Triplexes and Fourplexes – Revised DRAFT

January 2018

What Is Missing Middle Housing?

For the past several decades, housing has primarily consisted of single-family homes and apartment buildings. "Missing Middle" is a term used to describe a range of housing between those two types. Allowing for a variety of housing options is essential to help ensure housing availability for all. Triplexes and fourplexes are types of Missing Middle housing.

What Are Triplexes and Fourplexes?

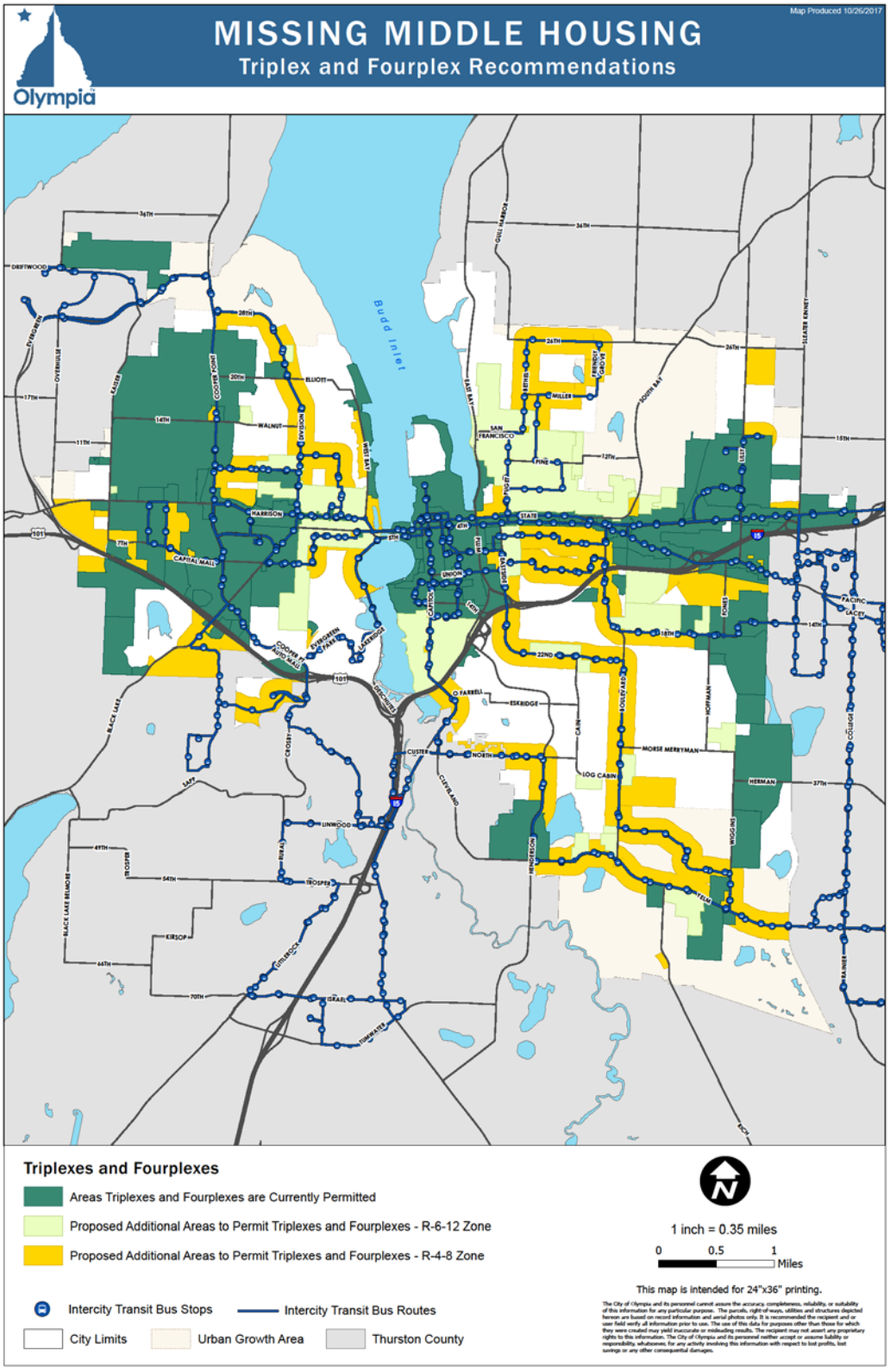
In Olympia's Municipal Code, triplexes and fourplexes are considered apartment buildings containing three and four dwelling units, respectively. They differ from townhouses in that the entire triplex or fourplex building is on a single piece of property.

What Are Proposed Changes Regarding Triplexes and Fourplexes?

Triplexes and fourplexes are currently permitted only in limited areas near portions of State and Harrison Avenues. The table below summarizes the primary regulations and proposed changes.

Current Regulation	Proposed Change	Purpose of Change
Triplexes and fourplexes permitted in limited portions of R6-12 zoning district.	Permit triplexes and fourplexes throughout R6-12, and in R4-8 zoning district if within 600 feet of transit route or commercial zoning district.	Increase opportunity for this housing option in larger area of the city.
Minimum lot size in R6-12 zoning district: Triplexes = 7,200 sq. ft. Fourplexes = 9,600 sq. ft. Minimum lot width in R6-12 zoning district: Triplexes & fourplexes = 80'	Minimum lot size & widths: R4-8: • Minimum lot width = 45 ft. • Triplex = 9,600 sq. ft. • Fourplex = 13,000 sq. ft. R6-12: • Minimum lot width = 40 ft. • Triplex = 7,200 sq. ft. • Fourplex = 9,600 sq. ft.	Allow more flexibility in site design and increase opportunity for this housing option on more lots

Triplexes and Fourplexes – Revised DRAFT



olympiawa.gov/missingmiddle

Missing Middle Housing