



Middle Housing Code Amendments

City Council

June 3, 2025



Agenda for Discussion

- Receive a staff briefing on the proposed zoning code amendments.
- Discuss Ordinance O-4905 (in advance of potential adoption on June 17, 2025).



Project Overview

Compliance with State Legislation:

- **Minimum Density & Middle Housing:** Mandates minimum densities and inclusion of diverse middle housing in all residential zones.
- **Easier ADU Development:** Reduces barriers to building accessory dwelling units.
- **Flexible Parking:** Implements more permissive residential parking standards (distinct from SB 5184).
- **Objective Design Standards:** Requires clear design rules that don't limit development capacity.

Why is middle housing important?

- Helps to efficiently address the City's housing supply needs using existing land.
- Adds more housing choice to meet diverse community needs.
- Creates more attainable home ownership opportunities.



Middle Housing HB 1110



Purpose: Requires cities to allow middle housing types at minimum densities in predominately residential zones.

Requirements:

- Base Density: 4 to 6 dwelling units/lot (related to proximity to transit and affordability)
- Allowed Housing Types: Must allow 6 of 9 housing types
- Limits development and design standards on allowed housing types (equal treatment to single-family)
- Lowers on-site parking requirements related to proximity to transit

Timing

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

Middle Housing HB 1110

Code Amendments	Minimum Compliance	Additional Standards
Base Densities: 4 du/lot + 2 AADUs* or 6 du/lot + 2 AADUs if within a 1/4-mile Major Transit Stop	✓	
Affordable Housing: Adds new affordable housing section that applies to all new residential development.		✓
Minimum Housing Types: 6 of 9 types in low-density zones and 8 of 9 types in multifamily zones	✓	
Design and Development Standards: Removes design standards and guidelines and adjust cottage standards to meet State model code.	✓	
Parking: PC Recommended parking standards to meet new SB 5184 requirements.**		✓

*Meets State density allowance outside ¼ mile of a Major Transit Stop without affordable housing requirement.

**Cities are not required to meet the parking requirements of SB 5184 until January 2027.

Accessory Dwelling Units HB 1337



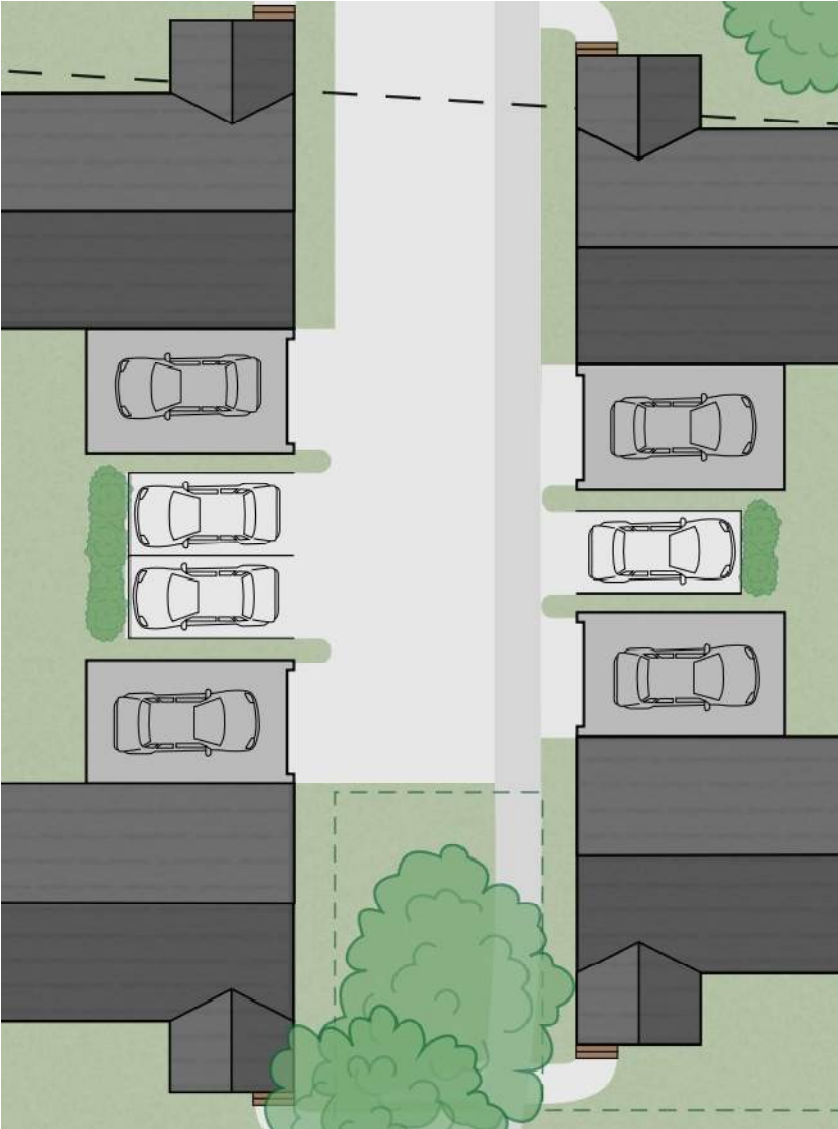
Purpose: Removes local regulatory barriers in ADU development.

Requirements:

- Allow for two units per lot of no less than 1,000 sq. ft. each.
- Sets a height limit of no less than 24 ft.
- Reduces setbacks from an alley
- Allows for ADU conversions of nonconforming structures.
- Lowers on-site parking requirements related to proximity to transit and lot size
- Exempts ADUs from frontage improvement requirements

Accessory Dwelling Units HB 1337

Code Amendments	Minimum Compliance	Additional Standards
Unit allowance and size: Removes accessory structure size limits to meet State requirements.	✓	
Height Limit: Removes height restrictions on ADUs. Now equal to primary unit height maximum.	✓	
Setbacks: Adjusts setback standards to meet State requirement.	✓	
Conversions: Adds conversion standards to meet State requirements.	✓	
Parking: Adjusts parking standards to meet State requirements.	✓	
Frontage Improvements: Adds exemption for frontage improvements for ADUs.	✓	



Residential Parking SB 6015

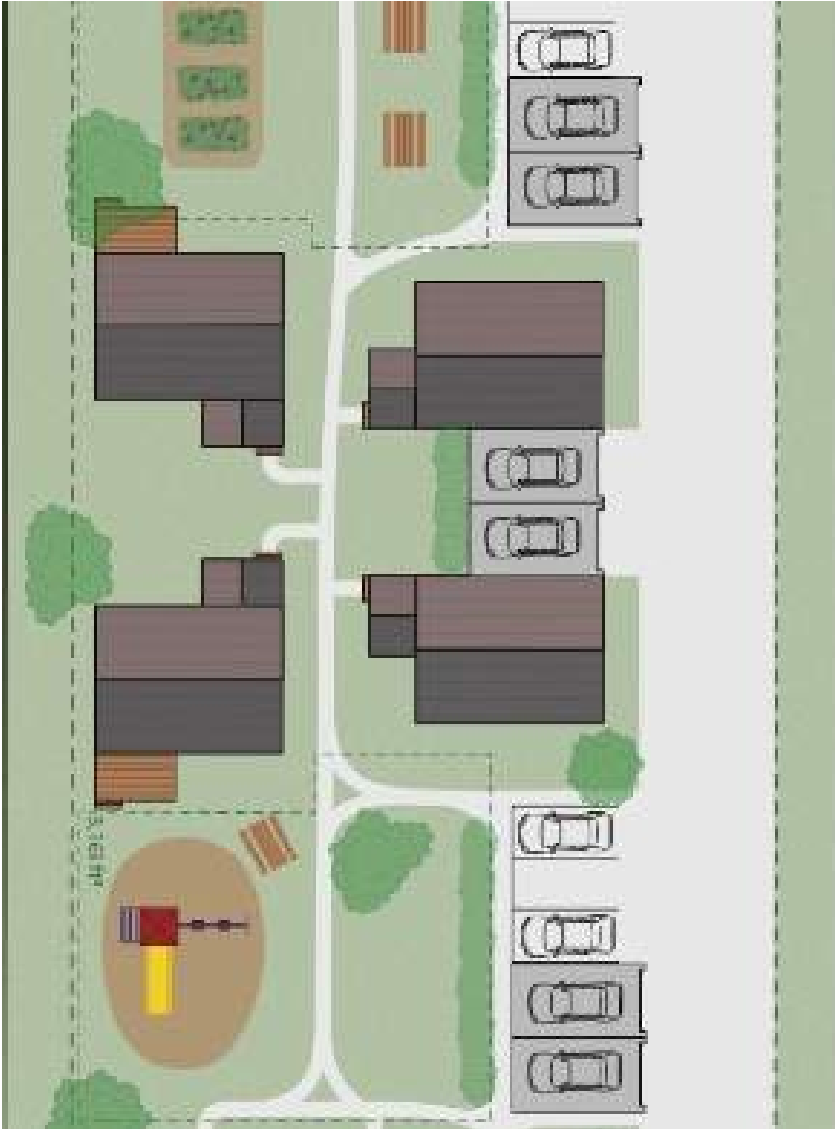
Purpose: Limits local residential parking requirements.

Requirements:

- Sets maximum parking dimensions for residential parking stalls
- Allows for residential tandem parking
- Allows for grass block paver parking
- Allows for limited continued use of nonconforming parking stalls.

Residential Parking SB 6015

Code Amendments	Minimum Compliance	Additional Standards
Maximum Parking Dimensions: Add new Plate to meet State Requirements.	✓	
Tandem Parking: Adds standards to meet State requirements.	✓	
Grass Block Pavers: Adjusts standards to meet State requirement.	✓	
Continued Use of Nonconforming Parking: Adds standards to meet State requirements.	✓	



Local Design Review


HB 1293

Purpose: Requires local design review to use “clear and objective” standards that do not reduce development capacity.

Requirements:

- Cities must adopt residential design standards that do not reduce a zones allowed density or massing standards

Local Design Review HB 1293

Code Amendments	Minimum Compliance	Additional Standards
Clear and Objective Design Standards: Removes guidelines and adjusts design requirements meet State Requirements.		

KIRKLAND ZONING CODE

A Codification of the Zoning Ordinances
of the City of Kirkland, Washington



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Other Necessary Zoning Code Amendments

Amendments for clarity, consistency, and ease of use:

- Adds/adjusts terminology throughout the zoning code.
- Clarifies application of middle housing and ADU codes through:
 - Clear reference from Residential Zones to applicable standards in other chapters
 - Codifies current access standards and fire lane standards applied to middle housing.
 - Clarifies application of Gross Floor Area with cottage development
 - Clarifies application of Floor Area Ratio requirements.
- Adds zoning text consistent with forthcoming unit lot subdivision standards.*

*Staff will bring to Council for consideration KMC amendments for unit lot subdivisions in the coming weeks.

Recently-received Public Comments

1. New inclusionary zoning focused on larger houses will have significant effect on home prices and land prices, and will reduce housing supply
2. Inclusionary zoning options may not meet legal standards
3. Vehicle access widths have been reduced
4. ADUs should count towards allowed density
5. Assess parking supply further before adopting SB 5184 standards
6. Will infrastructure keep up (also trees, open space)?



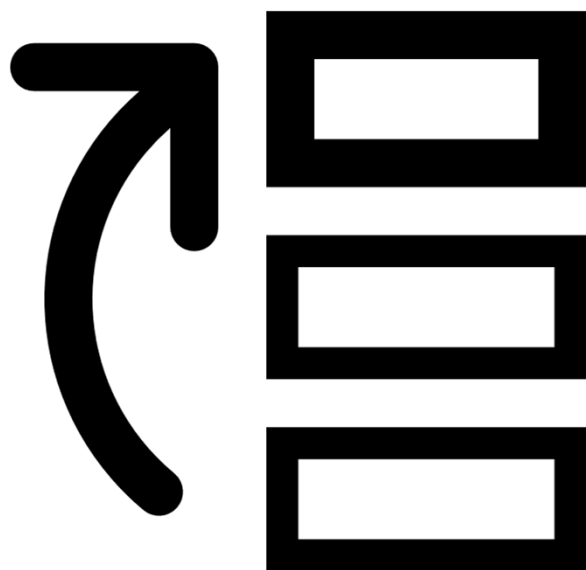
Council Feedback Recap

- **Housing Types and Density:**

- The Council supports limiting housing types to 6 in low-density zones, and

- ADU density exemption with a two-per-development limit.

- **Affordable Housing:** Council support for exploring inclusionary zoning excepting smaller housing units, with significant lead time for pending applications; explore more robust requirements in phase 2.



PC Recommended Draft Code Amendments

Amends Chapter to include:

- State's minimum unit density per lot.
- 6 of 9 housing types in low-density zones.
- 8 of 9 housing types in multifamily zones.
- State compliant:
 - ADU standards
 - Residential parking standards
 - Unit lot subdivision zoning standards
- Updates parking requirements to meet SB 5184*
- New affordable housing requirements.

*Cities are not required to meet the parking requirements of SB 5184 until January 2027.



Parking

- City parking minimums may not exceed State requirements.
- PC guidance during study sessions was to comply with State requirements but don't increase parking in areas where the City's code is more permissive.
- Council requested staff conduct a field study of effects of current parking requirements.

Findings from Parking Analysis:

- Developers match market demand even if City requirements are lower.
- Visual observations revealed no on-street parking issues.

Project Locations	Total Units	Number Parking Stalls (Existing parking requirement)	Parking Stalls Provided
7418 120TH CT NE*	7	13	14
12712 82nd AVE NE	6	10	11
12230 NE 73RD ST *	2	2	6
12224 NE 73RD ST*	2	2	6
12407 NE 107TH PL	2	3	4
13020 132ND AVE NE	4	7	10
12114 NE 108TH ST	3	5	6
710 4TH ST	2	2	4
1011 6TH ST*	4	4	4

**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 Comparisons (KZC 113)

Existing + HB 1110 Compliant (Hearing)*	PC Recommended (SB 5184)**
Zero parking: <ul style="list-style-type: none">• Accessory dwelling units• Units within ½-mile of Major Transit Stop	Zero parking: <ul style="list-style-type: none">• Accessory dwelling units• Units within ½-mile of Major Transit Stop• Units 1,200 or less• Affordable units
1 space per unit: <ul style="list-style-type: none">• Units within ½-mile of frequent transit• Units 1,000 sq. ft. or less	0.5 space per unit: <ul style="list-style-type: none">• All other middle housing units
1.5 per unit. + visitor parking: <ul style="list-style-type: none">• Units outside ½-mile of frequent transit	

*Conforms to HB 1110 requirements and does not increase existing required parking outside ½-mile of Major Transit Stop.

**Cities are not required to meet the parking requirements of SB 5184 until January 2027.



Why consider new affordable housing requirements now?

- State law authorizes affordable housing requirements only with increases in development allowances.
- Address Kirkland's critical affordable housing gap.
- Applies a fair application of affordable housing requirements (56% of zoned area are currently exempt from any inclusionary requirement).
- Increasing affordable housing opportunities and funding (through contributions to Housing Trust Fund).



Affordable housing AW0 overview

- Staff presented several options to the PC, Council, and the public.
- Two were discussed at the public hearing
 - Defer requirement to phase 2, and
 - New affordable housing requirements with exceptions and delayed effective date.
- The PC recommends affordable housing requirements with modifications to:
 - Exceptions, and
 - Payment In-lieu methodology.

Newly-adopted inclusionary zoning in Redmond and Sammamish

Redmond

Mandatory 12.5% of units at 80% AMI.

All projects (no minimum number of units); no exemptions for small housing units.

In-lieu fees:

\$30 per square foot if attached units.

\$40 per square foot if detached units.

Sammamish

Mandatory 10% of units at 80% AMI.

Housing units smaller than 1,000 sq ft are exempt.

All projects (no minimum number of units).

In-lieu fees: \$35 per square foot

Council Guidance and Draft Affordable Housing Code

March 18th Council Feedback:

- General support for affordable housing requirements that:
- Apply to 1 unit or more
- Use current 10% affordable set-aside or payment in-lieu
- Provides exemptions for smaller units and renovations and rebuilds
- Sets a delayed effective date.
- Allows potential amendments with Phase 2.

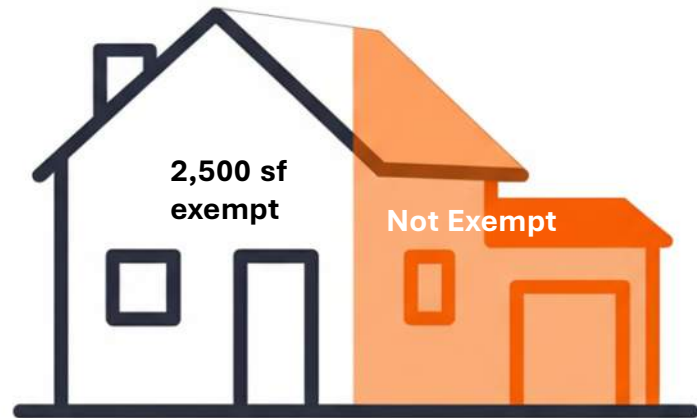
Draft Amendments:

Removes existing affordable housing requirements in KZC 113.40.

Adds new affordable housing requirements to KZC 112 for low density zones:

- Sets a start date of June 30, 2026
- Applies to all new residential development except for:
 - Dwelling units that are 2,000 square feet or less.
 - Additions and/or alterations that do not add more than 100% of the existing square footage to the dwelling unit.
- 10% of all unit(s) shall be affordable.
- Uses current payment in-lieu calculation methodology

PC Recommended Draft Affordable Housing Code



Removes existing affordable housing requirements in KZC 113.40.

Adds new affordable housing requirements to KZC 112 for low density zones:

- Sets a start date of June 30, 2026
- Applies to all new residential development except for:
 - The first 2,500 square feet of a dwelling unit.
 - Additions and/or alterations that do not add more than 100% of the existing square footage to the dwelling unit.
- 10% of all unit(s) shall be affordable.
- PC recommends payment in-lieu calculation methodology

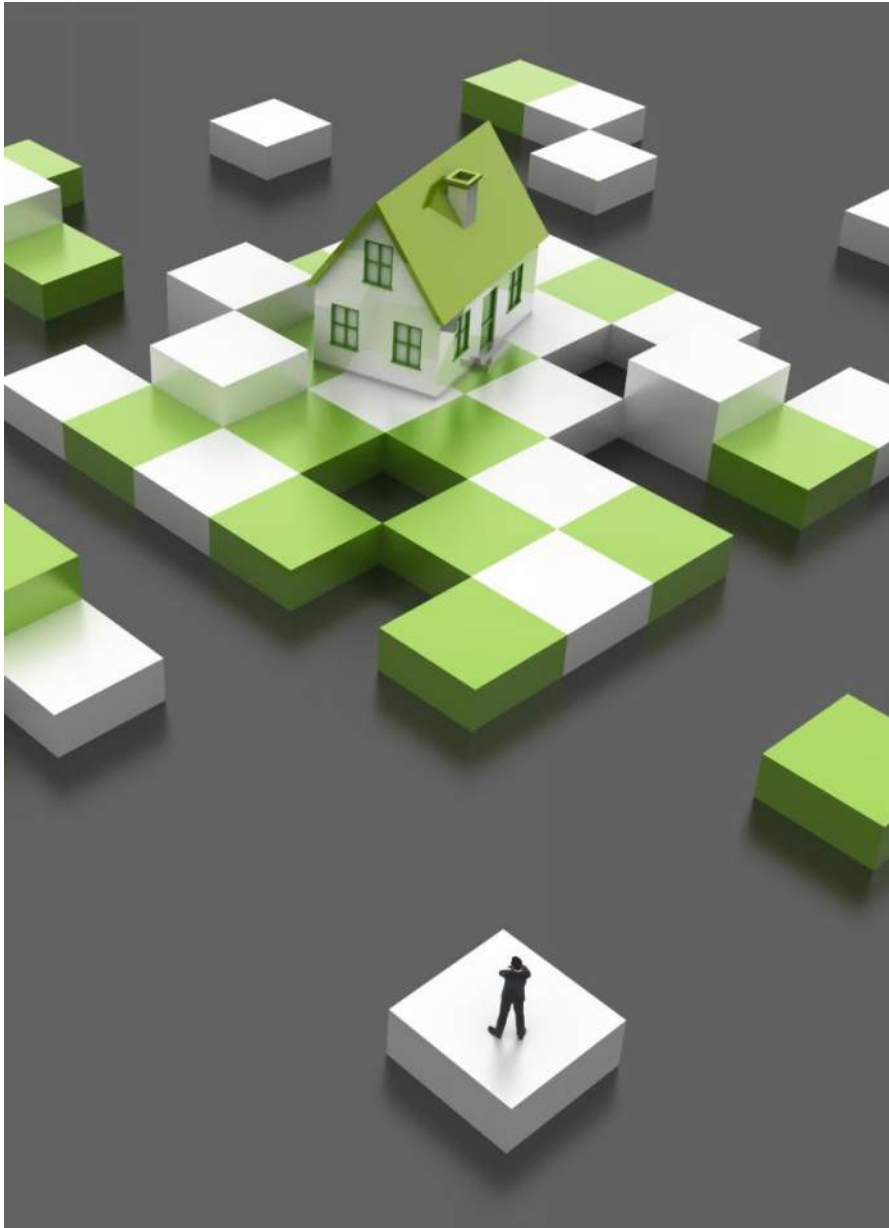
Alternative - Draft Affordable Housing Option

KZC 112.15 Affordable Housing Requirement

1. Affordable housing requirements in low density residential zones.
 - a. Minimum Requirement – Beginning on January 1, 2027, for all new dwelling units more than 2,000 square feet in low-density residential zones, 10 percent of the unit(s) will be affordable housing units and comply with the provisions of this chapter. Provided, any replacement, remodel, rehabilitation, conversion, or alterations that does not add more than 100 percent of the existing square footage of an existing dwelling unit is exempt from this requirement. An option for in-lieu fee payment is provided in Section 112.30.4.b of this Chapter.
 - b. Alternative Requirement – Prior to January 1, 2027, City Council may adopt an alternative program for affordable housing requirements in low density residential zones. The alternative program should not impose minimum affordable housing requirements that are more burdensome than those in subsection (a) above.
 - c. If the City provides additional development capacity, the minimum affordable housing requirement may be increased.

KZC 112.30.4 Requirements for Payment In-lieu

- b. On January 1, 2027, for new dwelling units more than 2,000 square feet in low-density residential zones, the formula for payments will be based on the difference between the cost of construction for a prototype affordable housing unit, including land costs and development fees, and the revenue generated by an affordable housing unit. The final payment will be approved by the Planning and Building Director, or their designee.
 - 1) Prior to January 1, 2027, City Council may adopt an alternative methodology to that set forth in subsection (b), provided that the alternative program does not result in an in-lieu fee payment that exceeds the cost of developing 10 percent of the units on a subject property as affordable housing units.
 - 2) If the City provides additional development capacity, the in-lieu fee payment may be increased.



Next Steps

Tonight

- Provide feedback and potential amendments to the proposed zoning code amendments.

June 17

- Council should consider adoption of O-4905, and publication summary.

Phase 2 - Middle Housing Optimization (2026)

- City staff will begin work on phase 2 of middle housing code amendments focused on potential changes to zoning code to encourage more housing supply, diversity, and affordability throughout the City's residential zones.

Discussion

Parking Requirements:

- Does the council have any questions or preferred direction on parking standards presented at tonight's meeting?
 - Existing Parking requirements + HB 1110 requirements
 - SB 5184 Parking requirements

Affordable Housing Requirements:

Which option should be included in the ordinance?

- Option 1: Adopt or amend PC's recommended option.
- Option 2: Adopt or amend Staff drafted Council guided option.
- Option 3: Adopt or amend Alternative Draft Affordable Housing option (presented tonight).
- Option 4: Defer affordable housing requirements to Phase 2.

Other Code Amendments:

- Does Council have questions or feedback on other draft code amendments?

