

Olympia Municipal Code 18.04: 020 Residential Districts

The general purposes of the residential districts are to encourage:

1. A sustainable residential development pattern for future generations.
2. Attractive residential areas, providing a sense of community, variety of housing types to accommodate different lifestyles and household sizes.
3. Maintaining or improving the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances.
4. Compact growth patterns to efficiently use the remaining developable land:
 - cost effective extension and maintenance of utilities, streets and mass transit
 - development of affordable housing.
5. Community residents to reside and work within walking or bicycling distance of mass transit, employment centers, and businesses offering needed goods and services, which will reduce traffic congestion, energy consumption, and air pollution.
6. Development of neighborhoods with attractive, well connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops.
7. Adequate light, air, and readily accessible open space for each dwelling unit in order to maintain public health, safety, and welfare.
8. Compatibility of dissimilar adjoining land uses.
9. Maintaining and enhancing the character of historic structures and areas.
10. Accommodating the city's projected population growth, consistent with Section [36.70A.110](#)
11. Preserving or enhancing environmental quality and protect ground water used as a public water source from contamination.
12. Prevention of significant flooding and allow recharge of ground water.
13. Innovative approaches for providing housing, consistent with the Comprehensive Plan.
14. New development of a density and configuration to allow cost-effective development and delivery of utilities and services

Three Residential Zoning Designations Found in Subarea A:

R 4-8 (Residential with 4 to 8 units per acre)

To accommodate single-family houses and townhouses at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.

R 6-12 (Residential with 6 to 12 units per acre)

To accommodate single-family houses, duplexes and townhouses, at densities between six (6) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (¼) mile) arterial and major collector streets. Parcels located in the High Density Corridor Transition Area are allowed triplex and fourplex housing types (18.04.060(FF)).

RM-18 (Residential Multifamily, up to 18 units per acre)

To accommodate predominantly multifamily housing, at an average maximum density of eighteen (18) units per acre, along or near (e.g., one-fourth (¼) mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.

Residential Development Standards

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

Standard	R 4-8	R 6-12	RM-18
Maximum Unit Density	8	12	18
Minimum Unit Density	4	6	8
Minimum Lot Size	C = 4000, Z = 2000, T = 3000, O = 5000	C 3500, Z 1600, T = 2400 DP/TP = 7200, FP = 9600 O = 5000	C 3000, Z 1600, T = 2400 DP/TP = 6000, M = 7200 O = 4000
Minimum Lot Width	O = 50', C = 35', Z = 45' T = 18'	O = 50', C = 30', Z = 40' T = 16', DP/TP/FP = 80'	Mobile Home Park = 30'
Front Yard Setback Min	20', 5' for out-buildings but 10' with rear parking	20', 5' for out-buildings but 10' with rear parking	10'
Rear Yard Setback Min	20', C/Z = 10'	20', C/Z = 10'	10', M = 15'
Side Yard Setback	5', 10' along streets Z = 6' C = 3', outbuilding 5'	5', 10' along streets and DP/TP/FP Z = 6' C = 3', outbuilding 5'	5', 10' along streets and DP/TP/FP Z = 6' C = 3', outbuilding 5'
Maximum Building Height	35', C = 25', outbuildings 16'	35', C = 25', outbuildings 16'	35', C = 25', outbuildings 16'
Maximum Lot Coverage	<.25 acre 45%, > .25 acre 40%	<.25 acre 55%, > .25 acre 40%	50%
Above Grade Stories	2	2, TP/FP = 3	3

Allowed Uses of Residential Property in Subarea A

P = permitted

C = Conditional (with hearing)

 = Not Permitted

Use	R 4-8	R 6-12	RM-18
Single Family Housing			
Accessory Dwelling Units	P	P	P
Co-Housing	P	P	P
Cottages	P	P	P
Mobile Home Parks			C
Manufactured Homes			C
Single Family Residences	P	P	P
Townhouses	P	P	P
Multifamily Housing			
Apartments			P
Boarding Homes			P
Dormitories			P
Duplexes (existing)	P	P	P
Duplexes (new)		P	P
Tri- and Four-plexes		C	P
Fraternities/Sororities			P
Group Homes (< 6 people)	P	P	P
Group Homes (> 6 people)		C	C
Lodging Houses			P
Nursing Homes		C	C
Retirement Homes			P
Commercial			
Child Care Centers	C	C	C
Home Occupations	P	P	P
Hospice Care			C
Plant Nursery	C	C	C
Disabled People Workshops		C	C
Accessory Uses			
Outbuildings	P	P	P
Electric Vehicle Infrastructure	P	P	P
Garage/Rummage sales	P	P	P
Large Garages	C	C	C
Satellite Earth Stations	P	P	P
Agricultural			
Agricultural	P	P	P
Greenhouses	C	C	C
Temporary			
Emergency Housing	P	P	P
Model Homes	P	P	P
Social Use < 6 times yr	P	P	P

Use NEVER Allowed

Adult-Oriented Businesses (see OMC 18.02)	Mobile Homes, except in approved parks
Habitation of Recreational Vehicles	Junk Yards
Uses creating noise, vibration, smoke, dust, glare, toxic or noxious emissions	Secure community transition facilities
Conversion of residences to commercial uses	Commercial Printing
Drive-Through businesses	Food Stores
Hardware Stores	Laundries
Offices	Personal services
Pharmacies	Restaurants
Repair services	Specialty Stores
New Veterinary Clinics	Fraternal Organizations
Mining	Parking Lots

Other Purely Conditional Uses (hearing required)

Community Parks ad Playgrounds	Country Clubs
Golf Courses	Neighborhood Parks
Open Space	Racing and Performing Pigeons
Stables	Trails
Cemetaries	Crisis Intervention
Historical Museum	Places of Worship
Public Facilities	Radio/Television Towers
Schools	Utility Facility
Wireless Communication Facility	