

Attachment H: Olympia UGA Zoning Ordinance Density Amendment

Section 23.04.080 of the Olympia UGA Zoning Ordinance, title 23, shall be amended to include density limits as follows:

23.04.080 Residential district's development standards.

Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer to the list of additional regulations below.

A. Maximum Housing Densities.

1. Calculation of Maximum Density.

- a. The maximum housing densities specified in Table 4.04 are based on the entire site, except for specified critical areas including streams, wetlands, landslide hazard areas, riparian areas, fish and wildlife conservation areas, and/or wetland (acres) as defined in Title 24 TCC. ~~(critical area buffers are included in the maximum density calculation, see Chapter 17.15, TCC)~~ and land to be dedicated or sold for public parks, schools or similar nonresidential uses. The maximum housing densities shall be determined by subtracting these areas from the total site area, and then multiplying the result by the maximum dwelling units per acre for each district in Table 4.04 as shown in the following formula:

$$\frac{\text{Total site area (acres)}}{\text{Area of specified critical area and other lands in 18.04.080(A)(1)(a) (acres)}} \times \frac{\text{Maximum dwelling units/acre by zoning in Table 4.04}}{\text{Maximum dwelling unit potential}}$$

2. Mixed Residential and Multifamily Districts. The maximum housing densities shown in the top row of Table 4.04 refer to the maximum density of individual project components. The housing density for the overall project, however, (e.g. all of property subject to an approved subdivision plat or master planned development) shall not exceed the maximum average density for the applicable district as specified in the second row of Table 4.04. For example, a development in the MR 7-13 district may contain an apartment complex with twenty-four dwelling units per acre, provided that the average density for the entire development does not exceed thirteen units per acre (consistent with other applicable provisions of this code).
3. Accessory Dwelling Units. Accessory dwelling units build subsequent to the initial occupancy of the primary residence on a lot are not subject to the maximum density limits specified in Table 4.04. In addition, accessory units built on a

maximum of twenty percent of a subdivision's lots prior to the time the primary unit on the lot is initially sold are not subject to the maximum density limitations.

4. Mobile Homes. No more than ten mobile homes or manufactured homes shall be installed on any one acre of land.
5. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased as follows:
 - a. Restoration of Critical Areas. At the request of the applicant, the hearing examiner may grant a density bonus of up to twenty percent for sites on which damaged or degraded wetlands or stream corridors (e.g. streams and stream banks within the outer limits of the buffer required by ~~Chapter 17.15~~ title 24, Critical Areas Ordinance, TCC) will be restored and maintained according to specifications approved by the county. Property owners within three hundred feet of the site shall be given notice of the proposal and fifteen days to comment. Such notice may be done concurrently with any other notice required by this code. Prior to taking action on a request for a density bonus, the hearing examiner shall consider the public's comments, the expected public benefit that would be derived from such restoration, the probable net effect of the restoration and the increased density on the site, the relative cost of the restoration and the value of the density, and the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks. The county may require the applicant to provide an estimate of the cost of the proposed restoration and other information as necessary to make this determination.

This bonus does not apply to site features which were damaged in the course of a current project (e.g., under an active permit) or as a result of an illegal or intentional action by the current property owner or their representative.

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B. Minimum Housing Densities.

1. Calculation of Minimum Density.

Note: Table 4.04 in Chapter 23.04 includes those areas proposed to be devoted to residential and associated uses (e.g. lots or tracts to be occupied by dwellings; private community clubs, tot lots, recreation areas, and greenbelts; and street rights-of-way).

- a. The entire site shall be included in the minimum density calculation except ~~environmentally~~ for specified critical areas including streams, wetlands, landslide hazard areas, flood hazard area, high groundwater hazard areas, riparian areas, and fish and wildlife conservation areas as

defined in title 24 TCC and their associated buffers (see Chapter 17.15 TCC); tracts accommodating stormwater facilities required in compliance with the Drainage Manual; tracts required for tree retention pursuant to Chapter 17.25 TCC and/or Section 23.04.080J, existing, opened street rights-of-way and land to be sold or dedicated to the public (e.g. school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development). The minimum housing densities shall be determined by subtracting these areas from the total site area, and then multiplying the result by the minimum dwelling units per acre for each district identified in Table 4.04 as shown in the following formula:

$$\begin{array}{rclcl}
 \text{Total} & & \text{Area of specified} & & \text{Minimum} \\
 \text{site} & & \text{critical area and} & & \text{dwelling} \\
 \text{area} & = & \text{other lands in} & \times & \text{units/acre} \\
 \text{(acres)} & & \text{18.04.080(B)(1)(a)} & & \text{by zoning in} \\
 & & \text{(acres)} & & \text{Table 4.04} \\
 & & & & = \\
 & & & & \text{Minimum} \\
 & & & & \text{dwelling} \\
 & & & & \text{unit} \\
 & & & & \text{potential}
 \end{array}$$

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3. Allowance for Site Constraints. At the request of the applicant, the director may reduce the minimum density required in Table 4.04, to the extent s/he deems warranted, to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this chapter. Factors which may warrant a density reduction include poor soil drainage, the presence of springs, topography exceeding twenty percent slope, rock outcrops, sensitive aquifers used as a public water source or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see Section 23.04.080F).
4. Natural Features/Habitat Protection. At the request of the applicant, the director may also authorize a reduction in the minimum density requirements in order to retain significant wildlife habitat identified on Map 2-4 in the Olympia Joint Plan.

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