

Comments: Accessory Dwelling Units

February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: Bob Jacobson

Email Address (if you want updates): jacobsonbly@aol.com

1. In general, do you think the City should make the three changes listed above for ADUs?

☒ Yes

☐ No

☐ I'm not sure

Additional Comments:

eliminating owner occupancy requirement is fine. It's
unenforceable anyhow.
the other two changes are bad ideas.

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☒ Yes

☐ No

☐ I'm not sure

only if the height does not exceed the height of
the house.

Additional Comments: _____

3. Are there other code amendments for ADUs the City should consider at this time?

☐ Yes

☒ No

☐ I'm not sure

If yes, please describe: _____

Additional Comments: _____
This option should NOT be adopted.
The owner occupancy requirement should be repealed via
a separate ordinance

State Law (RCW 36.70A.600, Section 1e): "Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."



Comments: Accessory Dwelling Units

February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: Christina Noddings
Email Address (if you want updates): _____

1. In general, do you think the City should make the three changes listed above for ADUs?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: These are positive changes and the
city should adopt them.

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: Yes This makes sense because existing
infrastructure could be utilized for housing

3. Are there other code amendments for ADUs the City should consider at this time?

☐ Yes ☐ No ☐ I'm not sure

If yes, please describe: _____

Additional Comments: _____

State Law (RCW 36.70A.600, Section 1e): "Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."



Comments: Accessory Dwelling Units

February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: CHRISTOPHER PARSONS

Email Address (if you want updates): _____

1. In general, do you think the City should make the three changes listed above for ADUs?

☐ Yes

☒ No

☐ I'm not sure

Additional Comments: _____

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☐ Yes

☒ No

☐ I'm not sure

Additional Comments: _____

3. Are there other code amendments for ADUs the City should consider at this time?

☐ Yes ☐ No ☐ I'm not sure

If yes, please describe: _____

Additional Comments: _____

State Law (RCW 36.70A.600, Section 1e): *"Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."*



Comments: Accessory Dwelling Units

February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: Maryanne deGoede
Email Address (if you want updates): maryannedegoede@icloud.com

1. In general, do you think the City should make the three changes listed above for ADUs?

☒ Yes

☐ No

☐ I'm not sure

Additional Comments:

I think as people age they need the flexibility
to not live on the property but still own it +
be able to have a decent rental income.
Cars may not be an option for the future for
many people. People don't need cars actually as
public transportation is excellent, less polluting & very
affordable. 1000 sq. feet is very reasonable for an
ADU. It allows for a better design than 800 sq ft.

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☒ Yes

☐ No

☐ I'm not sure

Additional Comments:

I do appreciate any + all attempts to help increase ~~the~~ housing options for owners + tenants. I think it is an illusion that speculators are buying up SFRs + then building apts. I think the changes will be good for the future. People's homes are too big + hog the land. Too many homeless young people who can't afford a place even if they work.

3. Are there other code amendments for ADUs the City should consider at this time?

☒ Yes

☐ No

☐ I'm not sure

If yes, please describe:

I would like the little quonset huts for homeless people to have a work requirement or school requirement or some kind of contribution to the community. Child care for elderly or some way to keep people housed but also working or doing something useful. RV parks that are patrolled would be great. We have a huge homeless population that is growing daily.

Additional Comments:

In fact, a homeless kid told me that if you google best place to be homeless, Olympia comes up. Best wishes for this important work!

State Law (RCW 36.70A.600, Section 1e): "Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."



Comments: Accessory Dwelling Units

February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: Paul Khox
Email Address (if you want updates): already registered

1. In general, do you think the City should make the three changes listed above for ADUs?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: _____

Please ensure impact fees are
adjusted to incentivize ADUs
as is done in Portland

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: _____

3. Are there other code amendments for ADUs the City should consider at this time?

☐ Yes ☐ No ☐ I'm not sure

If yes, please describe: _____

Additional Comments: _____

State Law (RCW 36.70A.600, Section 1e): *"Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."*



Comments: Accessory Dwelling Units

(Save) → March 23rd - Open House at City Hall February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: Helen Thornton

Email Address (if you want updates): helen@thorntonbrownproductions.com

1. In general, do you think the City should make the three changes listed above for ADUs?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: _____

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: _____

3. Are there other code amendments for ADUs the City should consider at this time?

☐ Yes

☒ No

☐ I'm not sure

If yes, please describe: _____

Additional Comments: _____

State Law (RCW 36.70A.600, Section 1e): *"Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."*



Comments: Accessory Dwelling Units

February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: PRESTON S. WHEATON
Email Address (if you want updates): PRESTON.WHEATON@COMCAST.NET

1. In general, do you think the City should make the three changes listed above for ADUs?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: _____

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: _____

3. Are there other code amendments for ADUs the City should consider at this time?

☐ Yes ☐ No ☒ I'm not sure

If yes, please describe: great start

Additional Comments: _____

State Law (RCW 36.70A.600, Section 1e): "Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."



Comments: Accessory Dwelling Units

February 2020

The City is considering code changes* for Accessory Dwelling Units (ADUs). ADUs are small residences that can be separate from the main house, such as a backyard cottage – or can be attached to or built within an existing home. We would like to hear your comments.

The City already allows ADUs on all lots with a single-family home. The changes being considered include:

1. Remove the requirement for the property owner to live on the property
2. Eliminate the requirement for an additional off-street parking space
3. Increase the maximum size of the ADU from 800 square feet to 1,000 square feet

People who build a new ADU could still choose to add more parking or to live on the property but they would not be required to do so.

The City may adopt other changes for ADUs. For example, one option could be to allow an ADU to be built over a garage that is not attached to the house. In order to allow that, the city would need to increase the building height for ADUs that are not attached to the house.

**The language under consideration is included at the end of this comment form.*

Please print legibly

Name: Tonya Hennen
Email Address (if you want updates): tonya@cohorealty.com

1. In general, do you think the City should make the three changes listed above for ADUs?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: I have lived in a home with an ADU and have wished for all of the above changes to make having an ADU easier so others can share that experience. ~~Decreased~~ Many of our area streets can accommodate on-street parking additions (though curb/sidewalk additions would help a lot in smoothing this transition for target neighborhoods. It would be ~~the owners acceptance~~ helpful to also look at how you monitor short-term rentals such that our community does not become over-saturated with these units has the hoped for intent of providing rental housing.

2. Do you think the City should allow an ADU to be constructed above an accessory building, such as a garage or shop building?

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: _____

3. Are there other code amendments for ADUs the City should consider at this time?

☐ Yes ☐ No ☐ I'm not sure

If yes, please describe: _____

Additional Comments: _____

State Law (RCW 36.70A.600, Section 1e): *"Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances."*



Comments: Duplexes

February 2020

The City is considering two code changes about duplexes (two residential units in one building). We would like to hear your comments.

1. Allow a duplex on corner lots in all zoning districts that allows single family residences.
2. Allow a duplex on any lot in one or more zoning districts that allow single family residences. This would include all lots, regardless of whether the lot is on a corner.

If these changes are adopted, the city would issue a building permit for a single-family residence or a duplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a duplex would need to provide at least four on-site parking spaces (two per unit).

Please print legibly

Name: Bob Jacobs

Email Address (if you want updates): jacobsoy@aol.com

1. Do you think Olympia should allow duplexes on corner lots in all zoning districts that permit single-family residences? This would include all residential zoning districts and most commercial zones.

☐ Yes

☒ No

☐ I'm not sure

Additional Comments: _____

2. The City currently allows duplexes in most residential zoning districts. However, Olympia does not allow new duplexes in the Residential-4 (R-4) or the Residential 4-8 (R 4-8) zoning districts. Most residential properties in the City are in the R 4-8 zoning district.

a. Should duplexes be allowed in the R-4 zoning district?

☐ Yes

☒ No

☐ I'm not sure

b. Should duplexes be allowed in the R 4-8 zoning district?

☐ Yes

☒ No

☐ I'm not sure

c. Are there other issues the City should consider in regard to allowing new duplexes in the R-4 and/or R 4-8 zoning district(s)?

Additional Comments: parking, sewer capacity, storm sewer
capacity, traffic congestion, ~~etc~~ school capacity,
etc.
~~R-4-8~~

Additional Comments: _____



Comments: Duplexes

February 2020

The City is considering two code changes about duplexes (two residential units in one building). We would like to hear your comments.

1. Allow a duplex on corner lots in all zoning districts that allows single family residences.
2. Allow a duplex on any lot in one or more zoning districts that allow single family residences.
This would include all lots, regardless of whether the lot is on a corner.

If these changes are adopted, the city would issue a building permit for a single-family residence or a duplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a duplex would need to provide at least four on-site parking spaces (two per unit).

Please print legibly

Name: Maryanne deGoede
Email Address (if you want updates): Maryannefdegoede@icloud.com

1. Do you think Olympia should allow duplexes on corner lots in all zoning districts that permit single-family residences? This would include all residential zoning districts and most commercial zones.

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: It will help people who are older to have potential income by renting these units. Or/And provide people with a way to have help stay onsite to help them stay in their homes.
Additionally it will help build community as people come together in a neighborhood which used to be solely single family residences - hopefully decreasing loneliness + isolation - and help people live longer, happier lives.

2. The City currently allows duplexes in most residential zoning districts. However, Olympia does not allow new duplexes in the Residential-4 (R-4) or the Residential 4-8 (R 4-8) zoning districts. Most residential properties in the City are in the R 4-8 zoning district.

a. Should duplexes be allowed in the R-4 zoning district?

☒ Yes

☐ No

☐ I'm not sure

b. Should duplexes be allowed in the R 4-8 zoning district?

☒ Yes

☐ No

☐ I'm not sure

c. Are there other issues the City should consider in regard to allowing new duplexes in the R-4 and/or R 4-8 zoning district(s)?

Additional Comments: Live/Work spaces are the future or should be. Part of the charm of old cities in Europe is such I think. I would love to have a little shop & live behind it. As cities grow more crowded, people won't or shouldn't have cars. No parking! Make life simpler & easier for people if possible.

Additional Comments: This is so great! So glad Olympia is thinking ahead. That is what politics should be - people thinking ahead for the rest of us who are too busy.



Comments: Duplexes

February 2020

The City is considering two code changes about duplexes (two residential units in one building). We would like to hear your comments.

1. Allow a duplex on corner lots in all zoning districts that allows single family residences.
2. Allow a duplex on any lot in one or more zoning districts that allow single family residences. This would include all lots, regardless of whether the lot is on a corner.

If these changes are adopted, the city would issue a building permit for a single-family residence or a duplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a duplex would need to provide at least four on-site parking spaces (two per unit).

Please print legibly

Name: Tonya Hennen
Email Address (if you want updates): _____

1. Do you think Olympia should allow duplexes on corner lots in all zoning districts that permit single-family residences? This would include all residential zoning districts and most commercial zones.

☒ Yes ☐ No ☐ I'm not sure

Additional Comments: I find our in-city neighborhoods already have lots of very incoos~~st~~ duplexes right now. I would love to see more. Having an eye to design compatibility w/what's there helps - so does adding infrastructure like sidewalks too.

2. The City currently allows duplexes in most residential zoning districts. However, Olympia does not allow new duplexes in the Residential-4 (R-4) or the Residential 4-8 (R 4-8) zoning districts. Most residential properties in the City are in the R 4-8 zoning district.

a. Should duplexes be allowed in the R-4 zoning district?

☒ Yes

☐ No

☐ I'm not sure

b. Should duplexes be allowed in the R 4-8 zoning district?

☒ Yes

☐ No

☐ I'm not sure

c. Are there other issues the City should consider in regard to allowing new duplexes in the R-4 and/or R 4-8 zoning district(s)?

Additional Comments: When I attended Lacup's recent ADU
meeting, they talked about guidelines around
creating privacy. Creating this density with
an eye toward design that sites the units
in a way respectful of neighbors/street.
Blending in with units consistent w/ area
is important. We have such lovely duplexes
in some spots - keep those up!

Additional Comments: _____



Comments: Duplexes

February 2020

The City is considering two code changes about duplexes (two residential units in one building). We would like to hear your comments.

1. Allow a duplex on corner lots in all zoning districts that allows single family residences.
2. Allow a duplex on any lot in one or more zoning districts that allow single family residences. This would include all lots, regardless of whether the lot is on a corner.

If these changes are adopted, the city would issue a building permit for a single-family residence or a duplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a duplex would need to provide at least four on-site parking spaces (two per unit).

Please print legibly

Name:

Email Address (if you want updates):

1. Do you think Olympia should allow duplexes on corner lots in all zoning districts that permit single-family residences? This would include all residential zoning districts and most commercial zones.

☒ Yes

☐ No

☐ I'm not sure

Additional Comments:

This is a positive change but will possibly increase the ~~then~~ number of rental units in Olympia. Multi-family housing enriches neighborhoods. It would be preferable if the city was able to limit remove the requirement for parking spaces. Could

2. The City currently allows duplexes in most residential zoning districts. However, Olympia does not allow new duplexes in the Residential-4 (R-4) or the Residential 4-8 (R 4-8) zoning districts. Most residential properties in the City are in the R 4-8 zoning district.

- a. Should duplexes be allowed in the R-4 zoning district?

☒ Yes☐ No☐ I'm not sure

- b. Should duplexes be allowed in the R 4-8 zoning district?**

☒ Yes☐ No☐ I'm not sure

- c. Are there other issues the City should consider in regard to allowing new duplexes in the R-4 and/or R 4-8 zoning district(s)?

Additional Comments: remove parking requirement.

Additional Comments:



Comments: Duplexes

February 2020

The City is considering two code changes about duplexes (two residential units in one building). We would like to hear your comments.

1. Allow a duplex on corner lots in all zoning districts that allows single family residences.
2. Allow a duplex on any lot in one or more zoning districts that allow single family residences. This would include all lots, regardless of whether the lot is on a corner.

If these changes are adopted, the city would issue a building permit for a single-family residence or a duplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a duplex would need to provide at least four on-site parking spaces (two per unit).

Please print legibly

Name: CHRISTOPHER PARSONS

Email Address (if you want updates): _____

1. Do you think Olympia should allow duplexes on corner lots in all zoning districts that permit single-family residences? This would include all residential zoning districts and most commercial zones.

☐ Yes

☒ No

☐ I'm not sure

Additional Comments: _____

2. The City currently allows duplexes in most residential zoning districts. However, Olympia does not allow new duplexes in the Residential-4 (R-4) or the Residential 4-8 (R 4-8) zoning districts. Most residential properties in the City are in the R 4-8 zoning district.

a. Should duplexes be allowed in the R-4 zoning district?

☐ Yes

☒ No

☐ I'm not sure

b. Should duplexes be allowed in the R 4-8 zoning district?

☐ Yes

☒ No

☐ I'm not sure

c. Are there other issues the City should consider in regard to allowing new duplexes in the R-4 and/or R 4-8 zoning district(s)?

Additional Comments: _____

Additional Comments: _____



Comments: Triplexes

February 2020

The City is considering code amendments about triplexes. We would like to hear your comments.

The language being considered:

"Authorize at least one...triplex...on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel."

The wording of this language is important to consider. For example, a key phrase to consider is, "...on each parcel..." which indicates that having different minimum lot sizes and widths for the different housing types is not allowed.

If these changes are adopted, the city would issue a building permit for a single-family residence or a triplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a triplex would need to provide at least five on-site parking spaces (1.5 stalls per unit, rounded up to 5).

In order to implement this provision, the following needs to be determined:

Which additional zones are appropriate for triplexes, if any?

Please print legibly

Name: _____

Email Address (if you want updates): _____

In order to implement this provision, the following needs to be determined:

1. Which additional zoning districts are appropriate for triplexes, if any? Currently, triplexes are allowed in the Residential-4 Chambers Basin (R-4CB) zoning district and a limited portion of the Residential 6-12 (R 6-12) zoning district.

a. Should the City allow triplexes in the Residential 4-8 (R 4-8) zoning district?

☐ Yes

☒ No

☐ I'm not sure

b. Should the City allow triplexes in all portions of the Residential 6-12 (R 6-12) zoning district?

☐ Yes

☒ No

☐ I'm not sure

c. Are there other issues the City should consider in regard to allowing triplexes in the R 4-8 or R 6-12 zoning district(s)?

Comments: Parking, sewer capacity, stormwater management,
traffic congestion, ~~etc~~ school capacity, etc.

Additional Comments: _____



Comments: Triplexes

February 2020

The City is considering code amendments about triplexes. We would like to hear your comments.

The language being considered:

"Authorize at least one...triplex...on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel."

The wording of this language is important to consider. For example, a key phrase to consider is, "...on each parcel..." which indicates that having different minimum lot sizes and widths for the different housing types is not allowed.

If these changes are adopted, the city would issue a building permit for a single-family residence or a triplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a triplex would need to provide at least five on-site parking spaces (1.5 stalls per unit, rounded up to 5).

In order to implement this provision, the following needs to be determined:

Which additional zones are appropriate for triplexes, if any?

Please print legibly

Name: Christian Noddings
Email Address (if you want updates): _____

In order to implement this provision, the following needs to be determined:

1. Which additional zoning districts are appropriate for triplexes, if any? Currently, triplexes are allowed in the Residential-4 Chambers Basin (R-4CB) zoning district and a limited portion of the Residential 6-12 (R 6-12) zoning district.

a. Should the City allow triplexes in the Residential 4-8 (R 4-8) zoning district?

☒ Yes

☐ No

☐ I'm not sure

b. Should the City allow triplexes in all portions of the Residential 6-12 (R 6-12) zoning district?

☒ Yes

☐ No

☐ I'm not sure

c. Are there other issues the City should consider in regard to allowing triplexes in the R 4-8 or R 6-12 zoning district(s)?

Comments: no multi family housing should
be allowed.

Additional Comments: _____



Comments: Triplexes

February 2020

The City is considering code amendments about triplexes. We would like to hear your comments.

The language being considered:

"Authorize at least one...triplex...on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel."

The wording of this language is important to consider. For example, a key phrase to consider is, "...on each parcel..." which indicates that having different minimum lot sizes and widths for the different housing types is not allowed.

If these changes are adopted, the city would issue a building permit for a single-family residence or a triplex if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a triplex would need to provide at least five on-site parking spaces (1.5 stalls per unit, rounded up to 5).

In order to implement this provision, the following needs to be determined:

Which additional zones are appropriate for triplexes, if any?

Please print legibly

Name: CHRISTOPHER PARSONS

Email Address (if you want updates): _____

In order to implement this provision, the following needs to be determined:

1. Which additional zoning districts are appropriate for triplexes, if any? Currently, triplexes are allowed in the Residential-4 Chambers Basin (R-4CB) zoning district and a limited portion of the Residential 6-12 (R 6-12) zoning district.

- a. Should the City allow triplexes in the Residential 4-8 (R 4-8) zoning district?

☐ Yes

☒ No

☐ I'm not sure

b. Should the City allow triplexes in all portions of the Residential 6-12 (R 6-12) zoning district?

☐ Yes

☐ No

☐ I'm not sure

c. Are there other issues the City should consider in regard to allowing triplexes in the R 4-8 or R 6-12 zoning district(s)?

Comments: TRIPLEXES OR ANY OTHER
HIGHER DENSITY FORMS OF HOUSING
SHOULD NOT BE ALLOWED IN SINGLE FAMILY
RESIDENTIAL R4-8 ZONING DISTRICTS
AT ALL. SUCH PROPOSALS ONLY SERVE TO
DESTABILIZE AND DESTROY LONG-ESTABLISHED
NEIGHBORHOODS THROUGHOUT THE CITY.

Additional Comments: _____



Comments: Courtyard Apartments

February 2020

The City is considering adopting code amendments about courtyard apartments. We would like to hear your comments.

This is the provision being considered:

"Authorize at least one...courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel."

The wording of this language is important to consider. For example, a key phrase to consider is, "...on each parcel..." which indicates that having different minimum lot sizes and widths for the different housing types is not allowed.

Currently, courtyard apartments are not defined in the City code. However, "apartments" are defined as three or more dwelling units. The City allows apartments in the Residential Low Impact (RLI) zoning district and in zoning districts that allow moderate and high densities (13 units per acre and above).

If these changes are adopted, the city would issue a building permit for a single-family residence or a courtyard apartment if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a courtyard apartment would need to provide at least 1.5 stalls per unit (rounding up if not a whole number).

In order to implement this provision, the following needs to be determined:

Which zones are appropriate for courtyard apartments, if any?

Please print legibly

Name: Bd Jacobs

Email Address (if you want updates): jacob6504@aol.com

In order to implement this provision, the following needs to be determined:

1. Which zones are appropriate for courtyard apartments, if any? Currently, courtyard apartments are not defined in the City code. However, "apartments" are defined as three or more dwelling

units. Apartments are allowed in the Residential Low Impact (RLI) zoning district and in zoning districts that allow moderate and high densities (13 units per acre and above).

- a. Should the City allow Courtyard Apartments in any of the Low Density zoning districts, such as R 4-8 or R 6-12?

☐ Yes

☒ No

☐ I'm not sure

- b. What issues should the city consider if Courtyard Apartments are allowed in the R 4-8 or R 6-12 zoning districts? For example, should there be a minimum amount of space for the courtyard area?

Comments:

size of green space in the middle
parking, sewer capacity, storm sewer
capacity, traffic congestion, school capacity, etc.

- c. Are there other issues the City should consider in regard to allowing courtyard apartments?

Comments:

Additional Comments:



Comments: Courtyard Apartments

February 2020

The City is considering adopting code amendments about courtyard apartments. We would like to hear your comments.

This is the provision being considered:

"Authorize at least one...courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel."

The wording of this language is important to consider. For example, a key phrase to consider is, "...on each parcel..." which indicates that having different minimum lot sizes and widths for the different housing types is not allowed.

Currently, courtyard apartments are not defined in the City code. However, "apartments" are defined as three or more dwelling units. The City allows apartments in the Residential Low Impact (RLI) zoning district and in zoning districts that allow moderate and high densities (13 units per acre and above).

If these changes are adopted, the city would issue a building permit for a single-family residence or a courtyard apartment if the applicant can demonstrate compliance with the development standards. Development standards include things like minimum lot size, minimum setbacks from the building to the property lines, maximum lot coverages (building footprints, impervious surfaces, hard surfaces), low impact development stormwater standards, critical areas protection measures, design review requirements, and on-site parking standards, which would remain unchanged.

A single-family residence would require at least two on-site parking spaces while a courtyard apartment would need to provide at least 1.5 stalls per unit (rounding up if not a whole number).

In order to implement this provision, the following needs to be determined:

Which zones are appropriate for courtyard apartments, if any?

Please print legibly

Name: Tonya Hennun
Email Address (if you want updates): _____

In order to implement this provision, the following needs to be determined:

- 1. Which zones are appropriate for courtyard apartments, if any? Currently, courtyard apartments are not defined in the City code. However, "apartments" are defined as three or more dwelling**

units. Apartments are allowed in the Residential Low Impact (RLI) zoning district and in zoning districts that allow moderate and high densities (13 units per acre and above).

- a. Should the City allow Courtyard Apartments in any of the Low Density zoning districts, such as R 4-8 or R 6-12?

☒ Yes

☐ No

☐ I'm not sure

- b. What issues should the city consider if Courtyard Apartments are allowed in the R 4-8 or R 6-12 zoning districts? For example, should there be a minimum amount of space for the courtyard area?

Comments: Yes, minimum space & parking more
important, particularly in some neighborhoods
like South Capital.

- c. Are there other issues the City should consider in regard to allowing courtyard apartments?

Comments: _____

Additional Comments: I love the idea of adding this
variety but if time and effort is
better spent planning to do a
great job with making duplex/triplex
adoption more palatable &
compatible with our current neighborhood
feel, that's important.