



Middle Housing Code Amendments

*Planning Commission Study Session
March 27, 2025*



Agenda for Discussion

- Public, Planning Commission, and Council Feedback
- Updating the Zoning Code: Response to Feedback
 - Density
 - Housing Types
 - Affordable Housing
- Additional and Forthcoming Code Amendments
- Parking Requirements and Analysis
- Discussion

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. Don't penalize existing homeowners.
6. New affordable housing requirements would make middle housing development infeasible.





Council Feedback

- **ADUs and Density:** Council supports ADU exemption with two-per-property limit.
- **Housing Types:** Council supports limiting housing types: 6 in low-density, all plus 5/6-plexes in multifamily.
- **Affordable Housing:** Council requested affordable housing requirements from the first unit, with size exemptions and delayed effective date.



PC Feedback

- **ADU Density Options:** Explore different approaches to regulating the density of Accessory Dwelling Units (ADUs), such as counting them towards maximum density.
- **Allowed Housing Type:** Analyze whether all housing types are 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
 - Exempt smaller housing units and additions to existing homes
 - Ensure that requirements do not overly constrain new projects
 - Consider options for vesting or delaying affordable housing code implementation.

Density:

(density may prohibit certain housing types)

City Council: Supports Option 2 exempting ADUs, but with a 2 ADU limit.

Existing	Option 1	Option 2
2x zoned density	4 to 6 units per lot; or	4 to 6 units per lot; or
ADUs not included in density calculation.	2x zoned density.	2x zoned density.
2 ADUs per property.	ADUs not included in density calculation.	Include ADUs in density calculation.
	1 ADU per unit.	-or- 2 ADUs max. per property.

Option 1 – Presented to PC and Council.

Option 2 – Based on preliminary PC and Council feedback.

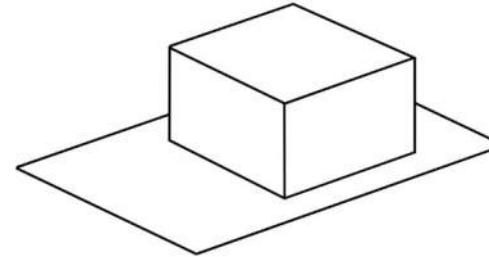
Density

(Examples and Illustrations)

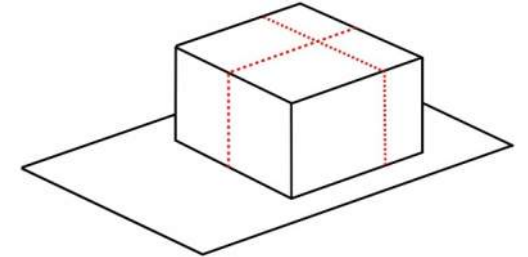
Example: 8,000 sf lot in low density zone (50% FAR and Lot Coverage)

	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
Opt 2 + 2 ADUs (8 units)	8 dwelling units	Eight 500 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

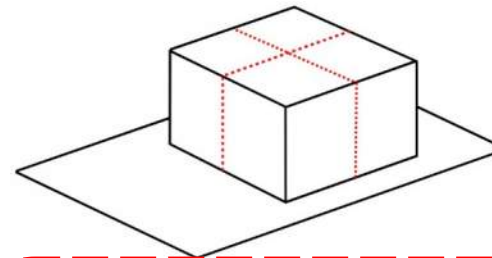
1 dwelling unit



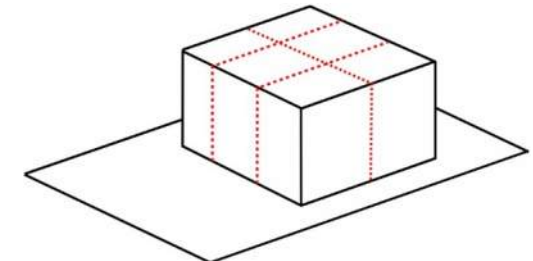
2 dwelling units + 2 ADUs



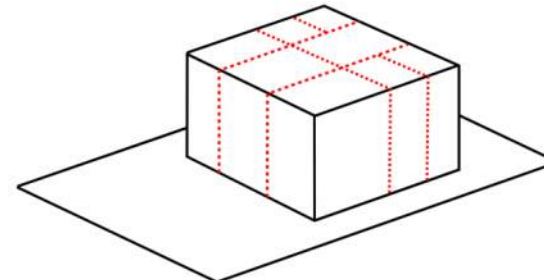
4 dwelling units



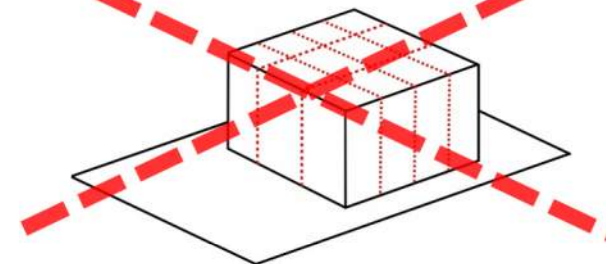
6 dwelling units



6 dwelling units + 2 ADUs



6 dwelling units + 6 ADUs



Proposed Housing Types – Low Density

City Council: Supports
only allowing 6 out of 9
middle housing types
in low-density zones.



Source: The Urbanist

Proposed Housing Types – Multifamily

City Council: Supports
only allowing 8 out of 9
middle housing types
in low- and high-
density zones.



Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Courtyard Apartments



Cottage Housing



Townhouses



Stacked Flats

Source: The Urbanist



State Affordable Housing Option

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).

Affordable Housing 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	

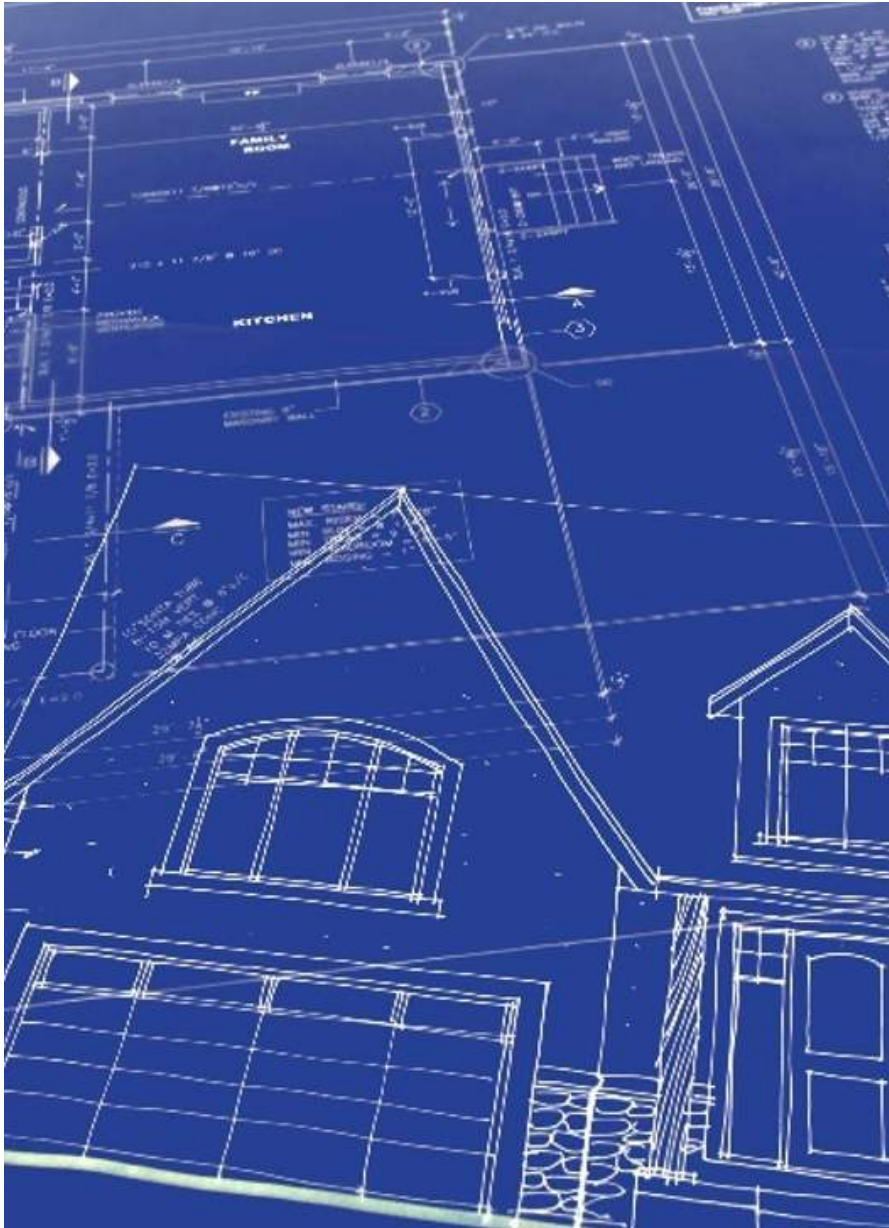


Additional Code Amendments

Clarifying and/or Consistency:

- **Multifamily Minimum Density:** Maintain existing minimum density requirement for medium and high-density zones.
- **Cottage Gross Floor Area:** Clarify gross floor area requirements for cottages.
- **Affordable Housing Requirements in Multifamily Zones:** Maintain existing affordable housing requirement for medium and high-density zones.

Updates to Accessory Dwelling Unit Requirement: Updates to ADU requirements to comply with State requirements and clarify gross floor area requirements for ADUs.



Forthcoming Code Amendments (Phase 1)

Affordable Housing: Staff to draft inclusionary housing code language after PC feedback.

Nonconformances: Reviewing amendments for ADUs in existing non-compliant structures.

Street Improvements: Revising requirements to align with State ADU allowances.

Parking Requirements: Reviewing amendments to align with State regulations on tandem parking, materials, stall sizes, and nonconforming areas.

Parking:

City parking minimums may not exceed State requirements.

Developers may provide more parking than minimum required.

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 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: 10% of required 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

Findings from Parking Analysis:

- State parking requirements outside ½ mile of a major transit stop exceeds Kirkland's standards.
- Developers match market demand, often aligning with State parking, even if City's are lower.
- Visual observations revealed no on-street parking issues.

Project Locations	Total Units	Parking Stalls Req. (City)	Parking Stalls Provided	State Maximum Required Parking Outside ½ Mile of Major Transit Stop
7418 120TH CT NE*	7	13	14	14
12712 82nd AVE NE	6	10	11	12
12230 NE 73RD ST *	2	2	6	4
12224 NE 73RD ST*	2	2	6	4
12407 NE 107TH PL	2	3	4	4
13020 132ND AVE NE	4	7	10	8
12114 NE 108TH ST	3	5	6	6
710 4TH ST	2	2	4	4
1011 6TH ST*	4	4	4	8

**Projects are within one-half mile of frequent transit service with 15-minute headways during commute hours. These projects require 1 space per unit but are still subject to guest parking requirements.*



Parking: Staff Recommendation

1. **Within ½ mile of a major transit stop:** None

2. **Outside of a major transit stop:**

- **Within ½ mile of frequent transit:** 1 space
 - **Visitor parking:** 10% of required spaces. None if on-street parking is available within 600 ft of property.
- **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
 - **Visitor parking:** 10% of required spaces. None if on-street parking is available within 600 ft of property.

3. **ADU:** None

Discussion

ADUs and Density Calculations:

- Does PC have feedback on exempting ADUs from density but limiting to two per property?

Range of Permitted Housing Types:

- Does PC have feedback on the housing types limits (6 in low-density, and 8 in multifamily zones)?

Affordable Housing Requirement:

- Do you have preferred option?
- If adopting an inclusionary requirement now, please provide feedback on exemptions and the timing of the effective date?

Additional Code Amendments?

What feedback does PC have on the additional and forthcoming code amendments?

- **Option 1:** Briefing requested.
- **Option 2:** No Briefing needed.

Parking Requirements:

- **Option 1:** City + State requirements.
- **Option 2:** State Only.