

Thurston County Planning Commission

Work Session DRAFT

AMENDMENTS TO CODES FOR LOW IMPACT DEVELOPMENT

TCC 23

Olympia Urban Growth Area

7/22/2016

Note:

Plain text = existing regulation

~~Strike through~~ = proposed deletion to existing regulations

Underline = proposed addition

Italic = staff comment

STAFF NOTE: This document contains changes proposed by the City of Olympia related to LID – as well as additional LID-related changes to bring the UGA code in line with existing Olympia city code.

*Changes in **purple** are Olympia’s proposed changes for their LID review. Changes in **red** are existing differences between Thurston County code and Olympia code that are proposed to be updated as a part of this review.*

OPTION 1A: *Adopt only changes directly related to the LID code review (changes in **purple**).*

OPTION 1B: *Adopt both changes related to LID and changes to bring the UGA code into alignment with the City of Olympia’s Municipal Code (OMC) (changes in **purple** and **red**).*

Chapter 23.02 - GENERAL PROVISIONS

23.02.180 - Definitions.

A. Definitions—Generally.

1. For the purposes of this title, unless it is plainly evident from the context that a different meaning is intended, certain words and terms are defined in this section as follows:

- a. The word "shall" is always mandatory, while the word "should" is not mandatory, and "may" is permissive.
 - b. Words in the present tense include the future, the singular includes the plural and the plural includes the singular.
 - c. The word "and" indicates that all connected items or provisions apply.
 - d. The word "or" indicates that the connected items or provisions may apply singularly or in any combination.
 - e. The term "either or" indicates that the connected items or provisions shall apply singularly but not in combination.
 - f. Where terms are not specifically defined, they shall have their ordinary accepted meanings within the context with which they are used. Webster's Third New International Dictionary of the English Language, Unabridged, 1986 Edition, shall be considered in determining ordinarily accepted meanings.
2. Illustrations found in this section are not intended to supersede or replace written definitions, restrictions or standards.

B. Definitions—Specific.

"Coverage, building" means the portion of a lot covered by the principal and accessory building floor area including all areas covered by a weather-tight roof, excluding two feet of eaves.

"Coverage, impervious/~~development~~" means a proportion determined by dividing the area which is occupied or covered by the total horizontal projected surface of all buildings, including eaves, and other impervious surfaces by the net site area. (See also "Net site area" and "Impervious surface.")

"Development Coverage." See "Coverage, impervious/development." Except where the context indicates otherwise, "development coverage" has the same meaning as impervious coverage.

"Hard surface" means an impervious surface, a permeable pavement, or a vegetated roof, in contrast with vegetated permeable soils.

"Impervious surface" means pavement (compacted gravel and concrete), roofs, revetments, or any other man-made surface which substantially impedes the infiltration of precipitation a non-vegetated surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, gravel parking lots, gravel pathways, packed earthen materials, and oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater (see Figure 2-4).

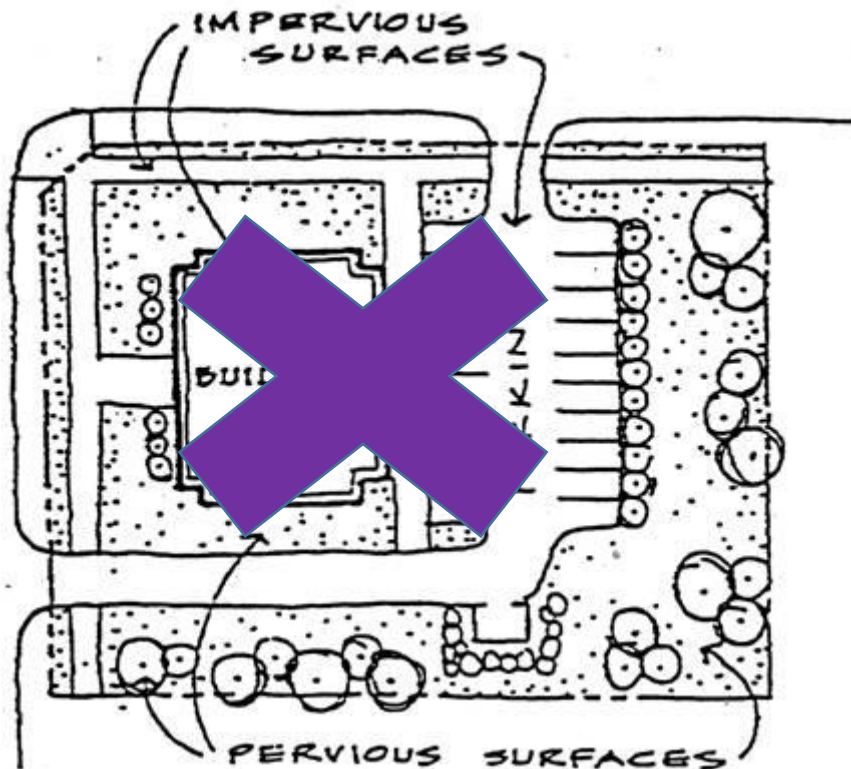


Figure 2-4

[STAFF NOTE: Staff are proposing to use a slightly different definition for “native vegetation” than that proposed by the city of Olympia. Olympia has proposed to use the definition: “Native vegetation” means vegetation that occurs naturally in this region.” Staff propose to use the definition below to maintain consistency with other chapters of the Thurston County Code, including TCC 20, Zoning, and TCC 15.05, the Thurston County Drainage Design and Erosion Control Manual.]

“Native vegetation” means vegetation comprised of plant species, other than noxious weeds, that are indigenous to the area or habitat in question and which reasonably could have been expected to naturally occur on the site.

“Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

“Pervious surface” means a surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, native vegetation areas, and permeable pavements.

“Soil and Vegetation Protection Area” (SVPA) means a separate tract of land, which may or may not be deeded as such, specifically set aside for the preservation of healthy soil and the preservation or planting of existing and/or native vegetation, well-adapted drought-tolerant vegetation and trees. Stormwater retention/detention facilities, critical area buffers and other common areas may be considered SVPA’s if they currently, or are improved to an extent where they can, support healthy soils and the growth of native vegetation or well-adapted drought-tolerant vegetation. The purpose of these

areas for preserving healthy soils and preserving and/or planting native vegetation is stated on the face of the plat when applicable.

“Vegetated roof” means a roof designed and constructed to support, and that does support, living vegetation with at least three inches of engineered soil.

“Well-Adapted Drought-Tolerant Vegetation” means vegetation that is well adapted to current and anticipated environmental conditions in this region, and are not invasive.

Chapter 23.04 - RESIDENTIAL DISTRICTS

Sections:

23.04.060 - Residential districts' use standards.

8. Cottage Housing. Cottage housing developments shall comply with the following requirements:
 - a. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. (See Section 23.04.080J, Private and Common Open Space.)
 - b. Site Design. Dwelling units shall be located on at least two sides of the courtyard or common area.
 - c. Number of Units. The development shall include no less than four and no more than twelve dwelling units per courtyard.
 - d. Dwelling Size. ~~Single~~The first story of dwellings in cottage developments, including any garage, shall not exceed eight hundred square feet in size. Two-story structures shall not exceed one thousand ~~two~~six hundred square feet in size.
 - e. Parking. At least 50% of on-site Parking shall be accommodated in a shared parking lot. (See Chapter 23.38, Parking and Loading.)
 - f. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use.

16. Manufactured or Mobile Home Parks. The following requirements apply to all manufactured/mobile home parks subject to special use approval.
 - a. Site Size. The minimum size for a manufactured or mobile home park shall be five acres.
 - b. Utilities. Manufactured or mobile home parks shall be completely and adequately served by city utilities.
 - c. Lot Sizes. Each space or lot upon which a manufactured or mobile home is to be located shall be at least two thousand five hundred square feet in area and have a minimum width of thirty feet, exclusive of common parking areas and driveways.
 - d. Accessory Buildings. Buildings and structures accessory to individual manufactured or mobile homes shall be allowed, provided at least fifty percent of the space or lot remains in open space. An accessory roof or awning may be attached to a manufactured or mobile home and shall be

considered a part thereof. Automobile parking spaces, which are not computed in the space or lot area, may be covered with a carport.

- e. Access. All drives within the park shall be hard surfaced. Sidewalks and paths shall be provided consistent with applicable county development standards.
- f. Clearance. There shall be at least ten feet clearance between manufactured or mobile homes. Manufactured or mobile homes shall not be located closer than ten feet from any building within the park or from any property line bounding the park.
- g. Screening. There shall be sight-obscuring fencing (see Section 23.40.060D, Fences/Hedges), landscaping, or natural vegetated buffers at least eight feet wide on all sides of the park. Such screening shall contain openings which provide direct pedestrian access to adjoining streets and trails.
- h. Open Space. At least five hundred square feet of ground area for each manufactured or mobile home space shall be made available in a centralized location or locations for recreational uses. See Section 23.04.080J. At least 50% of such open space shall comply with soil and vegetation protection area standards.
- i. Lighting. Access roadways and recreational areas shall be provided with general area lighting at no less than five-tenths foot candle intensity as measured at ground level.
- j. Site Plan. A complete and detailed plot plan shall be submitted to the Hearing Examiner for approval, in accordance with the submittal requirements in Section 23.72.060.

23.04.080 - Residential districts' 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, 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:

Total site area (acres)	-	Area of specified critical area and other lands in 18.04.080(A)(1)(a) (acres)	×	Maximum dwelling units/acre by zoning in Table 4.04	=	Maximum dwelling unit potential
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- b. **Convalescent Homes.** Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, shall be counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/nursing home which is part of a larger project shall be calculated separately from other portions of the site under development (i.e., density shall not be transferred from a site occupied by a nursing home to another portion of the development).
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 built 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 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.

- b. Cottage Housing. Cottage housing projects shall receive a twenty percent density bonus.
- c. Townhouses. Townhouses shall receive a fifteen percent density bonus in the R 4-8 and R 6-12 districts.
- d. Low Income Housing. A density bonus shall be granted for low income housing (see Section 23.02.180, Definitions) at the rate of one additional housing unit allowed for each unit of low income housing provided, up to a maximum of a twenty percent bonus.

The applicant shall submit to the department a document approved by the prosecuting attorney stating that the low income housing which is the basis for the density bonus shall remain for a period of at least twenty years from the date the final inspection is conducted by the department. This document shall be recorded, at the applicant's expense, at the Thurston County auditor's office as part of the chain of title of the affected parcels.

Table 4.04

Residential Development Standards

District	R-5	RLI 2—4	R4	R 4—8	R 6—12	MR 7—13	MR 10—18	RM-18	Additional Regulations
Minimum lot size	4 acres = residential use 5 acres = nonresidential use	2,000 SF minimum, 3,000 SF average = townhouse 5,000 SF = other	2,000 SF minimum, 3,000 SF average = townhouse 5,000 SF = other	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF minimum, 3,000 SF average = townhouse 5,000 4,000 SF = other	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 7,200 SF = duplex 5,000 3,500 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 9,000 SF = multifamily 4,500 3,000 SF = other	1,600 SF = cottage 3,000 SF = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 4,000 SF = other	1,600 = cottage 3,000 = zero lot 1,600 SF minimum, 2,400 SF average = townhouse 6,000 SF = duplex 7,200 SF = multifamily 4,000 3,000 SF = other	23.04.080C 23.04.080D 23.04.080E 23.04.080F Chapter 23.64 (Townhouses)
Minimum lot width	50' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex	30' except: 18' = 1 story townhouse 16' = 2 story townhouse 60' = duplex 80' = multifamily	50' except: 22' = 1 story townhouse 18' = 2 story townhouse	50 45' except: 35' = cottage 45' = zero lot 22' = 1 story townhouse 18' = 2 story townhouse	50 40' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 80' = duplex	50 40' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	50' except: 30' = cottage 40' = zero lot 18' = 1 story townhouse 16' = 2 story townhouse 70' = duplex 80' = multifamily	—	23.04.080D1 23.04.080F 23.04.080G

Thurston County Planning Commission
 LID – Public Hearing Draft
 Olympia UGA – 7/22/2016

District	R-5	RLI 2—4	R4	R 4—8	R 6—12	MR 7—13	MR 10—18	RM-18	Additional Regulations
Minimum rear yard setbacks	10' except: 50' for agricultural buildings with farm animals	10' except: 50' for agricultural buildings with farm animals	25'	20' except: 50' for agricultural buildings with farm animals; 10' for cottages <u>and</u> ; wedge shaped lots <u>and zero lots</u>	20' except: 50' for agricultural buildings with farm animals; 10' for cottages <u>and</u> ; wedge shaped lots <u>and zero lots</u>	20' except: 15' for multifamily; 10' for cottages <u>and</u> ; wedge shaped lots <u>and zero lots</u>	15' except: 10' for cottages, wedge shaped lots and zero lots; 20' with alley access	10' except: 15' for multifamily	23.04.080D 23.04.080F 23.04.080H
Maximum building coverage	45% = lots of 10,000 sq. ft. 25% = lots 10,001 sq. ft. to 1 acre 6% = 1.01 acre or more	45%*	35%	45% = .25 acre or less 40% = .26 acre or more	45% = .25 acre or less 40% = .26 acre or more <u>69% = townhouses</u>	45%	50%	50%	
Maximum impervious surface coverage	<u>45% or 10,000 sf (whichever is less) = lots less than 4 acres = lots of 10,000 sq. ft.</u> <u>25% = lots 10,001 sq. ft. to 1 acre</u> <u>6% = lots 4 acres or more</u> <u>1.01 acre or more</u>	<u>45%* 2,500 SF or 6% coverage, whichever is greater</u>	35% <u>60% = townhouses</u>	55 <u>45</u> % = .25 acre or less 50 <u>40</u> % = .26 acre or more 60% = townhouses	55% = .25 acre or less 50 <u>40</u> % = .26 acre or more 70 <u>60</u> % = townhouses	70 <u>65</u> %	70 <u>65</u> %	70 <u>65</u> %	

Thurston County Planning Commission
 LID – Public Hearing Draft
 Olympia UGA – 7/22/2016

District	R-5	RLI 2—4	R4	R 4—8	R 6—12	MR 7—13	MR 10—18	RM-18	Additional Regulations
<u>Maximum hard surface</u>	<u>45% or 10,000 sf (whichever is less) = lots less than 4 acres = lots of 10,000 sq. ft.</u> <u>25% = lots 10,001 sq. ft. to 1 acre</u> <u>6% = lots 4 acres or more 1.01 acre or more</u>	<u>2,500 SF provided that up to 6%, coverage may be granted by conditional use permit</u>	<u>45%</u> <u>70% = Townhouses</u>	<u>55% = .25 acre or less</u> <u>50% = .26 acre or more</u> <u>70% = Townhouses</u>	<u>65% = .25 acre or less</u> <u>50% = .26 acres or more</u> <u>70% = Townhouses</u>	<u>70%</u>	<u>70%</u>	<u>70%</u>	

* Properties in the Ken Lake Imperious Surface Overlay District shall follow the building coverage and impervious surface limits of the R-5 zoning district (Section 23.04.085 TCC).

Legend:

SF = Square feet

MR 10—18 = Mixed Residential 10—18

R-4 = Residential-4

— = No regulation

MR 7—13 = Mixed Residential 7—13

R 6—12 = Residential 6—12

Zero lot = A lot with only one side yard

RM 18 = Residential Multifamily-18

R 4—8 = Residential 4—8

Thurston County Planning Commission
LID – Public Hearing Draft
Olympia UGA – 7/22/2016

R I/5 = Residential I/5

RLI 2-4 = Residential Low Impact 2-4

F. Clustered Housing.

1. **Mandatory Clustering.** The director or hearing examiner may require that the housing units allowed for a site be clustered on a portion of the site in order to protect ground water used as a public water source (e.g., wellhead protection areas), to enable retention of windfirm trees (which are appropriate to the site and designated for retention), to preserve significant wildlife habitat identified on Map 2-4 of the Olympia Joint Plan, to accommodate urban trails identified on map designated for retention), to preserve significant wildlife habitat identified on Map 7-1 of the Olympia Joint Plan, to preserve scenic vistas pursuant to Sections 23.20.070, Site design-View preservation and 23.50.100, Scenic vistas, or to enable creation of buffers between incompatible uses (also see Chapter 23.36, Landscaping and Screening).

The director or hearing examiner may allow up to a twenty percent reduction in lot dimensions, sizes and setback requirements, consistent with the Uniform Building Code, to facilitate the clustering of the permitted number of dwelling units on the site. However, in the R I/5 District, lots may be reduced to a minimum of ½ acre to enable clustering of dwellings and creation of tree tracts consistent with this Chapter and TCC 17.25. The required clustering shall not result in fewer lots than would otherwise be permitted on the site (at the minimum density specified in Table 4.04), without written authorization by the applicant.

2. **Optional Clustering.** Applicants for housing projects may request up to twenty percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land serving the purposes listed in subsection F1 above; or to avoid development on slopes steeper than twenty percent; or to preserve natural site features such as rock outcrops; or otherwise enable land to be made available for public or private open space. Applicants proposing to place sixty-five percent or more of a development site within a tree or vegetation protection or critical areas tract or tracts and not exceed 10% overall impervious coverage may request approval of housing forms not otherwise permitted in the zoning district so long as the number of resulting residential units does not exceed the standard maximum by more than twenty percent. Such alternative housing forms may exceed height and story limits otherwise applicable in the district, except for height and story limits specifically intended to soften transitions between zoning districts. For example, three-story multi-family housing may be approved in a two-story single-family housing district. However, in the R I/5 District, lots may be reduced to a minimum of ½ acre to enable clustering of dwellings and creation of tree tracts consistent with this Chapter and TCC 17.25. The director or hearing examiner, as applicable, may grant such requests only if s/he determines that the development would not have a significant adverse impact on public facilities and surrounding land uses.

H. Setbacks.

1. **Measurement.** The required setback area shall be measured from the outermost edge of the building foundation to the closest point on the applicable lot line.

2. Reduced Front Yard Setbacks. Front yard setbacks in the R-4, R 4-8, R 6-12, MR 7-13 and MR 10-18 districts may be reduced to a minimum of ten feet under the following conditions:
 - a. When garage or parking lot access is from the rear of the lot;
 - b. When the garage is located at least ten feet behind the front facade of the primary structure on the lot; or
 - c. When the driveway will be aligned to provide at least a twenty-foot long parking space between the sidewalk edge (closest to lot) and the garage.
 - d. Such setback reductions shall not be allowed where they would result in a setback of fifty percent or less than the setback of an existing dwelling on an abutting lot fronting on the same street.
 3. Rear Yard Setbacks. See Section 23.04.080H5, Encroachments Into Setbacks, Section 23.04.080D2, Transitional Lots, and Table 4.04.
 4. Side Yard Setbacks.
 - a. Reduced Side Yard Setbacks. A side yard building setback shall not be required for a lot served by an alley (such alley shall be open, improved and accessible, not solely a right-of-way) provided it meets the following conditions:
 - i. Provision for reduced or zero setbacks shall specifically appear upon the face of a final short or long plat. Such plat shall provide that the minimum distance between residences will be six feet. If the distance between the proposed dwelling and a property line is less than three feet, the applicant shall provide evidence of a maintenance easement, at least three feet in width, which provides sufficient access for the owner of the dwelling to maintain the applicable exterior wall and roof of the dwelling. (Except as expressly provided, any reduced side yard provision appearing on a final plat shall withstand later amendments of this Title and shall be considered conforming.)
 - ii. Side yard setbacks shall not be less than five feet along a property line adjoining a lot which is not developed or approved for reduced setbacks (e.g., a conventional lot with two five-foot wide side yard setbacks). Side yard setbacks shall not be less than ten feet along property lines which abut a public right-of-way.
 - b. The minimum side yard setback from bikepaths and walkways shall comply with the side yard setback from the lot line as specified for the district in Table 4.04.
- J. Private and Common Open Space.
1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with Chapter 23.36, Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for walkways, tennis courts, swimming pools, or similar recreational uses which require an impervious surface. Up to a five percent increase in impervious surface

coverage may be allowed to accommodate such hard surfaced recreational facilities. The requirements in section J 1 do not apply to open space required in 5 and 6 below.

2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:
 - a. A minimum of two hundred square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten feet.
 - b. A minimum of fifteen hundred square feet or two hundred square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than thirty feet. A substantial portion of sSuch open space shall be sufficiently level (e.g., less than five percent slope) and well drained to enable active use in summer provided that at least fifty percent of such open space shall comply with soil and vegetation protection area standards.
3. Mixed Density Districts. Parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) in a MR 7-13 or MR 10-18 district shall contain at least thirty percent open space. At least fifty percent of such open space must be available for the common use of the residents of the multifamily housing. Such open space shall be developed consistent with Section 23.04.080J1 above. This open space requirement shall be reduced to twenty percent if the multifamily housing adjoins a park, school or open space site of at least ten thousand square feet in size. Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.
4. Manufactured or Mobile Home Parks. At least five hundred square feet of common open space shall be provided per dwelling unit (see Section 23.04.060(16)(h)). At least fifty percent of such open space shall comply with soil and vegetation protection area standards.
5. R1/5; District.
 - a. In the R1/5 District, subdivisions, short subdivisions, large lot subdivisions and other developments, except construction of dwellings on individual lots/parcels, shall preserve existing vegetation on site as follows:
 1. Retain at least 60% of the site within tree tract(s) held in common ownership by the homeowner's association or comparable entity. (See 23.04.080(F), Clustered Housing); or
 2. Retain existing vegetation on 60% of each lot. Vegetation in these areas shall be preserved, with the exception of nonnative, invasive plants and hazard trees that pose an imminent risk of damaging a structure, as determined by the approval authority. Authorized removal of vegetation from the protected portion of the site shall be accomplished by the least disruptive methods available, as determined by the approval authority.
 - b. Existing stands of healthy trees on the site shall be included within the tracts/vegetation protection areas required by 5a above to the greatest extent practical, as determined by the approval authority.

- c. Critical Areas and associated buffers may comprise all or part of the tree tracts/vegetation protection areas required by 5a above.
 - d. Tree/vegetation retention, replacement, and maintenance shall comply with TCC 17.25.400. Where conflicts occur between the provisions of Chapter 17.25 and this section, the provisions of this section shall prevail.
6. RLI 2-4 District.
- a. In the RLI 2-4 District, subdivisions, short subdivisions, large lot subdivisions and other developments, except construction of dwellings on individual lots/parcels, shall retain at least 60% of the site within tree tract(s) held in common ownership by the homeowner's association or comparable entity.
 - b. Existing stands of healthy trees on the site shall be included within the tracts required by 6a above to the greatest extent practical, as determined by the approval authority.
 - c. Critical Areas and associated buffers may comprise up to 50% of the tree tracts required by 6a above.
 - d. Tree/vegetation retention, replacement and maintenance shall comply with TCC 17.25.400. Where conflicts occur between the provisions of Chapter 17.25 and this section, the provisions of this section shall prevail.

Chapter 23.06 - COMMERCIAL DISTRICTS

23.06.080 - Commercial districts' development standards—General.

Table 6.02

Standard	NR	Additional Regulations
Maximum Building Coverage	45%	
Maximum Development <u>Impervious Surface</u> Coverage	60% <u>50%</u>	
<u>Maximum Hard Surface</u>	<u>60%</u>	

23.06.100 - Commercial districts' development standards—Specific.

B. Impervious Surface Coverage.

2. On development sites incorporating 'vegetated roofs,' the impervious surface coverage limits of Neighborhood Retail shall be increased one square foot for each square foot of vegetated roof area up to 5% of the total site area if adequate assurance is provided that the proposed vegetated roof shall provide substantial stormwater management benefits for a period of at least 30 years.

Chapter 23.36 LANDSCAPING AND SCREENING

23.36.020 Purpose.

The purpose of this chapter is to establish standards for landscaping and screening; to maintain or replace existing vegetation, provide physical and visual buffers between differing land uses, provide opportunities for stormwater management, lessen and improve environmental and aesthetic impacts of development and to enhance the overall appearance of the Olympia UGA. Notwithstanding any other provision of this chapter, trees and shrubs planted pursuant to the provisions of this chapter shall be of types and ultimate sizes at maturity that will not impair the scenic vistas protected within Section 23.50.100, Scenic Vistas, nor interfere with powerlines, underground utilities or impervious surface.

23.36.060 General requirements—All zones.

A. Existing Trees, Soils, and Associated Vegetation.

1. The applicant will be required to retain existing trees and associated vegetation to the maximum extent practicable. This may require site design modifications including, but not limited to: relocating buildings and other site improvements, additional perimeter setback, changes in the size and locations of parking lot islands, etc.

2. Where existing trees, healthy soils, and associated vegetation serve the same or similar function to the required landscaping, they shall have priority over and may substitute for the required landscaping, provided the following conditions are met:

a. The trees ~~must~~ shall be healthy and not constitute a hazard as determined by a qualified professional forester. Trees must be appropriate for the site at mature size.

b. A ~~tree protection and replacement~~ soil and vegetation plan ~~must~~ shall be developed, by a qualified professional forester.

c. The ~~tree protection and replacement~~ soil and vegetation plan ~~must~~ shall be approved by the county prior to implementation.

d. Supplemental landscaping is provided within or adjacent to these areas, as necessary, to accomplish the specific intent and purpose of this chapter.

3. All portions of the site not proposed for building, other site improvements and required landscaping, shall be retained in a predeveloped, uncompacted, forested and vegetative condition and may be required to be designated and noted on the final plat or approved site plan as a Soil and Vegetation Protection Area. The approval authority may require ~~clearing and supplemental landscaping~~ mitigation in these areas to improve the existing soil and vegetation. ~~(See Section 23.04A.070).~~

B. Coverage. All planting areas shall have plant materials that provide ~~seventy five~~ eighty percent coverage within three years.

C. Irrigation.

1. ~~Areas planted with grass or sod shall have a permanent irrigation system. If used elsewhere, irrigation, if used, shall be temporary for the purposes of plant establishment appropriate to the maintenance of plants. See "Groundcover/Turf" below.~~

2. All irrigation systems shall be adequate to ensure survival of all retained and new plants and may be equipped with a controller capable of dual or multiple programming. Controllers must have multiple-start capability and flexible calendar programming. They ~~must~~ shall also allow for at least seven day timing cycles. Timers should be set to ~~reduce evaporation (e.g., water during evening hours after sundown).~~

3. Irrigation systems shall be designed and operated to minimize runoff and overspray to nonirrigated areas.

4. The water schedule for each circuit identified on the approved landscape plan ~~must~~ shall be posted inside the corresponding controller.

D. Groundcover/Turf.

1. Ground cover shall be planted and spaced in a triangular pattern ~~which will~~ resulting in complete coverage of eighty percent in three years. The mature size of shrubs and trees whose canopy is no more than two feet above the ground may be included in total ground cover calculations.

2. Lawn is prohibited in parking lots unless needed and approved for stormwater conveyance. Grass species, if used as groundcover, shall be appropriate for the location, use, and size of ~~lawn~~-area. (See "Suitability" below.)

E. Suitability and Native Vegetation.

1. The vegetation selected for the landscape plan shall be suited to the climate, location, and physical conditions of the site so it can be reasonably expected to survive. Trees shall be selected and located to minimize the potential for interfering with or damaging powerlines, underground utilities, or impervious surfaces. Trees shall be selected for their compatibility with the site design at their mature size. Trees shall be selected and located to minimize potential damage to structures and injuries to people.

2. All developments ~~are encouraged to~~ shall use native vegetation, or vegetation that is well-adapted and drought-tolerant plant materials where conditions and location support their survival, ~~and to reduce the amount of sod and lawn areas which are highly dependent on labor, water and chemicals. A list of native and drought tolerant plant materials is available from the department.~~

3. The Department shall maintain a list of Prohibited Landscape Plants. Plants on this list shall have characteristics that despite being well-adapted to site conditions, make them invasive, subject to disease, likely to damage infrastructure, or otherwise cause future management issues. This list shall be periodically reviewed and updated by the Department.

~~3. In order to reduce water use and improve survivability, design principles using xeriscape techniques are encouraged. In meeting water conservation goals, plantings that are not drought tolerant should be grouped together and separated from drought tolerant plantings. If installed, separate irrigation systems should be provided as necessary for each group. (See Section 23.36.060C, Irrigation, for sprinkler requirements.)~~

F. Mulch/Soil.

1. To reduce erosion, minimize evaporation, provide for weed control and to enhance the growing conditions, all areas to be planted ~~shall~~should be mulched approximately four inches deep with composted or other approved organic material. ~~If uncomposted mulch is used, it should be amended with a sufficient amount of fertilizer to compensate for typical nitrogen deficiencies caused by the uncomposted mulch.~~

2. Existing soil types shall be identified on landscape plans and in the Soil and Vegetation Plan. Soils that are found to be inadequate to provide for the long-term health of proposed landscaping shall be amended up to twenty-four inches deep with soil amendments such as biosolids or other material as deemed necessary by the approval authority.

G. Trees.

1. Deciduous Trees.

Size. Shall have a caliper of at least two inches, measured six inches above the ground line,

Quality. Shall be State Department of Agriculture Nursery Grade No. 1 or better;

2. Conifer Trees.

Size. Shall be a minimum of six feet in height, measured from ground line,

Quality. Shall be State Department of Agriculture Nursery Grade No. 1 or better;

2. Tree Distribution. Trees in Soil and Vegetation Protection Areas shall be comprised of at least 60% evergreen species, unless site conditions are not suitable as determined by the Urban Forester.

3. Street Trees. Street trees ~~will~~ shall be required as part of frontage improvements pursuant to the Olympia UGA Zoning Ordinance ~~and subject to any applicable street tree plan adopted by the county. In the absence of an approved street tree plan,~~ The species and spacing of required trees ~~will~~ shall be ~~determined~~ approved by the county, consistent with the provisions of this chapter.

H. Clear Sight Triangle. Fences and landscape plants at maturity shall not exceed two and one-half feet in height within a clear sight triangle for traffic safety as measured from the street centerline. (See Section 23.40.060C for triangle dimensions.)

I. ~~Screening—Trash and Open Storage~~ Waste Containers, Mechanical Equipment and Open Storage.

1. Waste Containers and Mechanical Equipment: Solid waste containers (dumpsters, carts, drop boxes and compactors) and mechanical and electrical equipment in industrial, ~~in all~~ commercial, and multifamily and mixed-use zone districts ~~projects, mechanical equipment and waste receptacles~~ which would otherwise be ~~are~~ visible from adjoining streets ~~or parking areas~~ shall be screened from public view by a Type II ~~solid~~ visual screen unless such would interfere with access and service, in which case a Type III Visual Buffer shall be provided. (See Section 23.36.060L). ~~This does not include pedestrian oriented waste receptacles along walkways.~~

2. Open Storage: All outside storage areas shall be fully screened by a Type I solid screen a minimum of five feet in width, unless the department finds such storage material is not visually obtrusive.

J. Stormwater Pond and Swales.

1. Stormwater drainage ponds and swales and other stormwater facilities shall be located, to the greatest extent possible, where they will not unreasonably impede pedestrian access to or between buildings. They shall ~~also~~ be attractively landscaped with native, well-adapted and/or drought-tolerant plants and integrated into the site design. If properly located and designed, stormwater facilities may serve as an amenity and be counted toward landscape requirements.

2. Existing waterbodies and wetlands should be incorporated into the site design as an amenity, but only when their function and value is enhanced and when permitted by the Thurston County Critical Areas Ordinance, TCC Title 24 or the Thurston County Agricultural Activities Critical Areas Ordinance, TCC Chapter 17.15, as applicable.

K. Pedestrian Facilities. Pedestrian facilities, transit stops, and barrier free access may be allowed in required landscape areas without requiring additional buffer area, provided the intent of this chapter is met and that the function and safety of the pedestrian facility, transit stop or barrier free facility is not compromised.

L. Types of Perimeter Landscape.

1. Solid Screen (Type I).

Purpose: This type of landscaping is intended to provide a solid sight barrier between totally separate and incompatible land uses such as residential and industrial areas. It is also used around outdoor storage yards, and service yards, ~~trash receptacles, mechanical and electrical equipment, etc.~~

Materials: Landscaping shall consist of evergreen trees, tall shrubs and ground cover which will provide one hundred percent sight-obscuring screen; or a combination of seventy-five percent evergreen and twenty-five percent deciduous trees with large shrubs and ground cover backed by a one hundred percent sight-obscuring fence. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section.

2. Visual Screen (Type II).

Purpose: This type of vegetation or landscaping structure, or both, is intended to create a visual separation that may be less than one hundred percent sight-obscuring ~~between incompatible land use zones~~. This landscaping is typically found between commercial and industrial zones; high density multifamily and single-family zones; commercial/office and residential zones; and to screen industrial use waste containers, mechanical and electrical equipment from the street.

Materials: Vegetative Landscaping shall consist of evergreen or a combination of approximately sixty percent evergreen and forty percent deciduous trees, interspersed with large shrubs and ground cover. A sight-obscuring fence or other landscape structure can be used and may be required if as determined by the department it is necessary to reduce site specific adverse impacts to adjacent land uses. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section (See Section 23.04A.050, Multifamily—Site design—Fences and walls adjacent to pedestrian scale streets).

3. Visual Buffer (Type III).

Purpose: This type of landscaping is intended to provide partial visual separation of uses from streets and main arterials and between compatible uses in order to soften the appearance of parking areas and building elevations. Landscaping shall consist of no more than fifty percent deciduous species. Waste containers may be buffered from view using vegetation or a landscape structure or both.

Materials: Landscaping shall be a mixture of evergreen and deciduous trees interspersed with large shrubs and ground cover. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section.

23.36.080 Landscape and treesoil and vegetation plan requirements.

A plan of proposed landscaping and screening shall be included with plans submitted for site plan review or hearing examiner review. The plans shall be drawn to scale and contain the following information:

A. Tree Plan—Tree Protection and Replacement Only. Soil and Vegetation Plan. Unless otherwise exempt a soil and vegetation plan shall be required to remove trees. The scale of the project and the size and quantity of trees proposed for removal, preservation, and planting shall determine which level of soil and vegetation plan is required.

~~Tree Protection and Replacement Only, Not to Include Street Trees.~~

1. ~~Tree Soil and Vegetation~~ Plan Requirements. The ~~tree soil and vegetation~~ plan ~~must shall~~ be developed by a qualified professional forester or certified arborist.
 - a. ~~Tree Soil and Vegetation~~ Inventory. General description of existing vegetation shall ~~including~~:
 - i. Species, sizes and locations of existing trees and other vegetation;
 - ii. Soils description and health of existing trees;
 - iii. Off-site trees adversely affected by proposal;
 - b. ~~Tree Soil and vegetation~~ protection plan (included on the grading plan):
 - i. Locations of trees to be preserved;
 - ii. Description, and detail of how trees will be preserved;
 - iii. Limits of clearing and grading around protected trees;
 - iv. Timeline for clearing, grading and installation of tree protection measures;
 - c. Landscaping Plan. The landscape plan as required by this chapter shall be included as one of the required sections of the ~~tree soil and vegetation~~ protection ~~and replacement~~ plan;
 - d. ~~Street Trees Plan~~. ~~The street tree plan for s~~street trees ~~required as part of frontage improvements,~~ shall be included as one of the required sections of the ~~tree soil and vegetation~~ protection ~~and replacement~~ plan. ~~#The Plan~~ should be drawn to scale on the site plan and ~~should~~shall include the following information:
 - i. Location, size, and species of trees to be planted;
 - ii. Description and detail showing site preparation, installation and maintenance measures;
 - iii. Timeline for site preparation, installation and maintenance of street trees;
 - iv. Cost estimate for the purchase, installation and maintenance for a minimum of three years of street trees;
 - v. The description and location of any underground or overhead utilities within the right-of-way or near proposed street trees;
 - e. Additional information. The county may require any additional information deemed necessary to ensure compliance with the provisions of this chapter;

f. Information Waiver. The county may waive the requirements for a scaled drawing and other submission data if they find that the information presented is sufficient to determine the project's compliance with the provisions of this chapter.

B. Landscape Plan.

1. Plan Preparation.

a. Four or less multifamily units and cCommercial development having less than twenty thousand square feet of gross floor area.

Landscape plans required by this section shall be prepared by a person experienced in the selection and installation of plant materials and landscape design. Plans shall be drawn to scale and meet all plan submittal requirements of subsection B2, below;

b. Five or more multifamily units; commercial development consisting of twenty thousand square feet or more of gross floor area.

Landscape plans required by this section shall be prepared by a registered landscape architect or certified Washington state landscaper or nurseryman. Plans prepared by others shall have their design plans certified by one of the aforementioned groups, attesting that all requirements of this chapter have been met or exceeded.

2. Plan Requirements. New landscape plans must shall identify location, species and diameter or size of plant materials using both botanical and common names. Drawings shall reflect the ultimate size of plant materials at maturity. All drawings shall depict:

- a. Existing property lines and perimeter landscape areas;
- b. All public and private open space, including plazas, courts, etc.;
- c. Parking lot planting areas and vehicle use areas, driveways and walkways;
- d. Location of clear sight triangle, if applicable;
- e. Location of buildings or structures (existing and proposed);
- f. Location of aboveground stormwater drainage pond(s) and swales;
- g. Street tree location;
- h. Screening of mechanical equipment;
- i. Existing soil type and required amendments;
- j. Planting details describing method of installation;

k. Location and description of existing trees or groves of trees to be retained;

l. Location and description of existing soils and groundcover vegetation to be retained;

m. Location and type of any invasive plants and timeline for removal;

n. Planting locations showing mature size of plants, size of planting stock, species of plant materials, and tree density calculations;

o. Timeline for site preparation and installation of plant materials;

p. Cost-estimate for the purchase, installation and three years maintenance of landscaping.

23.36.100 Alternative landscaping plans.

A. The applicant may formally request in writing a modification from the landscaping requirements set forth in this chapter; provided, there is no reduction in critical area and buffer, unless permitted by the Thurston County Critical Areas Ordinance, or Thurston County Agricultural Activities Critical Areas Ordinance, as applicable; and no reduction in required soil and vegetation protection area.

B. The department may administratively approve a modification of landscape requirements for reasons of increased safety, a design which clearly exceeds chapter requirements or environmental protection, to achieve the goals and requirements of the low impact development aspects of the Drainage Design and Erosion Control Manual (TCC 15.05), or when the application of this chapter is infeasible within prior built environments. The applicant shall provide evidence that either strict application of this chapter is infeasible and/or it is in the long-term best interest of the county to modify landscape requirements. Required landscape plans may be modified only under the following circumstances, as applicable.

1. The proposed landscaping clearly exceeds the requirements of this chapter;
2. The proposed landscaping maintains or increases solar access for purposes of solar energy devices;
3. The proposed landscaping provides for the preservation of existing trees, soils, and associated vegetation, ~~that does not~~ Trees shall not constitute a hazard as determined by a qualified professional forester, ~~and/or provides for wildlife habitat as determined by environmental review;~~
4. Strict application of this chapter violates special easement requirements;
5. A site that can not comply with landscape requirements because of prior development (after investigating alternatives to reduce required parking, etc.);
6. In those instances where above ground stormwater requirements serve the same or similar function as required landscaping. The proposed landscaping significantly improves stormwater treatment and aquifer recharge beyond what can be achieved by this chapter;

7. The preservation of scenic vistas.

23.36.120 Conflicting requirements.

In the event of a conflict between the standards for individual uses and other general requirements of this chapter the more stringent shall apply. Determination of the appropriate standards shall be made by the department.

23.36.140 Residential landscape requirements.

A. Perimeter Landscape. Perimeter landscape strips may be averaged, provided the minimum width is not less than fifty percent of the required width and the intent and purpose of screening is achieved.

1. Plant Coverage. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways or walkways, and parking and loading areas shall be landscaped. The required width of perimeter areas to be landscaped shall be the depth of the required yard or setback area.

2. Native Vegetation. Required landscaping shall be comprised of a minimum of 60% native vegetation or well-adapted drought-tolerant vegetation where site conditions are appropriate for establishment and long-term survival.

~~3b~~. Mixed use developments or in areas where combined commercial and residential pedestrian use is desired, a Type II or III screen should be used. Screening area and materials for commercial and residential developments may be combined to achieve the desired screening and pedestrian enhancement. See Section 23.36.060L for types of screening. Also see section 23.36.190 - Incompatible uses.

23.36.160 Commercial landscape requirements.

A. Perimeter Landscape. Perimeter landscape strips may be averaged, provided the minimum width is not less than fifty percent of the standard width requirement and the intent and purpose of screening is achieved.

1. Plant Coverage. Notwithstanding other regulations found in this chapter, perimeter areas not covered with buildings, driveways or walkways, and parking and loading areas shall be landscaped. The required width of perimeter areas to be landscaped shall be the depth of the required yard or setback area. Type II and III perimeter landscaping shall be used depending upon adjacent perimeter land uses. (See types of perimeter landscape, Section 23.36.060L.)

2. Native Vegetation. Required landscaping shall be comprised of a minimum of 60% native vegetation or well-adapted drought-tolerant vegetation where site conditions are appropriate for establishment and long-term survival.

3. Mixed use. Mixed use developments or in areas where combined commercial and residential pedestrian use is desired, a Type II or III screen should be used. Screening area and materials for commercial and residential developments may be combined to achieve the desired screening and pedestrian enhancement. See Section 23.36.060L for types of screening. Also see section 23.36.190 - Incompatible uses.

23.36.180 Parking lot landscape and screening.

A. Applicability.

1. The standards of this section shall apply to both public and private parking lots; and
2. Any use within a residential district requiring more than ten parking spaces; and
3. All commercial and industrial uses of land and development.

B. Perimeter Landscaping. In order to soften the appearance of parking lots, separate one parking area from another or from other uses, the following standards apply:

1. Screening Strips. Perimeter landscaping strips shall be provided as follows:

a. Between parking lots and street rights-of-way, screening strips shall be a minimum of ten feet in width ~~or the width of the required yard setback, whichever is greater, except as provided in subsection B1c below~~; and

b. All other zone districts without setbacks shall install a perimeter screening strip at least five feet wide, except as provided in subsection B1c below; and

c. Exceptions to subsections B1a and B1b above are allowed by administrative exception below.

2. Administrative Exception. The following landscape screen exceptions shall only apply to commercial and industrial districts:

a. Parking lot screening strips abutting a nonresidential use or district may be reduced in width to the minimum needed to accommodate and maintain the screening materials, as determined by the department; provided, plant materials are placed an appropriate distance from sidewalks or other public facilities to prevent future damage or obstruction.

b. The department may allow the alteration of screening strips as necessary to provide for direct pedestrian access between sidewalks and building entrances or between parking lots and building

entrances, for ‘low impact’ stormwater management, or for trash receptacles, utility boxes, or driveways.

3. Perimeter Landscaping - Materials.

a. Native Vegetation. Required landscaping shall be comprised of a minimum of 60% native vegetation or well-adapted drought-tolerant vegetation where site conditions are appropriate for establishment and long-term survival. Grass lawn is prohibited unless as needed and approved for stormwater conveyance.

b. Deciduous trees shall have a minimum size of two inches in caliper measured six (6) inches above the base. Evergreen trees shall be a minimum six feet in height at planting.

c. Shrubs and ground cover. Ground cover shall be planted and spaced in a triangular pattern which shall result in eighty percent coverage in three years. The mature size of shrubs and trees whose canopy is no more than two feet above the ground may also be included in total ground cover calculations.

C. Interior Parking Lot Landscaping.

1. The following interior parking lot landscape area is required for all development covered by Section 23.36.180A. Space requirements are considered minimums, additional landscape area may be necessary to meet design requirements below.

Table 36-1

Required Landscape Area Per Parking Stall

Stall Size	(1—20)	(21—30)	(31—40)	(41 +)
Standard	23 square feet (8.25%)	27 square feet (9.75%)	31 square feet (11.25%)	35 square feet (12.75%)
<u>Small Space Compact</u>	17 square feet (8.3%)	20 square feet (9.8%)	23 square feet (11.3%)	26 square feet (12.7%)

2. Landscape Islands—Design.

a. Landscape islands ~~should~~ shall be a minimum of one hundred forty-four square feet and no more than five hundred square feet in size. Islands shall be designed so that trees will be planted a minimum of ~~six~~ four feet from any hardscape surface. The minimum island size may be reduced, on a case-by-case basis, if appropriate ‘structural soil’ is provided to ensure that trees can achieve maturity. The maximum allowable size of five hundred square feet may be increased to allow for the preservation of existing

trees and associated vegetation or to accommodate stormwater infiltration/treatment/conveyance practices.

b. Islands shall be provided in the following location:

i. Landscaping islands ~~should~~ shall be placed at the end of every parking row and with a ~~maximum~~ spacing of ~~at least~~ approximately one island for every nine parking spaces consistent with a goal of maximizing canopy tree coverage at maturity; and

ii. Between loading doors/maneuvering areas and parking area; and

iii. Any remaining required landscaping shall be dispersed throughout the parking lot interior to reduce visual impact.

c. Permanent curbing shall be provided in all landscape areas within or abutting parking areas. Based on appropriate surface water considerations, other structural barriers such as concrete wheel stops may be substituted for curbing.

3. Landscape Islands—Materials.

a. One tree shall be planted for every two hundred square feet of landscape island area; provided that every landscape island. ~~Each planting area must shall~~ contain at least one tree. Planting areas shall be provided with the maximum number of trees possible given recommended spacing for species type, and the estimated mature size of the tree.

b. All landscape islands within parking areas shall be comprised of a minimum of 60% native vegetation or well-adapted drought-tolerant vegetation where site conditions are appropriate for establishment and long-term survival. Grass lawn is prohibited except as needed and approved for stormwater conveyance. ~~use drought tolerant trees, shrubs and ground covers. Lawn is not permitted within areas less than two hundred square feet in size and shall only be used as an accessory plant material to required trees, shrubs and ground cover or to accommodate stormwater treatment/conveyance practices.~~

c. No plant material greater than twelve inches in height shall be located within two feet of a curb or other protective barrier in landscape areas adjacent to parking spaces and vehicle use areas.

d. Deciduous and/or evergreen trees which form a canopy shall be used. Deciduous trees shall have a minimum size of two inches in caliper measured six inches above the base. Evergreen trees shall be a minimum six feet in height at planting.

e. Shrubs and Ground Cover. Ground cover shall be planted and spaced in a triangular pattern which will result in complete eighty percent coverage in three years. The mature size of shrubs and trees whose canopy is no more than two feet above the ground may also be included in total ground cover calculations.

f. Motor Vehicle Overhang. Parked motor vehicles may overhang landscaped areas up to two feet when wheel stops or curbing are provided. Plants more than twelve inches tall are ~~not allowed~~ prohibited within the overhang area.

23.36.240 Preferred plantings.

Recommended plantings and other information is available from the department to help create a water-smart landscape. Choosing the right plant in the right location, and using the proper soil are the first steps in creating a healthy and lush landscape.

Chapter 23.38 PARKING AND LOADING

23.38.020 Purpose.

The objectives of this chapter are:

- A. To provide accessible, attractive, well-maintained and screened off-street parking facilities;
- B. To reduce traffic congestion and hazards;
- C. To protect neighborhoods from the unwanted effects of vehicular traffic generated by adjacent nonresidential land use districts;
- D. To assure the maneuverability of emergency vehicles;
- E. To provide aesthetically pleasing parking facilities in proportion to individual land use needs;
- F. To implement Olympia Joint Plan transportation demand management policies, thereby lowering single occupancy vehicle trips;
- G. To reduce impervious parking surface through shared parking and median parking ratios;
- H. To define median parking ratios and to allow a reduction or increase in parking ratios using an administrative variance;
- I. To allow for more intense commercial development within predefined areas.

23.38.040 Applicability.

Unless specifically exempted, every land use shall have permanently maintained off-street parking facilities pursuant to the following regulations.

23.38.060 Parking and loading general regulations.

A. Off-street parking and loading spaces shall be provided in accordance with the provisions of this chapter when any of the following actions occur. These provisions apply to all uses and structures in all land use districts unless otherwise specified.

- 1. When a main or accessory building is erected;
- 2. When a main or accessory building is relocated or expanded;

3. When a use is changed to one requiring more or less parking or loading spaces (Note: This also includes all occupied accessory structures);

4. When the number of stalls in an existing parking lot is decreased or increased by twenty-five percent or six stalls, whichever is less. Only those stalls and areas proposed to be added or removed shall be subject to the provisions of this chapter (Note: proposed expansions of existing parking lots not subject to the minimum parking requirements of this chapter).

B. Required Plans. Building permits shall not be approved unless there is a building plan and plot plan identifying parking and loading facilities in accordance with this chapter. No permit shall be issued unless there is proof that required parking and loading facilities have been or are currently provided in accordance with the provisions of this chapter.

C. Unlawful Removal. It is unlawful to discontinue prior approved parking facilities without establishing alternate facilities that meet the requirements of this chapter. Parking and loading facilities which are adequate to meet the requirements contained in this chapter shall be provided and maintained as long as the use they serve is in existence. These facilities shall not be reduced in total unless a shared parking agreement is canceled, a change in occupancy or use of a premises has occurred which results in a reduction of required parking.

D. Use of Facility. Necessary precautions shall be taken by the property owner to ensure parking and loading facilities are only used by tenants, employees, social/business visitors or other persons for which the facilities are provided, to include shared parking.

E. Offsite Parking. Parking lots may be established as a separate and primary land use, provided the proposed parking lot exclusively serves a specific use, building or development, and shared parking. These parking lots require a special use permit in the arterial commercial district. (See Section 23.38.200, Parking facility location, for maximum off-site separation requirements.)

F. For Landscape Requirements refer to Chapter 23.36

G. Off-Street Parking-Schedule of Spaces. Off-street parking spaces shall be provided to the extent allowed by this chapter.

H. Unlisted Uses. Any use clearly similar to any of the below-mentioned uses shall meet such use requirements. If a similarity of use is not apparent or no specific requirement is listed below, as part of its site plan review, the county may require a parking demand study ~~or~~ and shall determine the standards that should be applied to the use in question.

I. Shared Parking. The county may require, as part of site plan review, an applicant to provide proof that shared parking is infeasible when adjacent land uses or business hours of operation are different. Adjoining property owners ~~will~~ shall submit a joint letter explaining why an agreement can or cannot be reached. (See Section 23.38.180, Shared parking facilities.)

~~J. Compact Parking. No more than thirty percent of total required parking may be devoted to compact cars, provided design standards in Section 23.38.220 are met.~~

~~JK. On-Street Credit—Commercial Non-Residential. All commercial properties Upon the applicant's request, non-residential uses~~ located adjacent to a public right-of-way where on-street parking is permitted may receive credit for one off-street parking stall for each twenty linear feet of abutting right-of-way, excluding curb-cuts and regardless of the actual and particular on-street parking provisions. All parking for employees must be provided on-site. (Note: In this instance, all fractions are rounded down.)

KL. Rounding of Fractions. When the number of required parking spaces for a particular use or building results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or over shall be counted as one space.

23.38.080 Administrative ~~variance~~ modifications.

A. Project applicants may request an administrative modification to increase or decrease the number of parking spaces for motor vehicles, bicycles and loading otherwise required by this chapter. No modification is required to increase or decrease the number of required spaces by up to ten percent. Modifications greater than forty percent may only be granted by the hearing examiner and only pursuant to the criteria of TCC Chapter 14.32.

B. Administrative Modifications. A modification to increase or decrease the number of required parking spaces within the range of ten percent to forty percent shall be considered by the director at the request of the project applicant. The project applicant shall present any modification request including application fee, and any evidence and reports, prior to any final, discretionary approvals, such as land use approval, environmental review, or construction permits.

1. The general criteria for an administrative modification request are:

a. Modification requests may be granted based on the effectiveness of proposed transportation demand management strategies, significance and magnitude of the proposed modification, and compliance with this chapter.

c. Modification requests may be denied or altered if the Director has reason to believe based on experience and existing development practices that the proposed modification may lead to excessive or inadequate parking or may inhibit or prevent regular and intended functions of either the proposed or existing use, or adjacent uses.

2. Submittal Requirements. A report shall be submitted by the applicant providing the basis for more or less parking and must include the following:

a. For modification requests of up to twenty percent:

i. Describe site and use characteristics, specifically:

(A) Site accessibility and proximity to transit infrastructure and transit times;

(B) Site accessibility and proximity to bicycle and pedestrian infrastructure;

(C) Shared and combined parking opportunities; and

(D) Employee or customer density and transportation usage and patterns.

ii. Describe and demonstrate alternative transportation strategies such as carpooling, flexible work schedules, telecommuting, or parking fees, if used;

iii. Demonstrate compliance with commute trip reduction measures as required by state law, if applicable;

iv. Identify possible negative effects on adjacent uses and mitigation strategies, if applicable; and

b. For modification requests greater than twenty percent and up to forty percent:

i. Provide the contents of a twenty percent or less request;

ii. If increasing, provide a parking demand study prepared by a transportation engineer licensed in the state of Washington, which supports the need for more parking; or

iii. If decreasing, show that the site is or within six months of occupancy will be within a one-quarter-mile walk to transit service verified by Intercity Transit, and that the site is more than 300 feet from a single-family residential zone.

3. To mitigate the need for motor vehicle parking or to minimize hard surfaces, the Director may require measures, such as more efficient parking geometrics and enhanced bicycle parking and pedestrian amenities. As a condition of approval of any increase in motor vehicle parking, at minimum the Director shall require the compliance with the provisions below. Any exceptions shall be based on site and project constraints identified and described in the approval.

a. Double the amount of required interior landscaping for that area of additional parking. This additional area may be dispersed throughout the parking area. Fifty percent of this requirement may be in the form of parking spaces surfaced with a drive-able planted pervious surface, such as ‘grasscrete’ or ‘turfblock.’

e. Without unduly compromising other objectives of this Chapter, ninety percent of the parking area shall be located behind a building. Any parking area along a flanking street shall have added landscaping and a superior design to strengthen pedestrian qualities, such as low walls, arcades, seating areas, and public art.

f. Any preferential parking shall be located near primary building entrances for employees who ride-share.

g. In locations where bus service is provided, the applicant shall install a transit shelter meeting Intercity Transit standards if none is available within six hundred (600) feet of the middle of the property abutting the right-of-way. Alternative improvements may be accepted if supported by Intercity Transit’s Director.

4. Public Notification and Appeals. Property owners within three hundred feet of a site shall be notified by mail of modification within 14 days of receipt of any request to increase or decrease parking by twenty-one to forty percent. Written notice of the director’s decision shall be provided to the applicant and all interested parties of record. Administrative modification decisions may be appealed pursuant to OMC Chapter 18.75.

A. General:

1. An administrative variance from required parking standards must be received prior to any issuance of building permits.

2. Various methods to reduce or increase parking may not be combined to reduce or increase parking by more than forty percent. In addition, any stalls gained through sharing, combining or on-site park-and-ride shall be counted toward total parking needs. For example:

a. Evidence is submitted to support one hundred additional stalls to the five hundred already required;

b. Combined parking opportunity equals twenty five stalls;

c. Twenty percent administrative variance option is used equals one hundred additional stalls based on five hundred total, but twenty five have already been found; so

d. The total number of stalls derived from administrative variance equals seventy five stalls.

3. As part of site plan review, the project developer shall present all findings to the department prior to any final, discretionary approvals; e.g., design review, site plan review, environmental review, or any

planning, building or engineering permits. The department shall authorize an increase in parking, based on compliance with the strategies in Section 23.38.080C.

B. Criteria to Reduce and Increase Parking.

1. Decrease in Required Parking. In addition to the following requirements, the department may require that all or some administrative variance design requirements listed for increased parking be met (e.g., bike racks, landscaping, etc.), and require other measures to ensure all impacts associated with reduced parking are mitigated. Any motor vehicle parking spillover which can not be mitigated to the satisfaction of department will serve as a basis for denial.

<u>Decrease of One Percent to Twenty Percent</u>	<u>Decrease of Twenty-One Percent to Forty Percent</u>
<u>The department may allow a one percent to twenty percent decrease in required parking after:</u>	<u>The department may allow a twenty-one percent to forty percent decrease in required parking after:</u>
<u>1. Shared and combined parking opportunities are fully explored; and</u>	<u>1. Shared and combined parking opportunities are fully explored; and</u>
<u>2. On-site park-and-ride opportunities are fully explored; and</u>	<u>2. On-site park-and-ride opportunities are fully explored; and</u>
<u>3. Compliance with commute trip reduction measures as required by state law, if applicable; and</u>	<u>3. Compliance with commute trip reduction measures as required by state law, if applicable; and</u>
<u>4. The site is shown to be no closer than three hundred feet from a single-family residential zoned neighborhood; and</u>	<u>4. The site is shown to be no closer than three hundred feet from a single-family residential zoned neighborhood; and</u>
<u>5. A report is submitted providing a basis for less parking and mitigation necessary to offset any negative effects.</u>	<u>5. A report is submitted providing a basis for less parking and mitigation necessary to offset any negative effects; and</u>
	<u>6. The site is served by transit or can be served within six months of occupancy (within three blocks or six hundred feet, whichever is less).</u>

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2. Increased Parking. Required parking may be increased if the criteria listed below is met to the satisfaction of the department:

<u>Increase of One Percent to Twenty Percent</u>	<u>Increase of Twenty One Percent to Forty Percent</u>

The department may allow a one percent to twenty percent increase above required parking after:	The department may allow a twenty one percent to forty percent increase above required parking after:
1. Shared and combined parking opportunities are fully explored; and	1. Shared and combined parking opportunities are fully explored; and
2. On site park and ride opportunities are fully explored; and	2. On site park and ride opportunities are fully explored; and
3. Compliance with commute trip reduction measures as required by state law, if applicable; and	3. Compliance with commute trip reduction measures as required by state law, if applicable; and
4. All design and facility requirements listed in Step 5 below are met to the satisfaction of the department; and	4. All design and facility requirements listed in Step 5 below are met to the satisfaction of the department; and
5. A report is submitted which supports the need for more parking.	5. A parking demand study is submitted, as determined by the public works department, which supports the need for increased parking.

:

~~(Note: The total increase/decrease that is allowed is a percentage of total required parking and is only permitted after exploring other alternate means, e.g., combined and shared parking, on-site park-and-ride lot, commute trip reduction, etc.)~~

~~C. Process to Reduce and Increase Parking. Requests to reduce parking need only follow Steps 1 through 3:~~

~~1. First Step: Submit evidence that decreased/increased parking is necessary. This may take the form of a brief report for all decreases and one to twenty percent increases. The department may require additional studies to ensure negative impacts are properly mitigated. A more complete and detailed parking demand study is only required for increases of twenty-one percent or more.~~

~~2. Second Step: Describe site characteristics, specifically:~~

~~a. Site accessibility for transit; e.g., pullouts;~~

~~b. Site proximity to transit with fifteen to thirty minute headways (time between buses);~~

~~c. Shared use of on-site parking for park-and-ride;~~

~~d. Shared use of off-site and adjacent parking;~~

~~e. Shared use of new proposed parking by existing or future adjacent land uses;~~

~~f. Combined on-site parking; e.g., shopping centers;~~

g. Employee density (one hundred or more must meet state commuter trip reduction requirements);

h. Adjacent land uses;

3. Third Step: Determine if additional parking can be provided by shared and combined parking, on-site park-and-ride (install one stall for two stall credit), and by commute trip reduction measures;

4. Fourth Step: If additional parking is still desired, the department may require the applicant to complete a parking cost worksheet;

5. Fifth Step: If additional parking is still desired an administrative variance is required. The site plan must meet design elements a—j below. To the extent practical, all requirements found below must be included in a project proposal to the satisfaction of the department prior to approving any administrative variance to increase parking. In those instances where site constraints impede design requirements, written findings of fact shall be made identifying site and project constraints, and shall be identified in the final project approval letter. In its findings, the department shall determine if a good faith effort has been made in building and site design in order to accomplish required design elements;

a. Design internal roadway, parking area, and pedestrian paths to assure access between public and private transportation facilities; access to adjacent land uses; and access within parking lots;

b. Install pedestrian amenities; e.g., walkways using textures and colors, lighting, arcades, etc.;

c. Explore alternative parking lot designs in order to reduce impervious surface; e.g., one way instead of two-way access aisles;

d. Double the amount of required interior landscape within that area of additional parking (fifty percent of this requirement, if proven to be maintained, may be Grasscrete, Turfblock or other driveable pervious surface within areas receiving sporadic use—usually the farthest from the building entrance. This additional landscape area may be dispersed throughout the parking lot;

e. Ninety percent of the parking lot area shall be located behind the building, without unduly compromising other objectives of this chapter. Parking lot area along flanking streets shall have added landscape and a superior design to strengthen pedestrian qualities, e.g., low walls, arcades, seating areas, public art, etc.;

f. Preferential parking shall be located near primary building entrances for employees who rideshare and for high occupancy vehicles (HOV's);

g. Purchase and install a transit shelter to meet Intercity Transit operational needs unless already available within six hundred feet, as measured from the middle of the property abutting the right-of-way. This distance may be increased by Intercity Transit if located in lower density zones;

h. Construct a transit pullout if requirement in design element g above is used and if Intercity Transit finds it practical. Credit may be given for other Intercity Transit demand management strategies if a transit shelter and pullout are infeasible;

i. Create a transit/rideshare information center and place in a conspicuous location;

23.38.100 Vehicular and bicycle parking standards.

A. Required Vehicular and Bicycle Parking. A minimum number of bBicycle facilities parking spaces are required, pursuant to Table 38-01 below. The specific number of motor vehicle parking spaces set forth

in Table 38-01 +/- ten percent (10%) shall be provided, unless varied pursuant to TCC 23.38.080 or other provision of this code. Any change in use which requires more or less parking shall install vehicular and bicycle facilities.

B. Building Area. All vehicle parking standards are based on the gross square feet of building area, unless otherwise noted.

C. Residential Exceptions.

Table 38.01 notwithstanding, senior (age 55 or 62 and over) multi-family housing requires three (3) motor vehicle parking spaces per four (4) units. This exception is at the discretion of the applicant and only applicable if an appropriate age-restriction covenant is recorded.

~~Bicycle facilities shall not be solely accessible by stairs.~~

D. Reserved Area for Bicycle Spaces. Where specified in Table 38.01 below, an area shall be designated for possible conversion to bicycle parking. Such reserve areas must meet the location requirements of short-term parking and may not be areas where pervious surfaces or landscaping is required. A cover is not required for such areas.

Table 38.01

Use	Required <u>Motor Vehicle</u> Parking Spaces	Required Class I Bicycle Spaces (minimum of two spaces if not listed) Minimum Required Long-Term Bicycle Spaces	Required Class II Bicycle Spaces (minimum of four spaces if not listed) Minimum Required Short-Term Bicycle Spaces
Commercial			
Carpet and furniture showrooms	One and one-quarter (1.25) space per one-thousand (1,000) square feet of gross showroom floor area. Each store shall have a minimum of four (4) spaces.	See retail. One per sixteen thousand (16,000) square feet of showroom floor area. Minimum of two (2).	See retail. One per eight thousand (8,000) square feet of showroom floor area. Minimum of two (2).
Child and adult day care	One (1) space for each staff member plus 1 space for each ten (10) children/adults if adequate drop-off facilities are provided. Adequate drop-off facilities must allow a continuous flow of vehicles which can safely load and unload children/adults. Compliance with this requirement shall be determined by the review authority.	One (1) per twenty-five (25) auto stalls. Minimum of one (1).	One (1) per twenty-five (25) auto stalls. Minimum of one (1).

Hotel and motel	One (1) space for each room or suite and one (1) space per manager's unit. Hotel/motel banquet and meeting rooms shall provide six (6) spaces for each thousand (1,000) square feet of seating area. Restaurants are figured separately.	One (1) per ten (10) rooms. <u>Minimum of two (2).</u>	None <u>One (1) per thousand (1,000) square feet of banquet and meeting room space. Minimum of two (2).</u>
Markets, shopping centers and large retail/wholesale outlets	Less than 15,000 sq. ft = 3.5 spaces for each 1,000 square feet of gross floor area 15,001 to 400,000 sq. ft = 4 spaces for each 1,000 square feet of gross floor area More than 400,001 square feet = 4.5 spaces per 1,000 square feet of gross floor area	See retail <u>One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).</u>	<u>One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance. See Offices, general</u>
Medical and dental clinics	Four (4) spaces per 1,000 square feet of gross floor area	One (1) per 10,000 square feet. Minimum of two (2)	One (1) per 10,000 square feet, minimum of two (2) within fifty (50) feet of each customer entrance; plus an equal reserved area for adding spaces
Commercial			
Ministorage	Three (3) spaces minimum or (1) space for every one-hundred (100) storage units, and two (2) spaces for permanent on-site managers.	None	None
Mixed uses	Shared parking standards shall be used to calculate needed parking. This calculation is based upon the gross leasable area (GLA) for each shop or business and does not include atriums, foyers, hallways, courts, maintenance areas, etc. See shared parking Section 23.38.180.	See individual use standards	See individual use standards
Mortuaries and funeral parlors	One (1) space per seventy-five (75) square feet of assembly area or thirteen (13) stalls per 1,000 square feet	One (1)	None <u>Two (2)</u>

Thurston County Planning Commission
 LID – Public Hearing Draft
 Olympia UGA – 7/22/2016

Offices, general	<p>Gross floor area up to 2,000 sq. ft = one (1) space for each 250 square feet</p> <p>Gross floor area between 2,001 to 7,500 square feet = one (1) space for each 300 square feet</p> <p>Gross floor area between 7,501 to 40,000 square feet = one (1) space for each 350 square feet</p> <p>Gross floor area of 40,001 and greater = one (1) space for each 400 square feet</p>	<p>One (1) per fifteen (15) auto stalls <u>ten thousand (10,000) square feet.</u></p> <p>Minimum of two (2).</p>	<p>One (1) per fifteen (15) auto stalls <u>ten thousand (10,000) square feet; plus an equal reserved area for adding spaces.</u></p> <p>Minimum of two (2).</p>
Offices, government	3.5 spaces per one-thousand (1,000) square feet	<p>See Offices, general. One (1) per five thousand (5,000) square feet. Minimum of two (2).</p>	<p>See Offices, general. One (1) per five thousand (5,000) square feet; minimum of two (2); plus an equal reserved area for adding spaces.</p>
Retail uses	Three and one-half (3.5) spaces per one-thousand (1,000) square feet	<p>One (1) per twenty (20) auto stalls. One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).</p>	<p>One (1) per ten (10) auto stalls. Minimum of two (2). One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.</p>
Service station and public garages (minimarts are retail uses)	Three and one-half (3.5) spaces per one-thousand (1,000) square feet GFA or 1 space per 300 square feet	<p>One (1) per fifteen (15) auto stalls for public parking garages, or minimum of four (4). Auto service stations = None.</p>	None
Warehouse, distribution	1 space for each thousand (1,000) square feet or 1 space for each employee.	<p>See Warehouse storage. One (1) per forty thousand (40,000) square feet or one (1) per forty</p>	<p>See Warehouse storage. None</p>

		<u>(40) employees.</u> <u>Minimum of one (1).</u>	
Warehouse storage	Gross floor area of 0–10,000 square feet = one (1) space for each one-thousand (1,000) square feet Gross floor area between 10,001–20,000 square feet = ten (10) spaces plus .75 space for each additional one-thousand (1,000) square feet beyond ten thousand (10,000) square feet Over 20,000 square feet = eighteen (18) spaces plus .50 for each additional 1,000 square feet beyond 20,000 square feet, or 1 space for each employee	One (1) per forty (40) auto stalls. Minimum of one (1). <u>One (1) plus one (1) for each eighty thousand (80,000) square feet above sixty-four thousand (64,000) square feet; or one (1) per forty (40) employees.</u> <u>Minimum of one (1).</u>	None
Industrial			
Manufacturing	One (1) for each two (2) employees on the largest shift, with a minimum of two (2) spaces.	See Offices, general One (1) for each thirty (30) employees on largest shift. Minimum of two (2).	See Offices, general One (1) for each thirty (30) employees on largest shift. Minimum of two (2).
Institutional			
Beauty salons/barber shops, Laundromats/Dry Cleaners, and Personal Services		See retail One per six thousand (6,000) square feet. Minimum of one (1).	See retail One per three thousand (3,000) square feet. Minimum of two (2).
Educational facilities (to include business, vocational, universities, and other school facilities)		One (1) per five (5) auto stallsspaces. Minimum of two (2).	One (1) per five (5) auto stallsspaces. Minimum of four (4).
Elementary and middle school	One (1) stall per twelve (12) students of design capacity.	One (1) per classroom	Three (3) per classroom
Farmers market		None	One (1) per ten (10) auto stalls. Minimum of ten (10).
High school	One (1) space per classroom and office, plus one (1) space for each	See Educational facilities One per five	See Educational facilities One per

	four (4) students that are normally enrolled and are of legal driving age. Public assembly areas, such as auditoriums, stadiums, etc., that are primary uses may be considered a separate use.	<u>(5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of two (2).</u>	<u>five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of four (4).</u>
Hospitals, sanitariums, nursing homes, congregate care, rest homes, hospice care home and mental health facilities.	One (1) for each two (2) regular beds, plus one (1) stall for every two (2) regular employees on the largest shift	See Offices, general <u>One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).</u>	See Offices, general <u>One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).</u>
Laundromats/dry cleaners		See retail	See retail
Libraries and museums	One (1) space per three-hundred (300) square feet of public floor area or 3.3 spaces per thousand (1,000) square feet. Six (6) stalls either on-site or on-street directly adjacent to the property. The site plan review committee <u>reviewing authority</u> may allow pervious-type parking surfaces.	One (1) per twenty (20) auto stalls. One (1) per six thousand (6,000) square feet of public floor area. Minimum of two (2).	One (1) per five (5) auto stalls. One (1) per one thousand five hundred (1,500) square feet of public floor area. Minimum of four (4).
Marinas		Minimum of four (4)	One (1) per ten (10) auto stalls. Minimum of four (4).
Other facilities not listed		None	One (1) per twenty-five (25) auto stalls. Minimum of two (2).
<u>Park-n-ride lots and Public (Parking) Garages</u>		One (1) per fifteen (15) auto stalls. Minimum of four (4).	None <u>Two (2)</u>
Parks		None	One (1) per five (5) auto stalls. Minimum of four (4).

Personal services		See retail	See retail
Transit centers		Minimum of ten (10)	Minimum of ten (10)
Places of Assembly			
Passenger terminal facilities	One (1) space for each one-hundred (100) square feet of public floor area or ten (10) spaces per thousand (1,000) square feet	See Transit centers <u>Minimum of ten (10)</u>	See Transit centers <u>Minimum of ten (10)</u>
Place of worship	One (1) space per four (4) seats. When individual seats are not provided, one (1) space for each six (6) feet of bench or other seating. The reviewing authority may use a ratio of six (6) stalls/1,000 square feet of assembly area where seats or pews are not provided or when circumstances warrant increased parking; e.g., large regional congregations which attract a large congregation or one which has multiple functions. See shared parking, Section 23.38.180.	None <u>One (1) per 10,000 square feet of gross floor area.</u>	One (1) per forty (40) auto stalls. <u>One (1) per 160 seats or 240 lineal feet of bench or other seating, and one (1) per 6,000 square feet of assembly area without fixed seats.</u> Minimum of four (4).
Private clubs or lodges (does not include health clubs or retail warehouse)	Six (6) spaces per thousand (1,000) square feet	One (1) per forty (40) auto stalls. <u>One (1) per 6,000 square feet.</u> Minimum of one (1).	One (1) per forty (40) auto stalls. <u>One (1) per 6,000 square feet.</u> Minimum of two (2).
Theater and auditorium	One (1) space for each four and one-half (4.5) fixed seats. If the theater or auditorium is a component of a larger commercial development, the above parking standard may be modified to account for shared parking as provided in Section 23.38.180 of this Code.	One (1) per one-hundred (100) auto stalls. <u>One (1) per 450 fixed seats.</u> Minimum of one (1).	One (1) per twenty-five (25) auto stalls. <u>One (1) per 110 fixed seats.</u> Minimum of four (4).
Theater and auditorium without fixed seats	One (1) space for each three (3) permitted occupants. Maximum building occupancy is determined by the fire marshal.	See above. <u>One (1) per 300 permitted occupants.</u> Minimum of one (1).	See above. <u>One (1) per 75 permitted occupants.</u> Minimum of four (4).
Recreation/Amusement			

Bowling alleys	Five (5) spaces for each alley	One (1) per forty (40) auto-stalls. One (1) per twelve (12) alleys. Minimum of one (1).	One (1) per twenty (20) auto-stalls. One (1) per four (4) alleys. Minimum of four (4).
Health club	Four (4) spaces for each thousand (1,000) square feet	One (1) per forty (40) auto-stalls. One (1) per 5,000 square feet. Minimum one (1).	One (1) per ten (10) auto-stalls. One (1) per 2,500 square feet. Minimum of four (4).
Skating rinks and other commercial recreation	Five (5) spaces per thousand (1,000) square feet	See Bowling alleys One (1) per 8,000 square feet. Minimum of one (1).	See Bowling alleys One (1) per 4,000 square feet. Minimum of four (4).
Residential			
Accessory dwelling unit	One (1) space per unit	None	None
Bed and breakfast	One (1) space in addition to space(s) required for the residential unit	One (1) per ten (10) auto-stalls-rooms. Minimum of one (1).	None
Community club houses		None	One (1) per ten (10) auto stalls. Minimum of two (2).
Cottage housing	One (1) space per unit or 1.5 space per unit if on-street parking is not available along street frontage (one (1) space per twenty (20) linear feet)	See multifamily One per five (5) units, or one (1) per three (3) units if no on-street parking. Minimum of two (2).	See multifamily One per ten (10) units, or one (1) per six (6) units if no on-street parking. Minimum of two (2).
Elder care home	One (1) space in addition to space(s) required for the residential unit	See multifamily Minimum of two (2).	See multifamily Minimum of two (2).
Fraternities, sororities and dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager	See multifamily One per fourteen (14) beds. Minimum of two (2).	Ten (10) per dormitory, fraternity or sorority building
Group home	One (1) space for each staff member plus one (1) space for every five (5) residents. Additionally, one (1) space shall be	One (1) per ten (10) auto-stalls-staff members plus one (1) per thirty (30)	None

	provided for each vehicle used in connection with the facility.	<u>residents</u> . Minimum of one (1). <u>Additional spaces may be required for conditional uses.</u>	
Home occupations	Parking of customer or client vehicles shall not create a hazard or unusual congestion. If the occupation requires any customers and clients to visit the premises at any one time, at least two (2) off-street parking stalls shall be provided in addition to that required by the residence. Traffic generated by the home occupation shall not exceed two (2) commercial vehicles per week. None, except as specifically provided in this table.	None	None
Mobile home park	Two (2) spaces per lot or unit, whichever is greater. If recreation facilities are provided, one (1) space per ten (10) units or lots.	None	None
Multifamily dwellings	Three or more units shall provide one and one-half (1.5) off-street parking spaces per dwelling unit. <u>Multifamily dwelling units located on HDC-4 properties, where the new project provides for the development of replacement dwelling units in a development agreement, and the project site is all or part of an area of 40 acres or more that was in contiguous ownership in 2009, are exempt from the parking requirements of this section. If parking is voluntarily provided by the property owner, then the county shall permit such parking to be shared with parking provided for non-residential development on the property.</u>	One (1) per five (5) auto stalls. One (1) per twenty-five (25) auto stalls. Minimum of two (2). One (1) storage space per unit that is large enough for a bicycle.	One (1) per ten (10) <u>parking stalls units</u> . A minimum of two (2) stalls per building when provided.

Single-family to include duplex and townhouse.	Two (2) spaces per unit. Note: parking spaces may be placed in tandem (behind the other). DB, CSH and RMH zone districts require one (1) space/unit.	None	None
Studio apartments.	Apartments with one (1) room enclosing all activities shall provide one (1) off-street parking space per dwelling unit	See multifamily <u>None</u>	See multifamily <u>One (1) per ten (10) units. Minimum of two (2) per building.</u>
Restaurant			
Cafes, bars and other drinking and eating establishments.	Ten (10) spaces per thousand (1,000) square feet	See retail <u>One per 2,000 square feet; minimum of one (1).</u>	See retail <u>One per 1,000 square feet; minimum of one (1).</u>
Car hop	One (1) for each fifteen (15) square feet of gross floor area	See retail <u>One per 300 square feet; minimum of one (1).</u>	See retail <u>One per 150 square feet; minimum of one (1).</u>
Fast food	Ten (10) spaces per thousand (1,000) square feet plus one (1) lane for each drive-up window with stacking space for six (6) vehicles before the menu board	See retail <u>One per 2,000 square feet; minimum of one (1).</u>	See retail <u>One per 1,000 square feet; minimum of one (1).</u>

23.38.200 Parking facility location.

A. Parking facilities may be provided either on the same premises with the parking generator or in any parking facility, the property line of which is located within seven hundred feet of the parking generator. Parking facilities may be provided further than seven hundred feet from the parking generator or building if:

1. Regular shuttle service is provided;
2. A shared parking agreement is approved by the county.

B. ~~All~~ Where possible, surface parking lots shall be located ~~at the rear or side of the~~ behind a building. Where it is not possible to provide parking behind the building, parking may be located along the side of a building, providing it comprises no more than fifty percent of the site's street frontage. This provision does not apply to commercial parking lots which comprise the only use of a site. In the R-4, R 4-8 and R 6-12 districts;

1. Surface parking lots for co-housing projects (not including garages) within forty (40) feet of perimeter or through streets shall not extend more than seventy-five (75) feet along the street frontage in a continuous segment (i.e., uninterrupted by a landscaped open space, garden or orchard with no dimension less than forty (40) feet; a dwelling; or common structure).

2. The Hearing Examiner may approve the location of surface parking lots in the front and/or along the side of buildings, pursuant to Conditional Use Permit Hearing Examiner Approval (23.48.020(A)), when all of the following are met:

- a. The building is over 5,000 square feet; located in a residential zone; requires Design Review and a Conditional Use Permit; and
- b. The site is bounded on two or more street frontages; and
- c. The building is oriented to have the least impact on the neighborhood; and
- d. Parking lot landscape and screening clearly exceed the provisions set out in TCC 23.36.180 to effectively screen it from the street (See also Alternative Landscape Plans TCC 23.36.100(A) & (B)); and
- e. Bicycle/pedestrian facilities provide safety, convenience, security and clear connections for pedestrians and bicycles between all rights-of-way adjoining the parking area and the front door; and
- f. Outdoor lighting is designed with regard to placement, intensity, shielding, timing and color to avoid offsite spillover; and
- g. Site design provides landscape or other features to screen vehicular headlights from residences.

The department may waive this requirement if the applicant demonstrates that parking in these locations would not allow reasonable use of the site due to lot configuration or other physical site constraints, or it would significantly interfere with pedestrian circulation. Where permitted, parking areas in front of buildings should be located between buildings or adjacent to an existing parking area to enable shared parking. (Also see landscape standards, Section 23.36.180).

C. High Occupancy Vehicles—Stall Location. All employers required to operate high occupancy vehicles (HOV) shall mark the closest parking spaces to the building entrance "Reserved for HOV." These spaces shall not displace required handicap parking.

D. Arterial Commercial District. Employee and tenant parking in this district may be located up to one thousand feet from the parking generator if people are required to walk between the lot and use, or up to three miles if shuttle service is provided at the beginning and end of the work shift.

23.38.220 Design standards—General.

Off-street parking facilities shall be designed and maintained in accordance with the standards ~~of the latest edition of the Transportation and Traffic Engineering Handbook and those hereunder~~, provided that up to 30% of parking stalls may be small spaces as described in section B. In the alternative, an applicant may propose and, if providing equal or better function, the Director may approve alternative parking geometrics consistent with the most recent specific standards promulgated by the Institute of Transportation Engineers or the National Parking Association unless otherwise stated.

- A. General Requirements. (Note: Also ~~refer to see the~~ specific zone district design standards ~~in this chapter under~~of Section 23.38. 240160.)

1	2 Sw	3 WP	4 VP _w	5 VP ₁	6 AW	7 W ₂	8 W ₄
						Modules	
Parking Class	Basic Stall Width (ft)	Stall Width Parallel to Aisle (ft)	Stall Depth to Wall (ft)	Stall Depth to Interlock (ft)	Aisle Width (ft)	Wall-to-Wall (ft)	Interlock to Interlock (ft)
A	2-Way Aisle—90° 9.00	9.00	17.5	17.5	26.0 <u>24</u>	61.0 <u>59</u>	61.0 <u>59</u>
A	2-Way Aisle—60° 9.00	10.4	18.0	16.5	26.0 <u>24</u>	62.0 <u>60</u>	59.0 <u>57</u>
A	1—Way Aisle—75° 9.00	9.3	18.5	17.5	22.0 <u>20</u>	59.0 <u>57</u>	57.0 <u>55</u>
A	1-Way Aisle—60° 9.00	10.4	18.0	16.5	18.0 <u>16</u>	54.0 <u>52</u>	51.0 <u>49</u>
A	1-Way Aisle—45° 9.00	12.7 <u>16.5</u>	16.5	14.5	15.0 <u>13</u>	48.0 <u>46</u>	44.0 <u>42</u>

Column 1: A for high turnover, B and C for medium turnover, and C and D for low turnover.

Columns 5, 8: May also apply to boundary curb where bumper overhang is allowed.

Column 6: To vehicle corner.

Columns 6 to 8: Rounded to nearest foot.

Source: "Guidelines for Parking Facility Location and Design," ITE Committee 5D-8, May 1990.

Figure 38-3

STANDARD PARKING DIMENSIONS

Dimensional elements of parking layouts.

Source: Adapted from R.A. Weant, "Parking Garage Planning and Operation," Figure 20, Eno Foundation for Transportation, Inc., 1978.

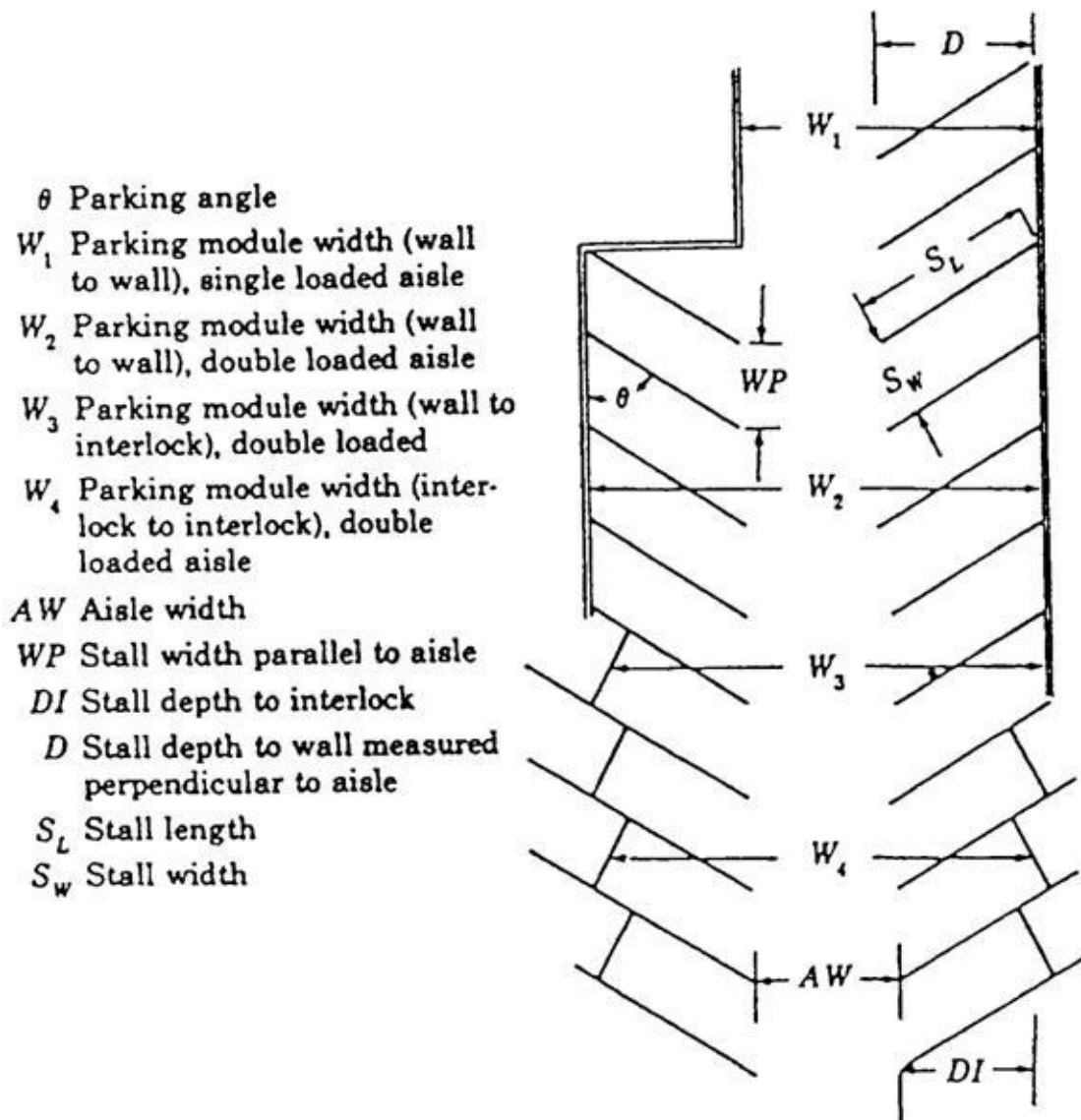


Figure 38-4

1. Driveways. Driveways and curb cuts within public rights-of-way shall be in accordance with applicable county requirements, TCC Sections 15.04.070, 15.04.080, and plans for such shall be submitted to and approved by the director of public works.

2. Ingress/Egress Requirements.

a. The department upon recommendation of the director of public works, and after appropriate traffic study, including consideration of total parcel size, frontage on thoroughfares, uses proposed and other vicinity characteristics, shall have the authority to fix the location, width and manner of approach of a vehicular ingress and egress from a building or parking area to a public street and to alter existing ingress or egress as may be required to control street traffic in the interest of public safety and general welfare.

b. Generally, but not in all cases, the internal circulation system and the ingress and egress to commercial or multifamily developments from an access street shall be so designed that the principal point of

automobile cross-traffic on the street occurs at only one point—a point capable of being channelized for turning movements. Access shall be shared with adjoining parcels by placing ingress/egress points on shared lot lines, wherever safe and practical. Where parcels are bounded by more than a single street, generally, but not in all cases, access shall be provided only from the street having the lowest classification in the hierarchy of streets as established by the [RATS Director of Public Works director](#).

3. Maneuvering Areas.

a. All maneuvering areas, ramps, access drives, etc., shall be provided on the property on which the parking facility is located; however, if such facility adjoins an alley, such alley may be used as a maneuvering area. A garage or carport entered perpendicular to an alley ~~must~~ shall be located a minimum of ten feet from the property line. A garage or carport entered parallel to an alley may be placed on the rear property line; provided sight distances are maintained. ~~(Note: See accessory dwelling unit and structure requirements.)~~

b. Maneuvering areas shall be provided so that no vehicle is obliged to back out of a parking stall onto a street, except [into neighborhood collector and local access streets](#) within the [R-1/5, RLI, R4, R 4—8 and R6—12](#) use districts, or where approved by the city engineer. ~~(Note: See aisle width requirements.)~~

4. Parking Surface. All parking lots and access driveways must be paved and designed to meet drainage requirements. Pervious surfaces ~~(e.g., Turf Block) or~~ and other approved dust free surfaces may be used ~~for parking areas held in reserve for future use, overflow parking (parking area furthest from building entrance), or parking areas approved by the department.~~ A maintenance agreement may be required to ensure such surface is properly maintained. However, a parking lot or access driveway may be surfaced with gravel or other approved surface if both of the following criteria apply:

a. The driveway and parking area contains only one or two parking spaces; and

b. The shortest feasible route between the road access and the parking area is at least one hundred feet in length.

5. Landscaping. Parking areas shall be landscaped according to the requirements of Chapter 23.36.

6. Wheel Stop, Overhang. Appropriate wheel and bumper guards shall be provided to protect landscaped areas, to define parking spaces and to clearly separate the parking area from any abutting street right-of-way and property lines. Vehicles may overhang landscaped areas up to two feet when wheel stops or curbing is provided.

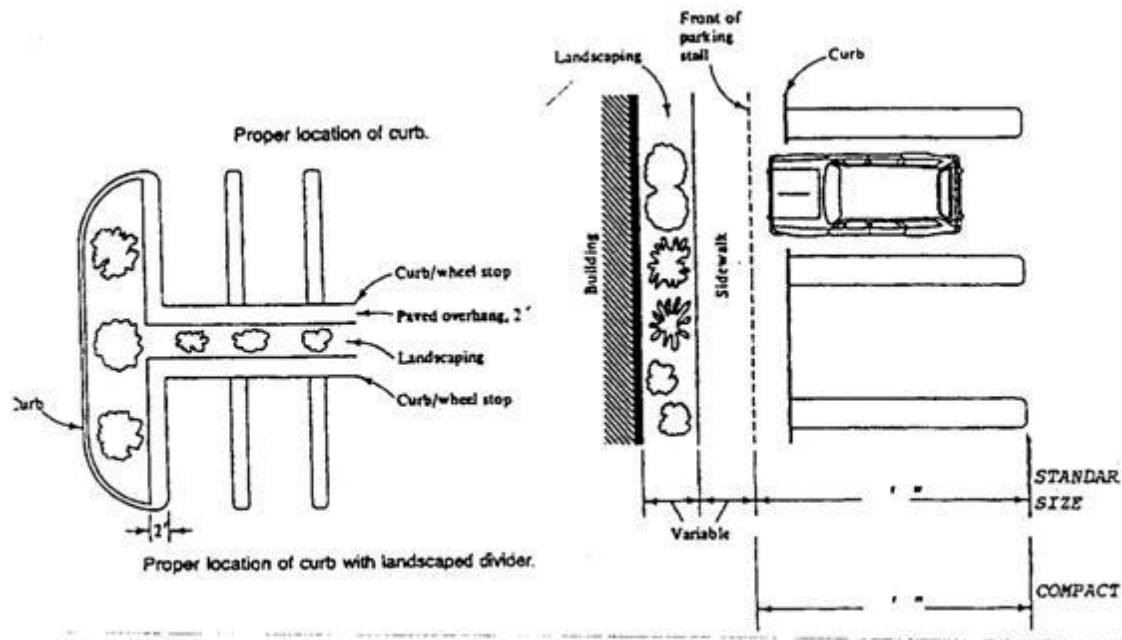


Figure 38-5

7. Contiguous parking lots shall not exceed one acre in size. Parking lots exceeding one acre in size shall be separated by a minimum ten-foot wide landscaped strip. This strip is in addition to interior and perimeter landscaping and may be used for stormwater management or pedestrian access shall be of a different elevation than the parking lot.

8. Structured Parking Dimensions. Structured parking facilities may be designed to the general design standards found in Figures 38-4 and 38-5 above, Figure 38-7 below, or to the following structured parking design standard. Within parking structures small spaces shall not exceed 30% of spaces within each structure.

	<u>Small Space Dimension</u>	<u>Standard Dimensions</u>
<u>Standard Stall Width</u>	<u>8-foot</u>	<u>9-foot</u>
<u>Standard Stall Depth</u>	<u>16-foot</u>	<u>16-foot</u>
<u>Standard Aisle Width</u>	<u>24-foot</u>	<u>24-foot</u>
<u>Standard Wall-to-Wall</u>	<u>57-foot</u>	<u>57-foot</u>

B. ~~Compact Car~~Small Parking Space Dimensions, Layout and Circulation.

~~1. Compact car stalls shall be placed together and parallel to the site perimeter, where feasible;~~

~~2. Compact car stalls shall be placed in close proximity to the building entrance;~~

13. Parking dimensions. No more than 30% of spaces shall be smaller than standard sizes. (see ~~compact small space~~ parking dimensions table below).

=	<u>Minimum Small Space Dimension</u>
<u>Stall Width</u>	<u>8-foot</u>
<u>Stall Depth</u>	<u>15-foot</u>

Small-Size Parking Layout Dimension Guidelines

1	2 S _W	3 WP	4 VP _W	5 VP _±	6 AW	7 W ₂	8 W ₄
						Modules	
Parking Class	Basic Stall Width (ft)	Stall Width Parallel to Aisle (ft)	Stall Depth to Wall (ft)	Stall Depth to Interlock (ft)	Aisle Width (ft)	Wall to Wall (ft)	Interlock to Interlock (ft)
2-Way Aisle—90° A	8.0	8.0	15.0	15.0	21.0	51.0	
2-Way Aisle—60° A	8.0	9.3	15.4	14.0	21.0	52.0	
1-Way Aisle—75° A	8.0	8.3	16.0	15.1	17.0	49.0	
1-Way Aisle—60° A	8.0	9.3	15.4	14.0	15.0	46.0	
1-Way Aisle—45° A	8.0	11.3	14.2	12.3	13.0	42.0	

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Columns 5, 8: May also apply to boundary curb where bumper overhang is allowed.

Column 6: To vehicle corner.

Columns 6 to 8: Rounded to nearest foot.

C. Bicycle Parking Design Standards.

1. The minimum short-term bicycle rack should be grouped into four parking stalls for ease of visibility to the public. Bicycle facilities should be shared among adjoining establishments.

~~2. A see-through window or view holes should be installed on bicycle locker doors to discourage improper use.~~

~~3. Bicycle racks which only support a bicycle front or rear wheel are not permitted.~~

~~4. Bicycle parking spaces should be two feet by six feet with no less than a seven-foot overhead and a five-foot maneuvering aisle behind each row of bicycle parking.~~

~~5. A bicycle parking area should be separated from a motor vehicle parking area by a barrier, post or bollard, or by at least five feet of open space behind the maneuvering area.~~

~~6. Short-term (Class II) bicycle parking facilities should be located no further from a public entrance than the nearest non-handicapped parking stall.~~

~~7. If public bicycle parking is not clearly visible from the main entrance then directional signs should be provided.~~

~~8. An establishment may substitute Class I facilities for Class II facilities provided that the number of short term facilities is maintained.~~

1. A long-term bicycle parking facility shall provide for secure extended and short-term use and shall protect the entire bicycle and its components and accessories from theft and weather. Acceptable examples include, in preferred order: bike lockers; bike check-in systems; in-building parking; and limited-access fenced areas with weather protection.

To discourage improper use, a bike locker door should include a see-through window or view hole. For in-building bike parking and limited access fenced areas, fixed structures for locking individual bikes, such as racks, must be provided within the facility. If such an area exceeds five (5) parking spaces, lockable clothing/gear storage lockers must also be provided within the facility. However, facilities such as factories and schools that provide personal lockers are not required to provide additional locker space for bicycle clothing/gear storage.

Exception: For retail uses under five thousand (5,000) square feet, long-term parking facilities exclusively for bicycles must only be provided only upon request of one or more employees. However, if permanent dedicated space is not provided, a sign must be posted at the primary employee entry reading "Secure Bicycle Parking Provided Upon Request."

2. A short-term bicycle parking facility shall provide convenient parking with some security and weather protection. Short-term bicycle parking facilities shall include a covered stationary rack. These facilities may be shared among adjoining establishments.

Short-term bicycle parking facilities shall be located either: no further from a public entry than the nearest non-handicapped parking stall; or visible from and within one hundred (100) feet of the public entry; or within fifty (50) feet of the public entry to the building. A directional sign shall be provided if the selected location is not clearly visible from the primary entrance.

3. Each bicycle parking area shall be separated from motor vehicle parking and maneuvering areas by a barrier, post, or bollard, or by at least five (5) feet of open space. Bicycle parking spaces shall be two (2) feet by six (6) feet each, with no less than a seven (7) foot overhead clearance. A five (5) foot maneuvering aisle shall separate rows of bicycle parking spaces. Bicycle parking facilities shall not be solely accessible by stairs.

4. Bicycle racks shall be covered in such a manner as to protect the entire bicycle from rain and installed to provide adequate maneuvering space and ensure that the requisite number of bicycle parking spaces

remain accessible. The rack shall be permanently affixed to the ground and support the bicycle at two (2) or more points, including at least one (1) point on the frame higher than two (2) feet from the ground. The user shall be able to lock the bicycle with a U-shaped lock or cable lock. Bicycle racks which only support a bicycle front or rear wheel are not permitted.

5. Long-term bicycle parking facilities may be substituted for short-term bicycle facilities only if the design is consistent with the purpose of short-term facilities.

Chapter 23.40 - PROPERTY DEVELOPMENT AND PROTECTION STANDARDS

23.40.060 - General standards.

Yards.

1. In addition to the following, yard regulations found in Section 23.04.~~100A~~060(2) (Accessory Structures) apply to all building sites in all use districts of the Olympia UGA.

2. Yards/Setbacks.

a. The required setback area shall be parallel to the structure requiring a setback. Setback width shall be measured from the outermost edge of the building foundation to the closest point of the parallel (or nearly parallel) adjoining lot line. In the event of a planned unit development or binding site plan, such development shall meet all Uniform Building Code separation requirements. (See Figure 40-4.)

b. A required yard area shall be kept free of any building or structure higher than ~~forty-two~~ thirty inches, except that a building or projection shall be allowed as provided below:

i. Cornices, window sills, flues and chimneys, planters, and eaves of roofs may project two feet into the required yard area.

ii. Marquees and awnings may project into required setback areas for all commercial areas.

iii. Fences may project into the required yard area if they meet fence height requirements found in Section 23.40.060D.

iv. Uncovered steps, porches, or patios, which are no more than forty-two inches above the adjacent grade may be placed within the required setback area.

v. Uncovered swimming pools, hot tubs and satellite dish antennas may be placed in the rear or interior side yard setback area.

vi. Refer to each land use district for other allowed projections in required yards.

Chapter 23.64 – TOWNHOUSES

23.64.080 - Development standards.

D. Building, impervious and Hard Surface Coverage. Outside of ‘village’ and ‘center’ districts subject to table 5.05, building and impervious surface ~~By~~ building coverage for an individual townhouse lot shall not exceed 60% or the underlying district limit, whichever is greater, and hard surface coverage shall not exceed 70% or the underlying district, whichever is greater. Provided further that total coverage for each townhouse building shall not exceed building, impervious surface and hard surface coverages of the underlying district. ~~the following standards:~~

- ~~1. R 4 and R 4—8 districts: sixty percent building coverage,~~
- ~~2. R 6—12 district: seventy percent building coverage,~~
- ~~3. All other districts: same as the underlying district;~~