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# Middle Housing Code Amendments

*Kirkland Alliance of Neighborhoods*  
*March 12, 2025*



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# Agenda for Discussion

- Introduction to WA State House Bill (HB) 1110
- Code Amendment Approach
- Public, Planning Commission, 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**

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# 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**

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# 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

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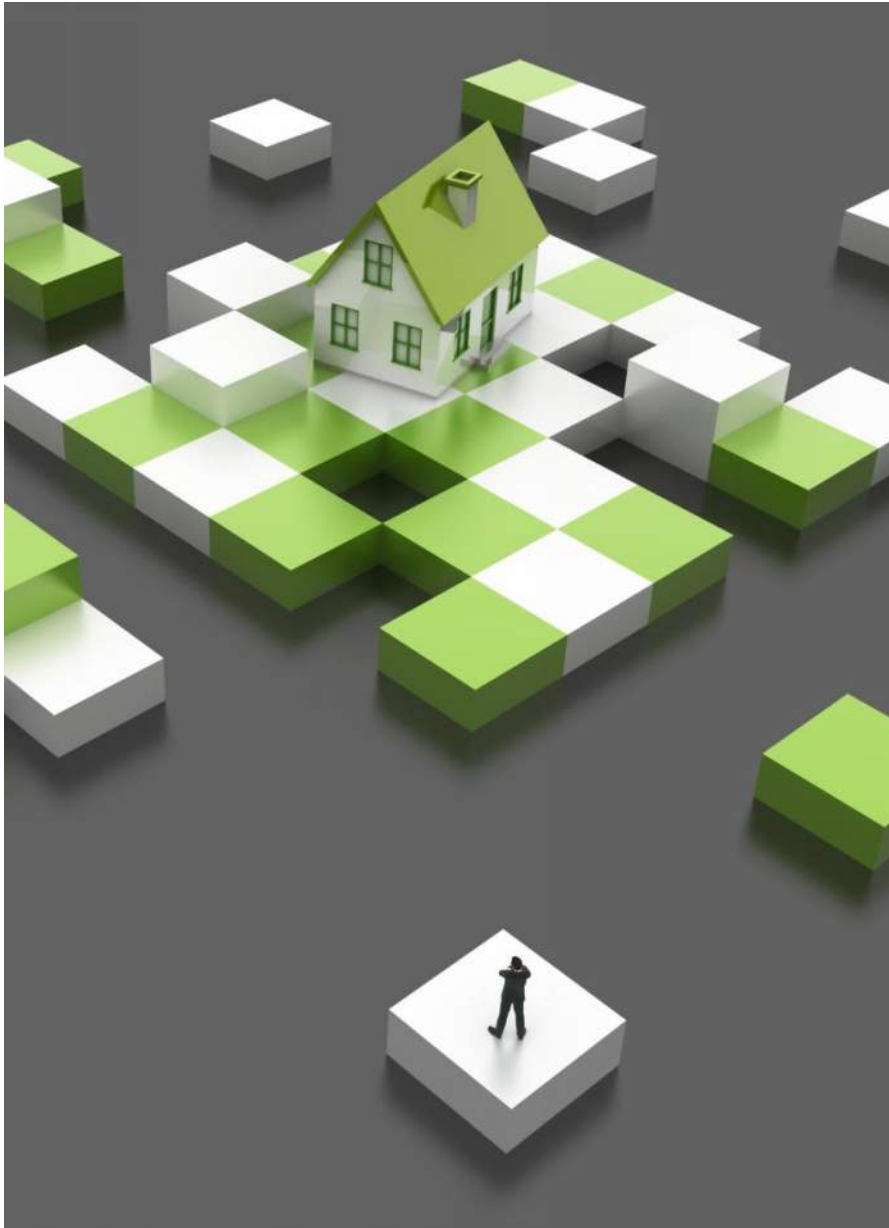
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# What we heard from the public

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 Density 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

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# 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.

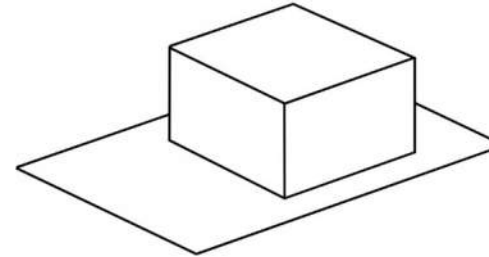
# Density

(existing, required, and proposed)

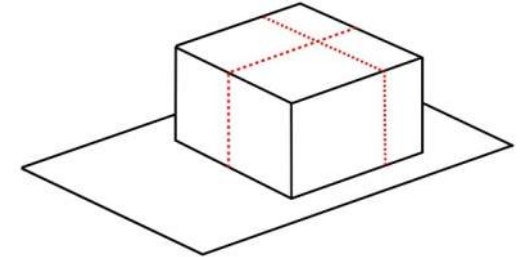
Example: 8,000 sf lot in low density zone (50% FAR and Lot Coverage)

	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
<del>Option 1 (six units + ADUs)</del>	<del>6 dwelling units + 6 ADUs</del>	<del>Six 333 sf units + six 333 sf ADUs</del>	<del>On 4,000 sf of lot coverage</del>

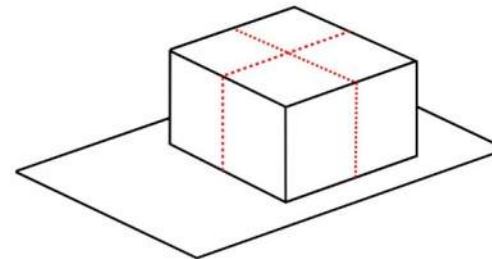
1 dwelling unit



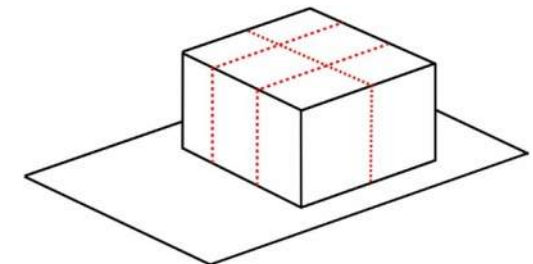
2 dwelling units + 2 ADUs



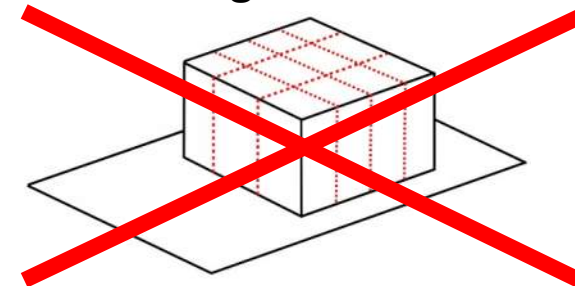
4 dwelling units



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	<b>Citywide:</b> Duplexes – Sixplexes, Townhouses, Stacked flats, Courtyard Apartments, Cottages	<b>Low-density:</b> Duplexes – Fourplexes, Townhouses, Stacked flats, Cottages  <b>Multifamily:</b> 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

# Affordable Housing:

Requirements and Options

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# 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).



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

# Upcoming Meetings

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# Upcoming Meetings

## **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 2<sup>nd</sup> 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.

## **City Council, April**

City staff will present second round of draft code to City Council.



# Questions

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## Additional Slides



# 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. <b>50%</b> in most low-density zones)	No Change



# Floor Area Ratio:

Existing	Proposed
Per underlining zone  (e.g. <b>50%</b> 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