	P	P	P	P	P	P		P	P	P	P	P	<u>18.04.060(HH)</u>
Townhouses	P	P	P	P		P	P		P	P	P	P	P	<u>18.64</u>
Triplexes, Fourplexes, and Cottage Housing	<u>P</u>	P		<u>P</u>						<u>P</u>	<u>P</u>	<u>P</u>	P	<u>18.04.060(H)</u>
Transitional Housing, Permanent Supportive Housing	P	P	P	P	P	P	P		P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
<b>6. RETAIL SALES</b>														
Apparel and Accessory Stores			P		P	P	P					P	P	
Boat Sales and Rentals			P		P	P	P	P					P	
Building Materials,	P		P		P	P	P					P	P	

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Garden and Farm Supplies														
Commercial Greenhouses, Nurseries, Bulb Farms	C	C 18.04.060 (G)	C	C					C		P	P		18.04.060(G)
Electric Vehicle Infrastructure	P	P	P	P	P 18.06.060 (W)	P 18.06.060 (W)	P 18.06.060(W)	P	P	P	P	P	P	
Food Stores	P	P 18.06.060 (H)	P		P	P	P		P	P 18.06.060 (H)	P	P	P	
Furniture, Home Furnishings, and Appliances			P		P	P	P				P	P	P	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060 (W)(4)		P		P 18.06.060 (W)		P 18.06.060 (W)(2)	P				P 18.06.060 (W)	P 18.06.060 (W)	

**TABLE 6.01**  
**PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.060(W)		P		P 18.06.060 (W)		P 18.06.060 (W)				P	P 18.06.060 (W)	P	
General Merchandise Stores	P	P 18.06.060 (J)	P		P	P	P			P 18.06.060 (J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P					P	
Motor Vehicle Supply Stores			P		P	P	P	P			P	P	P	
Office Supplies and Equipment		P 18.06.060 (DD)	P		P	P	P		P	P 18.06.060 (DD)	P	P	P	18.06.060 (CC)
Pharmacies and Medical Supply Stores	P	P 18.06.060 (EE)	P	P	P	P	P		P	P 18.06.060 (EE)	P	P	P	18.06.060 (DD)



**TABLE 6.01**  
**PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Specialty Stores	P 18.06.060 (Y)(3)	P 18.06.060 (Y)(4)	P	C 18.06.060 (Y)(2)	P	P	P			P 18.06.060 (Y)(4)	P	P 18.06.060 (Y)(1)	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
<b>7. SERVICES, HEALTH</b>														
Hospitals				P			P		P					
Nursing, Congregate Care, and Convalescence Homes	C	P	C	P			C		C	C	C	P	P	18.04.060(S)
Offices, Medical		P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
<b>8. SERVICES, LODGING</b>														
Bed & Breakfast Houses (1 guest room)	P	P 18.06.060 (E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P			P	P	P	P	18.04.060(L) (3)(c)
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.060 (E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P		C	P	P	P	P	18.04.060(L) (3)(c)
Short-Term Rentals – Vacation Rentals	P	P	P	P	P	P	P		P	P	P	P	P	
Hotels/Motels			P	C	P		P		P				P	
Indoor Emergency Shelters, Indoor Emergency Housing			P	C	P		P		P				P	
Lodging Houses		P	P	P	P		P		P	P	P	P	P	
Recreational Vehicle Parks			P										P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060	18.06.060(F)(2)							

**TABLE 6.01**  
**PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	A S	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
						(HH)								
<b>9. SERVICES, PERSONAL</b>														
Adult Day Care Home	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)(3)(b)
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060(D)
Crisis Intervention	C	P	C	P			P		C	P	C	C	C	18.04.060(I)
Family Child Care Homes	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Funeral Parlors and Mortuaries		C	P				P			C		P	P	
Laundries and Laundry Pick-up Agencies	P	P	P	P	P	P	P			P 18.06.060(O)	P 18.06.060(O)	P 18.06.060(O)	P	
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
<b>10. SERVICES, MISCELLANEOUS</b>														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.060 (FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060(V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Recycling Facilities	P	P	P	P	P		P		P	P	P	P	P	18.06.060(V)
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	18.06.060(X)
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P 18.06.060 (W)	P				P 18.06.060 (W)	P 18.06.060 (W)	
Service Stations/Car Washes - Existing			P		P 18.06.060 (W)		P 18.06.060 (W)				P	P 18.06.060 (W)	P 18.06.060 (W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Truck, Trailer, and Recreational Vehicle Rentals			P					P						

**TABLE 6.01**  
**PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Workshops for Disabled People	C	C	C	C	P	C	P		C	C	C	C	C	18.04.060(R)
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
<b>11. PUBLIC FACILITIES, ESSENTIAL</b>														
Airports			C										C	18.06.060(G)
Inpatient Facilities		C	C	C 18.06.060(G)	C		C		C	C	C	P	P	18.06.060(G) 18.04.060(K)
Jails			C		C		C		C				C	18.06.060(G)
Mental Health Facilities			C	C 18.06.060(G)	C		C						C	18.06.060(G) 18.04.060(K)
Other Correctional Facilities		C	C	C 18.06.060(G)	C	C	C		C	C	C	C	C	18.06.060(G)
Other facilities as designated by the Washington		C	C		C		C			C	C	C	C	18.06.060(G)

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
State Office of Financial Management, except prisons and solid waste handling facilities														
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060(G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060(G) 18.04.060(X)
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060(G) 18.06.060(X)
State or Regional Transportation Facilities	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060(G)
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
<b>12. TEMPORARY USES</b>														
Entertainment Events			P		P	P	P						P	
Off Site Contractor Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(D D)
Emergency Housing	P	P	P	P	P			P	P	P	P	P	P	18.04.060(D D)
Emergency Housing Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Fireworks, as determined by Fire Dept.			P		P	P	P				P	P	P	9.48.160
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	
Parking Lot Sales			P		P	P	P	P			P	P	P	
Residences Rented for Social	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(D D)



**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Event (6 or less in 1 year)														
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	
Temporary Surface Parking Lot		P	P		P	P	P		P					
District-Wide Regulations	18.06.060(R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
<b>13. OTHER USES</b>														
Accessory Structures/Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	
Adult Oriented Businesses			P										P	18.06.060(B)
Agriculture	P	P	P	P					P	P	P	P	P	
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060(C)
Cemeteries	C	C	C	C					C	C	C		C	

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PERMITTED AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICT</b>	<b>NR</b>	<b>PO/RM</b>	<b>GC</b>	<b>MS</b>	<b>UW</b>	<b>UW-H</b>	<b>DB</b>	<b>A S</b>	<b>CSH</b>	<b>HDC-1</b>	<b>HDC-2</b>	<b>HDC-3</b>	<b>HDC-4</b>	<b>APPLICABLE REGULATIONS</b>
Conference Center			P		P	P	P						P	
Gambling Establishments			C											
Garage/Yard/Rummage and Other Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	5.24
Home Occupations	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Parking Facility, Commercial		P	P		P	P	P 18.06.060 (S)			P	P	P 18.06.060 (S)	P	18.04.060(V)
Places of Worship	C	C	P	C	P	P	P		C	C	C	P	P	18.04.060(U)
Racing Pigeons	C	C	C	C					C	C	C	C	C	18.04.060(Y)
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
Schools	C	C	P	C	C	C	C		C	C	C	P	P	18.04.060(CC)

**TABLE 6.01  
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Social Organizations		P	P		P	P	P		P/C 18.06.060(I)	P	P	P	P	
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44

LEGEND			
P = Permitted Use	PO/RM = Professional Office/Residential Multifamily	GC = General Commercial	HDC-1=High Density Corridor-1
MS = Medical Services		UW = Urban Waterfront	HDC-2=High Density Corridor-2
DB = Downtown Business	AS=Auto Services	UW-H = Urban Waterfront-Housing	HDC-3=High Density Corridor-3
C = Conditional Use	NR = Neighborhood Retail	CSH = Commercial Services-High Density	HDC-4=High Density Corridor-4

**Section 28. Olympia Municipal Code.** Copies of the Olympia Municipal Code are and shall be retained on file with the office of the City Clerk.

**Section 29. Corrections.** The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

**Section 30. Severability.** If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances is unaffected.

**Section 31. Ratification.** Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

**Section 32. Effective Date.** This Ordinance takes effect five (5) days after passage and publication, as provided by law.

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MAYOR

**ATTEST:**

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CITY CLERK

**APPROVED AS TO FORM:**

Mark Barber  
CITY ATTORNEY

**PASSED:**

**APPROVED:**

**PUBLISHED:**