



Middle Housing Code Amendments: Zoning Code Chapters 5 & 113

City Council Briefing

March 4, 2025

HB 1110

Overview



Minimum Residential Density

Cities with populations exceeding 75,000 must:

- Allow 4 units per lot in all residential zones.
- Allow 6 units per lot within a quarter-mile of a major transit stop or if two units are affordable.

Middle Housing Types

- HB 1110 requires cities to adopt at least 6 of 9 the of middle housing types.
(Multiplex (2-6 units), Townhomes, Staked Flats, Cottages, and Courtyard Apartments)
- ADU are not included but cities may choose to count ADUs toward maximum allowed density.

Parking

- Within ½ mile of a major transit stop: None
- Outside ½ mile of a major transit stop: 1 space per unit; or 2 per units over 1,000 sf on lots larger than 6,000 sf
- Visitor parking: None
- ADU: None

Timing

Kirkland must adopt the requirements of HB 1110 by June 30, 2025, otherwise the State model code goes into effect.

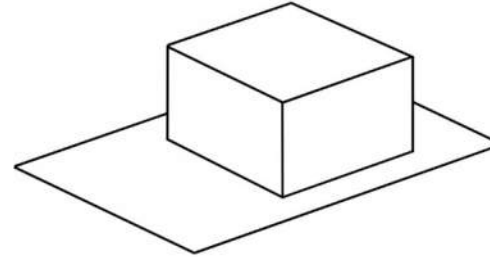
Density

(existing, required, and proposed)

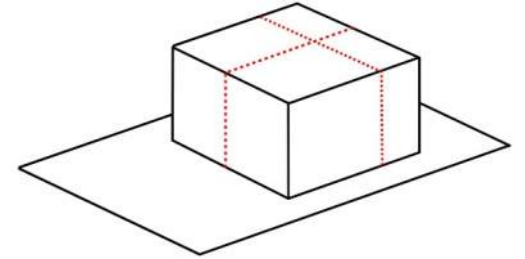
Example: 8,000 sf lot in low density zone (50% FAR and Lot Coverage)

	Density	.5 FAR	.5 Lot Coverage
Base Zoning	1 dwelling unit	One 4,000 sf unit	On 4,000 sf of lot coverage
Existing 113 (two units + ADUs)	2 dwelling units + 2 ADUs	Two 1,200 sf units + two 800 sf ADUs	On 4,000 sf of lot coverage
HB 1110 (four units)	4 dwelling units	Four 1,000 sf units	On 4,000 sf of lot coverage
HB 1110 (six units)	6 dwelling units	Six 666 sf units	On 4,000 sf of lot coverage
Draft 113 (six units + ADUs)	6 dwelling units + 6 ADUs	Six 333 sf units + six 333 sf ADUs	On 4,000 sf of lot coverage

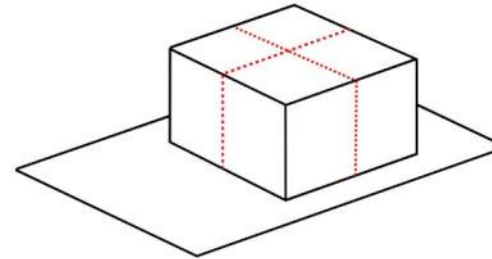
1 dwelling unit



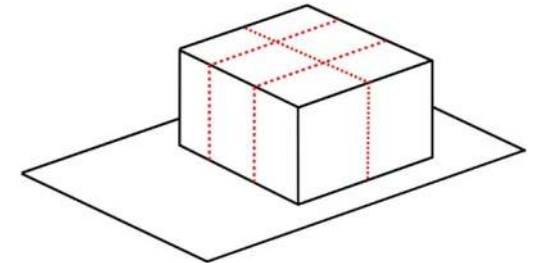
2 dwelling units + 2 ADUs



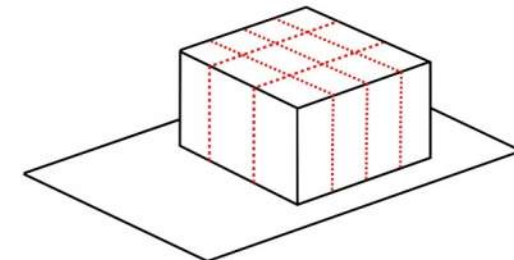
4 dwelling units



6 dwelling units



6 dwelling units + 6 ADUs



Proposed Housing Types

Note: Not all typologies as shown may not be compliant with current restrictions on FAR/Lot Coverage/Building Height etc.



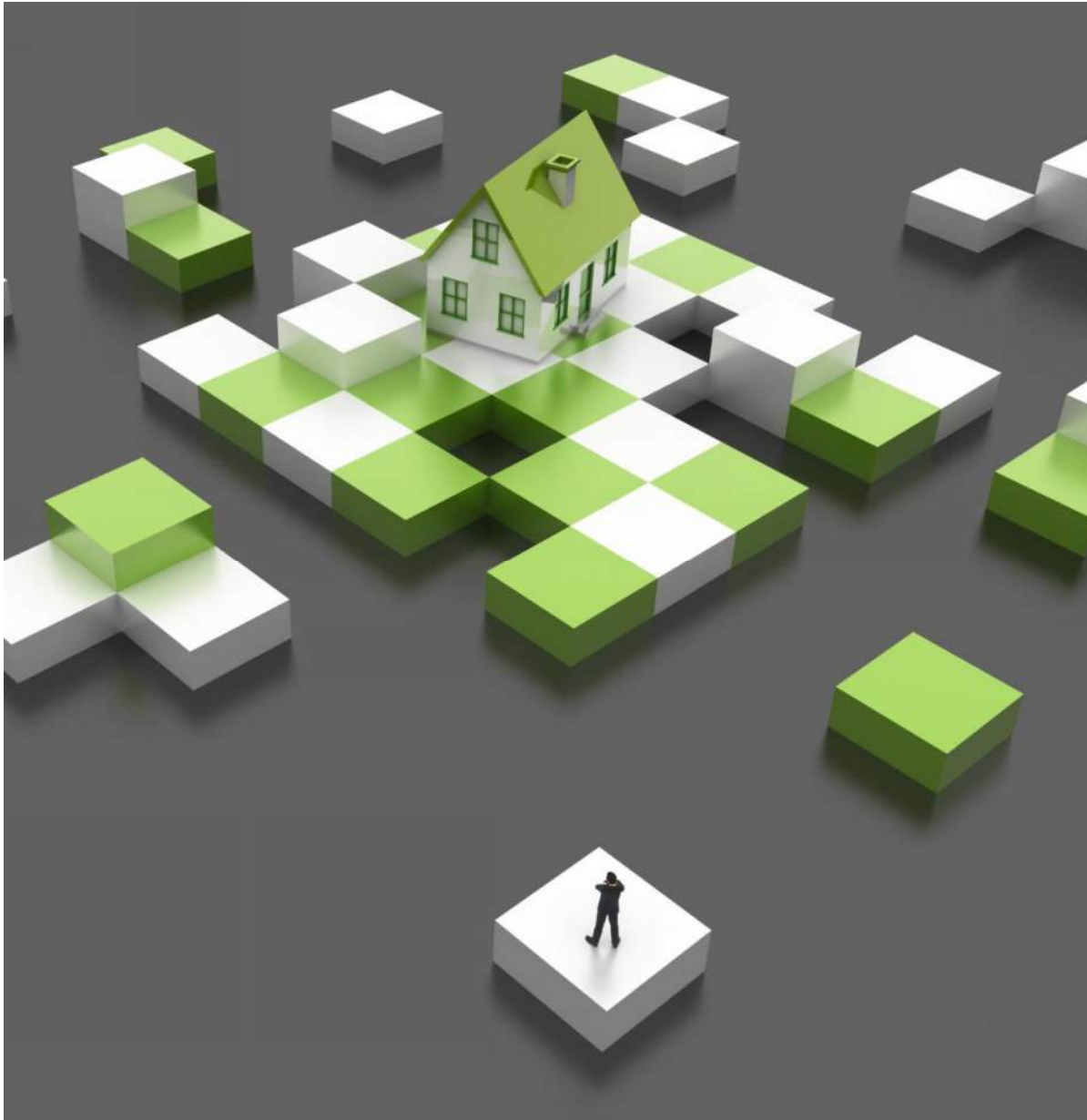
Source: The Urbanist

Parking

Existing	Proposed/State Req.
Within ½ mile of frequent transit: 1 space	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 unit more than 1,000 sf	Outside ½ mile of a major transit stop: 1 space per unit; or 2 spaces per unit over 1,000 sf on lots larger than 6,000 sf
Visitor parking: per KZC 105.20	Visitor parking: None
ADU: Generally, no parking required unless no street parking is available	ADU: None

Affordable Housing Requirement and Options

	Option 1: State Req.	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+ (2 affordable up to 6 units)	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)
Optional Size Exemption (Units ≤ 1,000 sq. ft)	N/A	Yes	Yes	Yes



PC Feedback

- **ADU Management Options:** Explore different approaches to regulating the density of Accessory Dwelling Units (ADUs), such as counting them towards maximum density.
- **Housing Type Zoning:** Analyze whether full suite of housing types is necessary/useful everywhere.
- **Affordable Housing Options:** Explore affordable housing options 3 and 4, with a focus on:
 - Smaller projects (starting at 1 unit)
 - Incentives (regulations that make it easier to develop middle housing)
 - Clear inclusionary requirements
 - Exempting smaller housing units from requirements
 - Ensuring that requirements do not overly constrain new projects
- **Vesting or Delayed Implementation:** PC wants staff to consider options for vesting or delaying affordable housing code implementation to accommodate existing unvested projects.



PC Consolidated Comments on New Affordable Housing Option

- Use Option 4 affordability and minimum unit application
- Units less than 2,000 square feet (or 1,700 square feet) are excluded from the requirements
- Goes into effect with adoption of Phase 2 allowances (optimization)

Options for Deferred Action

Housing Types

- Adopt 6 allowed housing types now, consider adding additional ones with Phase 2 implementation

ADUs

- Require ADUs to count towards allowed density now, consider alternate approaches as part of Phase 2

Inclusionary Zoning

- Adopt minimum State requirements now (outside of major transit stops, you can only build 6 units if 2 are affordable) and
 - o Defer adoption of optional inclusionary zoning requirements to Phase 2 (dependent on adoption of substantial development allowances in Phase 2) or
 - o Adopt a modest inclusionary zoning requirement now (e.g., all housing units less than 2,000 or 1,700 square feet are exempt), consider adding more robust requirements as part of Phase 2

Staff Questions

1. Should ADUs count towards density?
2. Does Council want to narrow allowed housing types?
3. Should staff continue exploring expanded affordable housing requirements?





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.

MBAKS Middle Housing Forum, March 25, 2025

City staff will provide a briefing to local builders on approach to proposed code amendments and how to track them.

Transportation Commission, March 26, 2025

City staff will provide a second briefing on the code amendments to Transportation Commission.

Planning Commission, March 27, 2025

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