

The City of Olympia is proposing a general zoning change for most of Olympia’s residential neighborhoods. This is an attempt to accommodate projected population growth, reduce sprawl, increase density, use infrastructure more efficiently, and increase the supply of affordable housing. This proposal is called the **Missing Middle (MM)**. Paraphrased definitions for various **types of housing** in MM are given below.

Type of Housing	Definition
Accessory Dwelling Unit	Small dwelling located on the same lot as a single-family house. It may be a cottage or remodeled garage.
Cottage	4 - 12 <u>detached</u> units in a cluster with shared parking and outdoor common space
Duplex	Single building with two living units
Townhouse	≥ 2 units separated by structural walls in the same building. Each unit is on its own lot
Tri- and four-plex	One building with 3-4 living units
Tiny House	Non-wheeled small house
Courtyard Apartment	≤ 12 <u>Attached</u> units surrounding a common courtyard
Manufactured Home	Pre-fab home moved to, and installed on, a lot
Single-room occupancy	Single room with shared bathroom and/or kitchen

For all housing types listed above, see Olympia Municipal Code 18.175, which tells the ways that new construction should be similar to existing neighborhood character (go to <http://www.codepublishing.com/WA/Olympia/?OlympiaNT.html> and type “18.175” in the search blank. Then click on the 6th document listed: “Chapter 18.175 Infill and other Residential”).

On the second page is a **table to show residential codes** as they stand **Now**, and then after the **MM Proposed** changes would occur. Zoning standards are in pink at the left side of the table.

- If the code would **stay the same**, these cells are **Yellow**.
- If codes **change** with MM proposals, the cells are **Orange**.
- If codes are **not yet defined**, the cells are **Cyan**

Zoning Abbreviation	Zoning Definition
R-4-8	Residential neighborhood, with a maximum of 8 living units per acre
R-6-12	Residential neighborhood, with a maximum of 12 living units per acre
≤600 ft	Within 600’ (about 2 blocks) of a transit route in R-4-8 zoning*

* Transit route maps, and current and MM housing types allowed, are shown at <http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>. Under each housing type, click on the **map** provided.

- Below the table on the second page are the current zoning map of Olympia, and the color key to zoning on the map. On the third page is a list of MM change **highlights** for each housing category
- A “**density bonus**” means you can exceed the units/acre zoning limit by the specified %