

CITY OF OLYMPIA URBAN WATERFRONT (UW) ZONING CODE REVIEW

CODE SUMMARY

The entire Site is zoned Urban Waterfront (UW), which allows a range of retail, office, commercial, and multi-family residential uses. The intent of the zone is to encourage mixed-use development. Drive-through are prohibited except for banks, where are permitted as a conditional use. The base height allowance in this part of the UW zone is 65 feet, with two additional floors allowed within the same building or project if dedicated to residential use. There are no parking requirements for residential uses. See below for more specific information.

BULK and MASSING RESTRICTIONS

STANDARD	CODE SECTION	APPLICATION
MINIMUM LOT AREA	18.06.080	No minimum.
FRONT YARD SETBACK	18.06.080	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.
REAR YARD SETBACK	18.06.080	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.
SIDE YARD SETBACK	18.06.080	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.
MAXIMUM BUILDING HEIGHT	18.06.100	Sixty-five (65) feet. See Figure 6-2 of Code Section 18.06.100, Urban Waterfront District Height Limits Exception [18.06.100(A)(2)(b)]: In the portion of the area Downtown with a height limit of 65', two additional residential stories may be built, either: <ul style="list-style-type: none"> - In the same building; or - With commercial and residential uses in separate buildings on the same site [two or more buildings that are part of the same project]; or - With commercial and residential uses on separate sites within the UW district [implies the bonus can be transferred much like a TDR program].
THURSTON SHORELINE MASTER PROGRAM	3.V.B.6 and 3.V.C.5	There are additional height restrictions for properties within 200 feet of the shoreline. The 200-foot shoreline shows on the plat - parcels 1,2,6,7 are the most impacted. Code requires that structured within the shoreline buffer do not "significantly impact views from upland properties, public roadways, and from the water." Furthermore "Buildings over 35 feet will be allowed if they do not obstruct the views of substantial numbers of residences or upland properties." The interpretation of the City's Shoreline Administrator is that the code only applies to views that are impacted above 35 feet in height, and only those views toward the water. As long as the portion of development that is above 35' does not obstruct views of the portions of other existing properties that are also above 35 feet, then there is not an issue. This code section is unlikely to apply to the East Bay District because there aren't any surrounding buildings taller than 35 feet who would be eligible to impose this code restriction on development of the East Bay District.
MAXIMUM BUILDING COVERAGE	18.06.080	60% for properties between the shoreline and the nearest upland street. 100% for properties not between the shoreline and the nearest upland street. See also Chapter 18.100 for design guidelines for pedestrian access and view corridors.
MAXIMUM DEVELOPMENT COVERAGE	18.06.080	100% development coverage.

PARKING

STANDARD	CODE SECTION	APPLICATION
PARKING REQUIREMENTS	18.38.100	Residential: None (per 18.38.160.C.2) Hotel and Motel: <ul style="list-style-type: none"> 1 space per room and 1 space per manager's unit 6 spaces for every 1000 GSF of seating area for banquet and meeting rooms. General Office: <ul style="list-style-type: none"> < 2000 GSF: 1 stall/250 GSF 2001 - 7500 GSF: 1 stall/300 GSF 7501 - 40,000 GSF: 1 stall/350 GSF > 40,000 GSF: 1 stall/400 GSF Government Office 3.5 stalls/1000 GSF Retail <ul style="list-style-type: none"> First 350 GSF exempt < 3000 GSF: 2 stalls/1000 GSF > 3500 GSF: 3.5 stalls/1000 GSF Markets, Shopping Centers, Retail/Wholesale Outlets <ul style="list-style-type: none"> < 15,000 GSF: 3.5 stalls/1000 GSF 15,001 - 400,000 GSF: 4.0 stalls/1000 GSF > 400,000 GSF: 4.5 stalls/1000 GSF Restaurant 10 stalls/1000 GSF
DOWNTOWN EXEMPT PARKING AREA	18.38.160.C.2	All new residential buildings shall be exempt from vehicle parking standards. Commercial uses are not exempt, however. Standard parking requirements still apply to commercial uses.
ON-STREET PARKING CREDIT	18.38.060.K	Upon the applicant's request, non-residential uses located adjacent to a public ROW where on-street parking is permitted shall receive credit for one off-street parking space for each 20 LF of abutting ROW, exclusive only of curb
SHARED PARKING	18.38.180.2.a 18.38.180.2.b	When 2 or more land uses or uses within a building, have distinctly different hours of operation, such uses may qualify for a shared parking credit. In that case, required parking shall be based on the use that demands the greatest amount If 2 or more land uses, or uses within a building, have different daytime hours of operation, such uses may qualify for a total parking reduction of no more than 50%. Two or more uses which have similar hours of operation and combine parking facilities may qualify to decrease the number of parking stalls as follows, subject to a parking demand study: <ul style="list-style-type: none"> - Two uses: 5% reduction - Three uses: 10% reduction - Four uses: 15% reduction
PARKING FACILITY LOCATION	18.38.200	Where possible, surface parking lots shall be located behind a building. If this is not possible, parking lots may be located along the side of a building, provided that it comprises no more than 50% of the site's street frontage. Surface lots may not abut Pedestrian A streets, but appear to be permitted to abut Pedestrian B streets.

OTHER DEVELOPMENT STANDARDS		
STANDARD	CODE SECTION	APPLICATION
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	18.06.080	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to Section 12.16.050(D) OMC. See Chapter 18.100 for Downtown and Port Peninsula design guidelines for Pedestrian Access and View Corridors and Waterfront Public Access;
LARGE SCALE RETAIL USES	18.06.100.C	Retail uses over 25,000 SF in gross floor area under common ownership or use shall meet the design requirements of this section.
VERY LARGE SCALE RETAIL FACILITY	18.06.100.C.5	Retail uses under common ownership which exceed 40,000 SF in the UW zone shall meet the additional development and design requirements specified in subsections (a)(ii)-(iv). Retail uses under common ownership which exceed 60,000 SF in the UW zone shall meet the additional development and design requirements specified in subsections (a)(v)-(vii).
PEDESTRIAN STREETS	18.16.040.B.2	Both Plum Street and State Avenue are classified as "Pedestrian Streets 'B'" and are thus subject to further restrictions as specified in this Section. The primary building entrance must face the pedestrian street.