

Olympia Subarea A Commercial Development Standards Summary

In Sub-area A, along State Avenue, there are 5 types of commercial zones:

HDC-1 High Density Corridor -1

This district is intended to:

- a. Provide for a compatible mix of office, moderate to high-density multifamily residential, and small-scale commercial uses.**
- b. Ensure that residential and mixed-use projects are built within walking distance to transit.**
- c. Establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street.**
- d. Ensure that projects are designed, using a neighborhood area design theme in order to blend with the historic buildings in the corridor and the adjacent neighborhoods.**
- e. Create a safe, convenient, and attractive environment for pedestrians, transit riders and bicyclists, and which includes parking and convenient access for vehicles.**

HDC-2 High Density Corridor - 2

Same as HDC-1, but differing in these ways

- a. medium intensity commercial instead of small-scale commercial**

HDC-3 High Density Corridor - 3

Same as HDC-1, but differing from HDC-1 in these ways

- a. medium to high-intensity commercial instead of small-scale commercial**
- b. Access to transit is included to all new project**
- c. same**
- d. missing**
- e. same**

PO-RM Professional Office - Residential Multifamily

- a. Provide a transitional area, buffering residential areas from more intensive commercial uses. Development within this district should be compatible with residential uses and generate low vehicular traffic characteristic of less intrusive uses.
- b. Provide for a compatible mix of office, moderate- to high-density residential, and small-scale commercial uses (like HDC-1), in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.

Note: Does **NOT** require that projects are designed, using a neighborhood area design theme in order to blend with the historic buildings in the corridor and the adjacent neighborhoods.

NR Neighborhood Retail

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.

Commercial Development Standards

C = cottage Z = zero lot T = townhouse DP = duplex M = multifamily
 TP = Triplex FP = Fourplex O = Other numbers = feet or square feet

Standard	NR	PO-RM	HDC-1	HDC-2	HDC-3
Minimum Lot Size	7200	none, except C = 1600 Z = 3000 T = 1600 D = 6000 M = 4000	same as PO-RM	same as PO-RM	none except T = 1600
Front Yard Setback	---	Urb. Cor. = 10' max Otherwise 10' min	0 to 10'	0 to 10'	0 to 10'
Rear Yard Setback	15'	10' except Next to R 4-8 & 6-12 15' + 5' per story over 2 Next to MR or RM 10' + 5' per story over 2	same as PO-RM except 10' with alley	same as PO-RM except 10' with alley	same as PO-RM except 10' with alley
Side Yard Setback	15'	none, except Next to R 4-8 & 6-12 15' + 5' per story over 2 Next to MR or RM 10' + 5' per story over 2 Residential mixed use 5' and 6'	same as PO-RM except 10' on flanking street	same as PO-RM except 10' on flanking street	same as PO-RM except 10' on flanking street
Maximum Building Height	35'	60', except Within 100' of R-4-8 or 6-12 = 35'	Within 100' of R <14 = 35' Within 100' of R>14 = 60' Abutting historic district = 35'	same as HDC-1	same as HDC-1 except 70' with indoor parking, With residential story = 75'
Maximum Lot Coverage	45%	70%, except 55% for residential	70%	Same as HDC-1	Same as HDC-1, but 85% in indoor parking
Maximum Development Coverage	60%	85%, except 75% for residential	85%	Same as HDC-1	Same as HDC-1
Other	Max Bldg size = 3000 or mixed use = 6000	Stories above 3 abutting street must be stepped back 8'	Stories above 3 abutting street must be stepped back 8'	Stories above 3 abutting street must be stepped back 8'	Stories above 3 abutting street must be stepped back 8'

Uses **Always** Permitted in NR, PO-RM, HDC-1, HDC-2, HDC-3

Type of Use	Type of Use
Art Galleries	Electric Vehicle Infrastructure
Health/Fitness/Dance centers	Food Stores
Parks, Playgrounds	General Merchandise
Apartments	Pharmacies/Medical Supply stores
Apartments, mixed use, on upper floors	Specialty stores
Group Homes (≤ 6)	Bed and Breakfast (1 room)
Single-family residences	Adult Day Care
Townhouses	Family Home child care
Laundries/Laundry pickup	Personal services
Commercial Printing	Recycling Facilities
Personal Apparel/Equipment repair	Temporary Contractor storage
Emergency Housing	Residences for social events (<6/yr)
Agriculture	Animals
Garage/Rummage sales	Home Occupations
Satellite Earth Stations	

Uses **Never** Permitted in NR, PO-RM, HDC-1, HDC-2, HDC-3

Type of Use	Type of Use
New Drive-through restaurants	Marinas
Existing Drive-through restaurants	Theaters (drive in)
Heavy Industrial	Quarters for night watchman
Light Industrial	Single-room occupancy units
Hazardous waste storage	Apparel stores
Piers, wharfs, landings	Boat sales and rentals
Industrial printing	Motor home sales
Warehousing	Motor vehicle sales
Welding	Hospitals
Boat Clubs	Convalescent Homes
Boat Storage Facility	Hotels/Motels
Recreational Vehicle Parks	Ministorage
Truck/Trailer/Vehicle rental	Entertainment Events
Adult Oriented businesses	Fireworks
Conference Center	Gambling

Allowed Uses of Commercial Property in Subarea A

P = permitted

C = Conditional (with hearing)

 = Not Permitted

Type of Use	NR	PO-RM	HDC-1	HDC-2	HDC-3
Eating and Drinking Establishments					
New Drinking Establishments				P	P
Existing Drinking Establishments					
Restaurants without drive-through	P	C	P	P	P
Industrial					
Light Industrial					
Publishing		C	C		
Wholesale sales		C	P	C	
Wholesale Products as part of Retail					P
Office					
Banks		P	P	P	P
Recreation and Culture					
Busines/Government		P	P	P	P
Art Galleries	P	P	P	P	P
Auditoriums					P
Commercial Recreation		C	C	C	P
Health/Fitness/Dance centers	P	P	P	P	P
Libraries	C	C	C	P	P
Museums		C	C	C	P
Residential					
Theaters (not drive in)				C	P
Boarding Houses		P	P	P	P
Cohousing		P	P	P	
Fraternities/Sororities/Dormatories		C	C	P	P
Group Homes (>6)	C	C	C	C	C
Mobile Home Park -existing		C	C		P
Retirement Homes		P	P	P	P
Retail					
Building/Garden/Farm materials	P				P
Commercial Greenhouses/Nurseries	C	C		P	P
Furniture/Appliance stores				P	P
New gas station					P
Existing Gas station	P			P	P
New Gas station	P				P
Motor vehicle parts sales				P	P

Type of Use	NR	PO-RM	HDC-1	HDC-2	HDC-3
Health services					
Office supply		P	P	P	P
Nursing/Congregate Care	C	C	C	C	P
Medical Offices		P	P	P	P
Veterinary		P	P	P	P
Lodging Services					
Bed and Breakfast (2 to 5 guests)	C	P	P	P	P
Lodging Houses		P	P	P	P
Personal services					
Child Care centers	C	P	P	C	P
Crisis Intervention Centers	C	P	P	C	P
Funeral Parlors/Mortuaries		C	C		P
Miscellaneous Services					
Auto Rental				C	P
New Equipment Rental				p	P
Existing Equipment Rental		P			
Essential Public Facilities	C	C	C	C	C
Radio/TV studios		P	P	P	P
Schools/Colleges/Trade Schools		C	C	C	C
Service and Repair					P
Disabled People Workshops	C	C	C	C	C
Temporary Uses					
Mobile Sidewalk Vendors		P	P	P	P
Parking lot Sales				P	P
Residences for social events (>6/yr)	C	C	C	C	C
Parking Lot Sales		P			
Other					
Cemetaries	C	C	C	C	
Parking		P	P	P	P
Places of Worship	C	C	C	C	P
Racing Pigeons	C	C	C	C	C
Utility Facility	C	C	C	C	C
Communications Facility	C	C	C	C	C