



Middle Housing Code Amendments

Juanita Neighborhood Association
March 10, 2025



Agenda for Discussion

- Introduction to WA State House Bill (HB) 1110
- Code Amendment Approach
- Public, PC, and Council Feedback
- Updating the Zoning Code: Response to Feedback
- Affordable Housing Requirements and Options
- Upcoming Meetings
- Questions

Introduction to Washington State House Bill (HB) 1110

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 if:
 - Lot is within a quarter-mile of a major transit stop; or,
 - If two units are affordable.

Minimum 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.

Maximum Parking Requirements

- 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.

Code Amendment Approach



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.

Phase 1 - Minimum Compliance (Now)

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.

Phase 2 – Optimization (Future)

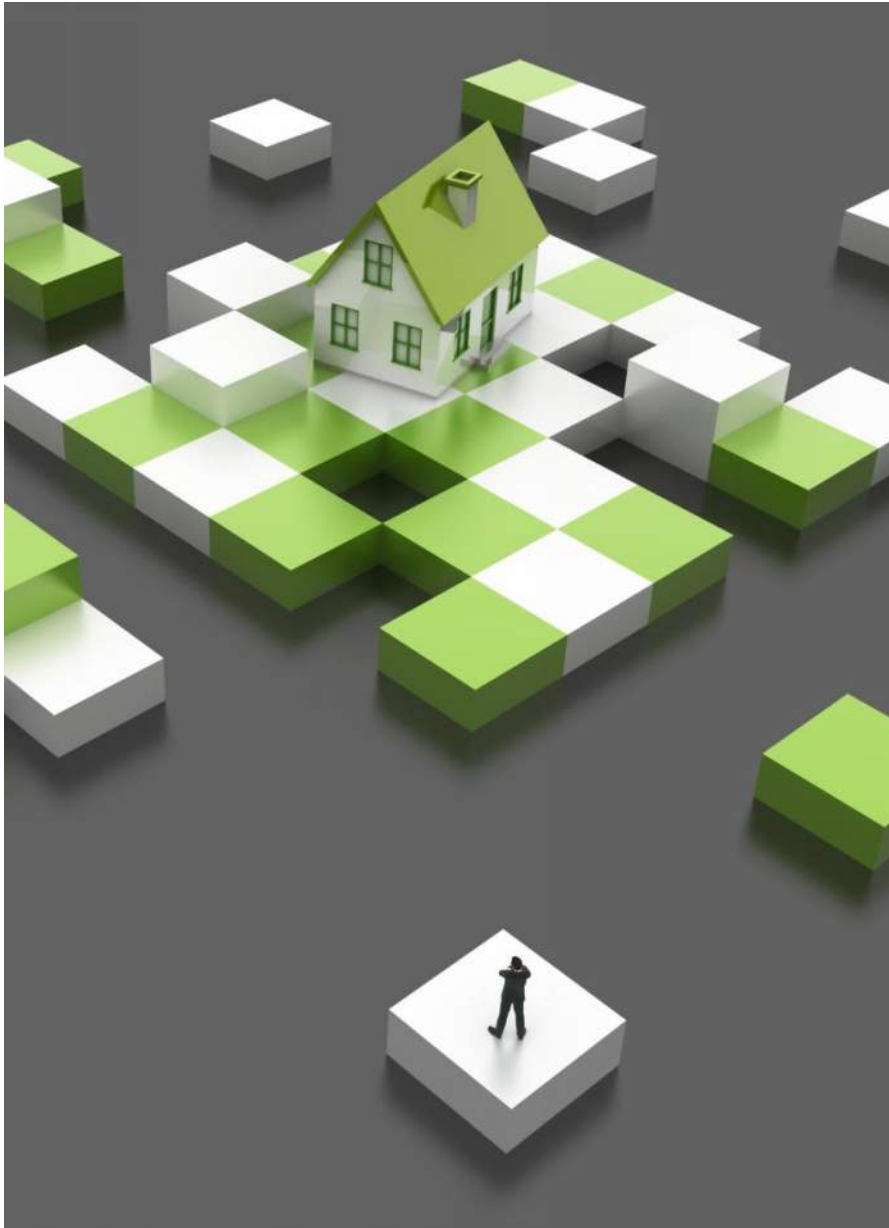
A future phase of code amendments will optimize residential zoning to increase housing supply and diversity. This will involve more public engagement.

Public, Planning Commission, & Council Feedback

What we heard from the public?

1. Support for phased approach to code updates.
2. The City is advocating for more density than the State requires.
3. Support for defining housing types in zoning code, but the City should not allow all 9 everywhere.
4. The City's affordable housing options go beyond what the State requires.
5. New affordable housing requirements would make middle housing development infeasible.





PC & Council Feedback

- ADU Management Options:** Council and PC would like staff to explore different approaches to regulating the density of Accessory Dwelling Units (ADUs), such as counting them towards maximum density.
- Allowed Housing Type:** Council and PC would like staff to analyze whether all housing types are necessary/useful everywhere.
- Affordable Housing Options:** Council feels this is rushed with State deadline. PC would like staff to 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
 - PC/Council: 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. Council expressed preference to deferring new requirements until phase 2.

Updating the Zoning Code:

Response to feedback

Density:

(density may prohibit certain housing types)

| Existing | Option 1 | Option 2 |
|-------------------|--------------------------|----------------------|
| 2x zoned density | 4 to 6 units per lot; or | 4 to 6 units per lot |
| ADUs not included | 2x zoned density | 2x zoned density |
| | ADUs not included | ADUs included |

Option 1 – Presented to PC and Council.

Option 2 – Based on preliminary PC and Council feedback.

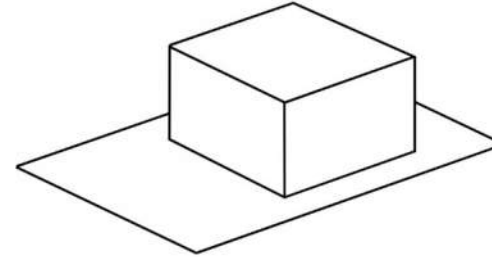
Density

(existing, required, and proposed)

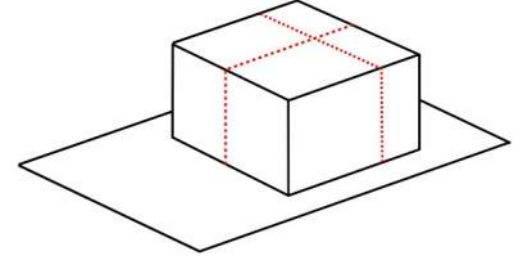
Example: 8,000 sf lot in low density zone (50% FAR and Lot Coverage)

| | 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 |
| State/Opt 2 (four units) | 4 dwelling units | Four 1,000 sf units | On 4,000 sf of lot coverage |
| State/Opt 2 (six units) | 6 dwelling units | Six 666 sf units | On 4,000 sf of lot coverage |
| Option 1 (six units + ADUs) | 6 dwelling units + 6 ADUs | Six 333 sf units + six 333 sf ADUs | On 4,000 sf of lot coverage |

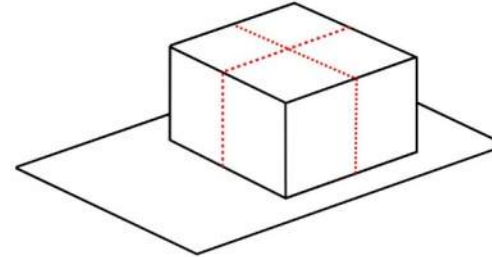
1 dwelling unit



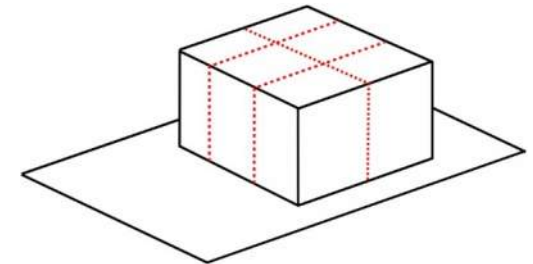
2 dwelling units + 2 ADUs



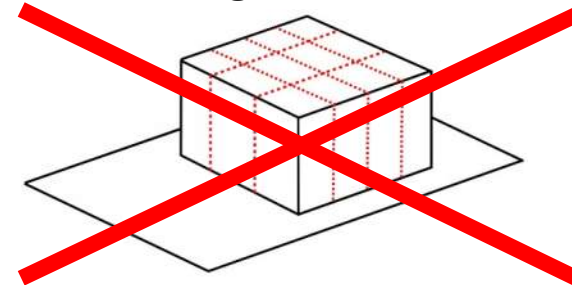
4 dwelling units



6 dwelling units



6 dwelling units + 6 ADUs



Building Types:

1. Duplexes
2. Triplexes
3. Fourplexes
4. Fiveplexes
5. Sixplexes
6. Townhouses
7. Stacked Flats
8. Cottages
9. Courtyard Apartments

(At least 6 of 9 are required by State)

| Existing | Option 1 | Option 2 |
|-------------------------------------|---|--|
| Duplexes, Triplexes, Cottages | Citywide: Duplexes – Sixplexes, Townhouses, Stacked flats, Courtyard Apartments, Cottages | Low-density: Duplexes – Fourplexes, Townhouses, Stacked flats, Cottages Multifamily: Duplexes – Sixplexes, Townhouses, Stacked flats, Cottages No courtyard apartments. |

Option 1 – Presented to PC and Council.

Option 2 – Based on preliminary PC and Council feedback.

Proposed Housing Types – Low Density

Note: Not all typologies as shown may be compliant with maximum zoned densities and massing restrictions: i.e. maximums on floor area ratio, lot coverage, and building height.



Source: The Urbanist

Proposed Housing Types – Multifamily

Note: Not all typologies as shown may be compliant with maximum zoned densities and massing restrictions: i.e. maximums on floor area ratio, lot coverage, and building height.



Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Courtyard Apartments



Cottage Housing



Townhouses



Stacked Flats

Source: The Urbanist

ADUs:

| Existing | Option 1 | Option 2 |
|---------------------|-----------|------------------------------|
| Allowed as attached | No Change | Allowed attached or detached |

| Existing | Proposed |
|----------------------------------|----------------------------------|
| Per underlying zone (25' or 30') | Per underlying zone (25' or 30') |

Max Building Height:

Option 2 – Based on ADUs counting towards minimum density, staff suggests allowing both detached or attached ADUs in middle housing projects.

Setbacks:

Max Lot Coverage:

| Existing | Proposed |
|---|--|
| 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 |

| Existing | Proposed |
|---|-----------|
| Per underlying zone *(equal to underlying zone, e.g. 50% in most low-density zones) | No Change |



Floor Area Ratio:

| Existing | Proposed |
|---|-----------|
| Per underlining zone (e.g. 50% in most low-density zones and no FAR in multifamily zones) | No Change |

Parking:

City parking minimums may not exceed State requirements.

Developers may provide more parking than minimum required.

Existing code is less restrictive than State requirement.

Based on preliminary PC and Council feedback, staff will provide additional analysis to PC and Council to inform any additional option.

| Existing Minimum | Option / State Req. Minimum |
|--|---|
| 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 | 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 |
| 1.5 spaces per unit more than 1,000 sf | |
| Visitor parking: 10% of provided spaces. None if on-street parking is available within 600 ft of property. | Visitor parking: None |
| ADU: Generally, no parking required unless no street parking is available | ADU: None |

Affordable Housing:

Requirements and Options



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 $\frac{1}{4}$ 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).



PC Feedback: Affordable Housing

Minimum Unit Application: 1 unit or more

Affordable Requirement: 10 percent affordable at 50 percent AMI (rental) or 100 percent AMI (owner-occupied)

Size Exemption: Housing units of up to 1,700-2,000 square feet would be exempt. Exempting most middle housing.

Renovations and Rebuilds: Exempt from inclusionary requirements.

Delayed Effective Date: Adoption in Phase 1 with delayed effective date. Allow existing, in-progress projects to avoid new inclusionary requirements.

Affordable Housing Requirement and Proposed Options

| | Option 1: State Req. | Option 2: (1+ unit with delayed effective date) | Option 3: Defer all action to Phase 2 |
|--|---|--|---|
| Minimum Unit Application | 5+ (2 affordable up to 6 units) | 1+ | Defer inclusionary requirements to Phase 2 for integration with an optimized middle housing code. |
| Affordable Requirement | 60% AMI (renter- occupied) 80% AMI (owner- occupied) | 10% Affordable at: <ul style="list-style-type: none"> 50% AMI (renter- occupied) 100% AMI (owner- occupied) | |
| Option: Size Exemption (Units ≤ 1,700 – 2,000 sq. ft) | N/A | Yes | |
| Option: Exempt retained units. | N/A | Yes | |
| Option: Does not apply added sq. ft. on existing units. | N/A | Yes | |

Upcoming Meetings

Upcoming Meetings

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.

City Council, March 18, 2025

City staff will provide 2nd briefing of draft code, affordable housing options to City Council.

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.



Questions

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