

Olympia Municipal Code 18.06.020

8. Neighborhood Retail District (NR). This district is intended to:

- a. **Permit small retail establishments which offer a limited range of goods within a residential neighborhood.**
- b. **Protect existing neighborhood retail districts and permit new establishments where local economic demand and appropriate design can assure compatibility with the neighborhood.**
- c. **Be located not less than one-half (1/2) mile from another neighborhood retail district or any other commercial district providing similar services or facilities.**
- d. **Have a maximum size for a Neighborhood Retail district of not more than one acre.**
- e. **Limit the size, scale and expansion of such establishments in order to minimize traffic volumes and congestion, and other adverse impacts on the neighborhoods in which said establishments are located.**
- f. **Ensure that development in this district is characterized by small buildings, low traffic generation, considerable walk-in trade, quiet operations and little or no night activity.**

Allowed Uses:

Adult Day Care	Emergency Housing	Outdoor Sales
Agriculture	Fitness Centers	Parks and Playgrounds
Animals	Food stores	Personal Services
Apartments above 1st floor	Garden / farm supply stores	Pharmacies
Art Galleries	Gas stations	Printing
Banks	General Merchandise	Recycling
Bed and Breakfast (1 room)	Government Offices	Repair services
Building supplies	Group Homes (< 7 people)	Satellite Earth Stations
Business offices	Home Occupation	Single Family residences
Family child care homes	Laundry services	Specialty Stores
Electric car facilities	Non-drive-thru restaurants	Townhouses

No industrial uses are allowed. After public process the following uses could be allowed.

Bed and Breakfast (2-5 rooms)	Crisis intervention	Nursing/convalescent homes
Child care centers	Disabled workshops	Public facilities
Churches	Group Homes (7+ people)	Schools
Commercial greenhouse	Libraries	Transportation facilities
Communication towers		

As in residential areas, height limit is 35'. Setbacks are front:10', side & rear: 15'.

Maximum building area is 3000 sf for single use, 6000 sf for mixed use.