

Middle Housing



What's happening?

The City is continuing to address middle housing in its development codes. In 2024 and 2025, this work will be done in two phases:

Phase 1 - Complete

The Olympia City Council went through a process to harmonize the Missing Middle Ordinance with all other ordinances that had been adopted since July 2019. This work was completed by the City Council early in July.

- [View Ordinance 7400, adopted July 16, 2024](#)

Phase 2 - Underway

The State of Washington has further amended the Growth Management Act, which contains specific requirements for cities to implement for a variety of “middle” housing types. Staff will begin a public process to review the codes to see where changes are needed to address new state requirements and how they should be implemented in Olympia.

This work begins July 2024 and the draft code language is expected to be completed by June 2025. It will likely include changes to land use and design review process and the subdivision code, in addition to zoning standards. To help ensure consistency with related changes in state law, the City will also consider related legislation as part of this work.

- [Community Engagement Plan](#)
- [Middle Housing Information Sheet](#)
- [Accessory Dwelling Units Information Sheet](#)
- [Co-Living Housing Information Sheet](#)
- [House Bill 1110 - Middle Housing Bill](#)
- [House Bill 1337 - Accessory Dwelling Unit Bill](#)
- [House Bill 1998 - Co-Living Bill](#)

What is Middle Housing?

Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan and Housing Action Plan.

"Accessory dwelling unit" means a dwelling unit located on the same lot as a single-family housing unit, duplex, triplex, townhome, or other housing unit.

Co-living housing means a residential development with 6 sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites.