



# Middle Housing

Harmonization Ordinance

City Council Meeting  
July 9, 2024



# Background

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## Missing Middle Housing Ordinance (#7160)

- Appealed and Invalidated (2019)
- City ultimately prevailed in courts (2019 – 2023)
- Ordinance reinstated (Nov 9, 2023)

## At Issue

The Olympia Municipal Code was amended multiple times between when the Missing Middle Housing Ordinance was invalidated and then reinstated. There are now discrepancies between the code that need to be “*harmonized*”.

# Harmonization Report & Process

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## Report Compares MM Ordinance to Current Code

- Brief history and phasing plan
- Section by Section
- Identify the difference
- Recommend which version to use

## Consideration of:

- Flexibility
- Minimize need for future revisions to address new requirements



*Image: A “stacked” duplex (one unit per floor)*



# Examples

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## Minimum Lot Size (Square Feet)

Zoning District	MM Ordinance	Current Code
Residential 4-8		
Single Family	4,000	4,000
Duplex	7,200	4,000
Triplex	9,600	4,000
Residential 6-12		
Single Family	3,500	3,500
Duplex	6,000	3,500
Triplex	7,200	3,500

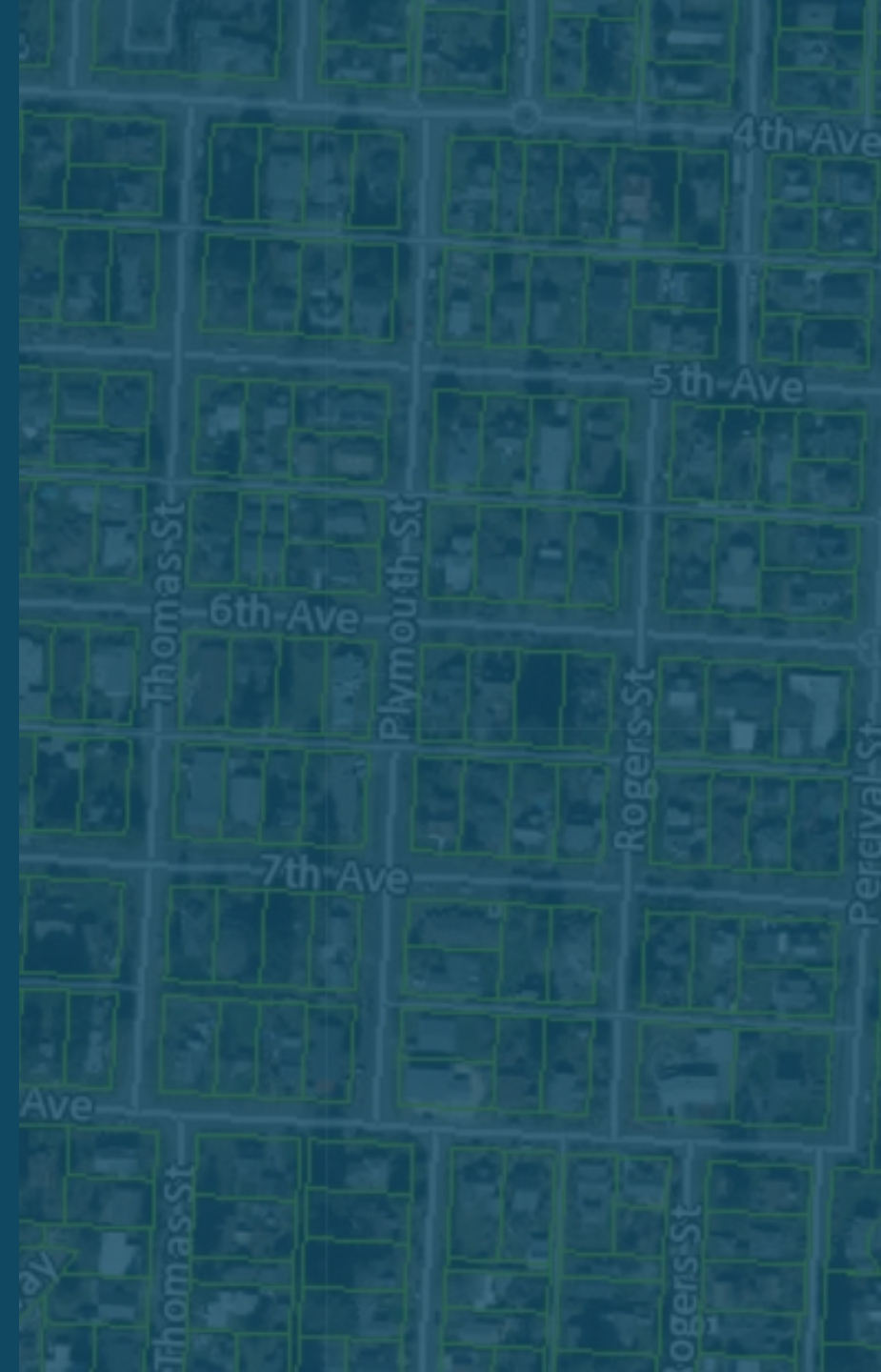


# Examples

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## Minimum Lot Width (Feet)

Zoning District	MM Ordinance	Current Code
Residential 4-8		
Single Family	45	45
Duplex	45	45
Triplex	45	45
Residential 6-12		
Single Family	40	40
Duplex	40	40
Triplex	40	40



# Examples

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## Parking Requirements\*

Zoning District	MM Ordinance	Current Code
Single Family	2	0.5
Duplexes and Triplexes	1 space per unit or 1.5 spaces per unit if paved on-street parking is not available along street frontage of lot outside of vehicular travel lanes and driveways (1 space per 20 linear feet).	Duplex: 0.5 per unit  3 units or more: 0.5 – 1.5 spaces per unit

*\*Residential uses within ½-mile of frequent transit: 0 spaces required*





# Recommended Motion

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*Move to approve the Missing Middle Harmonization Ordinance, as proposed.*



# Questions

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