

AN ORDINANCE OF THE CITY OF OLYMPIA, WASHINGTON, AMENDING TITLE 18, UNIFIED DEVELOPMENT CODE, OF THE OLYMPIA MUNICIPAL CODE, TO EFFECTUATE MISCELLANEOUS CODE AMENDMENTS

WHEREAS, on February 23, 2026, the City of Olympia Community Planning and Economic Development Department proposed multiple minor amendments to various chapters in the Olympia Municipal Code, including in Title 18, Unified Development Code, of the OMC (the Proposed Amendments); and

WHEREAS, the Proposed Amendments were developed, in part, to address changes in state law adopted by the Legislature in the 2024 and 2025 Legislative sessions, and also to address technical issues identified by City Staff; and

WHEREAS, Notice of Application for the Proposed Amendments was routed to all Recognized Neighborhood Associations within the City of Olympia and to the Council of Neighborhoods Association on February 23, 2026; and

WHEREAS, on February 23, 2026, the Proposed Amendments 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 and no comments were received from state agencies during the comment period; and

WHEREAS, on March 2, 2026, the Olympia Planning Commission received a briefing on the Proposed Amendments; and

WHEREAS, on March 11, 2026, the City of Olympia issued a Determination of Non-Significance pursuant to the State Environmental Policy Act (SEPA) on the Proposed Amendments; and

WHEREAS, on March 25, 2026, notice of the public hearing for the Proposed Amendments was provided to all Recognized Neighborhood Associations with the City of Olympia pursuant to Chapter 18.70 OMC, Public Notification; and

WHEREAS, on March 25, 2026, notice of the public hearing for the Proposed Amendments was provided to all Parties of Record pursuant to Chapter 18.70 OMC, Public Notification; and

WHEREAS, on March 27, 2006, a legal notice was published in *The Olympian* newspaper regarding the date of the Olympia Planning Commission's public hearing on the Proposed Amendments; and

WHEREAS, on April 6, 2026, the Olympia Planning Commission received a briefing, held a public hearing, and deliberated the Proposed Amendments; and

WHEREAS, there were no written or oral public comments or testimony received on the Proposed Amendments; and

WHEREAS, following the public hearing and deliberations, on April 6, 2026, the Planning Commission provided to the City Council its recommendation to amend multiple chapters in Title 18, Unified Development Code, of the Olympia Municipal Code (OMC), as proposed; 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, 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 18.02.040. Olympia Municipal Code Section 18.02.040 is hereby amended to read as follows:

It is the purpose of this Development Code to promote the health, safety, and general welfare by guiding the development of the city consistent with the comprehensive plan which is, in part, carried out by the provisions of this title. It is further intended to provide regulations and standards which will reduce greenhouse gas emissions, promote renewable energy systems, lessen congestion on the streets, encourage high standards of development, prevent the overcrowding of land, provide adequate light and air, avoid excessive appropriately concentrate concentration of population consistent with state law and the Comprehensive Plan, and facilitate adequate provisions for transportation, utilities, schools, parks, and other public needs.

Section 2. Amendment of OMC 18.02.160(C). Olympia Municipal Code Subsection 18.02.160(C) is hereby amended to read as follows:

C. Use District Boundaries.

1. Land use district boundaries, unless otherwise indicated by natural land forms, are intended to follow lot lines or the centerline of streets and alleys as shown on the zoning map. Where the lot line location or street layout on the ground varies from that shown on the zoning map the designations shown on the map shall must be applied to carry out the intent and purpose of this title.
2. Land use district boundary lines ~~shall~~ extend parallel from their landward location to a point of intersection at the center of all bodies of water. Bodies of water include the Puget Sound and all rivers, streams, and lakes.
3. If the use district boundary line clearly divides a parcel of land having a single ownership of record ~~at the time this title became effective, all regulations from one of the zones applicable to the parcel apply to the entirety of all such property parcel shall must apply all regulations from one of the applicable zones affecting the site.~~ take the least restrictive classification within its general land use classification (residential, commercial, industrial), provided tThe property parcel is must be developed with a consolidated site plan unless all proposed development is clearly and wholly located on the portion of the parcel in one and only one zoning district. as one unit, and provided that a nonresidential use shall be permitted to extend into a residential use district only if that portion of the property lying within such district has an area less than 4,500 square feet or is of such shape that it cannot be occupied by a residence.
4. Except, if the use district boundary line divides a parcel zoned High Density Corridor-4 (HDC-4) which is located between Phoenix Street and Lilly Road, if the parcel of land is under a single ownership of record at the time this title became effective, and if the parcel is deeper than 400 feet as measured from Martin Way or Pacific Avenue, then that portion of the property beyond 400 feet shall must have the use and development standards of the General Commercial (GC) zoning district.

Section 3. Amendment of OMC 18.02.170(C). Olympia Municipal Code Subsection 18.02.170(C) is hereby amended to read as follows:

- B. For the purposes of this title, unless it is plainly evident from the context that a different meaning is intended, certain words and terms are herein defined as follows:
1. The word "shall" or "must" is always mandatory, while the word "should" is not mandatory, and "may" is permissive.
 2. Words in the present tense include the future, the singular includes the plural and the plural includes the singular.
 3. The word "and" indicates that all connected items or provisions apply.
 4. The word "or" indicates that the connected items or provisions may apply singularly or in any combination.
 5. The term "either/or" indicates that the connected items or provisions ~~shall~~ must apply singularly but not in combination.
 6. Where terms are not specifically defined, they ~~shall~~ have their ordinary accepted meanings within the context with which they are used. ~~Webster's Third New International Dictionary of the English Language, Unabridged, Copyright 1986, shall be considered in determining ordinarily accepted meanings.~~

Section 4. Amendment of OMC 18.02.180(A). Olympia Municipal Code Subsection 18.02.180(A) is hereby amended to read as follows:

A. DEFINITIONS - SPECIFIC.

Abandon. To cease or suspend from developing or maintaining a building or use for a definite period of time.

Abandoned Activity. A business or activity with no reported sales or activity for a period of ~~twelve (12)~~ months, except temporary closures for repairs, alterations, or other similar situations. Land and/or buildings not in use for such period are considered vacant and unoccupied and may be subject to review including land use approval prior to renewal of use.

Abutting. Two or more parcels or buildings sharing a common boundary of at least one point.

Access. Safe, adequate, and usable ingress/egress (entrance/exit) to a property or use.

Accessory Dwelling Unit. See Dwelling, Conventional.

Accessory Structure. A structure detached from the principal building located on the same lot and customarily incidental and subordinate to the principal building. Any part of the main building ~~which that~~ shares a common wall and roof is considered a part of that building. A building or portion thereof is not considered attached if the attachment is by a covered breezeway. (See also Subordinate.) Examples of accessory structures include garages, sheds, and ground-mounted solar photovoltaic systems.

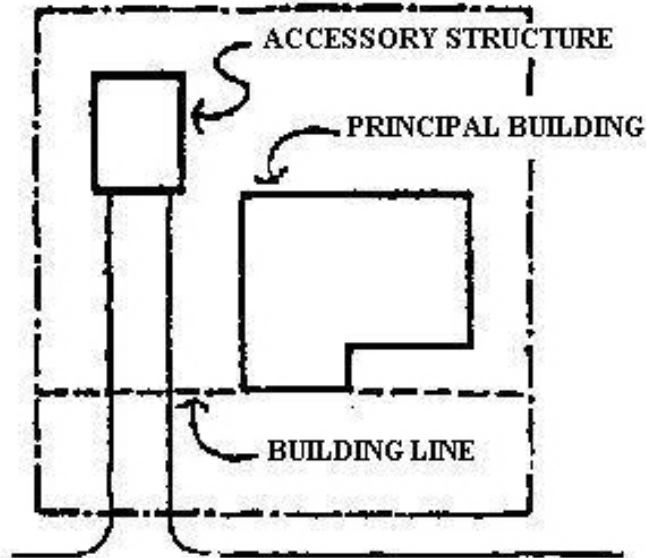


FIGURE 2-1

Accessory Use. A use of land or a portion thereof customarily incidental and subordinate to the principal use of the land and located on the same lot with the principal use, such as: garage sales; merchandise displays outside of a business; community oriented outdoor activity associated with schools, churches, and other non-profit organizations; and temporary contractor offices on a construction site. Accessory uses may also include uses subordinate to the primary use, such as rooftop solar PV on an existing structure.

Action. A decision made by the review authority(s) on a land use application, including any findings, environmental determination, and conditions of approval.

Adjacent. Next to or adjoining something else. Adjacent properties need not share a common boundary if divided by a road or other natural feature. See abutting.

Adult Day Care Home. See Dwelling, Assisted Living.

Adult Entertainment.

- a. Any exhibition, performance, or dance of any type conducted in a premises where such exhibition, performance, or dance involves a person who is unclothed or in such costume, attire, or clothing as to expose any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva, or genitals, or human male genitals in a discernibly turgid state, or wearing any device or covering exposed to view ~~which~~ that simulates the appearance of any portion of the female breast below the top of the areola or any portion of the pubic region, anus, buttocks, vulva, or genitals, or human male genitals in a discernibly turgid state, even if completely opaquely covered; or
- b. Any exhibition, performance, or dance of any type conducted in a premises where such exhibition, performance, or dance is distinguished or characterized by a predominant emphasis on the depiction, description, simulation of, or relation to, the following specified sexual activities:
 - i. Human genitals in a state of sexual stimulation or arousal;
 - ii. Acts of human masturbation, sexual intercourse, or sodomy; or

- iii. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breast; provided, adult entertainment and specifically the "depiction, description, simulation of, or relation to" sexual activities described above, ~~shall~~may not be construed to include any form of actual sexual conduct as defined in this section.
- c. Any exhibition, performance, or dance intended to sexually stimulate any patron and conducted in a premises where such exhibition, performance, or dance is performed for, arranged with, or engaged in with fewer than all patrons on the premises at that time, with separate consideration paid, either directly or indirectly, for such performance exhibition or dance. For purposes of example and not limitation, such exhibitions, performances, or dances are commonly referred to as table dancing, couch dancing, taxi dancing, lap dancing, private dancing, or straddle dancing.

Adult-Oriented Business. ~~Shall mean~~Means the following businesses:

- a. Adult arcade. An establishment containing any individual viewing areas or booths, where, for any form of consideration, including a membership fee, one or more still or motion picture projectors, slide projectors, or similar machines, or other image producing machines are used to show films, motion pictures, video cassettes, slides, or other photographic reproduction of sexual conduct, or adult entertainment.
- b. Adult cabaret. A night club, bar, restaurant, theater, or auditorium, or similar commercial establishment, whether or not alcoholic beverages are served, which presents adult entertainment.
- c. Adult motel. A hotel, motel, or similar commercial establishment which:
 - i. Offers sleeping accommodation to the public for any form of consideration and, as a significant purpose of its business, provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction of or description of sexual conduct or adult entertainment and are not rated G, PG, PG-13, NC-13, NC-17, or R by the Motion Picture Association of America; or
 - ii. Offers a sleeping room for rent for a period of time that is less than ~~ten~~(10) hours; or
 - iii. Allows a tenant or occupant of a sleeping room to sub rent the room for a period time that is less than ~~ten~~(10) hours.
- d. Adult motion picture theater. A commercial establishment or drive-in theater where a significant portion of the films, motion pictures, video cassettes, slides, or similar photographic reproductions are characterized by the depiction or description of adult entertainment or sexual conduct and are not rated G, PG, PG-13, NC-13, NC-17, or R by the Motion Picture Association of America and are shown for any form of consideration.
- e. Adult book store. A business having as a significant portion of its volume of trade the display, barter, rental and/or sale of books, printed matter, video tapes, discs or cassettes, films, pictures or other material or paraphernalia distinguished or characterized by an emphasis on matters depicting, describing or relating to sexual conduct or adult entertainment, as defined herein. For purposes of this ordinance, "portion of its volume or trade" means that portion of the store's display space devoted to such material, or that portion of its gross receipts received from the sale of such material, whichever is greater.

- f. Other adult entertainment facility. Any commercial establishment to which any patron is invited or admitted and where adult entertainment is presented as a substantial part of the premises' activity, including but not limited to escort agencies, seminude or nude modeling studios, or similar establishments.

Affected Party. Any individual, partnership, corporation, association, or public or private organization of any character, significantly affected by or interested in an action before the Review Authority, including any party in a contested case.

Affordable Housing. Housing affordable to households with an income not greater than 80 percent of the median income for Thurston County as determined by the U.S. Department of Housing and Urban Development. Affordable housing should cost no more than 30 percent of gross household income (including utilities).

Agriculture. The use of land for farming, dairying, pasturing and grazing, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, harvesting, feeding or maintenance of equipment and onsite sales of agricultural products, but excluding stockyards, slaughtering or commercial food processing.

Airport or Heliport. Any area of land or structure designated and set aside for the landing and taking off of any aircraft regulated by the Federal Aviation Administration.

Alley. A public or private way, at the rear or side of property, permanently reserved as a means of vehicular or pedestrian access to a property.

Alteration. Any change, addition or modification in construction or occupancy.

Alteration, Critical Area. Any change to, addition to, or modification of an existing use, including any human activity that results or is likely to result in an adverse impact on the existing condition of a critical area or its buffer. "Alteration" does not include passive recreation such as walking, fishing or similar low impact activities.

Amendment. The action whereby the content of this title is revised, including additions, deletions, or clarification of language, maps, or diagrams.

Amusement Activity. An indoor, covered or outdoor facility or building that contains various devices for entertainment, including coin or token-operated machines, rides, booths to conduct games or the sale of souvenir items.

Ancillary Structure, WCF. Any form of development associated with a wireless communications facility, including but not limited to: foundations, concrete slabs on grade, guy anchors, generators, and transmission cable supports; however, specifically excluding equipment cabinets.

Animals. Any living organism except a plant, fungus, virus, or bacterium. (See also Pet, Traditional.)

Animal Hospital. A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment, including the accessory use of the premises as a kennel or a place where animals or pets are boarded for compensation.

Animal Kennel. See Kennel.

Animal Unit. One thousand pounds of live weight of any given livestock species or any combination of livestock species. For additional information, see the U.S. Department of Agriculture Natural Resources Conservation Service Animal Waste Field Handbook.

Antenna. Any apparatus designed for the transmitting and/or receiving of electromagnetic waves, including but not limited to: telephonic, radio or television communications. Types of elements include, but are not limited to: omni-directional (whip) antennas, sectionalized (panel) antennas, multi or single bay (FM and TV), yagi, or parabolic (dish) antennas.

Antenna Array. A single or group of antenna elements and associated mounting hardware, transmission lines, or other appurtenances which share a common attachment device such as a mounting frame or mounting support structure for the sole purpose of transmitting or receiving electromagnetic waves.

Antenna Element. Any antenna or antenna array.

Antenna Support Structure. A vertical projection composed of metal or other material with or without a foundation that is designed for the express purpose of accommodating antennas at a desired height. Antenna support structures do not include any device used to attach antennas to an existing building. Types of support structures include the following:

Guyed Structure. A style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other, and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.

Lattice Structure. A tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross bracing, and metal crossed strips or bars to support antennas.

Monopole Structure. A style of freestanding antenna support structure consisting of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building's roof.

Anti-Climbing Device. A piece or pieces of equipment, which are either attached to an antenna support structure, or which are freestanding and are designed to prevent people from climbing the structure. These devices may include but are not limited to fine mesh wrap around structure legs, "squirrel-cones," or other approved devices, but excluding the use of barbed or razor wire.

Apartment. See Dwelling, Conventional.

Apparel and Accessory Stores. Stores primarily engaged in selling new or used clothing, shoes, jewelry, and related articles for personal wear and adornment and stores which rent clothing such as costumes or formal wear.

Applicant. Owner(s) or lessee(s) of property, including their agent(s) who submit an application for development, including person(s) who have contracted to purchase property.

Arcade. A covered walk with shops along one side and a line of arches or columns on the other side.

Archaeological Sites. Any site or location of prehistoric or historic significance including, but not limited to, burial sites, camp sites, rock shelters, caves and their artifacts, implements and remains of preexisting native Americans.

Architectural Elements. Components that are part of a building, such as windows, doors, materials, details, and structural membrane.

Articulation. The giving of emphasis to architectural elements of a building (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

Ash, Incinerator. Particulate or solid residues resulting from the operation of incinerator or energy recovery facilities managing municipal solid waste, including solid waste from residential, commercial and industrial establishments, if the ash residues:

- a. Would otherwise be regulated as hazardous wastes under RCW [70.105](#); and
- b. Are not regulated as a hazardous waste under the Federal Resource Conservation and Recovery Act (RCRA), [42](#) U.S.C. Section [6910](#), et seq.

ASR. The Antenna Structure Registration Number as required by the FAA and FCC.

Attached Structure. Any structure that has an enclosed interior wall(s) and covered roof in common with another structure sufficient to constitute an occupiable room (i.e., seven feet wide or more). A structure connected to another structure only by a covered passageway is not considered attached. (See Detached Structure; note that structures conforming with neither definition must conform with requirements of this title for both types of structures.)

Auction. See Swap Meet.

Auditor. The Auditor of Thurston County, Washington.

Automobile Rental Agencies. This includes businesses primarily engaged in short-term rental or extended-term leasing of passenger cars, hearses, limousines, and the like, without drivers. Finance (equity or full-payout) leasing of automobiles is classified with Motor Vehicle Sales.

Automobile Wrecking. The wrecking, dismantling, or salvage of motor vehicles or trailers, or the storage of, sale of or recycling or disposal of dismantled, partly dismantled, or wrecked motor vehicles or their parts. (See also Junk or Salvage Facility.)

Awning. A structure affixed to a building which extends over windows, sidewalks or doors, principally as protection from sun and rain.

Section 5. Amendment of OMC 18.02.180(C). Olympia Municipal Code Subsection 18.02.180(C) is hereby amended to read as follows:

C. DEFINITIONS—SPECIFIC.

Caliper. The American Association of Nurserymen standard trunk measurement of nursery stock. Caliper of the trunk is the trunk diameter measured six inches above the ground for up to and including four inch caliper size, and twelve inches above the ground for larger sizes.

Canopy. A permanent flat roof-like structure attached to and supported by a building, used principally as protection from sun and rain. The structure may or may not incorporate a sign.

Carport. A roofed structure providing space for the parking of motor vehicles, boats, recreational vehicles, or other equipment, and enclosed on no more than three sides.

Cemetery. Property used for the interment of the dead.

Certificate of Appropriateness. A letter or other document stating that proposed changes will not adversely affect the historic characteristics of the property that contribute to its designation.

Certificate of Occupancy. A permit issued by the Community Planning and Development Department prior to occupancy of a structure when the structure is ready for occupancy.

Change of Occupancy. A change in the existing occupancy classification of a building, structure, or land, or portion thereof, as established and defined by the Uniform Building Code then in effect. Land use approval by appropriate authority and a certificate of occupancy issued by the building official may be required for any such change.

Change of Use. A change in the use of a building or land that results in a different classification of use under this Development Code. If a particular land use is undefined by this Development Code, the most similar use listed in the Standard Industrial Classification (SIC) Manual must be used. A change of ownership may not be considered a change of use. (See also Thurston County Assessor SIC land use classifications.)

Child Day Care. The provision of supplemental parental care and supervision:

- a. For an unrelated child or children,
- b. On a regular basis,
- c. For less than 24 hours a day, and
- d. Under license by the Washington State Department of Social and Health Services.

As used in this Development Code, the term is not intended to include babysitting services of a casual, non-recurring nature or in the child's own home. Likewise, the term is not intended to include cooperative, reciprocal child care by a group of parents in their respective domiciles.

Child Care Home, Family. A facility in the residence of the licensee providing regular scheduled care for twelve or fewer children, within a birth through eleven-years-of-age range exclusively, for periods of less than 24 hours.

Child Day Care Center. A facility providing regularly scheduled care for a group of children one month of age through 12 years of age for periods less than 24 hours.

Church. A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses, not including bingo or games of chance, nor schools which exceed normal religious service hours.

City. The City of Olympia.

City Council. The duly elected Mayor and Council Members of the City of Olympia.

Clear Sight Triangle. A triangular-shaped portion of land at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the vision of vehicle operators entering or exiting the intersection. (See also chapter [18.40](#) OMC.)

Clearing. The destruction or removal of vegetation from a site by physical, mechanical, chemical, or other means, not including landscape maintenance or pruning consistent with accepted horticultural practices which does not impair the health or survival of trees and vegetation.

Clinic. A place for outpatient medical services to human patients.

Closed Record Appeal. An administrative appeal following an open record hearing on a project permit application when the appeal is on the record with no new evidence or information allowed to be submitted and only appeal argument allowed. [See RCW [36.70B.020](#)(1)].

Club. An association of persons (whether or not incorporated) organized for some common purpose, not including a group organized primarily to render a service customarily carried on as a business. Retail warehouse buying clubs are not included in this definition. (See also Health Club and Country Club.)

Clustered Subdivision. A subdivision development in which building lots are sized to conform to the "footprint" of the structures and placed closer together than conventional development (usually in groups or clusters). The remaining undeveloped land is generally preserved as open space and/or recreation land. Private development easements around the structures are permitted for private landscaping, pools, spas, yards, and similar uses.

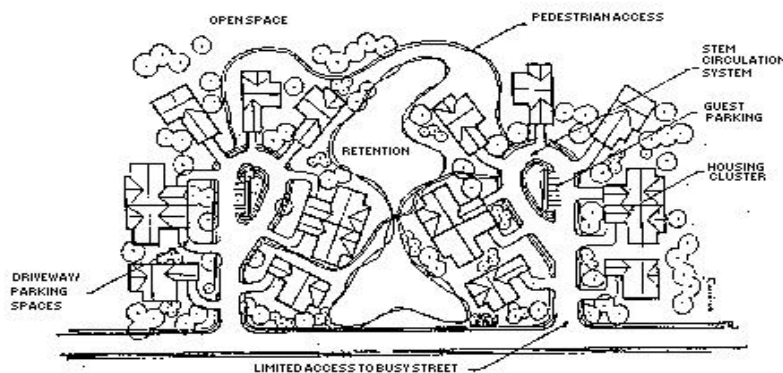


FIGURE 2-2

Cocktail Lounge. See Drinking Establishments.

Co-Living Housing. See Dwelling, Conventional.

Collegiate Greek System Residence. A building which is occupied by unrelated members of a private educational organization, and which contains sleeping rooms, bathrooms, common rooms, and a central kitchen and dining room. (See Dormitory.)

Collocation. The practice of installing and operating multiple wireless carriers, service providers, and/or radio common carrier licensees on the same antenna support structure or attached wireless communication facility using different and separate antenna, feed lines and radio frequency generating equipment.

Combined Antenna. An antenna or an antenna array designed and utilized to provide services for more than one wireless provider for the same or similar type of services.

Commercial Vehicle. A vehicle customarily used as part of a business for the transportation of goods or people.

Commission. The Planning Commission of the City of Olympia.

Common Structure. A commonly owned structure intended for the common use of all residents of the development which meets the requirements of OMC [18.04.060\(F\)\(1\)](#).

Community Clubhouse. A privately owned structure in which inhabitants of a neighborhood or subdivision, or members of a neighborhood association, gather for meetings and other activities.

Community Park. An area intended for use by the community for active and/or passive recreation activities. Such parks may contain large areas such as lake fronts, parkways, forest areas, picnic areas, arts facilities, and regulation size athletic fields designed for organized competitive sports such as softball, baseball, or soccer.

Compensation. Types of compensation include, but are not limited to the following:

In-Kind. Replacement of a habitat type with substitute habitat whose characteristics closely approximate those destroyed or degraded by an allowable use or activity.

Off-Site. Replacement of a specific habitat type away from the site on which a habitat type has been impacted by an allowable use or activity.

On-Site. Replacement of a habitat type at or within 500 feet of the site on which the habitat type has been impacted by an allowable use or activity.

Out-of-Kind. Replacement of a habitat type with a substitute habitat type whose characteristics do not closely approximate those destroyed or degraded by an allowable use or activity.

Compensation Project. Actions necessary to replace project-induced losses to the functional values of a critical area, including land acquisition, planning, construction plans, monitoring and contingency actions.

Comprehensive Plan. The plan adopted by the City Council to guide the physical growth and improvement of the city, including any future amendments and revisions.

Community-scale solar energy system. A solar photovoltaic system that qualifies for the Washington Community Solar Incentives under RCW 82.16.170.

Conditional Use Permit. A discretionary permit granted under the provisions of this Development Code and which, when granted, authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the permit.

Condominium. See Dwelling, Conventional.

Conference Center. A facility used for seminars, conventions, symposiums and similar uses, with meeting rooms and possibly food preparation and eating facilities.

Confidential Shelter. See Dwelling, Assisted Living.

Conforming Use. A land use consistent with the list of permitted uses for the district in which it is located, or otherwise designated as a conforming use in that district.

Congregate Care Senior Housing. See Dwelling, Assisted Living.

Consistency with Comprehensive Plan. Performance in accordance with and complying and conforming with state law and the Olympia Comprehensive Plan as determined by consideration of the type of land use, the level of development, infrastructure, and the character of the development. [See RCW [36.70B.040](#)].

Construction Permit, SEPA-exempt. A construction permit or license exempt from the threshold determination and environmental impact statement requirements of the State Environmental Policy Act, such as an electrical, mechanical, plumbing or single-family building permit, and installation permits for lateral utility lines.

Contiguous Land. Parcels adjoining and touching other land and having the same owner regardless of whether or not portions of the parcels have separate tax lot numbers, were purchased at different times, lie in different sections, are different government lots or are separated from each other by private roads or private rights-of-way.

Contributing Historic Property. A property within a designated historic district listed as having enough historic significance to have been listed as a "contributing" property during the historic district approval process.

Convalescent Home. See Dwelling, Assisted Living.

Cornice. Any ornamental molding which protrudes along the top of a building.

Cooperative Housing. See Dwelling, Conventional.

Cottage Housing. See Dwelling, Conventional.

Country Club. A private or public membership facility designed for tennis, swim and other recreational activities except riding stables. Such uses and activities may be grouped around a clubhouse containing a restaurant, banquet and meeting room facilities. (See also Golf Course.)

County. Thurston County.

Courtyard. An open, unoccupied space, other than a yard, on the same lot with a building and bounded on two or more sides by the walls of a building.

Covenant. See Restrictive Covenant.

Coverage, Building. The portion of a lot covered by the principal and accessory building floor area including all areas covered by a weather-tight roof, excluding two feet of eaves.

Coverage, Impervious. The area which is occupied or covered by all impervious surfaces including the total horizontal surface of all buildings, except two feet of eaves. (See Net Site Area and Impervious Surface definitions.)

Crematorium. A facility that uses heat or fire to reduce human or animal remains to ashes.

Creek. See Stream.

Crisis Intervention Service. A mental health agency that offers 24 hour counseling, instruction and referral to persons in critical situations. This service is provided by telephone only and not in-person. Crisis intervention services are defined and regulated in Chapter [275-56-350](#) of the Washington Administrative

Code. Such facilities may be characterized by a need for location confidentiality. This is not defined as a Business Office nor a Government Office.

Critical Area. Any of the following areas and ecosystems:

- a. Wellhead Protection Areas,
- b. Important Habitats and Species,
- c. Streams and Priority Riparian Areas,
- d. Wetlands, and
- e. Geological Hazard Areas.

Critical Area Tract. An area containing a critical area and/or buffer and that is subject to a recorded critical area protection restriction. (See Tract)

Culvert. A conveyance device (e.g., concrete box, pipe) which conveys water under (usually across) a roadway or embankment.

Section 6. Amendment of OMC 18.02.180(F). Olympia Municipal Code Subsection 18.02.180(F) is hereby amended to read as follows:

F. DEFINITIONS - SPECIFIC.

FAA. The Federal Aviation Administration.

Facade. The vertical side or sides of a building facing city streets or pedestrian plazas.

Family. An individual, or two or more persons, living in a dwelling unit or a foster family home, or an adult family home, as defined under Washington State law or administrative code.

Farmers Market. See Swap Meet.

FCC. The Federal Communications Commission.

Feed Lines. Cables used as the interconnecting media between the transmission/receiving base station and the antenna of a WCF.

Fence. A physical barrier used to prevent entrance or exit, or to mark a boundary.

Filling or Fill. Any depositing or stockpiling of earth materials.

Final Approval. The final official action taken by the Review Authority on a proposed subdivision, short subdivision, binding site plan, large lot subdivision, dedication, or other application requiring City approval.

Flashing Sign. See Sign, Animated.

Flea Market. See Swap Meet.

Flood Hazard Area. Those lands having a one percent or greater chance of flooding in any one year.

Floor Area. See Gross Floor Area.

Floor Area Ratio (FAR). The ratio of floor area permitted on a zoning lot to the size of the lot. 1:1 means a one story building can cover the entire buildable area of the lot, except in the Urban Waterfront Housing District, 1 FAR of commercial is allowed, while the remainder of the building (up to the allowed zoning height) must be residential. Floor area ratio means a measure of development intensity equal to building square footage divided by the developable property square footage. Developable property excludes public facilities and portions of lots with critical areas and critical area buffers as designated in RCW 36.70A.060, except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met.

Flush-Mounted Antenna. Any antenna or antenna array attached directly to the face of the support structure or building such that no portion of the antenna extends above the height of the support structure or building. Where a maximum flush-mounting distance is given, that distance ~~shall~~ **must** be measured from the outside edge of the support structure or building to the inside edge of the antenna.

Food Stores. Stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine and beer shops; liquor stores; and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared products for on-site or off-site consumption.

Frequent Transit Routes. Transit routes for which the majority of bus stops have service four or more times per hour, for a minimum of 12 or more hours per day, for at least five days per week.

Front Wall. The wall of a structure nearest to the street upon which the structure faces, excluding cornices, canopies, eaves, or any other architectural embellishments.

Front Yard. See Yard, Front.

Frontage. The side(s) of a lot abutting a public rights-of-way.

Frontage Improvements. See Improvements.

Functions, beneficial functions or functions and values. The beneficial roles served by critical areas including, but not limited to: water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation, groundwater recharge and discharge; erosion control; wave attenuation; historical and archaeological value protection; and aesthetic value and recreation.

Funeral Parlors and Mortuaries. Businesses primarily engaged in conducting funerals and preparing the dead for burial, but not including crematoriums.

Furniture, Home Furnishings, and Appliance Stores. Businesses primarily engaged in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, woodstoves, domestic cookstoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like. Consumer electronics such as televisions, stereo equipment, and personal computers are classified under Specialty Stores. Mini-computers and mainframe computers are classified under Office Supplies and Equipment Stores. (See also Specialty Stores.)

Section 7. Amendment of OMC 18.02.180(G). Olympia Municipal Code Subsection 18.02.180(G) is hereby amended to read as follows:

G. DEFINITIONS - SPECIFIC.

Gambling Establishment. A business primarily engaged in Class E and F (fee-charged and enhanced card room activities) and house-banked card games and similar activities as defined and regulated by the Washington State Gambling Commission.

Garage. An enclosed detached or attached accessory building which is primarily used for the parking of vehicles. (See also Parking Facility.)

Garage, Commercial. A structure, or portion thereof, used primarily for the parking and storage of motor vehicles and available to the general public. (See also Parking Facility, Commercial.)

Garage, Private. Any building or portion thereof accessory to, or within, the principal building, and which is used or intended to be used by persons residing on the premises for the storage or parking of motor vehicles, boats and other permitted uses. (See also Carport.)

Gas Station. See Service Station.

General Merchandise Stores. Stores which sell a number of lines of merchandise in one store, such as department stores, warehouse buying clubs, variety stores, country general stores, drug stores, and the like. A store which primarily sells only prescription and over-the-counter drugs is defined as a Pharmacy.

Geographic Search Ring. An area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

Geologist. A person who has earned a degree in geology from an accredited college or university, or a person who has equivalent educational training and has experience as a practicing geologist.

Golf Course. A private or public facility with extensive outdoor grounds designed for playing golf (typically 9 or 18 holes). Accessory uses may include a clubhouse, tennis and swim activities, and a driving range, but not to include riding stables. (See also Country Club).

Grade. The finished ground level adjoining the building at the exterior walls.

Grade Plane. A reference plane representing the average of the finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane must be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building between the structure and a point six feet from the building.

Grading. Any excavating or filling of earth materials or any combination thereof.

Greenhouse. A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity may be regulated for the cultivation of delicate or out-of-season plants for sale or personal enjoyment. (See also Nursery.)

Grid-connected solar energy system. A solar photovoltaic system that is connected to an electric circuit served by an electric utility company.

Grocery Store. A subcategory of food store which is primarily engaged in the retail sale of a wide variety of fresh foods, packaged foods and household supplies for preparation and consumption in the home. Commonly known as a supermarket, grocery store, or minimarket, this type of store sells such goods as tea, coffee, spices, sugar, flour and packaged foods; fresh and/or frozen fruits and vegetables; fresh and/or prepared meats, fish, and poultry; domestic cleaning products and paper goods; and miscellaneous small items for home use. See also "Food Stores." A store which also sells a wide variety of non-grocery items (such as automotive supplies, consumer electronics, hardware, building materials, apparel, sporting goods or the like) as a major part of its sales (i.e., 30 percent or more of its display area) is classified as a "general merchandise store."

Gross Acreage. The total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

Gross Floor Area for non-Accessory Dwelling Units. The area included within the surrounding exterior finished wall surface of a building or portion thereof, exclusive of courtyards.

Gross Floor Area for Accessory Dwelling Unit(s). The interior habitable area of an accessory dwelling unit, including basements and attics, but not including a garage or accessory structure.

Ground Area. See Gross Acreage.

Ground Cover. A variety of grasses or other low growing plants often cultivated to reduce soil and wind erosion.

Ground-mounted solar energy system (Accessory Use). A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and the system is accessory to the primary use.

Ground-mounted solar energy system (Primary Use). A solar photovoltaic system mounted on a rack or pole that is ballasted on, or is attached to, the ground and is the primary land use for the parcel(s) on which it is located. Primary use systems are permitted through a discretionary approval process.

Groundwater. Water in a saturated zone or stratum beneath the surface of land or below a surface water body.

Group Home. See Dwelling, Assisted Living.

Guest House. See Dwelling, Conventional.

Section 8. Amendment of OMC 18.02.180(P). Olympia Municipal Code Subsection 18.02.180(P) is hereby amended to read as follows:

P. DEFINITIONS – SPECIFIC.

Parcel. A parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the most recent equalized assessment roll.

Park, Neighborhood. An area suited for passive and/or active family activities and play which may include facilities such as picnic table and shelters, barbecue pits, playground equipment, basketball backboards, small sized playfields, volleyball courts and tennis courts. Neighborhood parks can serve an urban design as well as recreational function and are a core feature of neighborhood centers.

Park, Public. A park, playground, swimming pool, beach, pier, reservoir, golf course or athletic field which is under the control, operation or management of the City, county, state, or federal government.

Parking, Combined. Two or more land uses or a multi-tenant building which merge parking needs to gain a higher efficiency in vehicular and pedestrian circulation.

Parking Facility or Lot. A land area, building or structure that is for the temporary parking or storage of vehicles for which a fee may or may not be charged, and where no service or repairs of any kind are furnished.

Parking Facility, Commercial. A parking facility available to the general public, for which a fee is charged on an hourly, daily, weekly, monthly, or other similar basis.

Parking, Shared. Two or more land uses or a multi-tenant building which merge parking needs based on different operating hours to gain a higher efficiency in vehicular and pedestrian circulation, economize space, reduce impervious surface and provide a superior grouping of building(s).

Parking Space. An area which is primarily intended for the temporary storage of vehicles and which meets the design requirements of this code.

Party of Record. The applicant and any person who prior to a decision has requested notice of the decision or submitted substantive comments on an application.

Passive Recreation. See Recreation, Passive.

Pedestrian-Oriented Business. A commercial enterprise whose customers commonly arrive at a business on foot, or whose signage, advertising, window display and entry ways are oriented toward pedestrian traffic. Pedestrian-oriented business may include restaurants, retail shops, personal service businesses, travel services, banks, (except drive-through windows), and similar establishments.

Pedestrian Plaza. An area between a building and a public street which promotes visual and pedestrian access onto the site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for activities such as resting, gathering, reading and picnicking.

Pedestrian Street. Street devoted to uses and amenities which stimulate and reinforce pedestrian activities and visually interesting features at the pedestrian level. Uses are typically sidewalk oriented and physically and visually accessed by pedestrians from the sidewalks, are open during established shopping hours, generate walk-in pedestrian clientele and contribute to a high level of pedestrian activity. Such uses include, but are not limited to, retail shops, restaurants, personal services, day care facilities, banks, travel agencies, cinemas, theaters, amusement establishments, galleries, museums, public display spaces, drug stores, shoe repair shops, floral shops, hair shops, department stores, small hardware stores, and apparel shops. Visually interesting features include, but are not limited to, sculptures, display cases, landscaping, vendor stalls and carts, and architectural detailing.

Percolation. The downward flow or infiltration of water through the pores or spaces of rock or soil. (See also Impervious Surface.)

Performance Guarantee. A financial guarantee acceptable to the City Attorney to ensure all improvements, facilities, or work required by this ordinance will be completed in compliance with this ordinance, regulations, and approved plans and specifications.

Perimeter. The boundaries or borders of a lot, tract, or parcel of land.

Permeable pavement. Pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

Permitted Use. A use allowed by law in a use district and subject to the provisions applicable in that district.

Person. Any individual, firm, co-partnership, joint venture, association, social club, social organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state or its political subdivisions or instrumentalities, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Personal Services. A business primarily engaged in providing services generally involving the maintenance of the human body, or other services to one's person or household pets. Such businesses include, but are not limited to, barber and beauty shops, photographic studios, tanning parlors, pet grooming, and obedience training. This does not include Medical Offices, Kennels or Veterinary Clinics. (See also Health Fitness Centers and Dance Studios.)

Personal Wireless Service. Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services, as defined in the Telecommunications Act of 1996 and [47 U.S.C. 332](#) and future amendments thereof.

Pervious Surface. A surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

Pesticide. Any chemical that is used to kill pests, especially insects and rodents.

Pet, Traditional. Animals which can be house-broken, walked on a leash, are frequently, but not necessarily, housed within the residence, or as a class judged neither obnoxious nor to pose a public safety or health threat. Traditional pet birds include song birds and parrots.

Pharmacies and Medical Supply Stores. Businesses primarily engaged in the sale of prescription and over-the-counter drugs, plus perhaps vitamins, first-aid supplies, and other health-related products. It also includes firms primarily engaged in the sale of medical equipment such as orthopedic or prosthetic devices, or equipment for home health testing. Pharmacies which also sell a wide variety of other types of merchandise, such as beauty products, camera equipment, small consumer electronics, giftware, food items, greeting cards, toys, housewares, and/or cleaning supplies are commonly known as "drug stores," and are classified as General Merchandise Stores.

Pigeons, Performing and Racing. Pigeons which are raised and used in the sport, hobby or competition of performing or racing; which require being released for freedom of flight for purposes of training, maintaining physical conditioning or competitive performance; and which are identified by a leg band containing the name or initials of the owner, or with an identification or registration number stamped on said band. Specifically included in this category are flying tippers, tumblers, rollers and homing or racing pigeons.

Plat. A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys or other divisions or dedications.

Plat, Final. The final drawing or map of a subdivision and dedication, prepared for recordation with the County Auditor and containing all elements and requirements set forth in RCW Chapter [58.17](#) and in the City of Olympia Subdivision Ordinance.

Plat, Preliminary. A drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and other elements of a subdivision consistent with the requirements of this code. The preliminary plat furnishes a basis for approval or disapproval of a general layout for a subdivision.

Plat, Preliminary Approval. The official action approving a proposed division of land, normally subject to the installation of improvements or fulfillment of conditions prior to final approval.

Plat, Short. The map or representation of a short subdivision containing all pertinent information required by Titles [17](#) and [18](#) OMC, and other applicable ordinances.

Portable Classroom. An accessory building/structure used for public, private or parochial education, and located on the same site as the principal building of instruction.

Principal unit. The single-family housing unit, duplex, triplex, townhome, or other housing unit located on the same lot as an accessory dwelling unit. If this unit meets the ADU size provisions in OMC 18.04, this unit can be reclassified as an ADU and a newly built unit can be designated as the principal unit during or after the building of that new unit.

Principal Use. The primary or predominant use of any lot, building or structure.

Printing, Commercial. This includes shops specializing in printing small jobs for business clients or the general public, such as photocopying, offset printing, or screen printing of documents, announcements, business cards, or the like. This also may include blueprinting, computer plotting, and similar business services. These shops may engage in typesetting, photoengraving, plate-making, and other printing functions incidental to their primary activity; however, if they are primarily engaged in these functions as a service to other printing businesses, they are classified under Industrial Printing. Businesses which print books, magazines, newspapers, or other periodicals for others are classified under Industrial Printing.

Printing, Industrial. Businesses which print books, magazines, newspapers, or other periodicals for others. It also includes printers of maps, posters, and the like; makers of business forms, looseleaf binders, and the like; and service industries for the printing trade, such as engraving, typesetting, photoengraving, electrotyping and stereotyping, lithographic platemaking, and related services.

Private School. See School, Private.

Private Utility. A privately owned enterprise that provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage and garbage collection or other similar public services.

Prohibited Use. A use that is not permitted in a zoning or land use district.

Project. A change in occupancy or modification or improvement of real estate, whether done by clearing, grading, or structure creation or modification in any manner requiring approval, licensing, or permitting by the City of Olympia.

Project Permit. Any land use or environmental permit or approval required from the City for a project [See also RCW [36.70B.020](#)(4)].

Project Permit Application. A formal written request to the City for a project permit or approval on forms provided by the City.

Property Line. Any line bounding the ownership of a parcel of land.

- a. Front property line. Any property line separating any parcel of land from the street rights-of-way. In case of a corner lot, the owner of such lot may elect any property line abutting on a street as the front property line, provided such choice, in the opinion of the ~~Building Official~~ Director, will not be detrimental to the existing or future development of adjacent properties. In case of a through lot, both property lines abutting on a street are front property lines. In the case of a lot not abutting a street, the front property line is that line nearest to and roughly parallel with a street, provided that the ~~Building Official~~ Director may approve an alternative front line if it will not be detrimental to existing and future development. However, for historic properties or in historic districts, for properties with more than one street frontage the front property line is the one the front door of the house is historically oriented toward, unless otherwise approved by the Director.
- b. Rear property line. Any property line that does not qualify as a front or side property line.
- c. Side property line. Any property lines that intersect the front property line. These lines may intersect at any angle and be of any length. (See also Yards.)

Public Access (Shoreline). The physical ability of the general public to reach and touch the water's edge and/or the ability to have a view of the water from upland locations. There are a variety of types of public access including picnic areas, pathways and trails (including handicapped accessible), floats and docks, promenades, viewing towers, bridges, boat launches, street ends, ingress and egress, parking, and others.

Public Art. Expressionistic forms, either human-made or natural, which are located for community view on private or public property.

Public Building. Any building, structure, facility, or complex used by the general public, whether constructed by any state, county, or municipal government agency or instrumentality or any private individual, partnership, association, or corporation, including, but not limited to, assembly buildings, such as auditoriums, libraries, public eating places, schools, and theaters; business buildings, such as offices; and factories and industrial buildings.

Public Facility. Land, buildings or structures operated by a municipal or other governmental agency to provide local protective, social, recreational, cultural, or mass transportation services directly to the general public. This includes police and fire stations, libraries, recreation facilities, bus transfer stations and park-and-ride lots. It also includes public land or buildings devoted solely to the storage of equipment and materials. It does not include facilities whose primary purpose is to provide administrative or judicial services, except as they may be incidental to the defined use, nor parking lots that are accessory to uses that would otherwise not be allowed in the underlying zone.

Public Hearing. A meeting announced and advertised in advance and for the express purpose of providing the public an opportunity to comment on a specific proposed action for adoption or approval by the City.

Public Meeting. An informal meeting, hearing, workshop or other public gathering of people to obtain comments from the public or other agencies on a proposed project permit prior to the City's decision on the permit application. A public meeting may include a design review board meeting, a neighborhood association meeting, or a scoping meeting on a draft environmental impact statement. A public meeting is distinct from and does not include an open record hearing. [See RCW [36.70B.020](#)(5)].

Public Project of Significant Importance. See OMC [18.66.090](#).

Public Safety Communications Equipment. All communications equipment utilized by a public entity for the purpose of ensuring the safety of the residents of the City and operating within the frequency range of 700 MHz and 1,000 MHz and any future spectrum allocations at the direction of the FCC.

Public Services. Fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Public Use Area. An outdoor portion of a property that is dedicated to public use and which contains one or more of the following elements: benches, tables, lawns, public art, gardens, exercise or play equipment, or similar improvements or features. These elements are to provide the public with recreational activities in addition to the right to traverse or stand in this area.

Public Utility. An organization or government agency which provides the public with electricity, gas, heat, steam, communication, transportation, water, sewage or garbage collection or other essential public services.

Publishing. Businesses which publish and print on their premises books, magazines, newspapers, or other periodicals. If such establishments do not perform printing on their premises, they are classified as Business Offices.

Section 9. Amendment of OMC 18.02.180(R). Olympia Municipal Code Subsection 18.02.180(R) is hereby amended to read as follows:

R. DEFINITIONS - SPECIFIC.

Radio Frequency Emissions. Any electromagnetic radiation or other communications signal emitted from an antenna or antenna-related equipment on the ground, antenna support structure, building, or other vertical projection.

Radio, Television, or Communication Tower. A vertical structure that is intended to send or receive radio, or other wireless communications and to serve more than one user or an enterprise whose principal business is such communications. See Antenna.

Ravine. A narrow gorge that normally contains steep slopes and is deeper than ten vertical feet as measured from the lowest point of the valley to the top of the slope.

Rear Yard. See Yard, Rear.

Reasonable Alternative. An activity that could feasibly attain or approximate a proposal's objectives, but with less environmental impact or decreased level of environmental degradation.

Recreation, Active. Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

Recreation, Commercial. A facility operated as a business which is designed and equipped for leisure-time activities such as theaters, bowling alleys, museums, aquariums, public and private recreational concessions, miniature golf, archery ranges, and amusement activities such as coin or token-operated machines, rides, or booths to conduct games. (See also Health Fitness Centers and Dance Studios, Golf Courses, Country Clubs, and Riding Stables.)

Recreation, Passive. Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, or similar table games and activities which may involve educating the user.

Recreation Facility. A place designed and equipped for the purpose of sports and leisure-time activities.

Recreational Vehicle. A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term recreational vehicle includes, but is not limited to, travel trailers, pick-up campers, camping trailers, tiny-houses on wheels, motor coach homes, converted trucks, buses, or boats.

Recreational Vehicle Park. Any lot or parcel of land upon which two or more recreational vehicles sites are located, established, or maintained as temporary living quarters for recreation or vacation purposes, not to exceed 180 days in any one-year period.

Recycling. The process by which waste products are collected and reduced to raw materials and transformed into new products.

Recycling Facility. A facility for the collection and/or sorting and storage of recyclable materials generated from domestic or small business sources, such as bottles, cans, paper, cardboard, aluminum, and plastics. This definition does not include facilities for the processing of recyclable materials, which are classified as an industrial use. Recycling facilities are further divided into two categories: Type I Recycling Facilities include bins or other temporary or permanent facilities for the collection of small quantities of recyclable materials to be sorted and/or processed elsewhere. A Type I facility may be accessory to a primary use, such as a recycling bin at a grocery store parking lot. Type II Recycling Facilities include facilities primarily dedicated to the collection, sorting, or purchase and resale of recyclable materials.

Remodel. The alteration, restoration, reconstruction, addition to, structural modification, change of existing building footprint or internal floor plan that requires city approval or the issuance of any City permit.

Rental, Residence. The temporary rental of a single-family home for personal social events such as a wedding reception, private party or similar activity. (See also Temporary Uses.)

Replat. The further division of lots or the relocation of lot lines of any lot or lots within a subdivision previously approved and recorded according to law; or the alteration of any streets or the establishment of any new streets within any such subdivision, but not including conveyances, made so as to combine existing lots by deed or other instruction.

Restaurant. A use providing preparation and retail sale of food and beverages, including coffee shops, sandwich shops, ice cream parlors, fast food take-out, espresso stands, and similar uses. A restaurant may include licensed "on-site" provision of alcoholic beverages for consumption on the premises when accessory to such food service. A "drive-in" restaurant is one where all or a significant portion of the consumption takes place or is designed to take place with the patrons remaining in their vehicles while on the premises. A "drive-through" restaurant is one which has one or more drive-through lanes for ordering and dispensing of food and beverages to patrons remaining in their vehicles, for consumption off the premises.

Restoration. Measures taken to restore an altered or damaged natural feature including:

- a. Active steps taken to restore damaged wetlands, streams, protected habitat, or their buffers to the functioning condition that existed prior to an unauthorized alteration; and
- b. Actions performed to reestablish structural and functional characteristics of the critical area that have been lost by alteration, past management activities, or catastrophic events.

Restrictive Covenant. A restriction on the use of land usually set forth in the deed. [NOTE: Restrictive covenants usually run with the land and are binding upon subsequent owners of the property. However, some restrictive covenants run for specific periods of time.]

Retail Trade. The selling of goods or merchandise to the general public for personal, business, or household consumption. The retail sales establishment is usually a place of business and is engaged in activity to attract the general public to buy goods. The establishment may also buy and receive goods.

Retail sales includes services related to the retail goods. The establishment may process, repair, manufacture, and wholesale some of the products, such as jewelry, baked goods, beverages, apparel, pottery, or consumer electronics, but such processing, repair, or manufacturing must be associated with retail activities, be limited to rear or upper floor areas in the same building, and emit no loud noise or noxious odor. See Industry, Light.

Revision of Application, Minor. A change or correction by an applicant of a proposed project, either voluntarily or to conform with applicable standards and requirements, that does not, in the opinion of the Director, constitute a substantial change requiring reinitialization of the review process and period.

Revision of Application, Substantial. A change or correction by an applicant of a proposed project, either initiated voluntarily by the applicant or to conform with applicable standards and requirements, that in the opinion of the Director requires a new review process and period. For example, a change in a proposal which, as a result of changes in the proposed land use, substantially greater floor area or number of residential units, or substantial relocation of uses or structures, or the like, probably would result in significantly different impacts to the environment, upon public services or facilities, or to neighboring properties or land uses.

Revolving Sign. See Sign, Animated.

Rezone. A change in the land use classification of a specific area to another use classification.

Right-of-Way - Improved. All of the right-of-way where any portion of it is used for motor vehicle travel.

Rights-of-Way. The right of one to use or pass over the property of another.

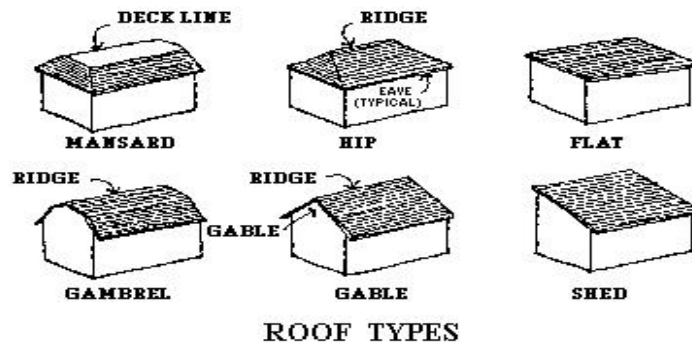


FIGURE 2-6

Roof. The outside top covering of a building.

Roof-mounted solar energy system. A solar photovoltaic system mounted on a rack that is ballasted on, or is attached to, the roof of a building or structure. Roof-mounted systems are accessory to the primary use.

Rooming House. See Lodging House.

ROW. Rights-of-ways of public easements, roadways, streets, or other so defined public access locations.

Rummage Sale. An occasional or periodic market held in an open area or structure which is sponsored by schools, places of worship or other nonprofit organizations.

Run With The Land. A covenant, benefit or restriction of the use of land binding on present and future owners of the property.

Section 10. 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:

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) | 18.04 |
| RESIDENTIAL/HOUSING (Conventional Housing Types) Includes single-family, accessory dwelling units, middle housing, large multifamily, permanent supportive housing, and transitional housing | | | | | | | | | | | | | | | |
| Conventional Dwelling Types as defined in OMC 18.02.180 <u>unless listed separately below.</u> | P | P | P | P | P | P | P | P | P | P | P | P | P | P | Table 4.04.18.04.060; 18.04.080. See 18.04.080 (A) for provisions allowing up to 6 units per lot in some cases. |
| <u>Large Multifamily dwelling (7seven units or more)</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> | |
| Manufactured or Mobile Home Parks | | | | | | | | C | C | C | | | P | | 18.04.060(P) |
| RESIDENTIAL/HOUSING (Transient Housing Types) Note: Hotels and Motels are allowed in Commercial Zones, see OMC 18.06 for details. | | | | | | | | | | | | | | | |
| Bed and Breakfast (as a Home Occupation) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(L) |
| Short Term Rentals | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(L) |

| 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 |
|---|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|-------|-----|-----|-----------|----|-------------------------------|
| | | | | | | | | | | | | | | | 18.04.060(JJ) |
| Dorms / Collegiate Greek System Residences | P | | | P | | | | P | P | P | | | | | |
| RESIDENTIAL/HOUSING (Assisted Living Dwellings) | | | | | | | | | | | | | | | |
| Adult Family Home/ Elder Care Home | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| Group Homes with 6 or Fewer (or up to 8 with DSHS approval) Clients and Confidential Shelters | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(K) |
| Group Homes with 7 or More Clients | C | | | C | C | C | C | C | C | C | C | C | C | C | 18.04.060(K) |
| Nursing/ Convalescent Homes | C | | | C | C | C | C | C | C | C | C | C | C | C | 18.04.060(S) |
| COMMERCIAL | | | | | | | | | | | | | | | |
| Child Day Care Centers | <u>P</u> | <u>CP</u> | <u>CP</u> | <u>CP</u> | <u>CP</u> | <u>CP</u> | <u>CP</u> | <u>CP</u> | P | P | P | P | <u>CP</u> | 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 Care, Elder Care) | P | P | P | P | P | P | P | P | P | P | P | P | P | P | 18.04.060(L) |

| 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 | |
|---|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|----|------------------------|---------------|
| 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) | |
| Veterinary Clinics | P | | | | | | | | | | | | | | | |
| ACCESSORY USES | | | | | | | | | | | | | | | | |
| Accessory Structures | P | 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 | P | 18.04.060(GG) |

| 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 |
|--|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|-----|------------------------|
| Garage/Yard/Rumma ge 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 |
| RECREATIONAL USES | | | | | | | | | | | | | | | |
| 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) |
| 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) |
| AGRICULTURAL USES | | | | | | | | | | | | | | | |
| 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) |

| 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 |
|---|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|----|------------------------|
| TEMPORARY USES | | | | | | | | | | | | | | | |
| 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 fewer in 1 year | P | P | P | P | P | P | P | P | P | P | P | | P | P | 18.04.060(DD) |
| OTHER | | | | | | | | | | | | | | | |
| 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 |

| 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 |
|-----------------------------------|------|-----|-------|-----|-------|--------|---------|----------|-------|-------|-----|-----|-----|-----|-------------------------------|
| 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) |
| 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 & 18.44.090 Table 44.01 |
| 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 11. Amendment of OMC 18.04.060(D). Olympia Municipal Code Subsection 18.04.060(D) is hereby amended to read as follows:

D. CHILD DAY CARE CENTERS.

1. Permitted Use. Child day care centers are permitted in the districts specified in Tables 4.01 and 5.01 subject to the following conditions:
 - a. Child day care centers located in residences must be separate from the usual living quarters of the family, or located in the portion of the residence used exclusively for children and their caregivers during the hours the center is in operation.
 - b. Compliance with state licensing requirements.
 - c. Prior to initiating child care services, each child care provider must file a Child Care Registration Form with the Department (forms are provided by the Department). The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee will be required for registration.
2. Accessory Use. A child day care center must be considered an accessory use if it is sited on the premises of a community service use, such as a private or public school, grange, place of worship, community center, library, or similar adult gathering place and it is associated with that activity. Child care facilities for the exclusive use of employees of a business or public facility are allowed as an accessory use of the business or facility. Prior to initiating operation of a child day care center, the operator must register with the City as specified in Subsection 1.
3. ~~Conditional Use. Child day care centers are allowed as a conditional use in the R-4, R-4-8, R-6-12 and MR-7-13 districts, subject to the requirements contained in Subsection A, and the following standard:~~
 - For child day care facilities within a residence: No structural or decorative alteration is permitted which would alter the residential character of an existing residential structure used as a child day care center.

Section 12. Amendment of OMC 18.04.060(M). Olympia Municipal Code Subsection 18.04.060(M) is hereby amended to read as follows:

M. Hospice Care Center

- ~~1. Size. No more than five (5) patients may be cared for in hospice care centers located in a Mixed Residential 7-13 or Mixed Residential 10-18 district.~~
- ~~2. The applicant shall~~must submit proof of compliance with applicable state requirements (e.g., a license) as a condition of approval.

Section 13. Amendment of OMC 18.04.060(AA). Olympia Municipal Code Subsection 18.04.060(AA) is hereby amended to read as follows:

AA. RMH and UR DISTRICTS COMMERCIAL USE REQUIREMENTS.

1. ~~With the exception of Child Care Centers, c~~Commercial uses in the RMH District (see Table 4.01) ~~shall are~~ only be allowed in mixed use buildings and shall not exceed ~~five thousand~~ (5,000) square feet in size.
2. ~~With the exception of Child Care Centers, c~~Commercial uses in the UR District (See Table 4.01) ~~shall are~~ only be allowed in mixed use buildings and ~~shall may~~ not exceed ~~ten-10~~ percent (10%) of gross floor area or ~~five thousand~~ (5,000) square feet in size, whichever is smaller.
3. In the UR District, on half block areas facing Union Street, office/commercial, or other allowed uses equivalent to one story may be built when part of a housing project.

Section 14. Addition of OMC 18.04.060(KK). Olympia Municipal Code Subsection 18.04.060(KK) is hereby added to read as follows:

Section 18.04.060.KK – New Housing in Existing Buildings

New housing units are permitted in existing buildings, subject to the following (see RCW 35A.21.440):

1. There is no restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing, provided that generally applicable health and safety standards, including building code standards and fire and life safety standards, can be met within the building; and
2. There are no new parking requirements on the addition of dwelling units or living units added within an existing building, however, the City may require the retention of existing parking that is required to satisfy existing local residential parking requirements and for any nonresidential uses that remain after the new units are added; and
3. With the exception of emergency housing and transitional housing uses, the City will not impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;
4. The City will not impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone, except as provided in RCW 36.70A.810 and 36.70A.812;
5. The City will not impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district; and
6. The City will not prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is along a pedestrian street as defined in Title 18 OMC, unless the addition of the units would violate applicable building codes or health and safety standards;
7. The City will not require unchanged portions of an existing building that have been used for residential or previously permit-approved conditioned space purposes to meet the current energy code solely because of the addition of new dwelling units within the building. When any other

existing building is converted to new dwelling units, changed portions of each of those new units must meet the requirements of the current energy code, except if:

(a) The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater;

(b) The building owner submits documentation, in a form acceptable to the Director, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard in RCW 19.27A.210; or

(c) In all areas zoned for residential housing, an additional housing unit is created within an existing home;

8. The City will not deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the Director makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or

9. The City will not require a transportation concurrency study under RCW 36.70A.070 or an environmental study under chapter 43.21C RCW based on the addition of residential units within an existing building.

Section 15. Amendment of OMC 18.04.080(K). Olympia Municipal Code Subsection 18.04.080(K) is hereby amended to read as follows:

K. Surface Coverage Limits:

1. Increased Impervious Coverage: Projects may be eligible for up to a 20% percent increase in impervious (above what is listed in table 4.04) surface coverage provided that the following are met:

a. Eligibility: The increase must be for one, or more, of the following:

- i. A non-residential use such as a school, park, place of worship, etc. that is permitted within the residential zone.
- ii. Developments that include middle housing units (including ADU's and Townhomes) which exceeds minimum density on the underlying lot.
- iii. Land divisions that achieve the maximum allowed density within the zone in which they are located.

iv. Ineligible projects include:

1. A stand-alone single family unit on a lot.
2. Projects in the Residential Low Impact Zone.

b. An engineered drainage design must be submitted that includes the following:

- i. The area in exceedance of Table 4.04 must meet the Drainage Design and Erosion Control Manual (DDECM) core requirement #5 (or as amended) for onsite

stormwater treatment, and core requirement #7 for flow control, regardless of minimum area thresholds. Plans must address the following:

1. Projects that would otherwise be exempt from DDCEM requirements for flow control must demonstrate compliance, regardless of the exemption, in order to obtain the bonus.
 2. Flood control systems to be included might include pervious pavement, pervious geogrid, bioretention, infiltration, green roofs, or micro-detention systems. If compliance cannot be provided, the bonus will be denied.
 3. Permeable pavement and geogrid on Type D soils are ineligible.
- ii. Maintenance agreements will be required prior to permit issuance for said, flood control system.
2. Hard Surface Coverage Bonus: The coverage identified in table 4.04 indicates the allowed maximum increase in hard surfaces. To gain approval for these increases all of the following must be met:
 - a. All criteria outlined in OMC 18.04.080.k.1.b are applicable.
 - b. ~~In addition to the ineligible projects in K.1.a.IV, p~~Projects on type D soils are also ineligible.
 - c. The total hard surface coverage cannot exceed the site area minus the minimum open space requirement.
 3. Existing Surfaces: An existing lot, which was legally built under regulations applicable at the time of its building, but which exceeds current impervious or hard surface coverage limits, may be replaced within the existing lot footprint, but cannot be expanded in a way that would increase the nonconformity. Replacement of such surfaces must comply with the Drainage Design and Erosion Control Manual, including, providing stormwater control measures.
 4. Calculation Exclusions: The following are excluded from the impervious and hard surface coverage limit calculations. Note: these exclusions do not apply to calculations or requirements related to the Drainage Design and Erosion Control Manual.
 - a) Ingress/egress easements serving a neighboring property;
 - b) Areas excluded from the minimum lot area calculations (OMC [18.04.080\(c\)\(4\)](#)), such as the panhandle of a flag lot;
 - c) Portions of the driveway that extend beyond the required setback area when the additional length is caused by compliance with municipal code requirements, such as critical area and buffer protections.
 - d) Areas partially or wholly covered by water (seasonally or year-round) are excluded from the total site area before calculating the coverage percentage. This does not include human-made stormwater retention ponds.

Section 16. 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:

| 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 |
| District-Wide Regulations | 18.06.060(R) | | | | 18.06.060(F)(2) | 18.06.060(HH) | 18.06.060(F)(2) | | | | | | | |
| 1. EATING & DRINKING ESTABLISHMENTS | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | P | |
| 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(HH) | 18.06.060(F)(2) | | | | | | | |
| 2. INDUSTRIAL USES | | | | | | | | | | | | | | |
| Industry, Heavy | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | |
|--|------------------|-------------------------------|---|--|--------------------------|-----------------------|-------------------------|---|---|---|--------------------------|---|---|--|
| Industry, Light | | | C | | P/C 18.06. 060(N) | | | | | | | | | |
| On-Site Treatment & Storage Facilities for Hazardous Waste | | | | | P 18.06. 060(Q) | | | | | | | | | |
| 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 18.06. 060 (BB)(3) | P | | P/C | 18.06. 060(BB) | | 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 (HH) | 18.06. 060 (F)(2) | | | | | | | |
| 3. OFFICE USES (See also SERVICES, HEALTH) | | | | | | | | | | | | | | |
| Banks | | P | P | | P/C | P | P/C | P | P | P | P | P | P | |

| | | | | | | | | | | | | | | |
|--|------------------|-----------------------|---|---|-------------------------|-------------------------|-------------------------|---|---|---|-----------------------|-------------------------|---|------------------------------|
| | | | | | 18.06. 060 (D)(2) | 18.06. 060 (D)(2) | 18.06. 060 (D)(2) | | | | | 18.06. 060 (D)(1) | | |
| 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 (HH) | 18.06. 060 (F)(2) | | | | | | | |
| 4. RECREATION AND CULTURE | | | | | | | | | | | | | | |
| 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 | | | | | | | | |
| 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 | 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 | |
| District-Wide Regulations | 18.06.060(R) | | | | 18.06.060(F)(2) | 18.06.060(HH) | 18.06.060(F)(2) | | | | | | | |
| 5. RESIDENTIAL | | | | | | | | | | | | | | |
| Apartments | | P | P | P 18.06.060(T) | P | P | P | | P | P | P | P | P | |
| Apartments above ground floor in mixed use development | P | P | P | P 18.06.060(T) | P | P | P | | P | P | P | P | P | |
| Boarding Houses | | P | P | P 18.06.060(T) | P | P | P | | P | P | P | P | P | |
| Cooperative - Housing | | P | P | | | P | P | | | P | P | | P | |
| Duplexes | P | P | P | P 18.06.060(T) | | | P | | P | P | P | | P | |
| Fraternities, Dormitories | | C | P | P 18.06.060(T) | P | P | P | | P | C | P | P | P | |
| Group Homes (6 or less fewer) | P | P | P 18.06.060(K) | P 18.06.060(T) | 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 18.06. 060(T) | 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 18.06. 060(T) | | | | | | C | | | C | 18.04.060(P) |
| Quarters for Night Watch person/ Caretaker | | | | | P | P | | | | | | | | |
| Retirement Homes | | P | P | P 18.06. 060(T) | P | P | P | | P | P | P | P | P | |
| Single-Family Residences | P | P | P | P 18.06. 060(T) | | | P | | P | P | P | P | P | |
| Single Room Occupancy Units Co-Living Housing | | <u>P</u> | <u>CP</u> | <u>P</u> | P | P | P | | P | <u>P</u> | <u>P</u> | <u>P</u> | <u>CP</u> | 18.04.080(HH) |
| Townhouses | P | P | P | P 18.06. 060(T) | | 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) | | | | | | | |
| 6. RETAIL SALES | | | | | | | | | | | | | | |
| Apparel and Accessory Stores | | | P | | P | P | P | | | | | P | P | |
| Boat Sales and Rentals | | | P | | P | P | P | P | | | | | P | |

| | | | | | | | | | | | | | | |
|--|------------------------------|------------------------|---|---|-----------------------|---|------------------------------|---|---|-----------------------|---|-----------------------|---------------------------|------------------------------|
| Building Materials, Garden and Farm Supplies | P | | P | | P | P | P | | | | | P | P | |
| Commercial Greenhouses, Nurseries, Bulb Farms | C | C 18.04. 060 (G) | C | C | | | | | C | | P | P | | 18.04.060(G) |
| Food Stores | P | P 18.06. 060(H) | P | | P | P | P | | P | P 18.08. 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) | |
| 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 18.06.0 60(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) |
| 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) | | | | | | | |
| 7. SERVICES, HEALTH | | | | | | | | | | | | | | |
| Hospitals | | | | P | | | P | | P | | | | | |
| Nursing, Congregate Care, and Convalescence Homes | C | C | 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 | |
| District-Wide Regulations | 18.06. 060(R) | | | | 18.06. 060 (F)(2) | 18.06. 060 (HH) | 18.06. 060 (F)(2) | | | | | | | |
| 8. SERVICES, LODGING | | | | | | | | | | | | | | |
| 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) |

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|---|------------------|-----------------------|-----------------------|-----------------------|-------------------------|-----------------------|-------------------------|----------|---|---|---|-----------------------|---|------------------------------------|
| 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) |
| Hotels/Motels | | | 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 (HH) | 18.06. 060 (F)(2) | | | | | | | |
| 9. SERVICES, PERSONAL | | | | | | | | | | | | | | |
| 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 | <u>CP</u> | P | P | P | P | P | P | <u>P</u> | 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 | P | 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) | | | | | | | |
| 10. SERVICES, MISCELLANEOUS | | | | | | | | | | | | | | |

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|--|---|-------------------------|---|---|---|---|-----------------------|---|---|---|---|-----------------------|---------------------------|------------------------------|
| 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 | |
| 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) | |

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| 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 | | | | | | |
| 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) | | | | | | | |
| 11. PUBLIC FACILITIES, ESSENTIAL | | | | | | | | | | | | | | |
| Airports | | | C | | | | | | | | | | C | 18.06.060(G) |
| Inpatient Facilities | | C | C | C 18.06.060(T) | 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(T) | C | | C | | | | | | C | 18.06.060(G) 18.04.060(K) |
| Other Correctional Facilities | | C | C | C 18.06.060(T) | C | C | C | | C | C | C | C | C | 18.06.060(G) |
| Other facilities as designated by the Washington State Office of Financial Management, | | C | C | | C | | C | | | C | C | C | C | 18.06.060(G) |

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|--|--------------|---|---|---|-----------------|---------------|-----------------|---|---|---|---|---|---|--|
| 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) | | | | | | | |
| 12. TEMPORARY USES | | | | | | | | | | | | | | |
| 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(DD) |
| Emergency Housing | P | P | p | P | P | | | P | P | P | P | P | P | 18.04.060(DD) |
| Fireworks, as determined by Fire Dept. | | | P | | P | P | P | | | | P | P | P | 9.48.160 |

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| 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 Event (6 <u>six or less</u> fewer in 1 <u>one</u> year) | P | P | P | P | P | P | P | | P | P | P | P | P | 18.04.060(DD) |
| Residences Rented for Social Event (7 <u>seven</u> or more in 1 <u>one</u> 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) | | | | | | | |
| 13. OTHER USES | | | | | | | | | | | | | | |
| Accessory Structures/Uses | | | | | | | | | | | | | | |
| 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 | |
| Conference Center | | | P | | P | P | P | | | | | | P | |
| Fraternal Organizations | | P | P | | P | P | P | | P/C 18.06. | P | P | P | P | |

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| | | | | | | | | | 060(I) | | | | | |
| 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(DD) |
| 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 |

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| 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 17. Amendment of OMC 18.06.060(Z). Olympia Municipal Code Subsection 18.06.060(Z) is hereby amended to read as follows:

Z. Temporary Uses.

1. Certain uses, when active for a limited period of time and when properly regulated, can be compatible, or otherwise limited in impact to neighboring properties and the general community. In accord with this intent, no temporary use ~~will be~~ allowed unless a temporary use permit is approved by the City as prescribed by this section. Each separately proposed activity or use ~~shall~~ requires a separate permit and payment of the fee required by OMC [4.40.010\(A\)](#).
2. General Standards. Temporary uses are subject to the following regulations:
 - a. Temporary uses not listed in the use table of this chapter may be authorized by the applicable approval authority, provided such temporary uses are similar to and no more intensive than other temporary uses permitted in the district in which the subject property is located.
 - b. The applicable approval authority may apply additional conditions to any temporary use permit in order to:
 - i. Ensure compliance with this chapter;
 - ii. Ensure that such use is not detrimental to neighboring properties and the community as a whole; and
 - iii. Ensure compliance with the Building Code.
 - c. Within three ~~(3)~~ days after termination of the temporary use permit, such use ~~shall~~ must be abated and all structures, signs, and evidence of such use removed. The Director may require a financial surety be posted by the applicant upon application to defray the costs of cleanup and repair of the property should the permittee fail to do so. The property owner is responsible for such abatement action and costs should the permittee fail to properly clean and repair the property.
 - d. Temporary use permits not exercised within ~~thirty (30)~~ days of issuance ~~shall~~ will be null and void.
 - e. Unless otherwise stated in this section temporary use permits are valid from the date of issuance for ~~ninety (90)~~ consecutive days per calendar year.
 - f. Unless otherwise stated in this section no more than two ~~(2)~~ temporary use permits will be issued for any specific site per calendar year.
 - g. Nothing in this section ~~shall~~ exempts the applicant from obtaining all necessary applicable permits from all other agencies having jurisdiction.
 - h. Hours of operation, including the use of generators and lot lighting, excluding security lighting, ~~shall be~~ are limited to 7:00 a.m. to 10:00 p.m. unless otherwise specified in writing by the Planning Director or the Director's designee. Security lighting ~~shall~~ must be shielded to prevent light spillage onto adjacent properties.

3. Specific Temporary Use Standards. The following temporary uses are permitted in commercial districts and the Evergreen Park PUD, subject to the following regulations:
 - a. Entertainment Events ~~to include~~ including: circuses, carnivals, and similar transient amusement enterprises, limited to operation of not more than twice each year, and not more than ~~ten (10)~~ consecutive days per event per site in any one ~~(1)~~ calendar year.
 - b. Off-site contractor's Offices (including trailers and mobile homes) and storage yards associated with an active construction project, not to exceed one ~~(1)~~ year in duration.
 - c. Mobile Vendors.
 - i. Temporary use permits for mobile vendors are valid for one ~~(1)~~ year from the date of issuance.
 - ii. Approval from the property owner, or underlying property owner if located in a right-of-way, is required.
 - iii. Mobile vendors located within the sidewalk right-of-way must comply with the following rules:
 - (a). Only one mobile sidewalk vendor ~~shall be~~ is permitted per block face.
 - (b). Public sidewalks used by mobile vendors ~~must~~ shall have a minimum width of eight ~~(8)~~ feet.
 - (c). In no instance ~~shall~~ may the clear walking area around a sidewalk vendor be less than ~~forty-eight (48)~~ inches. The clear walking area around a sidewalk vendor must be at least six ~~(6)~~ feet if within the downtown "Pedestrian Walking Lane" area delineated in OMC [9.16.180\(B\)](#), Figure 1.
 - (d). The maximum length of space occupied by a mobile sidewalk vendor and equipment is eight ~~(8)~~ feet.
 - (e). Mobile sidewalk vendor stands must be readily movable at all times.
 - (f). Mobile sidewalk vendors ~~shall~~ must locate their stands at the back of the sidewalk away from curb.
 - (g). All locations ~~shall~~ must be approved on a first-come, first-serve basis.
 - (h). Mobile sidewalk vendors ~~shall~~ must sign a Hold Harmless Agreement with the City of Olympia.
 - d. Parking lot and other outdoor sales of merchandise and/or services unrelated to the primary use of the property must comply with the following:
 - i. Merchandise displays may only occupy parking stalls which are in excess of city parking requirements.
 - ii. There ~~shall~~ must be no ~~may not be any~~ obstruction of emergency exits, Fire Lanes, or other Emergency apparatus.

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

Section 18. Addition of OMC 18.06.060(JJ). Olympia Municipal Code Subsection 18.06.060(JJ) is hereby added to read as follows:

Section 18.06.060.JJ – New Housing in Existing Buildings

New housing units are permitted in existing buildings, subject to the following (see RCW 35A.21.440):

1. There is no restriction on housing unit density that prevents the addition of housing units at a density up to 50 percent more than what is allowed in the underlying zone if constructed entirely within an existing building envelope in a building located within a zone that permits multifamily housing, provided that generally applicable health and safety standards, including building code standards and fire and life safety standards, can be met within the building; and

2. There are no new parking requirements on the addition of dwelling units or living units added within an existing building, however, the City may require the retention of existing parking that is required to satisfy existing local residential parking requirements and for any nonresidential uses that remain after the new units are added; and
3. With the exception of emergency housing and transitional housing uses, the City will not impose permitting requirements on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone;
4. The City will not impose design standard requirements, including setbacks, lot coverage, and floor area ratio requirements, on the use of an existing building for residential purposes beyond those requirements generally applicable to all residential development within the building's zone, except as provided in RCW 36.70A.810 and 36.70A.812;
5. The City will not impose exterior design or architectural requirements on the residential use of an existing building beyond those necessary for health and safety of the use of the interior of the building or to preserve character-defining streetscapes, unless the building is a designated landmark or is within a historic district; and
6. The City will not prohibit the addition of housing units in any specific part of a building except ground floor commercial or retail that is along a pedestrian street as defined in Title 18 OMC, unless the addition of the units would violate applicable building codes or health and safety standards;
7. The City will not require unchanged portions of an existing building that have been used for residential or previously permit-approved conditioned space purposes to meet the current energy code solely because of the addition of new dwelling units within the building. When any other existing building is converted to new dwelling units, changed portions of each of those new units must meet the requirements of the current energy code, except if:
 - (a) The square footage of new dwelling units does not exceed 2,500 square feet or 50 percent of the total building square footage, whichever is greater;
 - (b) The building owner submits documentation, in a form acceptable to the Director, showing the building's residential units' projected energy use intensity is less than or equal to the energy use intensity target in accordance with the clean buildings performance standard in RCW 19.27A.210; or
 - (c) In all areas zoned for residential housing, an additional housing unit is created within an existing home;
8. The City will not deny a building permit application for the addition of housing units within an existing building due to nonconformity regarding parking, height, setbacks, elevator size for gurney transport, or modulation, unless the Director makes written findings that the nonconformity is causing a significant detriment to the surrounding area; or
9. The City will not require a transportation concurrency study under RCW 36.70A.070 or an environmental study under chapter 43.21C RCW based on the addition of residential units within an existing building.

Section 19. Amendment of OMC 18.06.080, Table 6.02. Olympia Municipal Code Section 18.06.080, Table 6.02 is hereby amended to read as follows:

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

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

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|----------------------|--------------|---|--|--|---|--|---|---|
| | | | | | | | | requirements, Section 18.40.06 0(C) . 3. Must comply with site design standards, Chapter 18.100 . |
| REAR YARD SETBACK | 15' minimum. | 10' minimum; Except: 1. Next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10- 18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. | 10' minimum; Except: 1. Next to single-family use or an R 4, R 4-8, or R 6- 12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10- 18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor | 10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-1 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. | 10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-2 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24, or RMH district = 10' minimum + 5' for each bldg. | 10' minimum; Except: 1. Next to single-family use or an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10- 18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories. | 10' minimum; Except: 1. Next to single-family use or an RLI, R4, R4-8, or R6-12 district - 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10- 18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor | 1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with site design standards, Chapter 18.100 . |

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|-------------------|--------------|---|---|--|---|--|---|--|
| | | | above 2 stories. | floor above 2 stories. | floor above 2 stories. | | above 2 stories. | |
| SIDE YARD SETBACK | 15' minimum. | No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot. | No Minimum; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot. | No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot. | No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each building floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot. | No Minimum; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot. | No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one size of zero lot. | 1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.06 (C). 3. Residential side yards can be reduced consistent with 18.04.080(H)(5). 4. Must comply with site design standards, Chapter 18.100 . |

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|-------------------------------|-----|---|---|--|--|---|---|--|
| | | | | | one side of zero lot. | | | |
| MAXIMUM BUILDING HEIGHT | 35' | Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise. | Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential. | The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise. Provided that one additional story may be built for | The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise. Provided that one additional story may be built for | The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise; or up to 70', if at least 50% of the required parking is | The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district. Up to 60' otherwise; or up to 70', if at least 50% of the required parking is | 1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus. 2. Must comply with site design standards, Chapter 18.100 . 3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6. 4. In a Downtown Design Sub- District, see 18.120.220 and 18.120.440 for upper story step back requirements. 5. If located within the |

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|----------|----|-------|----|-------------------------------|-------------------------------|--|--|--|
| | | | | residential development only. | residential development only. | under the building; or up to 75', if at least one story is residential. Up to 75' for HDC-3 zoned properties located within the Capital Mall Triangle Subarea. | under the building; or up to 75', if at least one story is residential. Up to 75' for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009. Up to 105' for HDC-4 zoned properties located within | Capital Mall Triangle Subarea see OMC 18.06.100.A.7. |

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|----------------------------------|-----------|---|--|------------------------|------------------------|--|---|--|
| | | | | | | | the Capital Mall Triangle Subarea. Up to 130' for HDC-4 zoned properties located within the Capital Mall Triangle Subarea and within the Affordable Housing Height Bonus Overlay (see OMC 18.06.100.A.7.) | |
| MAXIMUM BUILDING COVERAGE | 45% | 70%, except 55% for residential only structures | 70%; or 85% if at least 50% of the required parking is under the building. | 70% for all structures | 70% for all structures | 70% for all structures; 85% if at least 50% of the required parking is under the building. | 70% for all structures; 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under the | For projects in the GC and HDC-4 zones west of Yaeger Way, limitations of building size per 18.06.100(C) and 18.130.020 apply. |

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|-------------------------------------|-----|-------|-----|------------------------|------------------------|------------------------|---|--|
| | | | | | | | building or in a structured parking form. 85% for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009. | |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE | 50% | 70% | 85% | 85% for all structures | 85% for all structures | 85% for all structures | 85% for all structures | See OMC 18.06.100(D) . |

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|--|---|---|--|--|--|--|--|---|
| MAXIMUM HARD SURFACE BONUS (not guaranteed, performance based) | 70% | 85% | 100% | 100% | 100% | 100% | 100% | Hard surfaces are treated as impervious unless shown workable through an approved design. See OMC 18.06.100(D) for criteria. Hard Surfaces are treated as impervious, unless shown workable through an approved design (complies with DDECM), which requires adequate underlying soils. |
| ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS | Maximum building size (gross sq. ft.): 3,000 for single use; 6,000 for mixed use. | Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)) | Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)). | Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)). | Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)). | Building Floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)). | Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)). | For properties in the vicinity of Kaiser Road and Harrison Ave NE, also see Pedestrian Streets Overlay District, Chapter 18.16. For retail uses over 25,000 |

**TABLE 6.02
COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

| STANDARD | NR | PO/RM | GC | HDC-1 | HDC-2 | HDC-3 | HDC-4 and HDC-4 Capital Mall | ADDITIONAL REGULATIONS |
|----------|----|--|--|-------|-------|-------|---|---|
| | | and Figure 6-3). In a Downtown Design Sub-District, see Chapter 18.120 for upper story stepbacks. | In a Downtown Design Sub-District, see Chapter 18.120 for upper story stepbacks. | | | | If located within the HDC-4 zone district and within the Capital Mall Triangle Subarea: Building floors above 6 stories which abut a street or residential district must be stepped back a minimum of 8 feet. A step back is not required below 6 stories. Mass timber/cross laminated timber constructed buildings are not required to have a step back. | square feet in gross floor area, see Section 18.06.10 Q(G) Large Scale Retail Uses. EXCEPTION: Section 18.06.10 Q(G) shall <u>does</u> not apply to motor vehicle sales. In a Downtown Design Sub-District, see Chapter 18.120 . If located within the Capital Mall Triangle Subarea see OMC Section 18.06.100.B.3. |

| LEGEND | | |
|--------------------------|---|-------------------------------|
| NR = Neighborhood Retail | PO/RM = Professional Office/Residential Multifamily | HDC-1=High Density Corridor-1 |

| LEGEND | | |
|-------------------------|--|---|
| GC = General Commercial | | HDC-2=High Density Corridor-2 HDC-3=High Density Corridor-3 HDC-4=High Density Corridor-4 |

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

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

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

| STANDARD | MS | UW | UW-H | DB | CS-H | AS | ADDITIONAL REGULATIONS |
|-------------------------|--|--|---|--|---|--|---|
| | story over 3 stories. | | | | | | animals other than pets. |
| SIDE YARD SETBACK | 10' minimum; 15' minimum plus 5' for every story over 3 stories if next to a residential zone. | No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors. | No minimum. | No minimum. | 5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall <u>must</u> be no less than 1/2 the building height. | 5' minimum 30' minimum for buildings and 15' minimum for other structures from flanking streets. | 1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. See Design Guidelines, Chapter 18.100 . |
| MAXIMUM BUILDING HEIGHT | 75'; except hospitals, which may exceed that height. | See 18.06.100(A)(2) and Figure 6-2, Urban Waterfront District Height Limits Exceptions: 1) In the portion of the area Downtown with a height limit of 65', two additional residential stories may be built. See 18.06.100. 2) In the portion of the area on West | Refer to Figure 6-2 and 6-2B for specific height and building configurations required on specific blocks. In a Downtown Design Sub-District, see view protection measures in 18.06.100 and Chapter 18.120 . | 75'; PROVIDED, however, that two additional stories may be built, if they are residential. For details, see 18.06.100(A)(4), Downtown Business District. There are restrictions around | 75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner. For details, see 18.06.100(C)(5), Height, Commercial Services-High Density. In a | 40' accessory building limited to 20'. | Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus. See OMC 18.06.100(E) |

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

| STANDARD | MS | UW | UW-H | DB | CS-H | AS | ADDITIONAL REGULATIONS |
|---|-----|--|------|----------------------------------|--|------|--|
| | | Bay Drive with a height limit of 42' to 65', the taller height limit is conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c). | | Sylvester Park (see 18.100.080.) | Downtown Design Sub-District, see view protection measures in 18.06.100 and Chapter 18.120 . | | |
| MAXIMUM BUILDING COVERAGE | 50% | 60% for properties between the shoreline and the nearest upland street. 100% for properties not between the shoreline and the nearest upland street. See also Chapter 18.100 for design guidelines for pedestrian access and view corridors. | 100% | No requirement. | No requirement. | 85% | - |
| MAXIMUM IMPERVIOUS SURFACE COVERAGE | 60% | 100% | 100% | 100% | 100% | 85% | See OMC 18.06.100(D) . |
| MAXIMUM HARD SURFACE BONUS (not guaranteed) | 80% | 100% | 100% | 100% | 100% | 100% | <u>Hard surfaces are treated as impervious unless shown workable</u> |

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

| STANDARD | MS | UW | UW-H | DB | CS-H | AS | ADDITIONAL REGULATIONS |
|--|---|--|---|----|--|---|--|
| <u>performance based)</u> | | | | | | | <u>through an approved design. See OMC 18.06.100(D) for criteria. Hard Surfaces are treated as impervious, unless shown workable through an approved design (complies with DDECM), which requires adequate underlying soils.</u> |
| ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS | Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(F)). Residential uses (Section 5 of Table 6.01) may not be constructed within 600 feet of Lilly | Street ends abutting the water shall <u>must</u> be preserved to provide views of and public access to the water, pursuant to Section 12.16.050(D) OMC. Section 18.06.100(A) _(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors. See also Chapter 18.100 for Downtown design | Street ends abutting the water shall <u>must</u> be preserved to provide views of and public access to the water, pursuant to OMC Section 12.16.050(D) . | | Residential uses must comply with High Rise Multi-family (RM-H) development standards. | 6' of sight-screening buffer shall <u>must be</u> provided along north, east, and west district boundaries. See Olympia Park Replat covenants for access, and other standards applicable to replat lots. | For properties in the vicinity of the Downtown, also see the Downtown Design Guidelines in 18.120. For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100 (C) Large Scale Retail Uses. EXCEPTION: Section 18.06.100 (C) shall <u>does not</u> apply to motor vehicle sales. |

**TABLE 6.02
COMMERCIAL DEVELOPMENT STANDARDS**

| STANDARD | MS | UW | UW-H | DB | CS-H | AS | ADDITIONAL REGULATIONS |
|----------|--|---|------|----|------|----|------------------------|
| | Road except in upper stories of mixed use building; all other development standards are the same as for commercial uses. | guidelines for Pedestrian Access and View Corridors and Waterfront Public Access; Chapter 18.100 for Port Peninsula design guidelines for Pedestrian Connections and View Corridors; Section 18.06.100(A) (2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors. | | | | | |

| LEGEND | | |
|---|---|--|
| MS = Medical Services DB = Downtown Business | CS-H = Commercial Services - High Density | UW = Urban Waterfront UW-H = Urban Waterfront-Housing AS=Auto Services |

Section 20. Amendment of OMC 18.06.100(A). Olympia Municipal Code Subsection 18.06.100(A) is hereby amended to read as follows:

A. Height.

1. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, and similar equipment required to operate and maintain the building, fire, or parapet walls, skylights, towers, flagpoles, chimneys, smoke stacks, wireless masts, T.V. antennas, steeples, and similar structures may be erected above the height limits prescribed in this Title, provided that no roof structure, feature or any other device above the prescribed height limit shall be allowed or may be used for the purpose of providing additional floor space. This height exception does not apply to the additional story provision for residential development described in OMC 18.06.100.A.6.
 - a. Any structure may exceed the maximum building height by up to 48 inches to accommodate a roof-mounted solar energy panel.
 - b. Provided, further, that no roof structure or architectural feature shall may be erected more than ~~eighteen~~ (18) feet above the height limit of the district, whether such structure is attached to it or free-standing.

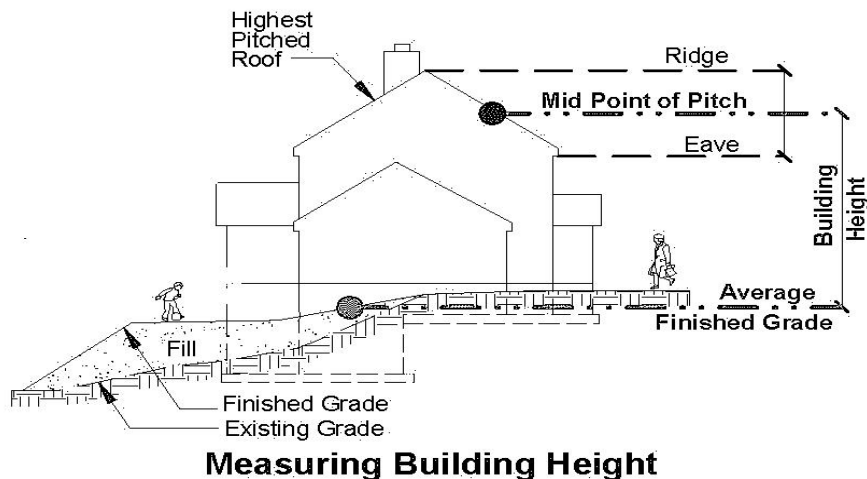


FIGURE 6-1A

2. Urban Waterfront (UW) District.
 - a. Allowed building heights in the Urban Waterfront (UW) District are specified in Figure 6-2.
 - b. Bonus for residential development.
 - i. In the area labeled ~~sixty-five~~ (65) feet on Figure 6-2, up to two additional stories may be built (except as limited in subsection d below), if the project is located in the downtown, and if the added stories are stepped back from the street wall at

least eight (~~8~~) feet, and if an equivalent floor area (equal to the amount from the added stories) is provided for residences, as follows:

- (a) In the same building--i.e., it is a residential or a mixed use building; or
 - (b) With commercial and residential uses in separate buildings on the same site; or
 - (c) With commercial and residential uses on separate sites within the Urban Waterfront (UW) district.
- ii. Occupancy. Housing provided under this bonus provision as part of a mixed use project must receive an occupancy permit at the same time as, or in advance of, issuance of an occupancy permit for non-residential portions of the project.
 - iii. Conversion. Housing provided under this bonus provision ~~shall~~ must ~~may~~ not be converted to commercial use.
 - iv. Source of housing units. Housing provided under this bonus provision may be:
 - (a) New construction,
 - (b) Adaptive reuse of a formerly non-residential structure, or
 - (c) Rehabilitation of existing housing.
- c. West Bay Drive building height and view blockage limits.
- i. In order to retain public and private view access to Budd Inlet from hillside sites above West Bay Drive, the maximum building height in the West Bay Drive portion of the Urban Waterfront (UW) District labeled " 42'-65' " on Figure 6-2 ~~shall be~~ is up to a maximum of 42 feet, except as provided in subsections (iii) and (iv) below.
 - ii. In order to retain public view access of Budd Inlet from street level in the West Bay Drive portion of the Urban Waterfront (UW) District labeled " 42'-65' " on Figure 6-2, view blockage ~~shall be~~ is limited as follows:
 - (a) Views of the water will be defined as area without obstruction by buildings or major structures measured between 45 and 90 degrees to West Bay Drive, as illustrated in Figure 6-2A.
 - (b) Said view blockage ~~shall be~~ is limited to 45 percent of the views of the water from West Bay Drive by buildings or major structures located between West Bay Drive and the mean high water line.
 - (c) Exceptions are provided in subsections (iii) and (iv) below.
 - iii. Development ~~shall be~~ is subject to the alternate standards for building height and view blockage, if alternate waterfront view access is provided through public amenities as follows:

| Amenity Provided | Limits on Horizontal View Blockage and Height |
|--|--|
| Waterfront Trail | 70% up to 42 ft., OR 45% up to 65 ft. |
| Expanded Waterfront Trail Corridor Facility (or small waterfront park area). | 50% up to 42 ft., OR 45% up to 50 ft. |
| Both | 70% up to 65 ft. |
| Any development over 42 feet shall <u>must</u> be required to include a minimum of 20% <u>percent</u> of the usable building area for residential purposes. | |

iv. Criteria for approval of alternate waterfront view access.

(a) Waterfront Trail.

- (1) Trail right-of-way consistent with City trail standards ~~shall~~ must be dedicated to the City.
- (2) The trail ~~shall~~ must be designed consistent with City standards and requirements, or as otherwise approved by the Olympia Parks, Arts and Recreation Department. Because the trail passes by different land uses, it may take a different character in different locations, for reasons of safety, privacy, or environmental protection.
- (3) The developer ~~shall~~ must design, build, and dedicate the facility to the City.
- (4) An analysis of recreation needs ~~shall~~ must be provided by the Olympia Parks, Arts and Recreation Department. An analysis of environmental impacts, hazardous waste risks, and engineering issues sufficient to determine the design and location for the trail facility must ~~shall~~ be approved by the Olympia Parks, Arts and Recreation Department but provided by the developer. All analysis must ~~shall~~ be complete prior to approval.

(b) Expanded Waterfront Trail Corridor Facility or Small Waterfront Park.

- (1) The developer ~~shall~~ must build and dedicate the facility and its site to the City.
- (2) The expanded waterfront trail corridor facility or small park area must ~~shall~~ be designed consistent with City and other applicable government standards and requirements, or as otherwise approved by the Olympia Parks, Arts and Recreation Department. The expanded waterfront trail corridor facility or small park may vary in size from City park standards and could include additional right-of-way for the expanded trail, landscaping, habitat enhancement, benches, lighting, parking, restrooms, garbage receptacles, telephones, interpretive signs, and other park facilities.
- (3) An analysis of environmental impacts, hazardous waste risks, trail improvements, and engineering issues sufficient to design the

expanded waterfront trail corridor facility or small park area ~~must~~ shall be approved by Olympia Parks, Arts and Recreation Department but provided by the developer. All analysis ~~must~~ shall be complete prior to approval.

- (4) The expanded waterfront trail corridor facility or small park ~~must~~ shall have a publicly accessible connection to West Bay Drive, designed, constructed, and dedicated for public use by the developer.
- v. The view blockage rules ~~must~~ shall be applied on a project-wide basis and not for each lot or parcel in a project, thus allowing projects providing more views on some lots to have more view blockage on other lots as long as the overall project meets the view blockage requirements.
- d. Landmark Views: In order to protect designated landmark views from public observation points, the height bonus allowed in subsection b, above, is limited as follows:
 - ii. Block 14 Height Bonus: A view analysis of the proposed development ~~must~~ shall be submitted that demonstrates the view of the Capitol Drum and Dome will remain visible from the East Bay Lookout after the development occurs. This may prohibit use of the height bonus, or restrict which portions of the block are eligible to use the bonus. Block 14 is bounded by Olympia Avenue, Adams Street, Thurston Avenue, and Jefferson Street.



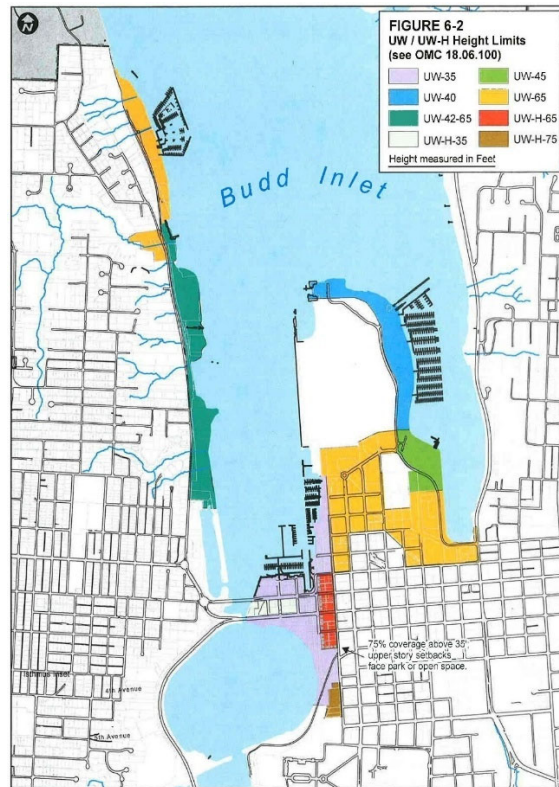
- iii. Block 122: Height bonus is limited to one additional story, up to a maximum height of 75 feet. Block 122 is bounded by Olympia Ave, Jefferson Street, and Marine Drive.



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



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



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

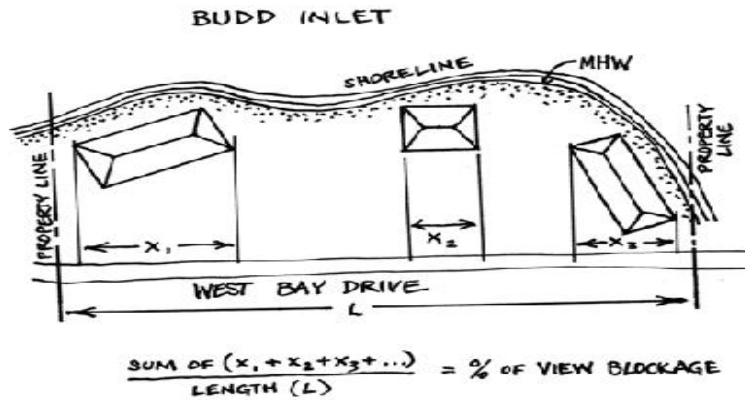


FIGURE 6-2A
Calculating View Blockage in a portion of the
Urban Waterfront District along West Bay Drive.

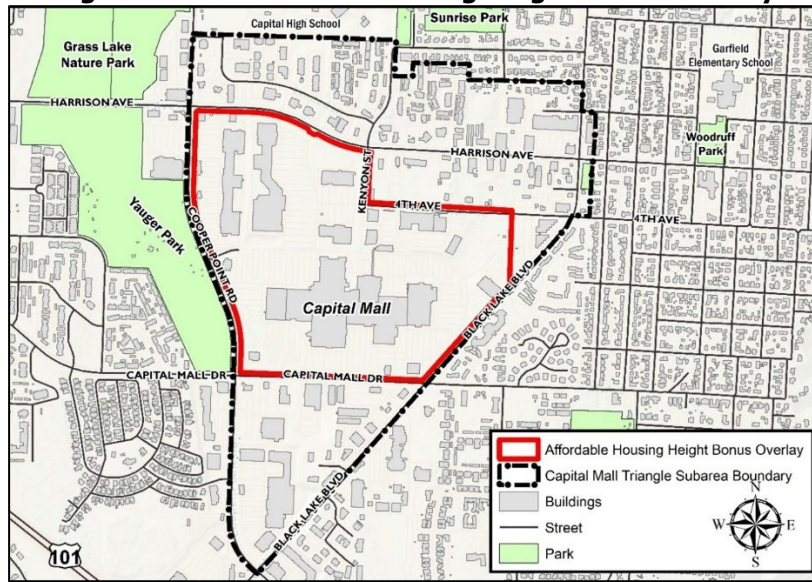
3. Commercial Services-High Density. The maximum building height allowed is ~~one hundred (100)~~ feet. Provided, however, that no building or structure may exceed ~~seventy five (75)~~ feet in height without conditional review and approval by the Hearing Examiner. Approval of structures exceeding ~~seventy five (75)~~ feet in height shall must meet the following criteria:
 - a. The building design shall must be compatible with or enhance the physical characteristics of the site, the appearance of buildings adjacent to the site, and the character of the district.
 - b. The site plan shall must facilitate efficient and convenient circulation, shall must include landscaping that creates a pleasing appearance from both within and off the site, and shall must be an asset to the community at large.
 - c. Enhancement of public view access or direct public access to usable open space areas shall must offset any potential upland view loss which may occur as a result of the proposal.

4. Downtown Business District.
 - a. Building height allowed outright in the DB zone is ~~seventy five (75)~~ feet.
 - b. Bonus for residential development.
 - c. Enhancement of public view access or direct public access to usable open space areas shall must offset any potential upland view loss which may occur as a result of the proposal.
 - i. Buildings may exceed the height allowed outright (75 feet) by up to two ~~(2)~~ stories, if the added stories are stepped back from the street wall at least eight ~~(8)~~ feet, and if floor area equal to the amount from the added stories is provided for residences:
 - (a) In the same building--i.e., it is a residential or a mixed use building; or

- (b) With commercial and residential uses in separate buildings on the same site; or
 - (c) With commercial and residential uses on separate sites within the Downtown Business (DB) zone.
 - ii. Occupancy. Housing provided under this bonus provision as part of a mixed use project must receive an occupancy permit at the same time as, or in advance of, issuance of an occupancy permit for non-residential portions of the project.
 - iii. Conversion. Housing provided under this bonus provision ~~must~~ shall not be converted to commercial use.
 - iv. Source of housing units. Housing provided under this bonus provision may be:
 - (a) New construction,
 - (b) Adaptive reuse of a formerly non-residential structure, or
 - (c) Rehabilitation of existing housing.
- 5. Urban Waterfront - Housing.
 - a. Allowed building heights in the Urban Waterfront-Housing District are specified in Figure 6-2.
 - b. Required step backs and placement of step backs over 35 feet on specific blocks are specified in Figure 6-2.
- 6. High Density Corridor (HDC - 1 and HDC - 2).
 - a. Building height allowed outright in the HDC-1 and HDC-2 zones as outlined in OMC [18.06.080](#), Table 6.02.
 - b. Additional story for residential development.
 - i. Additional story can only be allowed for those development that do not provide a mechanical "penthouse" room as allowed under the provisions of OMC [18.06.100.A](#). However, the additional story can be occupied with both residential development and mechanical equipment.
 - ii. Buildings may exceed the height allowed outright in OMC [18.06.080](#), Table 6.02, by one ~~(1)~~ story. The additional story cannot exceed ~~fourteen (14)~~ feet above the maximum allowable height requirement as specified in OMC [18.06.080](#), Table 6.02.
 - iii. The additional story must be stepped back at least eight ~~(8)~~ feet from any abutting street or any abutting residential zoning district. See OMC [18.06.100.B.2](#).
 - iv. Housing provided under this additional story as part of a mixed use project must receive an occupancy permit at the same time as, or in advance of, issuance of an occupancy permit for non-residential portions of the project.

- v. Housing provided under this additional story provision ~~must~~ ~~may~~ ~~shall~~ not be converted to commercial use. Except that the residential units may conduct business activities under the provision for home occupations. See OMC [18.04.060.I](#).
 - vi. Housing provided under this bonus provision may be:
 - (a) New construction;
 - (b) Adaptive reuse of a formerly non-residential structure, or
 - (c) Rehabilitation of existing housing.
 - vii. This additional story is not available and will not be approved within 100 feet of a designated historic district.
7. High Density Corridor (HDC - 3 and HDC - 4) within the Capital Mall Triangle Subarea.
- a. For properties located within the HDC-3 zone and within the Capital Mall Triangle Subarea the maximum building height is 75 feet.
 - b. For properties located within the HDC-4 zone and within the Capital Mall Triangle Subarea the maximum building height is 105 feet.
 - c. Maximum building height is 130 feet for development that meet all of the following requirements:
 - i. Located within the Capital Mall Triangle Subarea; and
 - ii. Located within the Affordable Housing Height Bonus Overlay as shown in Figure 6-2B; and
 - iii. At least 30 percent of the dwelling units are affordable for at least 50 years for those whose income is 80 percent or less of the area median income.

Figure 6-2B Affordable Housing Height Bonus Overlay



Section 21. Amendment of OMC 18.06.100(B). Olympia Municipal Code Subsection 18.06.100(B) is hereby amended to read as follows:

B. Upper Story StepBacks.

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

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

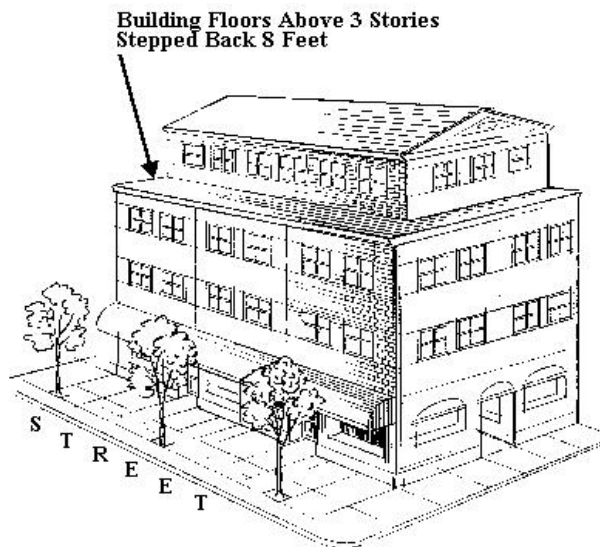


FIGURE 6-3

2. Additional Story Provision for HDC-1 and HDC-2. Projects within the HDC-1 and HDC-2 zoning districts which use the additional story provisions for residential development as outlined in OMC 18.06.100.A.6, must step the additional story back by a minimum of eight (8) feet. The step back is required for the additional story which abuts a street or residential district.
3. If located within the HDC-4 zone district and within the Capital Mall Triangle Subarea, building floors above six stories which abut a street or residential district must be stepped back a minimum of eight feet. A step back is not required below the sixth floor.
 - a. Mass timber/cross laminated timber constructed buildings are not required to have a step back.
4. The upper story step-back is not required when the entire structure is setback from the property line the distance required by the setback, or farther.
5. Facade modulation and upper-story step-backs are not required for the following types of residential projects:
 - a. Affordable housing;
 - b. New construction meeting passive house requirements;
 - c. The retrofit of existing buildings meeting passive house requirements. "Passive house requirements" means the criteria for certification as a passive house by Phius or the international passive house institute.
 - d. The conversion of existing buildings to housing or mixed-use development that includes housing;
 - e. Modular construction. "Modular construction" means a multistory residential or commercial building constructed of standardized components produced off-site, which are transported and assembled at a final location.
 - f. Mass timber construction. "Mass timber construction" means a building with structural components primarily made of mass timber products as defined in RCW 19.27.570.

Section 22. Amendment of OMC 18.06.100(D). Olympia Municipal Code Subsection 18.06.100(D) is hereby amended to read as follows:

D. Impervious Surface Coverage

2. On development sites incorporating 'vegetated roofs,' the impervious surface coverage limits of Neighborhood Retail, Professional Office/Residential Multifamily and Medical Service districts shall may be increased one square foot for each square foot of vegetated roof area up to 5% of the total site area if adequate assurance is provided that the proposed vegetated roof will provide substantial stormwater management benefits for a period of at least 30 years.
3. Calculation exclusions: The following are excluded from the impervious and hard surface coverage limit calculations. Note: These exclusions do not apply to calculations or requirements related to the Drainage Design and Erosion Control Manual.
 - a. Ingress/egress easements serving a neighboring property.

- b. Areas excluded from the minimum lot area calculations (see OMC 18.04.080(c)(4)), such as the panhandle of a flag lot;
 - c. Portions of the driveway that extend beyond the required setback area when the additional length is caused by compliance with the municipal code requirements, such as critical area and buffer protections;
 - d. Areas partially or wholly covered by water (seasonally or year-round) are to be excluded from the total site area before calculating the coverage percentage. This does not include human-made stormwater retention ponds.
4. To obtain approval of a hard surface bonus, an engineered drainage design must be submitted that includes the following:
- a. The area in excess of that allowed by Table 4.04 must meet the Drainage Design and Erosion Control Manual (DDECM) core requirement #5 (or as amended) for onsite stormwater treatment, and core requirement #7 for flow control, regardless of minimum area thresholds. Plans must address the following:
 - i. Projects that would otherwise be exempt from DDCEM requirements for flow control must demonstrate compliance, regardless of the exemption, in order to obtain the bonus.
 - ii. Flood control systems to be included might include pervious pavement, pervious geogrid, bioretention, infiltration, green roofs, or micro-detention systems. If compliance cannot be provided, the bonus will be denied.
 - iii. Permeable pavement and geogrid on Type D soils are ineligible.
 - b. Maintenance agreements are required prior to permit issuance for the flood control system.

Section 23. Addition of OMC 18.06.100(E). Olympia Municipal Code Subsection 18.06.100(E) is hereby added to read as follows:

- E. In HDC zones, maximum setbacks established in Table 6.02 only apply to properties abutting design review corridors designated in Chapter 18.100 OMC and streets classified as arterials.

Section 24. Amendment of OMC 18.12.020. Olympia Municipal Code Section 18.12.020 is hereby amended to read as follows:

The purpose and intent of this chapter is to provide for the identification, enhancement, perpetuation, and use of historic resources within the City in order to:

- A. Safeguard the heritage of the City as represented by those sites, buildings, districts, structures, and objects which that reflect significant elements of the City's history as told from all perspectives.
- B. Strengthen the economic vitality of the City by ~~promoting the stabilization and improvement of property values in historic areas, and by encouraging new buildings and developments that will be harmonious with existing historic buildings, districts, and sites and areas.~~

- C. Foster civic and neighborhood pride in the beauty and accomplishments of the past while recognizing the various perspectives and untold stories that have led to the City's history and sense of identity, ~~and a sense of identity based on the City's history.~~
- D. ~~Protect and enhance~~Support the City's ~~ability~~ economic development initiatives ~~by~~ attracting tourists and visitors, thereby stimulating the local economy.
- E. Assist, encourage, and provide incentives to private owners for preservation, restoration, ~~redevelopment and use~~ and adaptive re-use of outstanding historic buildings, districts, neighborhoods, streets, structures, objects, and sites.
- F. Promote and facilitate the early identification and resolution of conflicts between the preservation of historic resources and alternative land uses.
- G. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment.

Section 25. Amendment of OMC 18.12.040. Olympia Municipal Code Section 18.12.040 is hereby amended to read as follows:

The Olympia Heritage Commission consists of up to ~~eleven~~ nine (9) members. The City Council appoints ~~Members~~ members of the Heritage Commission ~~shall be~~ appointed by the City Council.

Section 26. Amendment of OMC 18.12.045(B), Olympia Municipal Code Subsection 18.12.045(B) is hereby amended to read as follows:

- B. The Heritage Commission ~~shall~~ must always include at least ~~two~~ four (4) professionals who have experience in identifying, evaluating, and protecting historic resources and who are selected from among the disciplines of history, architecture, architectural history, historic preservation, planning, cultural anthropology, archeology, cultural geography, folklore, curation, conservation, landscape architecture, real estate, law, or related disciplines. ~~American studies, law, and real estate.~~
 - 1. Heritage Commission action that would otherwise be valid ~~shall~~ is not be rendered invalid by the temporary vacancy of one or all of the professional positions, unless the Heritage Commission action is related to meeting Certified Local Government (CLG) responsibilities cited in the Certification Agreement between the City of Olympia and the State Department of Archaeology and Historic Preservation, in which case Heritage Commission action may only be taken if in compliance with said agreements.
 - 2. The City Council may grant an Exception ~~exception~~ to the residency requirement of Heritage Commission members ~~may be granted by the City Council~~ in order to obtain representatives from these disciplines.

Section 27. Amendment of OMC 18.12.050. Olympia Municipal Code Section 18.12.050 is hereby amended to read as follows:

Appointment of members to the Heritage Commission ~~shall be~~ is made for a three ~~(3)~~ year term and may be extended by City Council reappointment. The City Council shall appoint members to fill any vacancies for the unexpired term. (See OMC 2.100 Community-Member Advisory Boards, Commissions and Committees)

Section 28. Amendment of OMC 18.12.055. Olympia Municipal Code Section 18.15.055 is hereby amended to read as follows:

A. The major responsibilities of the Heritage Commission are: to identify and actively encourage the preservation of Olympia's historic resources by maintaining, updating, and expanding the Olympia Heritage Register and reviewing proposed changes to Heritage Register properties; to raise community awareness of Olympia's history and historic resources; and to serve as the City's primary resource in matters of history, historic planning, and preservation.

A.B. In carrying out these responsibilities the Heritage Commission ~~must~~ shall engage in the following:

1. Educate property owners about the importance of rehabilitating, preserving, and maintaining ~~the historic~~ properties or objects.
2. Initiate and review periodic surveys of historic properties in Olympia to help identify buildings of historical significance to the community.
3. Maintain a Local Heritage Register according to criteria and procedures stated in Sections [18.12.080](#) and [18.12.085](#). This Local Heritage Register ~~must~~ shall list buildings, structures, districts, sites, and objects identified by the Heritage Commission as having historic significance worthy of recognition and protection by the City.
4. Consider the establishment or expansion of Historic Districts (see OMC [18.12.085.C](#)).
5. Review and make recommendations to the City Council on applications for Special Valuation Tax (see OMC [3.60](#)).
6. Review proposals and applications to construct, ~~change, alter, modify,~~ remodel, remove, or significantly affect properties or districts on the Heritage Register properties, as provided OMC [18.12.090](#) and [18.12.100](#). Such review ~~must~~ shall be for the purpose of providing recommendations on identifying and mitigating the impacts of the proposed action to the identified historic resource. ~~All recommendations shall be consistent with the Design Review Criteria and SEPA Mitigation.~~ The City agency or body charged with acting on such a permit or document ~~must~~ shall forward a copy of the final decision to the Heritage Commission.
7. Make recommendations to the City Council to be used in the land use and permitting process to guide this review.
8. Participate in, promote, and conduct public information, educational, and interpretive programs pertaining to historic and archaeological resources.
9. Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of online resources, pamphlets, newsletters, workshops, or similar activities.
10. Recognize excellence in the rehabilitation of historic objects, buildings, structures, sites, and districts, and new construction in historic areas; and encourage appropriate measures for such recognition.
11. Be informed about and provide information to the public on incentives for preservation of historic resources, including legislation, regulations, and codes which encourage the use and adaptive reuse of historic properties.

12. Make recommendations to the City Council on nominations to the Washington Heritage Register and National Register of Historic Places.
13. Investigate and report to the City Council on the use of various federal, state, local, or private funding sources available to promote historic, archaeological, and cultural resources in the City.
14. Provide liaison support, communication, and cooperation with federal, state, and other local governmental and Tribal entities which will further historic preservation objectives, including public education, within the Olympia area.
15. Review and provide recommendations to the City Council on the conduct of land use, housing, and redevelopment, municipal improvement, and other types of planning and programs undertaken by any agency of the City, other neighboring cities and towns, the County, and the state or federal governments, as they relate to historic and archaeological resources within the City.
16. Conduct all Heritage Commission meetings in compliance with RCW Chapter [42.30](#), the Open Public Meetings Act, to provide for public participation and adopt standards to guide this action.
17. Coordinate as appropriate with City departments and other heritage organizations.
18. Perform any other functions designated to the Commission by the City Council.

Section 29. Amendment of OMC 18.12.065. Olympia Municipal Code Section 18.04.065 is hereby amended to read as follows:

All members of the Heritage Commission ~~must~~ shall serve without compensation except for out-of-pocket expenses incurred in connection with Heritage Commission meetings or programs, and which are in accordance with City policy for Community-Member Advisory Boards, Commissions and Committees (See OMC 2.100.040), and reimbursement of expenses.

Section 30. Amendment of OMC 18.12.080. Olympia Municipal Code Section 18.12.080 is hereby amended to read as follows:

Section 18.12.080 - Olympia Heritage Register - Criteria to Designate Property

Section 31. Amendment of OMC 18.12.085. Olympia Municipal Code Section 18.12.085 is hereby amended to read as follows:

Section 18.12.085 - Olympia Heritage Register - Process to Designate Property to the Olympia Heritage Register or Establish a Local Historic District

Listing on the Olympia Heritage Register is an honor that denotes significant association with the historic, archaeological, engineering, or cultural heritage of the community. Properties are listed individually or as a Historic District.

- A. Any person, including members of the Heritage Commission, may nominate a building, structure, object, site, or district for inclusion on the City Heritage Register.
- B. Individual Properties:

1. Applications ~~must~~ shall be on forms provided by the city and include information and documentation supporting the historic significance of the building, structure, object, site, or district.
2. The application ~~must~~ shall specify the exterior features, outbuildings, and other characteristics of the site and the building interior (if any) that contribute to its designation.
3. Notification of nomination ~~will~~ must be sent to the property owner.
4. If someone other than the property owner makes a nomination, the Heritage Review Committee may deny an application for placement on the Heritage Register based on a determination of ineligibility during a preliminary review. Applicants may appeal this denial to the Heritage Commission.
5. If an application advances to the full Heritage Commission, notification of nomination will be sent to the property owner and posted on the site.
6. Notification of a public hearing will be mailed to the property owner and the applicant(s), posted on the site, and published in a newspaper of general circulation in Olympia, not less than ~~ten~~ (10) days prior to the hearing.
7. The Heritage Commission shall consider the merits of the nomination according to the criteria in OMC [18.12.080](#) following a public hearing.
8. If the Heritage Commission finds that the nominated property meets the designation criteria in OMC [18.12.080](#) and has the property owner's consent, the property ~~must~~ shall be listed on the Heritage Register and owner(s) and lessee(s), if any, notified of the listing.
9. A marker for register properties with information about the property and its significance must be approved by the Heritage Commission or staff. The City may provide this marker.
10. If the owner does not consent to placement of the owner's property on the Olympia Heritage Register, after following process set forth in OMC [18.12.085](#).B above, the Heritage Commission may recommend that the City Council approve designation without property owner consent. Notice will be given to the property owner at least 10 (~~ten~~) days prior to the City Council review. A person who is ~~adversely~~ aggrieved by a decision of the City Council under this subsection may appeal the City Council decision to Thurston County Superior Court as provided by law.

C. Districts:

1. Signatures must be obtained from the owners of a majority of the properties within the proposed district.
2. Applications ~~shall~~ must be on forms and include information and documentation supporting the historic significance of the district.
3. The application ~~shall~~ must specify the exterior features, outbuildings, and other characteristics of the sites within the district and the overall character defining elements that contribute to its designation, and identify the contributing and non-contributing status of the properties within the district.

4. The Heritage Review Committee or staff may deny an application for Historic District status based on a determination of a ineligibility during a preliminary review. Applicants may appeal this denial to the Heritage Commission.
 5. The Heritage Commission shall consider the merits of the nomination according to the criteria in OMC [18.12.080](#) following a public hearing. If the Heritage Commission finds that the nominated district meets the designation criteria in OMC Section [18.12.080](#), the district may be listed on the Olympia Heritage Register with the owner's consent and the owner(s) and lessee(s), if any, notified of the listing.
 6. If a majority of property owners within the proposed district boundaries do not consent to local District designation, after following process set forth above, the Heritage Commission may recommend that the City Council approve designation without property owner consent. Notice will be given to the property owners at least 10 ~~(ten)~~ days prior to the City Council review. A person who is ~~adversely affected or~~ aggrieved by a decision of the City Council under this subsection may appeal the City Council decision to Thurston County Superior Court pursuant to the procedures set forth in ~~RCW Chapter~~ state law.
- D. The decision of the Heritage Commission designating objects, properties, and districts to the City Register may be appealed by the owner(s) of the affected property in writing on forms provided by the City within ~~thirty~~ (30) days to the City Council. Decisions of the City Council may be appealed to Thurston County Superior Court pursuant to the procedures set forth in state law.
- E. Properties listed within a local Historic District ~~must~~ shall be noted on the official records of the City. Such properties ~~must~~ shall be subject to the provisions set forth in this Chapter, as well as the bulk, use, setback, and other controls of the zoning district in which they are located. Nothing contained in this Chapter ~~shall~~ may be construed to be repealing, modifying, or waiving any zoning or building code provisions.
- F. Markers noting the boundaries of the Historic District must be approved by the Heritage Commission or staff. The City may provide these markers.

Section 32. Amendment of OMC 18.12.100. Olympia Municipal Code Subsection 18.12.100 is hereby amended to read as follows:

Demolition of a Historic Building or a Contributing Historic District Property. Findings and a recommendation to the Building Official made by the Heritage Commission or Historic Preservation Officer is required before a permit may be issued to allow whole or partial demolition of a designated structure or facility of recognized historical significance, which for the purposes of WAC [197-11-800\(2\)\(g\)](#) is one listed on the Olympia Heritage Register, Washington Heritage Register, or National Register of Historic Places. The owner or the owner's agent ~~must~~ shall apply to the Building Official who will request a review of the proposed demolition by the Heritage Commission. The Heritage Commission shall recommend to the Building Official the approval or denial of the proposed demolition. Recommendations may also include steps to mitigate the loss of the property ~~through, but not limited to, the procedures described in the SEPA Mitigation Policy for Olympia Historic Resources~~. The Building Official shall give substantial weight to these recommendations in establishing conditions of approval of the permits granted. If the structure is demolished, the Heritage Commission shall initiate the procedure for removal of the structure from the Heritage Register and may recommend designation as a historic site.

Section 33. Amendment of OMC 18.12.130. Olympia Municipal Code Section 18.12.130 is hereby amended to read as follows:

- A. ~~The City shall notify Interested-interested Tribes and the State Department of Archaeology and Historic Preservation (DAHP) mustshall be notified~~ when an application for land use approval has been submitted to the City of Olympia as described in OMC [18.70.130 Public Notification Procedures](#)~~Notice of Application~~. Additional ~~notice of Tribal or Agency~~ consultation may be provided by the City Historic Preservation Officer.
- B. Consistent with law, any recommendations and/or requests by Consulting Tribes and/or DAHP on cultural resource protection ~~will~~ must be given substantial weight in decisions on land use or development permit approval and subsequent permit issuance.

Section 34. Amendment of OMC 18.12.140. Olympia Municipal Code Section 18.12.140 is hereby amended to read as follows:

- A. Cultural Resources ~~must~~ shall be protected from damage during construction and all other development activities in accordance with OMC Sections [18.12.120](#) and 18.12.140B.
- B. Additional Protections for Cultural Resources.
 - 1. ~~Building-Development~~ permit recipients for ~~development~~ projects that meet the following criteria ~~shall be~~ are required to sign an Inadvertent Discovery Plan (IDP) provided by the City of Olympia Historic Preservation Officer:
 - a. ~~All type II or III projects subject to Notice of Application, where public notice was give to affected tribes and a request for an IDP was submitted by an interested Tribe or Agency; and subject to State Environmental Policy Act (SEPA) thresholds; and~~
 - a.b. All ground disturbing projects considered to have high risk of encountering cultural resources as identified by the Historic Preservation Officer.
 - b. ~~All projects located within the Downtown SEPA Exemption Area.~~

The signed IDP ~~must~~ shall be held on site throughout the duration of any ground-disturbing activities related to the project.

- 2. The Director may require additional actions to protect known or predicted cultural resources as a result of requests submitted by Consulting Tribes and/or DAHP during consultation for the following:
 - a. Projects subject to State Environmental Policy Act (SEPA) thresholds;
 - b. Type II and III Pprojects subject to Agency consultation as per OMC 18.12.130 Tribal and Agency Consultation on Development Review;
 - c. Projects on sites considered as having high risk of encountering cultural resources or known to include an archaeological site; and
 - d. ~~Projects located within the Downtown SEPA Exemptions Area; and~~
 - e.d. Projects subject to other State and Federal laws which protect cultural and historic resources, including but not limited to Executive Order 05-05 and Section 106 of the National Historic Preservation Act.

Section 35. Amendment of OMC 18.36.080. Olympia Municipal Code Section 18.36.080 is hereby amended to read as follows:

A plan of proposed landscaping and screening ~~must~~ shall be included with plans submitted for site plan review or Hearing Examiner review. The plans ~~must~~ shall be drawn to scale and contain the following information:

A. Landscape Plan.

1. Plan Preparation.

- a. Four (4) or ~~Less~~ fewer Multifamily Units and Commercial Development having less than 20,000 square feet of gross floor area. Landscape plans required by this section ~~must~~ shall be prepared by a person experienced in the selection and installation of plant materials and landscape design. Plans ~~must~~ shall be drawn to scale and meet all plan submittal requirements of item 2 below.
- b. Five (5) or More Multifamily Units; Commercial Development consisting of 20,000 square feet or more of gross floor area; and all development located on a High Density Corridor or Design Review Corridor. Landscape plans required by this section ~~shall~~ must be prepared by a Registered Landscape Architect or Certified Washington State Landscaper or Horticulturalist. Plans prepared by others ~~shall~~ must have their design plans certified by one of the aforementioned groups, attesting that all requirements of this Chapter have been met or exceeded.

2. Plan Requirements. New landscape plans must identify location, species, and diameter or size of plant materials using both botanical and common names. Drawings ~~shall~~ must reflect the ultimate size of plant materials at maturity. All drawings ~~shall~~ must depict:

- a. Existing property lines and perimeter landscape areas;
- b. All public and private open space, including plazas, courts, etc.;
- c. Parking lot planting areas and vehicle use areas, driveways, and walkways;
- d. Location of clear sight triangle, if applicable;
- e. Location of buildings or structures (existing and proposed);
- f. Location of aboveground stormwater drainage pond(s) and swales;
- g. Street tree location;
- h. Screening of mechanical equipment;
- i. Existing soil type and required amendments;
- j. Planting details describing method of installation;
- k. Location and description of existing trees or groves of trees to be retained;
- l. Location and description of existing soils and groundcover vegetation to be retained;
- m. Location and type of any invasive plants and timeline for removal;

- n. Planting locations showing mature size of plants, size of planting stock, species of plant materials, and tree density calculations;
- o. Timeline for site preparation and installation of plant materials;
- p. Cost-estimate for the purchase, installation and three ~~(3)~~-years maintenance of landscaping;
- q. Location of underground utility lines and equipment; and
- r. Irrigation plans, if applicable for the project.

Section 36. Amendment of OMC 18.38.040. Olympia Municipal Code Subsection 18.38.040 is hereby amended to read as follows:

Unless specifically exempted in this chapter, every land use ~~shall~~must have permanently maintained off-street parking facilities pursuant to the following regulations.

- A. Exemptions. The following are not required to provide off-street parking as a condition of permitting of residential projects:
 - 1. Affordable housing proposals.
 - 2. New construction or the retrofit of existing buildings meeting passive house requirements. "Passive house requirements" means the criteria for certification as a passive house by Phius or the international passive house institute.
 - 3. Modular construction. "Modular construction" means a multistory residential building constructed of standardized components produced off-site, which are transported and assembled at a final location.
 - 4. Mass timber construction. "Mass timber construction" means a building with structural components primarily made of mass timber products as defined in RCW 19.27.570.

Section 37. Amendment of OMC 18.38.100(C) Olympia Municipal Code Subsection 18.38.100(C) is hereby amended to read as follows:

- C. Residential Provisions.
 - 1. For a residential use, such as housing for seniors or people with disabilities, that provide parking for staff or visitors, that comply with parking provisions in state law (RCW [36.70A.620](#)), the property owner shall record a covenant restricting use of the site to the approved use (e.g., seniors, people with disabilities). The covenant must be recorded prior to issuance of applicable construction permits.
 - 2. For projects outside of the Downtown Exempt Parking Area, development projects with five or more residential units must provide at least one accessible parking space. Accessible parking must meet the location and dimensional standards in the adopted building codes.
 - 3. For single family homes and middle housing units on individual lots, and mobile home parks, there is no maximum amount of parking allowed when all other zoning standards are satisfied (e.g. lot coverages).

4. New residential development projects within the area bounded by Cooper Point Road, Black Lake Boulevard, and Harrison Avenue (known as the Capital Mall Triangle) are exempt from minimum motor vehicle parking requirements.
5. A maximum of 0.25 off-street parking spaces per sleeping unit is required for co-living housing projects (see RCW 36.70A.535(3)(a)(ii)).
6. Parking spaces that count towards minimum parking requirements may be enclosed or unenclosed.
7. Tandem parking spaces (one space for every 20 linear feet) may count towards meeting minimum parking requirements, with any necessary provisions for turning radius. "Tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress.
8. The existence of legally nonconforming gravel surfacing in existing designated parking areas is not a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces.
9. Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities.
10. The city will not impose off-street parking requirements as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible.
11. Parking spaces that consist of grass block pavers may count toward minimum parking requirements.
12. Existing parking spaces that do not conform to the requirements of this chapter as of June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

Section 38. Amendment of OMC 18.38.160(C). Olympia Municipal Code Subsection 18.38.160(C) is hereby amended to read as follows:

C. Downtown Exempt Parking Area (See Figure 38-2).

1. ~~Existing buildings constructed prior to January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2),~~ All structures and use types shall be exempt from the vehicle parking standards. However, a change of use within such existing structures ~~must~~ shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01;
2. ~~All new residential buildings and uses located within the Downtown Exempt Parking Area (See Figure 38-2) shall be exempt from vehicle parking standards. However, if any new residential parking is constructed, the parking facility~~ All new or replaced parking areas ~~must~~ shall meet the Parking Design and Design Review Criteria in OMC [18.38.180](#) through [18.38.240](#) and applicable criteria in OMC Chapters [18.04](#), [18.06](#), and [18.120](#). All new residential buildings and uses ~~must~~ shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01; and

3. All new commercial buildings or expansions totaling over 3,000 square feet of gross leasable area, ~~constructed after January 1, 2002,~~ which are located within the Downtown Exempt Parking Area (See Figure 38-2) ~~shall be~~ are required to meet ~~vehicle parking and bicycle parking standards (OMC 18.38.020 through 18.38.240),~~ and
4. ~~When not covered by C.1 or C.2 above, bicycle parking is not required for those buildings and uses located within the Downtown Exempt Parking Area (see Figure 38-2) that do not provide on-site motor vehicle parking.~~

Section 39. Addition of OMC 18.38.220. Olympia Municipal Code Section 18.38.220 is hereby amended to read as follows:

Off-street parking facilities ~~must~~ shall be designed and maintained in accordance with the standards hereunder, provided that up to 30% of parking stalls may be small spaces as described in section B. In the alternative, an applicant may propose and, if providing equal or better function, the Director may approve alternative parking geometrics consistent with the most recent specific standards promulgated by the Institute of Transportation Engineers or the National Parking Association. These standards apply to all bicycle and vehicular parking proposed or provided, even if the parking is not required.

- a. General Requirements. Also see the specific zone district design standards of OMC [18.38.240](#).

| 1 | 2 SW | 3 WP | 4 VPW | 5 VPI | 6 AW | 7 W2 | 8 W4 |
|----------------------|-------------------------------|---|---------------------------------|--------------------------------------|-------------------------|----------------------------------|--|
| Parking Class | Basic Stall Width (ft) | Stall Width Parallel to Aisle (ft) | Stall Depth to Wall (ft) | Stall Depth to Interlock (ft) | Aisle Width (ft) | Modules Wall-to-Wall (ft) | Modules Interlock to Interlock (ft) |
| A | 2-Way Aisle-90° 9.00 | 9.00 | 17.5 | 17.5 | 24 | 59 | 59 |
| A | 2-Way Aisle-60° 9.00 | 10.4 | 18.0 | 16.5 | 24 | 60 | 57 |
| A | 1-Way Aisle-75° 9.00 | 9.3 | 18.5 | 17.5 | 20 | 57 | 55 |
| A | 1-Way Aisle-60° 9.00 | 10.4 | 18.0 | 16.5 | 16 | 52 | 49 |
| A | 1-Way Aisle-45° 9.00 | 16.5 | 16.5 | 14.5 | 13 | 46 | 42 |

**STANDARD PARKING DIMENSIONS
FIGURE 38-4**

Figure 7-1. Dimensional elements of parking layouts.
 SOURCE: Adapted from R. A. Weant, "Parking Garage
 Planning and Operation," Fig. 20, Eno Foundation for
 Transportation, Inc., 1978.

- 0 Parking angle
- W_1 Parking module width (wall to wall), single loaded aisle
- W_2 Parking module width (wall to wall), double loaded aisle
- W_3 Parking module width (wall to interlock), double loaded
- W_4 Parking module width (interlock to interlock), double loaded aisle
- AW Aisle width
- WP Stall width parallel to aisle
- DI Stall depth to wall
- D Stall depth to wall measured perpendicular to aisle
- S_L Stall length
- S_W Stall width

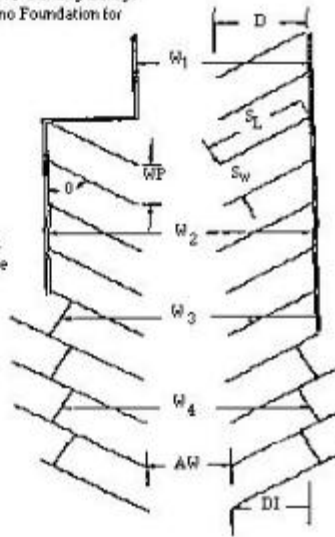


FIGURE 38-5

1. Driveways.
 - a. Approaches. Driveway approaches and curb cuts within public rights-of-way ~~shall~~ must be located and designed in accordance with the City's current Engineering Design and Development Standards.
 - b. For residential driveways once the driveway is outside of the public right of way, the provisions below apply.
 - i. Setback. A driveway may be located within any required setback.
 - ii. Width. All driveways ~~shall~~ must meet the access width requirements of the Fire Department (see OMC [16.32.050](#)).
 - iii. Surfacing. A gravel surface driveway may be allowed for a single-family residence for that portion of the driveway that is more than 75 feet from the right of way line where access is provided. Any driveway approved for a gravel surface ~~shall~~ must include a paved apron in front of the garage automobile door entrance extending a minimum depth of 18 feet and at least the width of the garage door.
2. Ingress/Egress Requirements.
 - a. The Director, or designee, and after appropriate traffic study, including consideration of total parcel size, frontage on thoroughfares, uses proposed, and other vicinity characteristics, ~~shall have the authority to~~ may fix the location, width, and manner of approach of a vehicular ingress and egress from a building or parking area to a public street and to alter existing ingress or egress as may be required to control street traffic in the interest of public safety and general welfare.

- b. Generally, but not in all cases, the internal circulation system and the ingress and egress to commercial or multifamily developments from an access street ~~shall~~ must be so designed that the principal point of automobile cross-traffic on the street occurs at only one point--a point capable of being channelized for turning movements. Access ~~shall~~ must be shared with adjoining parcels by placing ingress/egress points on shared lot lines, wherever safe and practical. Where parcels are bounded by more than a single street, generally, but not in all cases, access ~~shall~~ must be provided only from the street having the lowest classification in the hierarchy of streets as established in the Engineering Design and Development Standards.
3. Maneuvering Areas.
 - a. All maneuvering areas, ramps, access drives, etc. ~~shall~~ must be provided on the property on which the parking facility is located; however, if such facility adjoins an alley, such alley may be used as a maneuvering area. A garage or carport entered perpendicular to an alley must be located a minimum of 10 feet from the property line. A garage or carport entered parallel to an alley may be placed on the rear property line; provided sight distances are maintained.
 - b. Maneuvering areas ~~shall~~ must be provided so that no vehicle is ~~obliged to~~ need back out of a parking stall onto the street, except into neighborhood collector and local access streets within the R-1/5, RLI, R-4, R 4-8, and R 6-12 use districts, or where approved by the City Engineer.
4. Parking Surface. All parking, maneuvering, and driving areas must be paved and designed to meet drainage requirements. Approved pervious surfaces may be used.
5. Landscaping. Parking areas ~~shall~~ must be landscaped according to the requirements of Chapter [18.36](#).
6. Wheel Stop, Overhang. Appropriate wheel and bumper guards ~~shall~~ must be provided to protect landscaped areas, to define parking spaces, and to clearly separate the parking area from any abutting street rights-of-way and property lines. Vehicles may overhang landscaped areas up to two feet when wheel stops or curbing is provided.

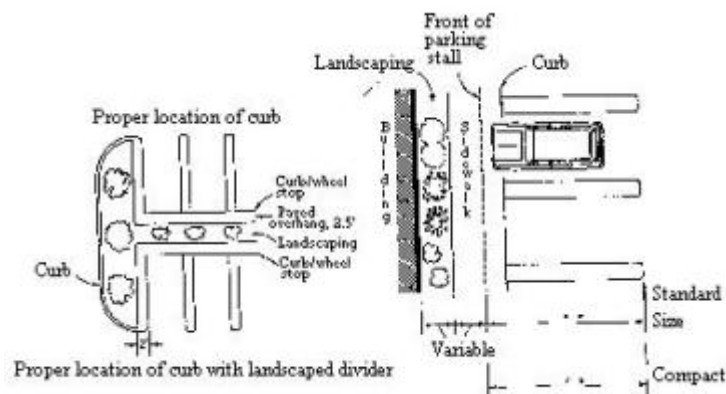


FIGURE 38-6

7. Contiguous parking lots ~~shall~~ may not exceed one (~~1~~) acre in size. Parking lots exceeding one (~~1~~) acre in size ~~shall~~ must be separated by a minimum ~~ten~~ (~~10~~) foot wide landscaped strip.

This strip is in addition to interior and perimeter landscaping and may be used for stormwater management or pedestrian access.

8. Structured Parking Dimensions. Structured parking facilities may be designed to the general design standards found in Figures 38-4 and 38-5 above, Figure 38-7 below, or to the following structured parking design standard. Within parking structures, small spaces ~~shall~~ may not exceed 30% percent of spaces within each structure.

| | Small Space Dimension | Standard Dimensions |
|-----------------------|------------------------------|----------------------------|
| Standard Stall Width | 8-foot | 9-foot |
| Standard Stall Depth | 16-foot | 16-foot |
| Standard Aisle Width | 24-foot | 24-foot |
| Standard Wall-to-Wall | 57-foot | 57-foot |

B. Compact Car Dimensions, Layout and Circulation.

1. Parking Dimensions. No more than ~~thirty (30)~~ percent of spaces ~~shall~~ may be smaller than the standard sizes. (See Compact Parking Dimensions Table below.)

| 1 | 2 SW | 3 WP | 4 VPW | 5 VPi | 6 AW | 7 W2 | 8 W4 |
|----------------------|--------------------------|---|---------------------------------|--------------------------------------|-------------------------|----------------------------------|--|
| Parking Class | Basic Stall Width | Stall Width Parallel to Aisle (ft) | Stall Depth to Wall (ft) | Stall Depth to Interlock (ft) | Aisle Width (ft) | Modules Wall-to-Wall (ft) | Modules Interlock to Interlock (ft) |
| 2-Way Aisle-90° A | 8.00 | 8.00 | 15.0 | 15.0 | 21.0 | 51.0 | 51.0 |
| 2-Way Aisle -60° A | 8.00 | 9.3 | 15.4 | 14.0 | 21.0 | 52.0 | 50.0 |
| 1-Way Aisle-75° A | 8.00 | 8.3 | 16.0 | 15.1 | 17.0 | 49.0 | 47.0 |
| 1-Way Aisle-60° A | 8.00 | 9.3 | 15.4 | 14.0 | 15.0 | 46.0 | 43.0 |
| 1-Way Aisle-45° A | 8.00 | 11.3 | 14.2 | 12.3 | 13.0 | 42.0 | 38.0 |

Source: Guidelines for Parking Facility Location and Design ITE Committee 5D-8, May 1990.

FIGURE 38-7

C. Bicycle Parking Design Standards.

1. A long-term bicycle parking facility ~~shall~~ must provide for secure extended and short-term use and ~~shall~~ must protect the entire bicycle and its components and accessories from theft

and weather. Acceptable examples include, in preferred order: bike lockers; bike check-in systems; in-building parking; and limited-access fenced areas with weather protection.

To discourage improper use, a bike locker door should include a see-through window or view hole. For in-building bike parking and limited access fenced areas, fixed structures for locking individual bikes, such as racks, must be provided within the facility. If such an area exceeds five (5) parking spaces, lockable clothing/gear storage lockers must also be provided within the facility. However, facilities such as factories and schools that provide personal lockers are not required to provide additional locker space for bicycle clothing/gear storage.

Exception: For retail uses under ~~five thousand (5,000)~~ square feet, long-term parking facilities exclusively for bicycles must only be provided only upon request of one or more employees. However, if permanent dedicated space is not provided, a sign must be posted at the primary employee entry reading "Secure Bicycle Parking Provided Upon Request - Olympia Municipal Code 18.38."

2. A short-term bicycle parking facility ~~shall~~must provide convenient parking with some security and weather protection. Short-term bicycle parking facilities ~~shall~~must include a covered stationary rack. These facilities may be shared among adjoining establishments.

Short-term bicycle parking facilities ~~shall~~must be located either: no further from a public entry than the nearest non-handicapped parking stall; or visible from and within ~~one hundred (100)~~ feet of the public entry; or within ~~fifty (50)~~ feet of the public entry to the building. A directional sign ~~shall~~must be provided if the selected location is not clearly visible from the primary entrance.

3. Each bicycle parking area ~~shall~~must be separated from motor vehicle parking and maneuvering areas by a barrier, post, or bollard, or by at least five (5) feet of open space. Bicycle parking spaces ~~shall~~must be two (2) feet by six (6) feet each, with no less than a seven (7) foot overhead clearance. A five (5) foot maneuvering aisle ~~shall~~must separate rows of bicycle parking spaces. Bicycle parking facilities ~~shall~~may not be solely accessible by stairs.
4. Bicycle racks ~~shall~~must be covered in such a manner as to protect the entire bicycle from rain and installed to provide adequate maneuvering space and ensure that the requisite number of bicycle parking spaces remain accessible. The rack ~~shall~~must be permanently affixed to the ground and support the bicycle at two (2) or more points, including at least one (1) point on the frame higher than two (2) feet from the ground. The user ~~shall~~must be able to lock the bicycle with a U-shaped lock or cable lock. Bicycle racks which only support a bicycle front or rear wheel are not permitted.
5. Long-term bicycle parking facilities may be substituted for short-term bicycle facilities only if the design is consistent with the purpose of short-term facilities.

- D. Pedestrian Routes. Notwithstanding pedestrian accessible route requirements addressed in the International Building Code, ~~the applicant shall prepare and submit a pedestrian access plan shall be prepared~~ for sites with more than 30 parking spaces, or where block sizing requirements are triggered. The plan ~~shall~~must ~~examine~~specify where people will walk into, out of, and through the development. The development ~~shall~~must provide clear pedestrian pathways, in a manner that minimizes potential conflicts between moving vehicles and pedestrians. A pedestrian pathway, whether it be a required sidewalk or additional asphalt with a distinct line separating vehicles, ~~shall~~must be located in areas likely to be used by a pedestrian, instead of the driveway or street.

Unless exempted by the City, the plan ~~shall~~must be prepared by a transportation engineer hired by the developer, and the report ~~shall be~~ subject to the review and approval of the City Engineer or designee as well as the Director or designee. The report ~~shall~~must consider address the pedestrian and bicycle use of the development and adjacent offsite parcel(s), in light of future growth and build out, and consistent with the goals and purposes of the Comprehensive Plan to mitigate long-term impacts of the development on multi-modal travel. Such pedestrian pathways should connect with other public pathways on property adjacent to the site.

Section 40. Amendment of OMC 18.40.060(C). Olympia Municipal Code Subsection 18.40.060(C) is hereby amended to read as follows:

- C. Fences/Hedges, Walls and Site Perimeter Grading. It ~~shall be~~ the responsibility of property owners to ensure fences are within property lines and that a building permit is obtained when required. "Fences" as used in this section includes walls and similar above-grade unenclosed structures forming a continuous or nearly continuous line or row exceeding six feet in length. Also see definition, OMC [18.02.180\(F\)](#). For properties located in Downtown Design Review District see OMC 18.120.370. Other properties that may have a Master Plan approval, such as Briggs Village, see adopted regulations for fencing. Contact the planning division of the department for details.

For the purpose of fencing, the front yard is considered to be the first 10 feet of any lot, tract, or parcel that abuts a public street or right of way, excluding alleys. Corner lots adjacent to two public rights of way ~~shall~~must have a front yard and a flanking side yard.

1. Fence Heights:

- a. Fences, when located within a required yard, ~~must~~may~~shall~~ not exceed the following height limits:
 - i. Front yard = 48" (4'-0");
 - ii. Side yards = 72" (6'-0"), Flanking side yards = 72" (6'-0");
 - iii. Rear yards = 72" (6'-0");
 - iv. Clear Sight Triangle = 30" (2'-6").
- b. Agricultural uses. Rear and side yard fences for legally established agricultural uses may be permitted to a maximum height of eight feet from the ground; provided, at a minimum, the portion of the fence above six feet is composed of a fence material that is of a deer fence-type design.

Examples of deer fence designs include wire with rectangular openings generally four inches by four inches in size. Additionally, the eight-foot fences ~~must~~may~~shall~~ not be constructed of chain link or chicken wire.

- c. Gardens. Front yard fences surrounding a defined garden bed may be permitted to a maximum height of eight feet from the ground and ~~must~~shall be composed of a fence material that is of a deer fence-type design.

Examples of deer fence designs include wire with rectangular openings generally four inches by four inches in size. Additionally, the eight-foot fences ~~must~~may~~shall~~ not be constructed of chain link or chicken wire.

For purposes of this section, a front yard ~~shall~~may not exceed 10 feet in depth, regardless of any other provision found in this Title.

2. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement ~~shall be~~is the high point of the adjacent final grade.
3. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard, or other feature ~~shall~~may obstruct a driveway or other motor vehicle private ingress within 20 feet of a street right-of-way nor obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC [18.38.220\(A\)\(2\)](#).
4. Front yard fences of any common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of 25 percent unobstructed, i.e., must provide for visibility through the fence.
5. Fence pillars, posts, and similar features may project a maximum of two feet above maximum fence height.
6. Site Perimeter Grading. Within required yard areas, no single retaining wall (nor combination of walls within five horizontal feet of each other) ~~shall~~may exceed a height of 30 inches as measured from the lowest adjacent grade, nor ~~shall~~may any modification of grades or combination of retaining walls result in grade changes exceeding 30 inches within five feet of a property line nor 60 inches within 10 feet of an existing or proposed property line.
7. An administrative exception may be approved by the Department to exceed maximum fence height and other provisions of these standards where all of the following conditions exist.
 - a. Variation of existing grade on either side of the fence results in a fence lower than the maximum height as measured from the highest point of grade within five feet of either side of the fence; or other special circumstances relating to the size, shape, topography, location, or surroundings of the subject property warrant an exception to permit a fence comparable with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;
 - b. The special conditions and circumstances do not result from the actions of the applicant;
 - c. Granting of the exception will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property is located;
 - d. The granting of the exception will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated; and
 - e. The exception is the minimum necessary to provide the rights and privileges described above.

Applications for additional fence height or other exceptions ~~must~~shall include an explanation of the exception sought and its purpose; and fence illustrations and plan drawing that depicts proposed fence location and height, other structures, landscaping, and proposed grades in relation to existing grades.

[NOTE: A building permit is required for all fences exceeding seven feet in height. Fences and hedges may exceed maximum heights if located outside of required yards. But see Design Guidelines.]

8. Hedges. Hedges are allowed in all required yard areas subject to the following maximum height limits:
 - a. Front yard = 48" (4'0")
 - b. Side yard, Flanking side yard = Unlimited
 - c. Rear yard = Unlimited

[Note: Clear Sight Triangle = 30" (2'-6"), see OMC 18.40.060(B)]

9. Barbed and/or razor wire fences. ~~No person or persons being the owner of or agent for or in possession and control of any property within the city limits shall~~ A property owner or person in possession or control of any property may not construct or permit to exist any fence around or in front of such premises, consisting wholly or partially of barbed and/or razor wire, except to provide security at a government-owned property or privately owned utility where security for the property is mandated by law; provided that the provisions of this section ~~shall only extend~~ apply to fences that are within 10 feet of a street or alley or other public place within the City.
10. Electric fences. It is unlawful to install or maintain any electric fence within the city limits except as follows:
 - a. For the purposes of protecting farms or agricultural animals using low-voltage, solar fences installed atop a six-foot non-electric fence; or
 - b. For securing an outdoor storage area, subject to the provisions below.
 - c. For purposes of this subsection:
 - i. "electric fence" means a fence, including an electric security fence, with above-ground electric conductors carrying electric current supplied by batteries, commercial power, or any other source of electricity, installed for the purpose of retaining or excluding any animals, livestock, or persons.
 - ii. "Electric security fence" means an electric fence installed to protect an outdoor storage area.
 - iii. "Outdoor storage area" includes an area used for automobile and recreational vehicle repair and service, equipment storage, lumber yards, fleet storage, landscape supplies, or similar uses.
 - iv. "Responsible person" means a person or entity that owns or controls property on which an electric security fence is sought to be installed or is installed and used pursuant to this section.
 - v. The installation and use of an electric security fence is permitted within the following zoning districts:

1. Auto Services (AS)
 2. Industrial (I)
 3. Light Industrial (LI)
- d. The Director may, on a case-by-case basis, authorize the installation and use of an electric security fence to secure an outdoor storage area in the following zoning districts if the Director finds there has been an increase in theft and vandalism at the outdoor storage area and finds that use of an electric security fence is warranted because the responsible person has taken reasonable measures to prevent theft and vandalism, but such measures have not been effective:
- i. General Commercial (GC)
 - ii. Downtown Business (DB)
 - iii. High Density Corridor 1 (HDC-1)
 - iv. High Density Corridor 2 (HDC-2)
 - v. High Density Corridor 3 (HDC-3)
 - vi. High Density Corridor 4 (HDC-4)
- e. An electric security fence is only permitted to be installed and used if the outdoor storage area it protects was established and is operated in conformance with City code.
- f. An electric security fence installed and used pursuant to this subsection must meet the following electrical requirements:
- i. The electrical charge for the electric security fence must be noncontinuous and the electric fence controllers must be approved by a Nationally Recognized Testing Laboratory (NRTL).
 - ii. The energy source (energizer) for the electric security fence must be provided by a storage battery not to exceed 12 volts DC. The storage battery must be charged primarily by a solar panel. However, the charge from the solar panel may be augmented by a trickle charger.
 - iii. The electric charge produced by the electric security fence upon contact may not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electrotechnical Commission (IEC) Standard No. 60335-2-76.
- g. An electric security fence installed and used pursuant to this subsection must meet the following height and location requirements:
- i. An electric security fence must be completely surrounded by a non-electric perimeter fence or wall that is not less than five feet in height and no more than eight inches from the electric security fence to prevent entrapment.

- ii. An electric security fence may not exceed the higher of eight feet or two feet higher than the perimeter fence or wall.
- iii. Exceptions:
 1. Where a non-electrified perimeter fence or wall already exists within a required yard setback (as defined in OMC [18.02.180](#) Y) and if such fence or wall was lawfully installed, such fence or wall need not be modified in height or location to meet the requirements of this subsection. The electric security fence may be located within the required yard setback and may not exceed eight feet in height.
 2. Rear and side yards: Where a non-electrified perimeter fence does not exist within a required rear or side yard setback, it may not exceed six feet in height and the electric security fence may not exceed eight feet in height.
 3. Front yards: The first priority is to place both the non-electrified perimeter fence and the electric security fence outside the required yard setback. If this is not practical due to existing improvements such as paved parking, curbing, or landscaping, both fences can be placed in the required front yard setback. In these instances, the non-electrified perimeter fence may be up to five feet in height and must be transparent, for example, chain link or metal picket fencing. The electrified portion may extend up to eight feet in height. Both fences must be placed as far back as site conditions allow to avoid being at the edge of an adjacent street or sidewalk.
- h. The responsible person shall clearly identify an electric security fence with warning signs 30 square inches in size per IEC standards, posted at intervals less than 30 feet. Such warning signs must read "Warning – Electric Fence" and contain an imager or symbol (e.g. a lightning bolt) that allows non-English speaking individuals to understand that the fence is electrically charged.
- i. The permitting process for electric security fences is governed and regulated in accordance with the City's construction and burglar alarm codes. A building permit is required for an electric fence exceeding seven feet in height.
- j. Gates, bollards, or other features of an electric security fence must comply with the provisions in OMC 18.40.060.C.3 and provide emergency access in a manner acceptable to the Fire Marshal.
- k. Electric security fences must comply with the City's design and landscape and screening standards as applicable. The responsible person shall submit plans to the Community Planning and Development Department for review and approval prior to fence installation.

Section 41. Amendment of OMC 18.40.060(H). Olympia Municipal Code Subsection 18.40.060(H) is hereby amended to read as follows:

H. Yards.

1. In addition to the following, yard regulations found in OMC [18.04.060](#)(B) (Accessory Structures) apply to all building sites in all use districts of the City.

2. Yards/Setbacks.

- a. The required setback area ~~shall~~must be parallel to the structure requiring a setback. Setback width ~~shall be~~is measured from the outermost edge of the building foundation to the closest point of the parallel (or nearly parallel) adjoining lot line, or right of way line if closer. In the event of a planned unit development or binding site plan, such development ~~shall~~must meet all Uniform Building Code separation requirements. (See Figure 40-4.)
- b. A required yard area ~~shall~~must be kept free of any building or structure taller than ~~thirty~~ (30) inches, except that a building or projection ~~shall be~~is allowed as provided below:
 - i. Cornices, window sills, bay windows, flues and chimneys, planters, attached mechanical equipment, and eaves of roofs may project two (2) feet into the required yard area.
 - ii. Marquees and awnings of commercial buildings may project into required setback areas.
 - iii. Fences may project into the required yard area if they meet fence height requirements found in OMC [18.40.060](#)(C).
 - iv. Uncovered steps, porches, or patios, which are no more than ~~thirty~~ (30) inches above the adjacent grade may be placed within the required setback area.
 - v. Air heating and cooling units 48-inches or less above grade are permitted within rear and side yard setbacks as long as location of the unit provides for access and maintenance per the building code.
 - vi. Uncovered swimming pools, hot tubs, and satellite dish antennas may be placed in the rear or interior side yard setback area.
 - vii. Signs in compliance with OMC [18.43](#).
 - viii. Refer to each land use district for other allowed projections in required yards.
- c. No building construction nor projection is allowed within any utility, access, or public/private easement.
- d. The front yard setback for a flag lot ~~must~~shall be a minimum of ~~ten~~ (10) feet measured from the nearest parallel or nearly parallel lot line adjacent to the front facade of the dwelling.

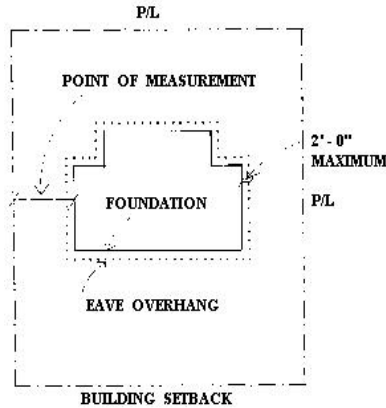


FIGURE 40-4

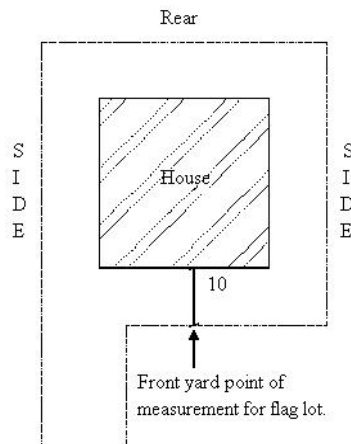


FIGURE 40-5

3. Use of Yard by Another Building. No yard or other open space required by this chapter for any building ~~shall~~ may be considered as a yard or other open space for any other building; nor ~~shall~~ may any yard or open space on one building site be considered as a yard or open space for a building on any other building site.
4. For retrofits of existing buildings to be used for residential housing:
 - a. The portion of exterior wall assemblies that includes insulation must be allowed to project up to an additional eight inches into the setbacks on all sides;
 - b. The building must be allowed to exceed the maximum allowable roof height by eight inches to accommodate additional insulation; and
 - c. Gross floor area must be measured from the interior face of the exterior walls, which includes drywall, as typically depicted on the architectural floor plans; and
 - d. For existing nonconforming buildings already projecting into setbacks, the portion of exterior wall assemblies that include insulation must be allowed to project up to an

additional eight inches into the setbacks on all sides if the building is to be used for residential housing; and

- e. Nothing in this section prohibits the City from applying the requirements of the state building code or requires the City to allow a setback of less than 36 inches between residential dwelling units.

Section 42. Amendment of OMC 18.40.080(C). Olympia Municipal Code Subsection 18.40.080(C) is hereby amended to read as follows:

C. Emissions.

1. ~~Air Pollution must~~ shall be controlled by the ~~The operator and/or proprietor of any land use or activity permitted by this title shall control Air Pollution.~~ The ambient air quality standards specified in Regulation I of the Olympic Air Pollution Control Agency (OAPCA), ~~shall~~ apply to all air contaminants listed therein. See Chapter 173-60 regarding variances and exemptions.
2. Toxic Substances ~~shall~~ must be kept to concentrations not exceeding one-fiftieth (1/50) of interior standards by use of the best available control methods and technology in all phases of plant operation and handling of materials, and by an active commitment to good housekeeping practices. Toxic substances not listed in Regulation I of OAPCA, but released into the air ~~shall~~ must be limited in accordance with the most current publication entitled Threshold Limit Values, of the American Conference of Governmental Hygienists.
3. Liquid Wastes ~~shall~~ must be disposed of through local sanitary sewer systems only upon approval of affected sewer district authorities.
4. Liquid or solid wastes unacceptable to public sewer authorities ~~shall~~ must be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.
5. Any operation producing intense heat or glare ~~shall~~ must be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.
6. The use, storage, transportation, and disposal of all radioactive materials or devices ~~shall be~~ is subject to the regulatory jurisdiction and control of the ~~Radiation Control Agency of the Washington State Department of Social and Health Services~~ Office of Radiation Protection of the Washington State Department of Health, or its successor agency as amended.
7. No use ~~shall~~ may cause earth vibrations, ~~or~~ or concussions, ~~or~~ or construction noise detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity. Such ~~temporary~~ construction activity ~~shall be~~ is restricted to the hours between 7:00 a.m. and 6:00 p.m.

Section 43. Amendment of OMC 18.40.080(I). Olympia Municipal Code Subsection 18.40.080(I) is hereby amended to read as follows:

I. Minimum Street Frontage.

1. Each lot, other than in townhouse, cottage, ~~and or~~ and co-housing projects, ~~shall~~ must have a minimum of ~~thirty (30)~~ feet of frontage on a public or private street. With respect to binding site plans, this requirement ~~shall apply~~ applies to the entirety of the binding site plan and not

to each individual site or lot. The Director may allow the street frontage to be reduced or eliminated to the minimum extent necessary to enable access to property where public street access is not feasible for such reasons, including ~~but not limited to~~, physical site conditions or preexisting development or to protect environmentally Critical Areas. Where frontage is limited, preference is for some street frontage to be provided.

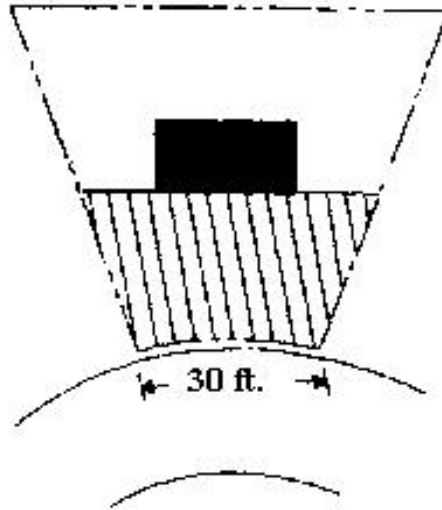


FIGURE 4-2

2. Subdivisions, short subdivisions, binding site plans, and lot line adjustments creating flag lots (with street frontages of less than ~~thirty (30)~~ feet) are subject to the following conditions:
 - a. The project ~~shall~~ must be designed to minimize the creation of flag lots.
 - b. Adjoining flag lots ~~must~~ shall share a common driveway wherever possible.
 - c. All driveways accessing flag lots ~~shall~~ must be designed to allow fire truck access to within ~~one hundred fifty (150)~~ feet of all exterior points of the building(s) on the lot(s), unless alternate forms of fire protection approved by the Chief of the Fire Department are provided, including but not limited to, sprinkler systems.
 - d. The area of a flag lot which is less than ~~thirty (30)~~ feet in width ~~shall~~ willis not be considered part of the minimum lot area required in Table 4.04.

Section 44. Amendment of OMC 18.43.040(B). Olympia Municipal Code Subsection 18.43.040(B) is hereby amended to read as follows:

- B. No Permit Required. The following signs do not require a sign permit when sized and placed in conformance with this chapter:
 1. Signs erected by government agencies to implement public policy.
 2. Replacing only the face of an existing sign ~~shall~~ willis not be considered as either a new sign or a structural alteration and does not require a permit.
 3. On-premise occupant name plates on residential dwelling units, provided size of name plates does not exceed three ~~(3)~~ square feet in area.

4. Changing of advertising on a legal changeable copy sign (readerboard).
5. Temporary non-commercial signs less than six ~~(6)~~-square feet in sign surface area on private property and installed less than four ~~(4)~~-feet above ground.
6. Normal maintenance of signs that does not change the appearance or size of the sign.
7. Real Estate Signs in conformance with this chapter (see 18.43.080) do not require a permit or Temporary Sign Agreement.
8. Temporary signs for which a Temporary Sign Agreement has been provided to the City.
9. Any signs required to be posted pursuant to the Olympia Municipal Code or any other local, State, or Federal law or regulation.
10. Any sign on a vehicle, unless such vehicle sign is prohibited pursuant to OMC [18.43.050](#).
11. Signs placed by the City in City parks or trails, or the Port of Olympia on port owned parks or trails property, in conformance with its standard practices and policies.
12. Signs painted directly on a building.

Section 45. Amendment of OMC 18.43.130, Table 43-8. Olympia Municipal Code Subsection 18.43.130, Table 43-8 is hereby amended to read as follows:

Table 43-8: Permanent Signs for Residential Uses in Residential Sign Zone

| Permanent Signs – Residential Uses (Not Including Apartment Complexes) | | |
|--|--|--|
| Home Occupation Businesses and Short-Term Rentals | Up to two (2) -square feet, flush mounted near entrance | One (1) -per licensed Home Occupation business or short-term rental only |
| Home Occupation Business abutting west side of 300 and 400 blocks of West Bay Drive NW | Up to five (5) -square feet if flush mounted near entrance or up to five (5) -square feet per side if freestanding | One (1) -per licensed Home Occupation business only |
| Development Identification Signs | Freestanding Sign for Residential Subdivisions, up to 50 square feet (or 25 square feet per side). | One (1) -per street frontage which has an entry to the development |
| Permanent Signs – Non-Residential Uses and Apartment/Multifamily Complexes | | |
| Identification signs for non-residential uses | One (1) -freestanding or building mounted sign per driveway access from a street. If freestanding, maximum height is four (4) -ft. | <ul style="list-style-type: none"> • Academic schools – up to 100 sq. ft. maximum; • Other Uses: Up to 24 sq. ft. in size (12 sq. ft. per side if double-sided). |
| Secondary wall signs for non-residential uses | 1 One per exterior public entrance to the building | Up to 12 square feet of sign area to identify the primary destination of the entrance (e.g. |

Table 43-8: Permanent Signs for Residential Uses in Residential Sign Zone

| Permanent Signs – Residential Uses (Not Including Apartment Complexes) | | |
|---|---|---|
| | | office, library, gymnasium sanctuary). |
| Identification Signs for Apartment/Multifamily Complexes | Building mounted sign (flush mounted only) or Freestanding sign. • Multi-family uses - up to 16 sq. ft. maximum; Double sided signs: 1/2 the max. | 1 <u>One</u> per use. Except multi-family uses in RM-18, RM-24 & RMH: 2 <u>two</u> signs are permitted where there are entrances off 2 <u>two</u> public rights-of-way. |
| Identification Signs for Individual Uses in Multiple Occupancy Buildings | Building mounted sign to be flush mounted only. • Academic schools – up to 100 sq. ft. maximum; • Multi-family uses - up to 16 sq. ft. maximum; • All other uses - 24 sq. ft. maximum. Double sided signs: 1/2 the max. | |
| Driveway Entrance/Exit Signs | Freestanding only. 5 <u>Five</u> square feet total (2.5 square feet per side if double sided) | 1 <u>One</u> per driveway |
| Directional | 18.43.070 | |
| Public Service | 18.43.070 | |

Section 46. Amendment of OMC 18.100.060. Olympia Municipal Code Section 18.100.060 is hereby amended to read as follows:

- A. The following projects are subject to design review:
1. All residential uses in the Infill and Other Residential Design District and all commercial, mixed use, and large multifamily pProjects 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. Residential projects with ~~7~~seven units or more;
 6. Dwelling units on lots less than 5,000 square feet or on substandard lots;

7. Dwelling units 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. All projects within scenic vistas as identified on the official maps of the City (See OMC [18.100.110](#)); and,

~~1211.~~ For the purpose of design review, projects within one of the Downtown Design Sub-Districts will be reviewed for consistency with the criteria in chapter [18.120](#) OMC only.

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

Section 47. Amendment of OMC 18.100.090. Olympia Municipal Code Section 18.100.090 is hereby amended to read as follows:

All projects subject to design review are 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 ~~must~~ shall give substantial weight to the recommendation of the DRB or JRC. (A project reviewed by the JRC is not also reviewed by the Heritage Review Committee.) For projects subject to Board level review (DRB or JRC), there is only one public meeting and it is for Concept Design Review at the time of Land Use Review. Detail Design Review will be conducted by staff at the time of building permit review. When land use is not required or is waived, all design review will be conducted by staff unless it is subject to review of the Joint 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 units or more, any townhouse building with five units or more, and any multifamily development with 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.
 - 5. Any other project subject to design review not described in OMC [18.100.090](#)(A) above.

Section 48. Amendment of OMC 18.100.100(C). Olympia Municipal Code Section 18.100.100(C) is hereby amended to read as follows:

- 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~~ ~~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. Projects will be reviewed for consistency with the criteria in Chapter 18.120 only.

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 and about a design review corridor (see Design Review map).

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~~Corridor.

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.

18.155 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. Design criteria contained in this chapter. (OMC [18.170.030](#) - [18.170.160](#)) apply to all large multifamily residential buildings (i.e. those with seven or more dwelling units) not specifically governed by chapter [18.175](#) OMC, and any development with 20 dwelling units or more on a site 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. OMC [18.175.020](#) through OMC [18.175.060](#) of this chapter apply to all residential dwellings 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. OMC [18.175.080](#) and OMC [18.175.090](#) apply to accessory dwelling units ~~throughout the city~~ in the infill regulations design district. 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 49. Amendment of OMC 18.100.110(D). Olympia Municipal Code Subsection 18.100.110(D) is hereby amended to read as follows:

- D. Time Limitations/Processing. Board level review will be combined with Land Use Review and will meet the timelines of the land use process~~Except in cases where the applicant agrees to an extension of time, the Design Review Board shall have a public meeting on an application for a major project within 30 days after an application is deemed complete pursuant to chapter [18.70](#) OMC.~~

Section 50. Olympia Municipal Code. Copies of the Olympia Municipal Code are and must be retained on file with the office of the City Clerk.

Section 51. 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/or any references thereto.

Section 52. 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 remains unaffected.

Section 53. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 54. Effective Date. This Ordinance takes effect five days after passage and publication, as provided by law.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

Michael M. Young

SENIOR DEPUTY CITY ATTORNEY

PASSED:

APPROVED:

PUBLISHED: