

Missing Middle (MM) Highlights 2/25/18

The preceding table has a lot of information, and you may miss the significance of some of the MM changes. So here are the highlights:

1. ADU's currently require the owner to live on site. In MM, **owners don't have to live on-site**. Currently, and in MM, adding an ADU to a property **doesn't count as increasing unit density**.
2. Cottages would change from a 20% density bonus now, to a **50% density bonus in MM**. Currently, if an R-4-8 neighborhood reached 8 units per acre, 2 more cottages per acre could still be added, or 3 more than 12 in R-6-12. In MM, 4 more cottages/acre could still be added in R-4-8, or 6 more in an R-6-12 neighborhood.
3. Duplexes are, and would continue to be, allowed in R-6-12 neighborhoods. In MM, they would also **be allowed in R-4-8 neighborhoods**. Currently, a minimum lot size of **7200 sf** and minimum lot width of **80'** are required for duplexes. In MM, **as long as maximum unit density for the neighborhood isn't exceeded**,

R-4-8 minimum lot size would now be **7200 sf** with a minimum width of **45'**

R-6-12 minimum lot size would be **6000 sf** with a minimum width of **40'**

4. Townhouses have one change: **the number of townhouses per building is limited by the unit density limit of the neighborhood**.

The current 15% density bonus persists for townhouses, which could add 1 more townhouse per acre in an R-4-8 neighborhood, and 2 more townhouses per acre in a R-6-12 neighborhood.

5. Tri- and four-plexes have been allowed in R-6-12 neighborhoods **only if ≤ 600 ft of a bus line, but not in R-4-8**.

In MM they would be allowed in **all R-6-12** neighborhoods, and in **R-4-8 neighborhoods ≤ 600 ft of a bus line**

in R-4-8	minimum lot size = 9600 sf for a triplex and 13000 sf for a fourplex
in R-6-12	minimum lot size = 7200 sf for a triplex and 9600 sf for a fourplex

See <http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx> to view a map of bus lines and which parts of R-4-8 neighborhoods would be affected.

6. Tiny House parking requirement reduces from 2 to 1, and they can be used as ADUs
7. Courtyard Apartments have not been defined in code in the past, and some of their new standards in MM haven't been worked out yet (cyan-colored on the table).
8. Manufactured Homes have no significant changes, except there is now no minimum size requirement and they can be an ADU
9. Single-room occupancy is only allowed in downtown and commercial districts, but in MM **would be permitted in R-6-12 in MM**. Otherwise, no change.

The City has just requested an update on expected population increases in various parts of Olympia from the Thurston County Planning Council (TRPC). To see what the old estimates are now, go to

<https://docs.google.com/spreadsheets/d/1Uf5WrMp7gvD4JWqTHZtYys1pFYHJ9BWKIM9xIQzL4do/edit#gid=1713357852>