



Middle Housing Code Amendments: Zoning Code Chapters 5 & 113

*Planning Commission Study Session
February 27, 2025*



Agenda for Discussion

- Introduction to WA State House Bill (HB) 1110
- Phased Approach to Updating the Zoning Code
- Code Update Comparisons
- Affordable Housing Requirements and Options
- Next Steps

Introduction to Washington State House Bill (HB) 1110



Overview of HB 1110 Requirements

Housing Supply and Affordability

The goal of HB 1110 is to enhance housing supply and affordability, addressing the needs of urban residents.

Minimum Residential Density

Cities with populations exceeding 75,000 must:

- Allow four units per lot in all residential zones, or six units per lot if two units are affordable.
- Allow six units per lot within a quarter-mile of a major transit stop.

Middle Housing Types

HB 1110 requires cities to adopt at least 6 of 9 middle housing types.

Timing

Kirkland must adopt the requirements of HB 1110 by June 30, 2025, otherwise the State model code goes into effect (which would be much more impactful than the currently-proposed code).

A Phased Approach to Amending the Zoning Code



Phased Decision Making

During the Comprehensive Plan update:

- The community emphasized their strong desire for involvement.
- The community indicated a strong desire to see/consider planning options.
- Future zoning changes necessitate robust community engagement.

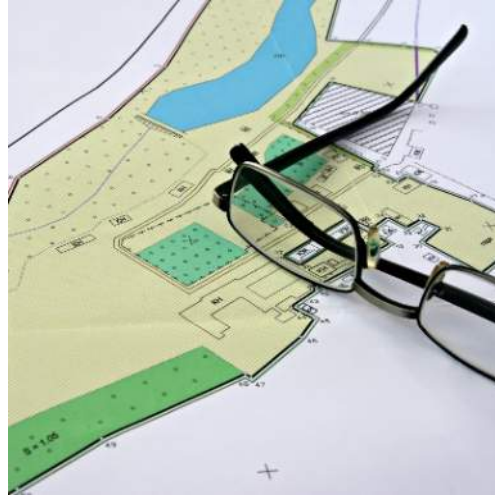
Minimum Compliance

Due to limited time to implement new state housing requirements, the city will first aim to meet the minimum requirements in the initial code amendments. This involves less public engagement.

Optimization

A future phase of code amendments will optimize residential zoning to increase housing supply and diversity. This will involve more public engagement.

What's being Amended for Minimum Compliance?



Zoning Code Revisions

Updates to the zoning code largely involve amending Chapter 113 which provides alternative housing options to typical residential zoning.

(This Chapter now applies to all residential zones to assure State compliance.)



Minimum Compliance & Code Application

The goal is to meet minimum State compliance and improve code application by standardizing and incorporating code sections, while limiting conflicts with other zoning chapters.

(Staff will bring other zoning chapters requiring amendment to a future meeting.)

Updating the Zoning Code:

**Comparing existing, proposed, and State
Requirements/Model Code**

What we heard from the public?

1. The city is advocating for more density than the State requires.
2. The city is proposing more housing types than what the State requires.
3. The city's affordable housing options go beyond what the State requires.



Density:
**(density may prohibit
certain housing types)**

Existing	Proposed	State Req.*
2x zoned density	4 to 6 units per lot; or 2x zoned density	4 to 6 units per lot

Building Types:
(Only 6 of 9 are required)

Existing	Proposed	State Model
Duplexes, Triplexes, Cottages	Duplexes – Sixplexes, Townhouses, Stacked flats, Courtyard Apartments, Cottages	Duplexes – Sixplexes, Townhouses, Stacked flats, Courtyard Apartments, Cottages

ADUs:

(May count toward minimum density per State law)

Max Building Height:

Existing	Proposed	State Model
Allowed as attached (does not count toward density)	No Change	Allowed attached or detached (does not count toward density)

Existing	Proposed	State Model
Per underlying zone (25' or 30') ADUs = 18'	Per underlying zone (25' or 30') ADUs = Same as primary (consistent with HB 1337)	35'

Parking:

Existing	Proposed	State Req.*
Within ½ mile of frequent transit: 1 space	Within ½ mile of a major transit stop: None	Within ½ mile of a major transit stop: None
Outside ½ mile of frequent transit: 1 space per unit 1,000 sf or less; 1.5 spaces per more than 1,000 sf unit	Outside ½ mile of a major transit stop: 1 space per unit; or 2 spaces per units over 1,000 sf on lots larger than 6,000 sf	Outside ½ mile of a major transit stop: 1 space per unit; or 2 spaces per units over 1,000 sf on lots larger than 6,000 sf
Visitor parking: per KZC 105.20	Visitor parking: None	Visitor parking: None
ADU: No parking for 1 per ADU	ADU: None	ADU: None

Setbacks:

Max Lot

Coverage:

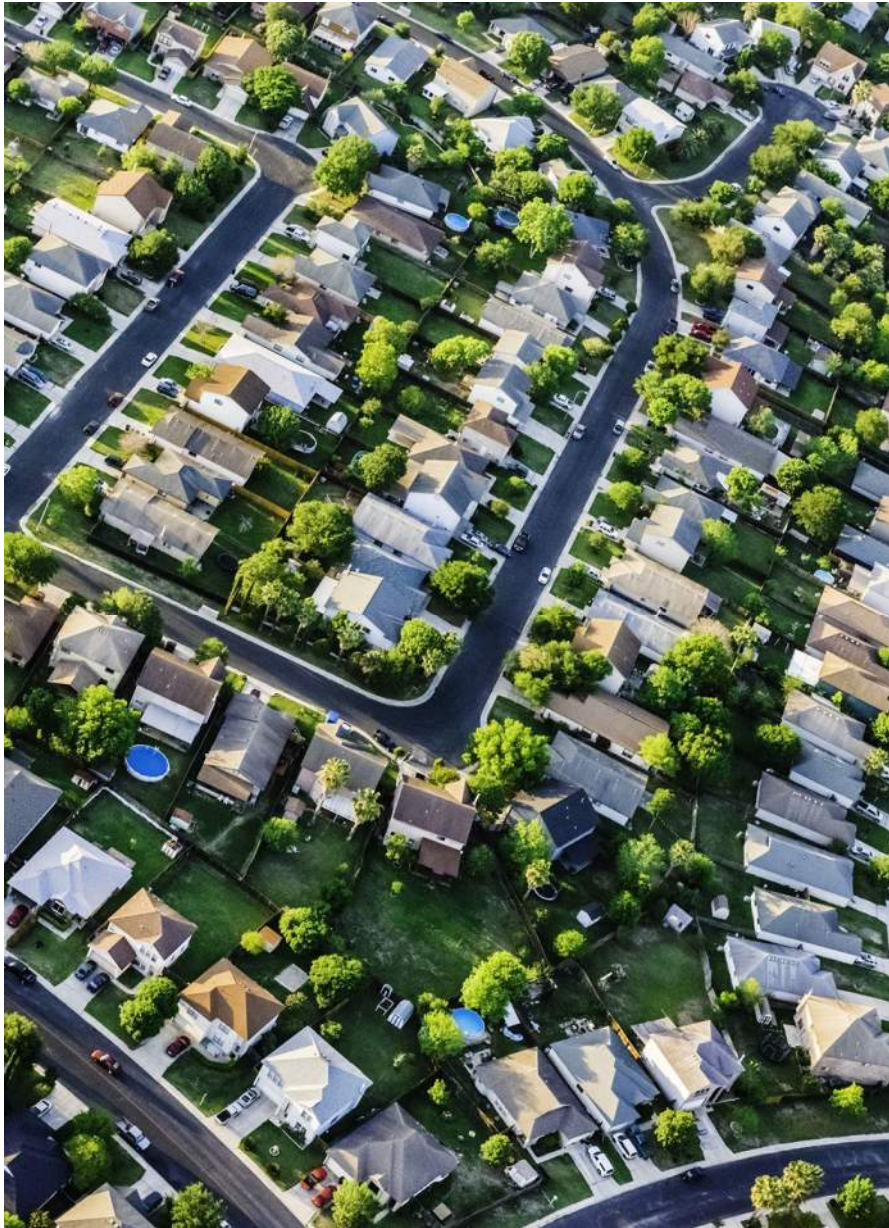
Existing	Proposed	State Model
Front: 20’* Side: 5’ Rear: 10’ *2 fronts: underlying zone regs.	Front: 20’* Side: 5’ Rear: 10’ *2 fronts: Choose one front; the other is a side	Front: 10’ – 20’ Side: 5’ Rear: 0’ – 15’

Existing	Proposed	State Model
Per underlying zone *(50% in most low-density zones)	No Change *(equal to low- , med-, or high-density zones)	≤ 3 units = 45% 4-5 units = 50% ≥ 6 units = 55%



Floor Area Ratio:

Existing	Proposed	State Model
Per underlining zone (50% in most low-density zones)	No Change (no FAR in med-, or high-density zones)*	1 unit = 60% 2 units = 80% 3 units = 100% 4 units = 120% 5 units = 140% 6 units = 160%



Density, Housing Types, and ADUs

State Requirements

- Tier 1 and 2 cities must allow at least 6 of the 9 types of middle housing to achieve the unit density.
- All tiered cities may allow ADUs to achieve the unit density required.
- All tiered cities are not required to allow ADUs or middle housing types beyond the density requirements.

Housing Types = Housing Options

Kirkland is required allow up to 6 units citywide if two units are affordable. Adopting all middle housing types could provide more options to develop housing that best fits the neighborhood.

ADUs

Attached accessory dwelling units in middle housing units are currently allowed. This allowance has rarely been applied largely due to existing development standards.

Affordable Housing:

Requirements and Options

Kirkland's Affordable Housing Need





State Affordable Housing Requirements

Minimum Density and Affordable Housing

The State code does not require affordable housing beyond the minimum density requirements (six units per lot).

Affordable Housing Standards

For housing beyond ¼ mile of a major transit stop, the fifth and six units must be affordable at:

- 60% area median income (AMI) (renter-occupied), or
- 80% AMI (owner-occupied).

Approach to Affordable Housing Requirement Options



Ensure Consistent Treatment Across Housing Types

Amend the inclusionary zoning program to cover all housing types, ensuring consistent requirements and promoting a diverse range of affordable housing options.

Foster Middle Housing Production

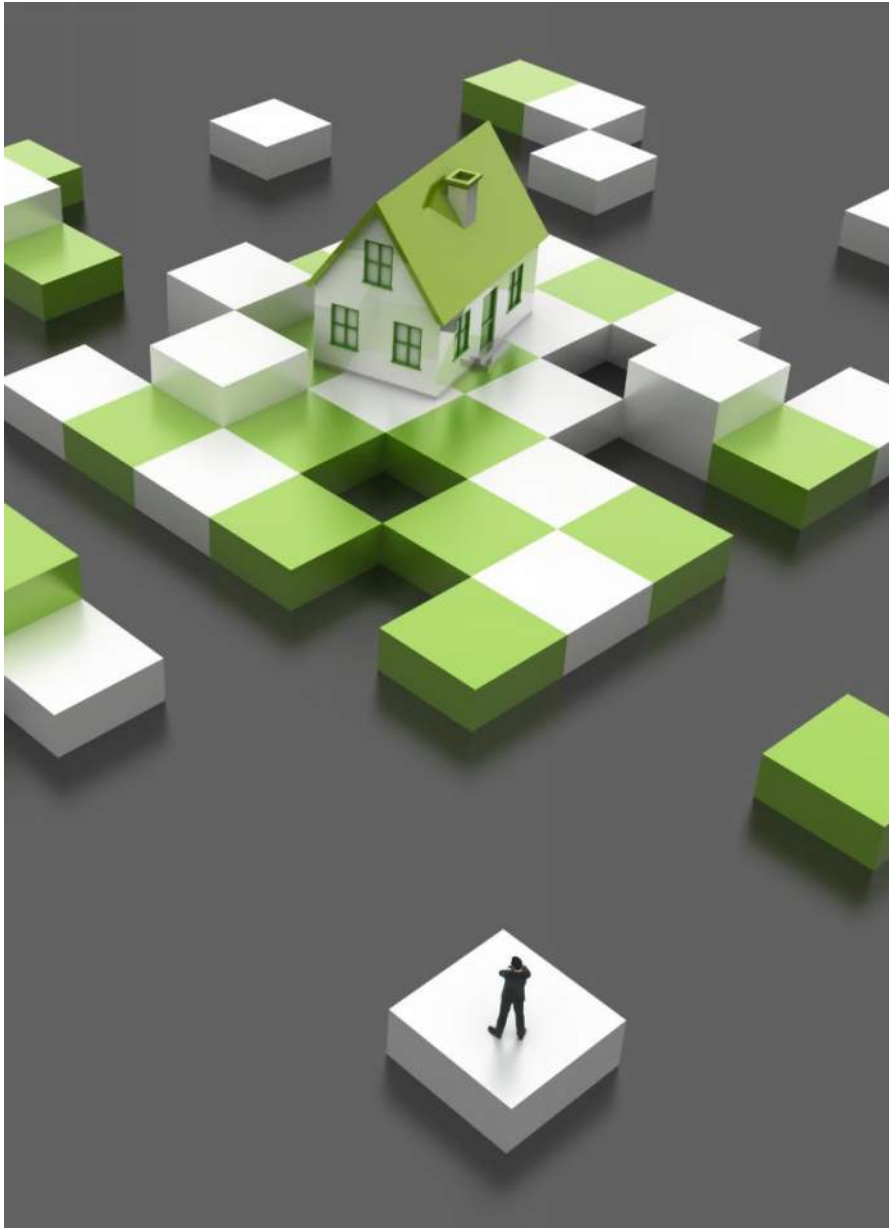
Sustain and enhance regulations to encourage the robust production of middle housing units, facilitating accessible homeownership for moderate-income households and bridging the housing affordability gap.

Utilize Value from New Density Allowances

Leverage value from new density allowances under HB 1110 to support affordable housing development, ensuring growth contributes to affordability and equity in the community.

	Option 1: State Req. (No Action)	Option 2: Apply Existing KZC 112 Req. (4+ unit)	Option 3: Apply KZC 112 Req. (1+ unit)	Option 4: Apply KZC 112 Req. (1+ unit / modified AMI)
Minimum Unit Application	5+ (up to 6 units total)	4+	1+	1+
Affordable Requirement	60% AMI (renter-occupied) 80% AMI (owner-occupied)	10% Affordable at: • 50% AMI (renter-occupied) • 100% AMI (owner-occupied)	10% Affordable at: • 50% AMI (renter-occupied) • 80% AMI (owner-occupied)	10% Affordable at: • 50% AMI (renter-occupied) • 100% AMI (owner-occupied)
Applied Zones	Low-, med-, & high-density zones	Low-, med-, & high-density zones	Low-, med-, & high-density zones	Low-, med-, & high-density zones
Optional Size Exemption (Units ≤ 1,000 sq. ft)	N/A	Yes	Yes	Yes
Feasibility of Inclusionary Options (for- sale units on a 10,000-square-foot lot)	Building two affordable units in a six-unit project is not feasible	Feasible for the following modeled prototypes: • Duplex • Triplex • Cottage Housing (3-units) • Townhouses (4-units) • Fourplex • Fiveplex • Sixplex • Single-Family with 2 ADUs	Feasible for the following modeled prototypes: • Duplex • Triplex • Cottage Housing (3-units) • Townhouses (4-units) • Fourplex • Fiveplex • Sixplex • Single-Family with 2 ADUs	Feasible for the following modeled prototypes: • Duplex • Triplex • Cottage Housing (3-units) • Townhouses (4-units) • Fourplex • Fiveplex • Sixplex • Single-Family with 2 ADUs
Fair Treatment/ Housing Diversity	<ul style="list-style-type: none"> Allows ≤ 4 units to be built without any contribution to affordable housing. Affordable housing only the responsibility of multifamily developers. 	<ul style="list-style-type: none"> Applies affordable housing requirements to lower-density housing types. Allows ≤ 3 units to be built without any contribution to affordable housing. 	Applies affordable housing requirements to lower-density housing types, regardless of unit number.	Applies affordable housing requirements to lower-density housing types, regardless of unit number.
Likely Effect on Affordable Housing	<ul style="list-style-type: none"> Uses State standard to leverage increased value generated from new density with HB 1110. Market less likely or unable to use this option. 	Applies City's existing standards to leverage increased value generated from new density allowances.	Modifies City standards to increase the value generated from new density allowances.	Modifies City standards to increase the value generated from new density allowance.

Per RCW 36.70A.540: Affordable housing may be between 50% - 80% AMI (rental occupied); and between 80% - 100% AMI (owner occupied).



Considerations

If only adopting State requirements:

- How would affordable housing requirement apply to developments beyond six units?
- Should the City adopt an alternative in-lieu fee?

If exploring adoption of any new City requirements:

- Which option or combination of options is preferred?
- Are there any other standards staff should explore?
- Should the City consider exploring affordable housing options in Phase 2?

Next Steps



Upcoming Meetings

City Council, March 4, 2025

City staff will present draft code, affordable housing options, and Planning Commission feedback to City Council.

Juanita Neighborhood Association, March 10, 2025

City staff will provide a briefing to the public on proposed code amendments.

Kirkland Alliance of Neighborhoods, March 12, 2025

City staff will provide a briefing to the public on proposed code amendments.

MBAKS King County Builders Council Breakfast, March 13, 2025

City staff will provide a briefing to local builders on proposed code amendments.

Planning Commission, March 27, 2025

City staff will present second round of draft code to Planning Commission.

Questions

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Packet Questions

1. Does PC have any questions or feedback on staff's draft zoning amendments?
2. Does PC have any questions or feedback on staff's options for amending the City's affordable housing requirements?

