



City of Kenmore - 18120 68th Avenue NE - Kenmore, WA 98028
Phone: 425-398-8900 - E-mail: cityhall@kenmorewa.gov

City Council Special Meeting

ON-SITE

MONDAY, MAY 5, 2025 - 6:00 PM

In addition, we try to provide access to the meeting virtually:

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Land Acknowledgement to Honor First Peoples

We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land.

- I. CALL SPECIAL MEETING TO ORDER - 6:00 PM**
- II. ROLL CALL**
- III. LAND ACKNOWLEDGEMENT**
- IV. FLAG SALUTE**
- V. WHERE'S THE FUN?**
- VI. PUBLIC COMMENTS**

Welcome to the Council's meeting. Please address your comments to the Mayor and Council. You'll have three minutes to speak. If there are more than 20 speakers, time will be reduced to two minutes per speaker. The Clerk will call your name when it's your turn. The Presiding Officer may choose to alternate between in-person and online comments. Please state your name and city of residence and keep within the allotted time. To make every person feel welcome and safe here, please refrain from booing, clapping, heckling, yelling, or other interruptions. Please note: Under Washington State law (RCW 42.17A.555), public comment time may not be used to support or oppose candidates or ballot measures. Thank you for keeping remarks focused on City

business. The meeting is recorded for transparency. Thank you for being here, and for sharing your input respectfully.

VIRTUAL PUBLIC COMMENT PRE-REGISTRATION PROCESS: To provide public comments virtually, please fill out the [Virtual Public Comment Request Form](#) in advance of the meeting. The form opens Tuesdays at 12:00 Noon and closes Mondays at 12:00 Noon. You will be confirmed by the City Clerk. If you are having difficulty, please reach out to the City Clerk at awarhol@kenmorewa.gov.

VII. STUDY SESSION AGENDA

- A. Draft Urban Forest Management Plan, presented by Environmental Services Director Richard Sawyer, Climate Action Plan Program Manager Nina Rasmussen, and Facet Consultants Kim Frappier and Deb Powers
[Agenda Bill - Urban Forest Management Plan](#)
[Attachment 1 - Draft Urban Forest Management Plan](#)
[Presentation - Urban Forest Management Plan - May 5, 2025 Study Session \(added 5/2\)](#)
- B. Climate Action Plan Workplan Progress Update, presented by Environmental Services Director Richard Sawyer and Climate Action Plan Program Manager Nina Rasmussen
[Agenda Bill - Climate Action Plan Workplan](#)
[Attachment 1 - Climate Action Plan Implementation Summary](#)
- C. Draft Middle Housing, Accessory Dwelling Unit (ADU), and Affordable Housing (Inclusionary Zoning) Code Amendments, presented by Assistant City Manager/Community Development Director Debbie Bent, Principal Planner Todd Hall, Kimley-Horn Consultants Nick Chen and Clay White, and A Regional Coalition for Housing (ARCH) Senior Planner Mike Stanger
[Agenda Bill - Draft Code Amendments](#)
[Attachment 1 - Staff Memo - Responses to City Council Questions](#)
[Attachment 2 - Summary of Proposed Middle Housing and ADU Code Amendments \(KMC Update Reference Table\)](#)
[Attachment 3 - Draft Middle Housing & ADU Amendments](#)
[Attachment 4 - Summary of Proposed Inclusionary Affordable Housing Code Amendments](#)
[Attachment 5 - Draft Affordable Housing \(Inclusionary Zoning\) Amendments](#)
[Attachment 6 - Middle Housing Development Scenario Graphics](#)
[Presentation - ARCH \(added 5/5\)](#)
[Presentation - Middle Housing and Accessory Dwelling Units Code Amendments \(added 5/5\)](#)

VIII. STAFF REPORTS

- A. Other - Interim City Manager Stephanie Lucash

IX. COUNCILMEMBER REPORTS & COMMENTS

X. ADJOURN SPECIAL MEETING

UPCOMING MEETINGS

- A. Monday, May 12, 2025 at 5:45 PM - City Council Special Joint Meeting with Shoreline City Council at Shoreline City Hall (17500 Midvale Avenue N, Shoreline, WA 98133)
Monday, May 12, 2025 at 7:30 PM - City Council Regular Meeting
Saturday, May 17, 2025 8:30 AM - 5:00 PM - City Council One-Day Offsite Retreat at Kirkland City Hall Peter Kirk Room (123 5th Avenue, Kirkland, WA 98033)
Monday, May 19, 2025 at 7:00 PM - City Council Regular Meeting

NOTICE OF POTENTIAL QUORUMS

[Click here for information about Potential Quorums of the City Council.](#) Now found on the City website under City Council Meetings.

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 5/5/2025

Subject/Topic:	Proposed Council Action/Motion:
Draft Urban Forest Management Plan Department: Environmental Services Prepared by: Nina Rasmussen Climate Action Plan Program Manager Richard Sawyer Environmental Services Director Attachments: 1 – UFMP Draft	☐ Information Only ☐ Receive and File ☒ Discuss ☒ Provide Direction ☐ Public Hearing ☐ Adopt/Approve ☐ Authorize ☐ Other: Provide feedback on the Draft Urban Forest Management Plan and direction to staff setting the City's tree canopy goal.

Approvals:

Department Head RS City Attorney NA Finance Director NA City Manager SL 4/24/2025 Optional NR

Summary/Background:

The Climate Action Plan identified an Urban Forest Management Plan (UFMP) as an action item to prioritize carbon sequestration and to help bolster the climate resiliency of the community. The Climate Action Element of the Comprehensive Plan further established the need for a strategic long-term planning document to care for, preserve, and grow Kenmore's local canopy.

This project is funded through a grant from the State of Washington Department of Natural Resources. The funds also covered the creation of a street tree inventory, conducted last summer, which was incorporated into the UFMP. Facet was selected as the consultant to lead the UFMP effort.

This UFMP project includes a land cover assessment, evaluating current canopy cover, urban heat, watershed basins, and social equity. A community open house and survey were conducted to gather public input on various aspects of tree care and management. Additionally, staff were interviewed to gain an understanding of procedures, practices, and regulations around trees.

The UFMP draft presented pulls this information together and brings forward preliminary recommendations and priority planting areas. As a starting point for discussion, the report suggests adopting a 50% canopy cover goal, an increase from Kenmore's current 46%. The recommendations in the plan surround four overarching goals:

1. Maintain and enhance the citywide canopy cover
2. Strive for clear and effective City codes, standards, and policies to support long-term urban forest health and maximum benefits
3. Use data and best management practices to inform public tree management decisions and work plan development
4. Continue to foster collaborations with a diverse community of stakeholders and organizations involved in urban forest and environmental stewardship.

Staff are conducting this study session with City Council to present the draft UFMP for feedback. In the limited amount of time that staff have with City Council during the study session, all feedback is welcome, however, staff hope to focus much of the conversation around direction on goals and recommendations outlined in section five. In particular, setting the City's canopy goal is necessary for staff to complete the final plan and staff are requesting direction on this item.

In addition to City Council's comments and direction provided during this study session, feedback from staff and the Climate Action Advisory Committee, will inform the final draft of the UFMP, expected to be completed by July. To meet grant timeline requirements, a draft will be provided to the Department of Natural Resources in May.

Previous Council Action(s):

N/A

Fiscal Consideration:

State of Washington Department of Natural Resources Community Forestry Assistance Grant in an amount of \$105,200 was provided to the City for UFMP development.

The 2025-2026 Biennium Budget allocates \$300,000 for UFMP implementation under Special Projects. The UFMP will guide the spending of those funds based on the recommended actions and priorities established.

City Council Priorities or Budget Objective Being Addressed:

1. Implement the adopted Climate Action Plan and promote environmental stewardship, including water, air, forest, and habitat restoration and preservation.

City of Kenmore

URBAN FORESTRY MANAGEMENT PLAN

DRAFT

2025

Review Note

Draft V2 contains narrative content with minimal formatting, no photographs, and preliminary graphics. The final document format will be graphically designed using InDesign, following City branding guidelines. Some preliminary callout boxes, icons, and graphics are included in this narrative draft, but others will be added during the final stage of Plan development.

ACKNOWLEDGMENTS

Funds for the Kenmore Urban Forestry Management Plan were provided by the State of Washington Department of Natural Resources Urban and Community Forestry Program. The Plan was developed in collaboration with the City Council, City staff from the Community Development, Development Services, and Public Works Departments, community stakeholders, and Facet, the project consultant.

City of Kenmore

18120 68th Avenue NE
Kenmore, WA 98028

City Staff

Nina Rasmussen, Climate Action Plan Program Manager
Stephanie Lucash, Interim City Manager
Richard Sawyer, Environmental Services Director
Amanda Larson, GIS Analyst
Samantha Loyuk, Development Services Director
John Vicente, City Engineer/Engineering Director
Jennifer Gordon, Public Works Operations Director
Lauren Chomiak, Communications and Tourism Manager
Sammie Roeun, Administrative Specialist, Environmental Services

City Council

Mayor Nigel Herbig
Deputy Mayor Melanie O'Cain
Councilmember Jon Culver
Councilmember Nathan Loutsis
Councilmember Joe Marshall
Councilmember Valerie Sasson
Councilmember Debra Srebnik



Prepared for the City of Kenmore by:

Facet

750 6th Street S
Kirkland, WA 98033
425.822.5242



FACET

Formerly DCG/Watershed

Kim Frappier, M.S., Project Manager/Senior Urban Forester
Deb Powers, Senior Arborist
Amber Mikluscak, PLA, GISP, Principal, Landscape Architect
Nathan Burroughs, MSc, GIS Analyst
Devin Melville, Environmental Planner/Arborist

The information contained in this report is based on the application of technical guidelines accepted as current arboriculture industry standards. All discussions, conclusions, and recommendations reflect the best professional judgment of the author(s) and are based on information available at the time the study was conducted. All work was completed within the constraints of budget, scope, and timing. No other warranty, expressed or implied, is made.

Executive Summary

Nestled at the northern tip of Lake Washington, Kenmore is a dynamic Pacific Northwest community of over 24,000 residents spread across 6.25 square miles. Known for its abundant natural beauty, Kenmore offers nearly eight miles of shoreline along Lake Washington, the Sammamish River, and Swamp Creek, along with extensive parks, open spaces, and the popular Burke-Gilman Trail. With a 46% tree canopy—significantly higher than nearby cities—Kenmore’s urban forest is a defining feature that supports local ecology, health, and quality of life.

Recognizing the vital role of its urban forest, the City of Kenmore has committed to protecting and enhancing this natural asset. Building on public input and existing policy frameworks such as the Comprehensive Plan and Climate Action Plan, the City developed a forward-looking Urban Forestry Management Plan. This Plan blends community vision with science-based urban forestry practices to ensure Kenmore remains a healthy, sustainable, and livable city for decades to come.

The Plan is grounded in updated canopy data, community feedback, and an evaluation of current policies and management practices. It establishes a 20-year roadmap for enhancing the urban forest across both public and private lands. Central to the Plan are four guiding goals:

1. Maintain and enhance the citywide tree canopy cover.
2. Strive for clear and effective City codes, standards, and policies to support long-term urban forest health and maximum benefits.
3. Use data and best management practices to inform public tree management decisions and work plan development.
4. Continue to foster collaborations with a diverse community of stakeholders and organizations involved in urban forest and environmental stewardship.

By prioritizing goals into near and long-range actions based on data and best practices, the City can enhance Kenmore’s tree canopy cover and optimize its performance in urban forest management. Several actions are currently underway, such as conducting a street tree inventory. With oversight, this plan serves as a flexible, actionable framework for urban forestry decisions that will continue to guide effective and sustainable urban forest management through 2044.

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1. Introduction

Trees are a valuable natural resource that play an important role in defining Kenmore's community character and livability. Trees provide substantial benefits to people and the environment that are worth maximizing. Yet, proactive urban forest management can be a complex and challenging endeavor without a long-range strategy and shared goals. Recognizing this, the protection and growth of local tree canopy cover has been identified as a community priority; the development of an Urban Forest Management Plan (Plan) was recognized in the City of Kenmore's Climate Action Plan and the Comprehensive Plan's Climate Action Element implementation. With funding support from the Washington State Department of Natural Resources, the City developed this Plan to guide actions towards a healthy, sustainable forest now and for future generations.

[Image: Open house word cloud]

1.1 Background

The purpose of this Plan is to provide a 20-year framework for near- and long-term decisions about tree planting, maintenance, and overall management of Kenmore's trees on both private and public property. The development of recommended goals was informed by urban forestry criteria and indicators, community and staff input, and best practices, resulting in a strategic plan to be implemented over time, as resources allow. While establishing clear goals for a healthy, sustainable urban forest, the Plan is designed to be adaptable over time, allowing for implementation as funding and resources become available.

HOW WAS THIS PLAN CREATED?

The development process followed four key phases:

Phase 1: Gap Analysis and Needs Assessment

The first phase focused on evaluating Kenmore's existing urban forest and current forestry efforts. This included:

- Analyzing existing urban forest resources through urban tree canopy data and public tree inventories.
- Reviewing tree-related codes, standards, and policies.
- Conducting interactive exercises with City staff to assess current management efforts.

This gap analysis established a baseline for developing and monitoring both short- and long-term urban forest management strategies.

Phase 2: Geospatial Analysis: Urban Tree Canopy, Climate Resilience, and Equity

The City enlisted Facet to review and update the urban tree canopy assessment, incorporating additional analysis to examine issues of climate resilience and equity.

- Assessment of the 2021 urban tree canopy dataset
- Climate resilience focused on urban heat and flooding
- Equity evaluation focused on health, safety, and economy

Phase 3: Community Engagement

In the third phase, the City gathered input from the community to understand their priorities, vision, and values for Kenmore's urban forest. Efforts included:

- A survey soliciting community feedback related to the urban forest sustainability metrics described in Phase 1.
- An open-house workshop where residents shared their perceptions of urban forest management and contributed ideas for tree canopy preservation and urban forest management goals for the future.

Phase 4: Plan Development

In the final phase, the Project Team integrated the data and insights gathered in earlier phases to:

- Develop clear goals and action plans
- Establish a shared community vision

The resulting strategic plan identifies current challenges, provides a sustainable framework for efficient and consistent urban forest management and reflects community values.

1.2 Benefits of Trees

Trees in urbanized areas provide numerous environmental and public health benefits that help to mitigate the effects of climate change and the built environment. While the benefits of trees have been well-documented, this section summarizes how Kenmore's urban forest is particularly beneficial and why managing it to maximize these benefits is crucial.

URBAN HEAT RELIEF

City centers and metropolitan areas experience higher temperatures than surrounding areas due to the greater amount of impervious surfaces releasing absorbed energy, a phenomenon known as the urban heat island effect. Tree canopy cover provides shade and cooling effects, reducing summer high temperatures within streetscapes and adjacent buildings, which extends the life of engineered infrastructure and reduces energy consumption for indoor air conditioning. (Singh et al., 2019)

STORMWATER MITIGATION

Stormwater is generated when rain contacts impervious surfaces and flows downslope, often causing flooding and carrying sediment, excess nutrients, and other contaminants into waterways. Trees capture water on their leaves and branches, allowing water to evaporate before hitting the ground. Through evapotranspiration, tree roots absorb toxins, transforming them into less harmful compounds. Tree roots also support healthy soil microbes that treat pollution on-site, reducing the need for residents to pay for costly engineered solutions to stormwater problems. (USDA Forest Service, 2020)

IMPROVED AIR QUALITY

Trees can improve air quality by capturing airborne particulates (PM10) on foliar surfaces, including dust, ash, pollen, and smoke. Trees also reduce gaseous pollutants considered harmful to human health, such as ground-level ozone, carbon monoxide (CO), lead, nitrous dioxide (NO₂), sulfur dioxide (SO₂), and volatile organic compounds (VOCs), carbon-based particles emitted from car exhaust, lawnmowers, and other human activities (Heintz, 2008). Scientists are now finding that some trees may absorb more VOCs than previously thought (Karl et al., 2010).

HUMAN HEALTH AND SOCIAL WELLNESS

Trees in an urban setting are also associated with many significant health benefits. Children with ADHD experienced reduced symptoms when they were exposed to green environments and spent time in nature (Faber and Kuo, 2006). Studies have shown that trees reduce stress, improve mental health, buffer traffic noise, and even reduce crime (Wolf et al., 2014; Finn et al., 2010).

FISH AND WILDLIFE HABITAT

Trees provide habitat for mammals, birds and pollinators, such as insects and bats. Shade from trees helps to remove heat from urban runoff that threatens salmon habitat in creeks, streams and lakes. Cooler water temperatures increase dissolved oxygen levels, which is essential for salmon to survive. Salmon, especially Chinook salmon, serves as a primary food source for resident orca whales (Richter et al., 2005).

ECONOMIC ADVANTAGE

The presence of trees in urban areas is associated with several economic benefits which include higher property values, increased business patronage, improvement in demand for renting apartments and offices, and attracting tourism. By providing shade, strategically planted trees can reduce the need for air conditioning in summer, lowering energy bills (Wolf, 2010).

1.3 History of Kenmore's Urban Forest

Prior to Euro-American colonization, Kenmore and the surrounding areas were originally inhabited by multiple Salish Coast tribes, including the Duwamish, Tulalip, Sammamish, Snoqualmie, and Suquamish. Native trees, including western red cedar, vine maple, red alder and bigleaf maple played a role in Northwest Coast Peoples' shelter, diet, tool-making and other uses (Kenmore Heritage Society,

2025). Squire's Landing Park was recently renamed ʔáxʔwadis (Tl' awh-ah-dees) Park to honor Kenmore's rich indigenous cultural heritage.

In the late 19th century, the abundance of timber led to the establishment of logging as a primary industry. Log Boom Park commemorates the collection point where timber was floated to local sawmills via Lake Washington at the turn of the century. In 1901, John McMaster, having learned of a new shingle-making process at a Seattle timber mill, opened a shingle mill at the north end of Lake Washington and named the area after his hometown of Kenmore, Scotland (Kenmore Heritage Society, 2025).

Despite extensive logging, certain forested areas were preserved and later became integral to the community. Saint Edward State Park, for instance, encompasses 326 acres of forested land along Lake Washington. Before becoming a state park, the area was logged in the 19th century and again in the 1920s (WA State Parks, 2025).

After its incorporation in 1998, Kenmore adopted its first Comprehensive Plan in 2001 to guide growth and preserve its natural environment (Kenmore, 2015). Recognizing the importance of trees in enhancing community livability, the City established tree protection regulations under the Kenmore Municipal Code, Chapter 18.57.

Kenmore conducted its first citywide tree canopy study in 2009, through the King Conservation District's Urban Forest Health Program study in 2019, followed by a subsequent study in 2023 (PlanIT Geo, 2019 and 2023). These studies provide a baseline for future urban forestry initiatives aimed at strengthening the city's green infrastructure. In 2024, the City launched a public tree inventory funded by the State of Washington Department of Natural Resources Urban and Community Forestry Program.

Today, Kenmore's urban forest is a mosaic of second-growth forest stands within natural areas and open spaces alongside more diverse tree species found in developed residential and commercial areas and street trees within public rights-of-way. The city's approach to urban forestry reflects its evolution from a dense native forest to a vibrant community, striving to balance growth with the preservation of its natural heritage and environmental resources.

[Photograph: historical McMaster portrait or other approved image from Kenmore]

[CALLOUT BOX for the City of Kenmore's Land Acknowledgement: We acknowledge that the City of Kenmore is situated upon the ancestral lands of the Snohomish, Snoqualmie, Sauk-Suiattle, Duwamish, Stillaguamish, Tulalip, Suquamish, Muckleshoot, and other Tribes who are part of the Coast Salish Peoples. We recognize and express our deepest respect for their enduring stewardship and profound relationship with this land, which they have cherished and protected since time immemorial. We honor the First Peoples, acknowledge their vibrant cultures, and commit ourselves to learning from their wisdom in our journey to promote justice, equity, and mutual understanding. We pledge to stand alongside these communities in acknowledging past injustices and working towards a future that respects and celebrates the diverse heritage of this land. (Kenmore, 2025)]

1.4 Framework for a Sustainable Urban Forest

Urban forests require proactive management to ensure that trees fulfill their intended role in the landscape and provide optimal benefits to the community. Researchers and industry professionals have developed best management practices (BMPs) and sustainability indicators for evaluating urban forest programming. These indicators highlight current performance levels of Kenmore and suggest long-term goals and additional actions to increase resilience and sustainability over time (Kenney et al., 2011). While many cities measure urban forest performance only in terms of canopy cover, this management framework considers four key urban forest management elements that are indicators for a healthy, resilient urban forest. The framework also serves as a template for future assessments with a standardized set of performance measures that guide managers to improve the health of their tree resource and the effectiveness of their management approach (Appendix A).

The four key urban forest management elements consist of:

- **The urban forest resource**, or the trees themselves, and how they are measured and managed. In most cases, jurisdictions manage public trees more intensively than trees on private property.
- **The policy and regulatory framework** intended to protect the urban forest and aligned with the community's vision and direction.
- **The municipal urban forestry program**, or the organization and resources dedicated to urban forest management.
- **The municipal-community interaction** between the organization and individuals and groups outside the city who are aware of and engaged in urban forest sustainability, advocacy, volunteerism, and partnerships.

While some of these elements overlap, each one provides an objective criterion and performance indicator that can be tracked and measured over time. Upon periodic review, urban forest managers can clearly identify where specific goals or targets have been met and when adjustments to management approaches appear necessary.

2. Kenmore's Urban Forest Today

This chapter details the current state of Kenmore's urban forest resources and management efforts. It is divided into the four key elements of management described in the preceding chapter, outlining the current status in each area. By analyzing the current distribution of trees across the city, as well as policies and regulations, management practices, and community partnerships, we can develop goals and strategies to preserve, plant, and maintain trees to maximize their benefits equitably and ensure the long-term health and sustainability of the urban forest.

The City of Kenmore has made significant progress in preserving and enhancing its urban forest through updates to its tree code, public education efforts to discouraging tree topping, and tree

giveaway events. To evaluate the effectiveness of Kenmore's urban forest management, Facet performed a gap analysis using a SWOT (Strengths, Weaknesses, Opportunities, and Threats) framework across the four key elements of urban forest management. This process included input from staff regarding current program capabilities and future goals for planning, maintenance, and management of the urban forest. The findings informed an analysis of existing practices (Chapter 3), using the performance indicators for the sustainable urban forest management performance indicators outlined in Appendix A.

[CALLOUT BOX: A typical "SWOT" analysis enables organizations to rapidly identify internal Strengths and Weaknesses alongside external Opportunities and Threats (SWOT) in order to examine areas for improvement and to develop a strategic plan. This CALLOUT BOX will include a graphic of the SWOT process.]

2.1 Measuring the Urban Forest

Kenmore's urban forest includes all of the city's trees, whether located on private or public lands. Public trees include those trees within rights-of-way, parks, natural areas, and other City facilities. Understanding urban forest structure, health, and distribution allows for effective planning, management, and maintenance. Kenmore's urban forest was evaluated using an established outline of sustainable management criteria for urban forests, including an urban tree canopy study, uneven-aged tree distribution, species diversity, and climate-resilient tree species (Kenney et al., 2011).

Urban forests can be measured using various methodologies and scales depending on the type of data needed, the analysis to be performed, and the management uses of the data. Studies may utilize remote technologies, such as geospatial analysis or LiDAR, or field-based methods, to take on-the-ground tree measurements, or a combination of multiple methods. To inform the development of this urban forest management plan and meet goals established in the Comprehensive Plan and 2022 Climate Action Plan, the City of Kenmore has invested in the following analyses:

- Urban Tree Canopy Study
- Climate Change Resilience and Ecosystem Service Valuation
- Equity Assessment
- Public Tree Inventory

Urban Tree Canopy

Urban Tree Canopy (UTC) is measured at the landscape or city scale using geospatial analysis. Generally, it is measured from an aerial view using remotely sensed data and encompasses all leaves and branches that cover the ground. Using 2021 data, PlanIT Geo developed geospatial datasets for tree canopy and landcover for the City of Kenmore [PlanIT Geo, 2023]. PlanIT Geo also developed a dataset identifying potential planting areas (PPA) within Kenmore where additional tree planting could occur. These data were provided to Facet for use in the analyses supporting this Plan.

Facet spatially calculated a *refined* approximate potential planting area (PPA) GIS layer using the landcover dataset and the City of Kenmore's impervious surface dataset. The new PPA was developed using specific planting area requirements. These refined potential planting areas were then used to calculate a maximum potential canopy and used as the new baseline data from which priority planting areas can be identified (See Appendix B, Section 1.1).

Facet analyzed the tree canopy, refined planting area, and maximum potential canopy data at various scales, including land use zones, census blocks, watersheds, and other geographic areas, to gain a deeper understanding of the distribution and extent of existing and potential urban forest resources across the community in order to inform high-level policy and management planning with regards to climate change resilience, ecosystem services, and socioeconomic equity.

Land Cover Distribution

The City of Kenmore encompasses a total area of 6.3 square miles (4,019 acres) with 1,790 acres of tree canopy (Figure 1 and 2). Because urban tree canopy (UTC) is expressed as a percentage of the total land area (i.e., total study area less any areas of open water), Kenmore's overall UTC cover is calculated based on the total land area of 3,901 acres. Facet used the 2021 land cover dataset provided by PlanIT Geo and updated impervious surface data provided by the City to characterize existing land cover in Kenmore. Based on this analysis, approximately 1,790 acres (46%) of the city's land area is covered by trees. Note that smaller jurisdictions within a city's boundaries, such as townships and other non-annexed areas, utility facilities, and county or state parks, may appear to skew overall UTC results. For example, excluding Saint Edward State Park from the citywide UTC analysis would decrease Kenmore's overall UTC to 40.9%. However, overall UTC is a basic metric for comparison to other cities that also range in canopy cover extent and distribution and serves as a benchmark for measuring changes in tree canopy cover over time. For that reason, overall UTC considers all tree canopy cover within a city boundary. Figures 1 and 2 provide a snapshot of urban forest distribution across the city.

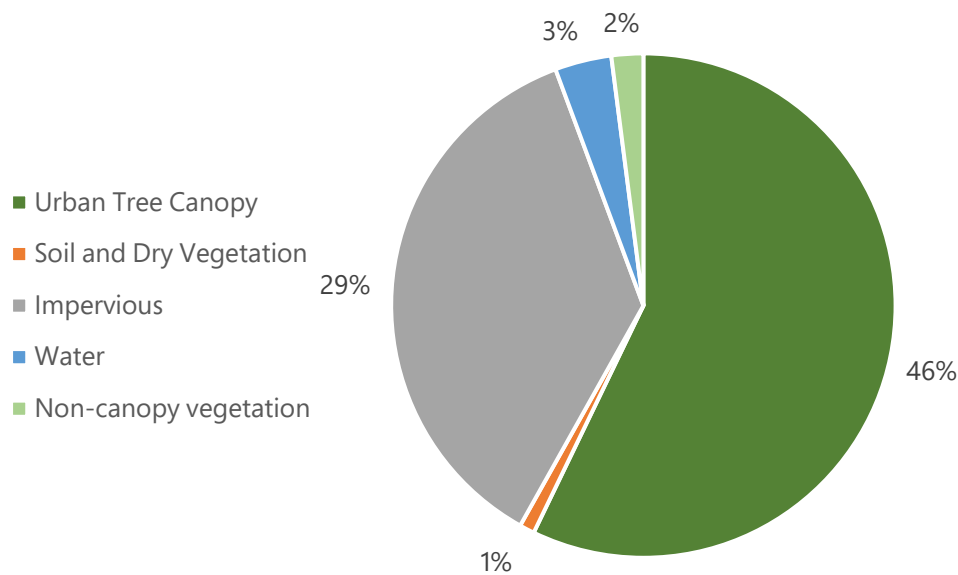


Figure 1. Land cover distribution for Kenmore, WA.

[CALLOUT BOX: Landcover categories are defined through a remote sensing process using software to classify certain features based on light bands of color and textures, pattern relationships, and object heights accordingly:

- Urban Tree Canopy (UTC) - Generally taller than 10 feet, but a combination of height and contextual clues is used to classify trees versus other vegetation.
- Soil/dry vegetation - Areas of bare soil and/or dried, dead vegetation.
- Impervious – Paved areas void of tree canopy, including buildings, parking lots, sidewalks, and roads.
- Water - Areas of open, surface water not including swimming pools.
- Non-canopy vegetation - Areas of grass and open space where tree canopy does not exist.]

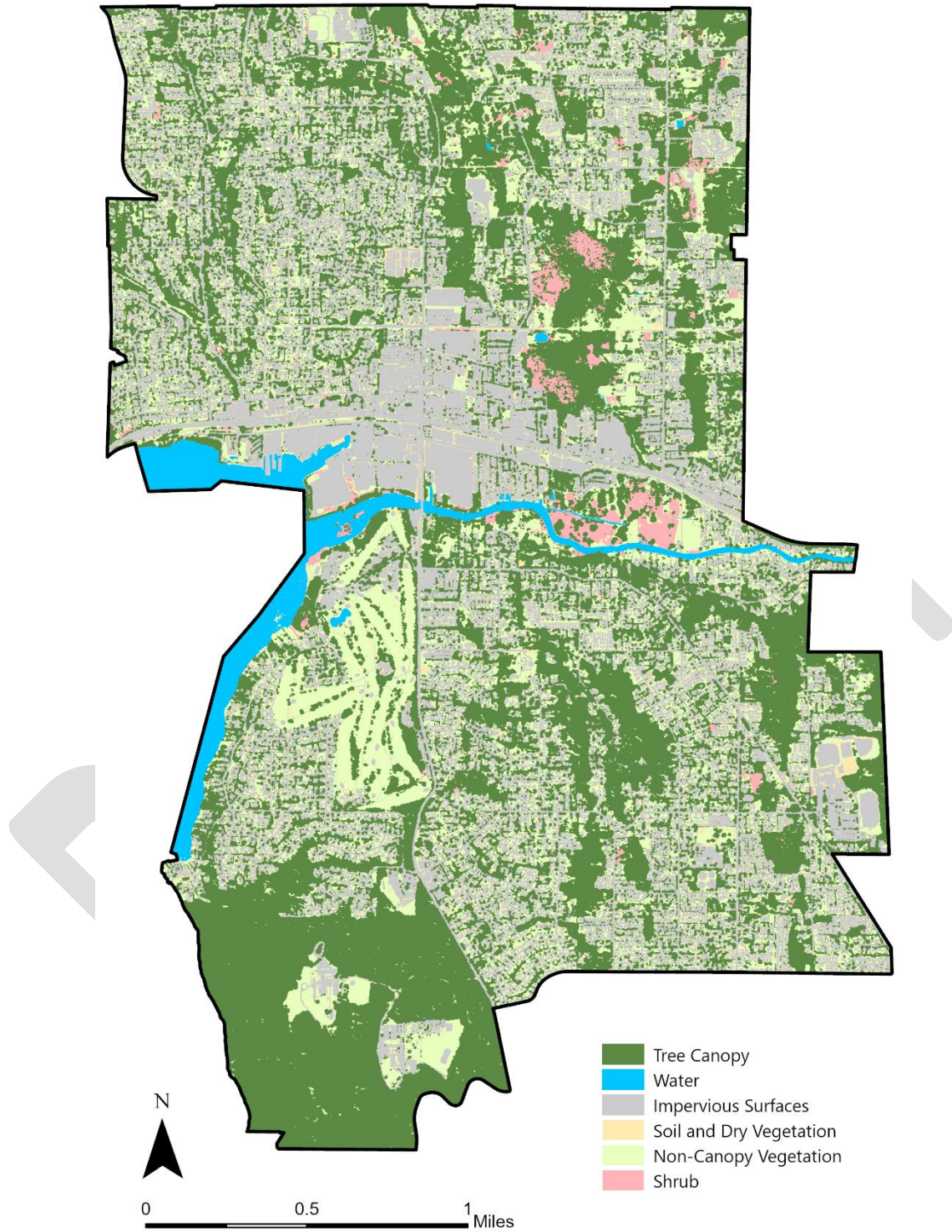
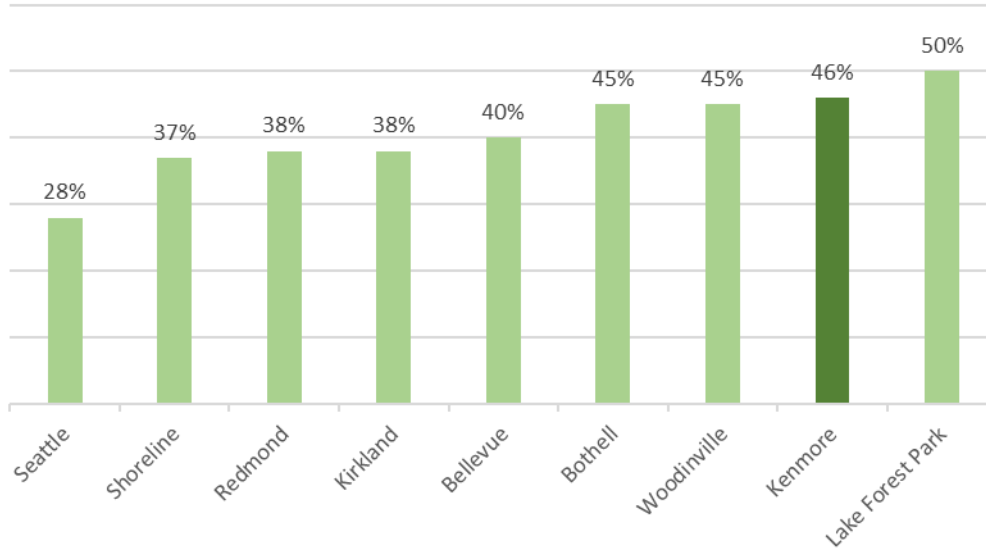


Figure 2. Map illustration of land cover distribution.

[CALLOUT BOX: Based on a comparison with neighboring municipalities, Kenmore ranks among the highest for urban tree canopy, like that of Bothell, Woodinville, and Lake Forest Park. Understanding regional canopy cover can provide greater context for urban forest planning in Kenmore. The data provides valuable insight into improved tree management, greater environmental sustainability, and future city development strategies.]

Urban Tree Canopy Comparisons
of Neighboring Cities



Land Use

Land use is regulated by the City and involves mapping designated areas for residential, business, and commercial development to guide growth effectively. One way to assess urban tree canopy and its potential impact is by examining its relationship to land use, as outlined in the City's Comprehensive Plan. Tree canopy cover can vary significantly across different land use classifications.

In Kenmore, land use can be divided into twelve main categories as outlined in Table 1. The land use with the highest tree canopy percentage is Public/Private Facilities at 61%. Residential zones (including Downtown Residential and Manufactured Housing) comprise 63% of the city's total area, covering 2,453 acres. These areas encompass 1,153 acres of tree canopy, accounting for 64% of the city's overall canopy. In contrast, parcels within commercial and business land uses together represent 152.2 acres or 8.5% of the overall canopy.

Table 1. Urban Tree Canopy and Potential Plantable Area by Land Use

Land Use	Land Use Area (ac)	Total UTC (ac)	Total UTC (%)	PPA (ac)	PPA (%)	% Possible UTC
Public/Private Facilities	825.5	497.6	61%	143.2	18%	83%
Low Density Residential	730.5	416.3	58%	139.0	19%	82%
Medium Density Residential	1593.9	700.6	44%	260.2	16%	71%
High Density Residential	80.0	26.3	33%	7.8	10%	51%
Community Business	13.1	3.1	24%	1.0	8%	42%
Downtown Residential	27.2	6.2	23%	1.2	4%	33%
Manufactured Housing Community	21.5	3.9	18%	0.5	2%	28%
Urban Corridor	26.8	4.3	16%	1.1	4%	29%
Downtown Commercial	37.0	4.5	12%	2.7	7%	30%
Regional Business	86.1	8.4	11%	6.9	9%	24%
Waterfront Commercial	14.4	1.0	9%	0.3	3%	15%
Neighborhood Business	1.7	0.1	3%	0.1	4%	22%

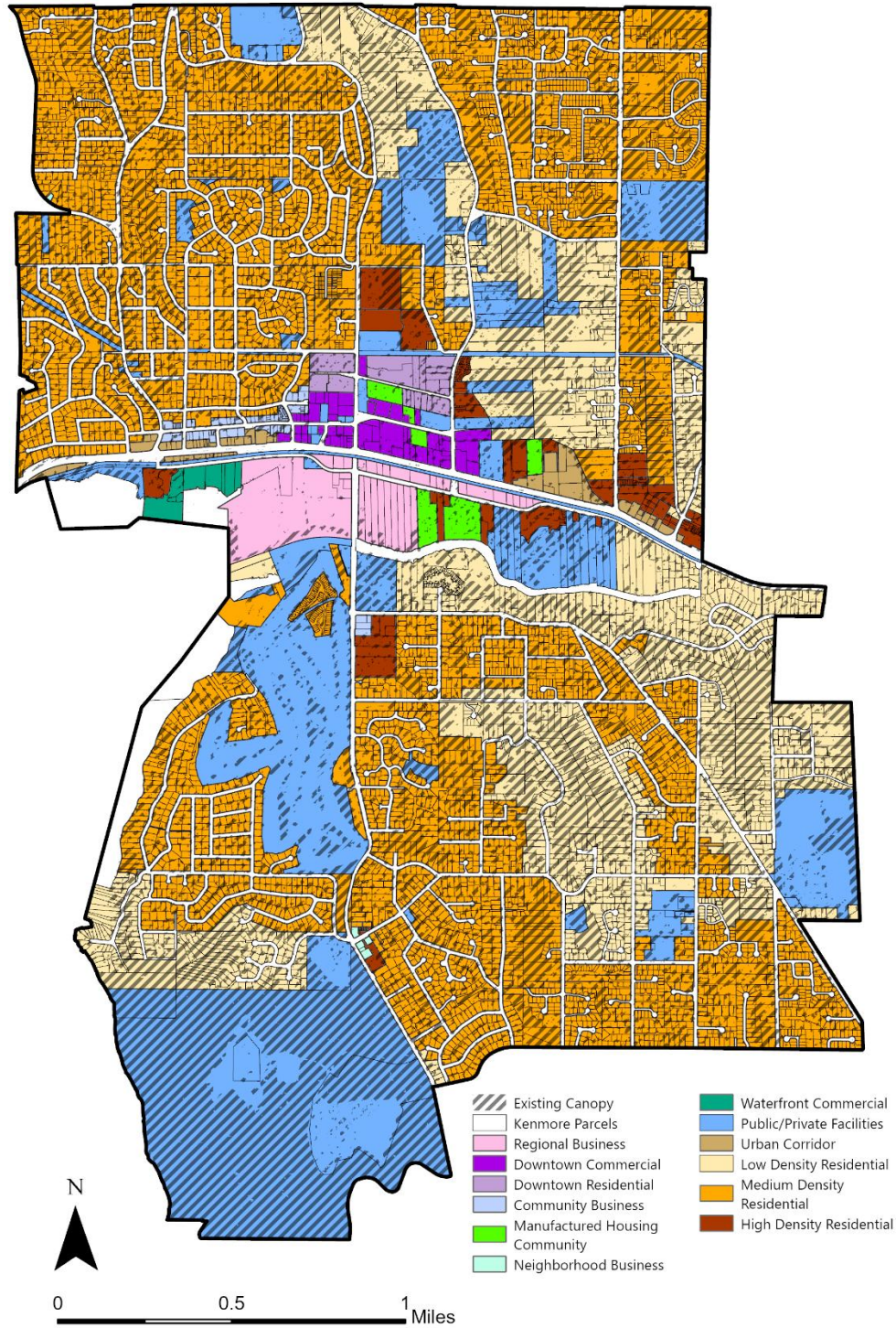


Figure 3. Map illustration of UTC by land use.

Climate Resilience and Ecosystem Service Valuation

Kenmore's urban forests play a vital role in enhancing climate resilience through carbon sequestration and mitigating the effects of urban heat and flooding. Trees and green spaces help cool the environment by providing shade and releasing moisture through transpiration, reducing local temperatures, which may increase in cities due to the urban heat island (UHI) effect (Akbari et al., 2001). This natural cooling effect decreases the demand for energy-intensive air conditioning, lowering greenhouse gas emissions and improving air quality (Nowak et al., 2017). Additionally, urban forests improve stormwater management by intercepting rainfall, enhancing soil infiltration, and reducing runoff (McPherson et al., 2011). This helps prevent flooding, erosion, and water pollution by slowing down and filtering rainwater before it reaches waterways (Berland et al., 2017). By integrating trees and green spaces into city planning, urban forests contribute to more sustainable and climate-resilient urban environments.

To gain a deeper understanding of the connection between urban forest management, climate resilience, and tree planting, a new geospatial analysis was conducted for the UFMP development that integrates land cover data with climate change themes, including carbon sequestration, heat, and flooding (See Appendix B). By examining the City's landcover and impervious surface data, opportunities for infill planting and specific climate resilience benefits emerged. The following highlights key findings of the climate resilience analysis. For more details on the methods, assumptions, and findings, see Appendix B.

Carbon Sequestration

Atmospheric carbon dioxide (CO₂), a prevalent greenhouse gas, is considered a major contributor to global climate change (Nowak & Crane, 2002). By capturing and sequestering atmospheric CO₂, urban forests provide a vital ecosystem service that can help mitigate greenhouse gas emissions. Carbon is sequestered in the tree's biomass, specifically as a factor of the tree's dry weight (EcoTree, 2025). Multiple factors, including tree species, density, size, age, and health, influence the actual carbon sequestered. Table 2 provides a summary of the current carbon benefits of Kenmore's urban forest as well as the potential additional carbon value that could be realized with added canopy within potential planting areas.

Table 2. Carbon Sequestration through tree planting¹

Current Carbon Benefits	Planting Potential	Potential Additional Carbon Value
1,503 metric tons (1,657 tons) of sequestered CO₂ annually. - Annual carbon sequestration value of \$717,374 (roughly \$477.29 per metric ton). (U.S. Forest Service, et al., 2025)	608 acres plantable space 22,500 plantable patches 51,193 new trees	1,114 metric tons (1,229 tons) of sequestered CO₂ annually - Annual carbon sequestration value of \$531,582 per year

¹ See Appendix B, section 2.1 for analysis details.

Urban Heat

In cities, increased temperature is observed and concentrated in urban heat islands, which are the product of hard surfaces, reflectance, a warming climate, and decreased vegetation. Urban heat islands, or UHIs, are correlated with a reduced quality of life and other factors. Shading hard surfaces is an effective tool for reducing and mitigating the impacts of UHIs. Therefore, focusing tree planting at the edge of potential planting areas, where they can cast shade over adjacent pavements, is likely to provide the greatest potential for reducing urban heat (See Appendix B).

This analysis estimated that approximately 266 acres of impervious areas within the City could be provided shade through strategic tree planting. Of this total, 188 acres occur within mapped UHIs. This can be further broken down by UHI Severity as shown in Table 3 and Figure 4. Based on these findings, prioritizing tree planting within UHIs, starting with the most severe (Heat Severity 5) and progressing to the least severe (Heat Severity 1), could be an effective approach for mitigating urban heat, especially when combined with pavement removal, green roof conversions, and other methods.

Table 3. Acres of new shade over impervious surfaces with canopy expansion

Heat Severity Rating	Acres of new shade over impervious surfaces	Percent increase in shade over citywide impervious area
Heat Severity 5 (Most Severe UHI Effect)	10 acres	0.8%
Heat Severity 4	23 acres	1.7%
Heat Severity 3	50 acres	3.8%
Heat Severity 2	65 acres	4.9%
Heat Severity 1 (Least Severe UHI Effect)	40 acres	3.0%

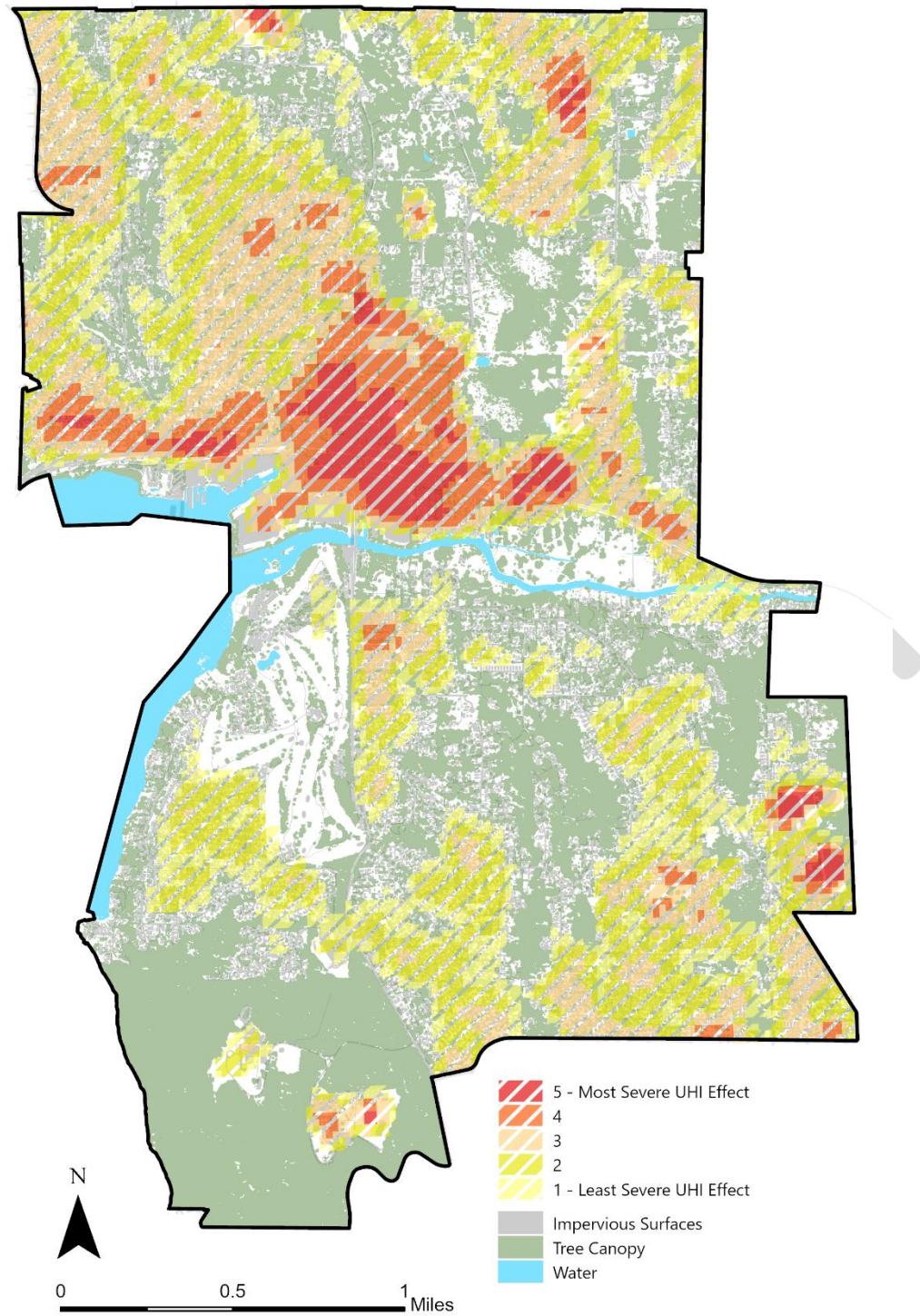


Figure 4. Map illustration of existing canopy and urban heat island (UHI) severity.

Flooding and Stormwater Management

Flooding and flood vulnerability are related to both sea level rise and extreme precipitation events, commonly referred to as “rain bombs.” Flooding is a significant concern for cities due to its potential to damage critical infrastructure and displace communities. Urban flooding is exacerbated by the prevalence of hard surfaces, particularly roads and rooftops, which deflect water and contribute debris and contaminants to stormwater runoff. Vegetated areas, such as forests, absorb water and provide friction that settles sediment, debris, and pollutants found in runoff. Cities can respond to flooding and reduce flood vulnerability by improving flood resilience, such as through improvements to both built and natural infrastructure, including the planting of trees to enhance runoff absorption. Table 4 presents a snapshot of the current flood benefits in avoided runoff of Kenmore’s current tree canopy and the additional benefits anticipated with potential canopy expansion.

Table 4. Additional flood benefits with canopy expansion

Current Flood Benefits	Potential Canopy Expansion	Potential Additional Flood Benefits
1,789 acres of canopy - A total of 146.27 MG/year avoided runoff, and - Returning a monetary benefit of \$1,306,805.64 per year.²	608 acres of refined potential planting area 949 acres of potential canopy expansion	- A total of 224.47 MG/year potential avoided runoff, and - An estimated total monetary benefit of \$2,005,413.27 per year.

Watershed Sub-basins

To help inform city managers in prioritizing urban forest management decisions, Facet analyzed the potential canopy expansion data by watershed basins. A watershed, also known as a drainage basin, is an area of land where all surface water flows into a specific stream or waterbody. These basins are separated by natural features, such as ridges or hills, which form a boundary known as a water divide. In Kenmore, the primary water bodies receiving drainage are Lake Washington and the Sammamish River. Water naturally follows the pull of gravity, continuously moving downhill and carving out pathways that evolve over time due to precipitation and human influence. Because Kenmore sits at the lower end of several major drainage basins, it is particularly vulnerable to flooding.

The City of Kenmore has mapped 24 watershed sub-basins within its boundaries, where stormwater runoff flows into creeks and streams before reaching Lake Washington and the Sammamish River (Figure 5). By assessing canopy metrics and refined potential planting areas across sub-basins, the City can establish baseline measurements to guide strategic tree-planting efforts to improve flood abatement, water quality, stormwater management, and overall watershed health.

² See Appendix B, section 2.3 for analysis.

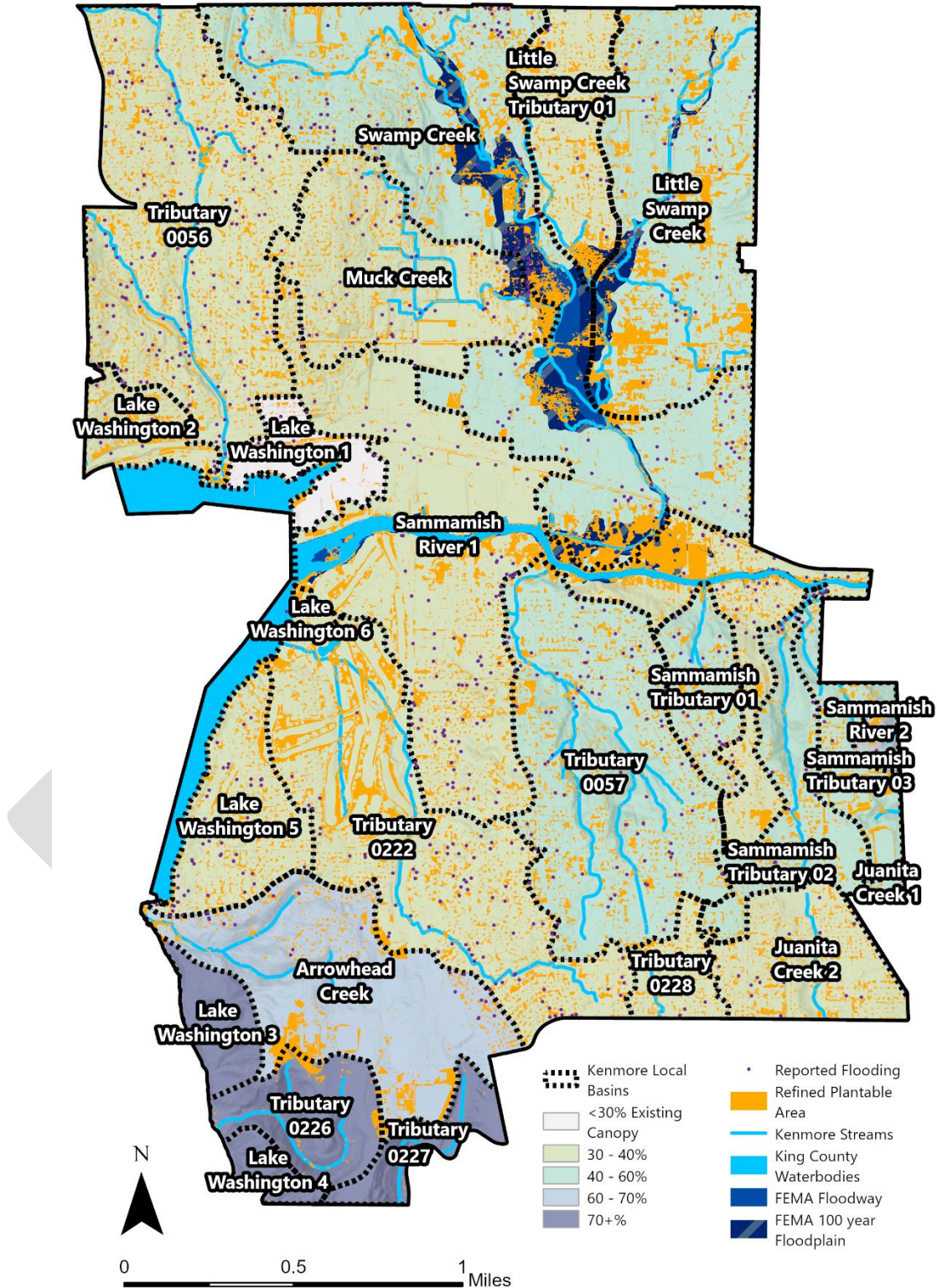


Figure 5. Map illustration of UTC by watershed sub-basin.

Table 5. Watershed sub-basin metrics

Watershed Name	Area (Ac)	Flood Complaints (per Ac)	Existing UTC (Ac)	Existing UTC %	Refined Potential Planting Area (Ac)	Maximum Potential Canopy %
Arrowhead Creek	250.4	0.1	169.3	68%	27.1	84%
Juanita Creek 1	4.7	0.2	2.6	56%	0.7	77%
Juanita Creek 2	113.0	0.2	43.7	39%	16.9	65%
Lake Washington 1	58.5	0.1	6.7	11%	5.1	29%
Lake Washington 2	52.1	0.4	15.8	30%	10.0	62%
Lake Washington 3	47.3	-	46.3	98%	0.3	99%
Lake Washington 4	23.5	-	23.0	98%	0.2	99%
Lake Washington 5	113.8	0.5	44.5	39%	18.9	67%
Lake Washington 6	7.4	-	2.6	35%	1.7	70%
Little Swamp Creek	329.9	0.2	153.0	46%	70.4	76%
Little Swamp Creek Tributary 01	113.9	0.2	45.0	40%	21.8	69%
Muck Creek	205.9	0.5	72.0	35%	29.3	60%
Sammamish River 1	533.2	0.3	162.0	32%	87.3	60%
Sammamish River 2	13.2	0.3	7.9	60%	2.1	82%
Sammamish Tributary 01	65.4	0.7	30.0	46%	8.9	70%
Sammamish Tributary 02	111.4	0.2	57.3	51%	13.1	71%
Sammamish Tributary 03	69.1	0.2	34.8	50%	10.9	74%
Swamp Creek	566.8	0.3	270.8	48%	97.6	72%
Tributary 0056	406.6	0.5	161.3	40%	59.5	66%
Tributary 0057	332.7	0.3	180.5	54%	44.0	76%
Tributary 0222	347.0	0.3	117.4	34%	68.6	65%
Tributary 0226	86.1	-	79.0	92%	4.6	98%
Tributary 0227	46.1	-	43.2	94%	0.3	94%
Tributary 0228	43.8	0.2	14.9	34%	5.9	60%

Equity

Equity in urban forest distribution is essential for ensuring that all communities, regardless of socioeconomic status, race, or location, have access to the environmental, social, and health benefits that urban tree canopies provide. Kenmore's urban forest—encompassing street trees, parks, and green infrastructure—plays a vital role in improving air quality, mitigating heat, and enhancing overall well-being. However, disparities in tree canopy coverage often exist, with marginalized communities experiencing fewer green spaces and the associated benefits. Addressing these inequities requires

intentional planning, community engagement, and policy changes to create more inclusive and sustainable urban environments. To gain a deeper understanding of these issues in the City of Kenmore, the City included in this project additional analysis to examine social and environmental equity through the lens of urban forest management, focusing on three key themes: health, safety, and economy. For detailed explanation of the methods and findings see Appendix B.

Health

Washington's Department of Health (DOH) analyzed Kenmore's health outcomes at the Census Tract level. The Environmental Health Disparities Map (EHDP) shows all six census tracts rank above average for environmental exposures linked to adverse health effects. Key pollutants include particulate matter, toxic facility emissions, heavy traffic proximity, and diesel exhaust (Washington DOH, 2025). Further research highlights that proximity to major roads and industrial or agricultural areas increases health risks (Nowak et al., 2014; City of Bellevue, 2023).

Trees improve air quality by removing pollutants through gas absorption and by capturing particulates on leaf surfaces (Boehmer, Foster, Henry, Woghiren-Akinnifesi, & Yip, 2013; Nowak, Hirabayashi, Bodine, & Greenfield, 2014; Weeden, 2024). Increasing tree canopy and creating vegetated buffers between pollutant sources and population centers can be an effective strategy at mitigating adverse health effects from air pollution (Bellevue, 2023).

To determine the potential for tree planting to mitigate adverse health outcomes due to environmental exposures like air pollution, Facet reanalyzed the refined potential planting area dataset to identify planting areas proximal to potential pollutant sources, including major highways, dry cleaners, and semi-industrial parcels (Table 6). Note that while other businesses such as airports, cement plants, and auto and photo processing shops can contribute to compromised air and surface water quality, only those identified by the DOH have been included in this analysis (Figure 6).

Table 6. Mitigating pollution proximity to canopy improvement

Pollutant Sources ³	Existing Proximity to Pollution Buffers	Canopy Improvement Potential
- Major highways - Dry cleaners - Semi-industrial parcels	497 total acres 107 covered with existing canopy (21%)	58 acres of plantable area 2,665 plantable patches* - Up to 5,368 new trees 101 potential additional acres of urban canopy

*Patches refer to individual, discontinuous areas identified as plantable.

³ See Appendix B, section 3.1 for analysis.

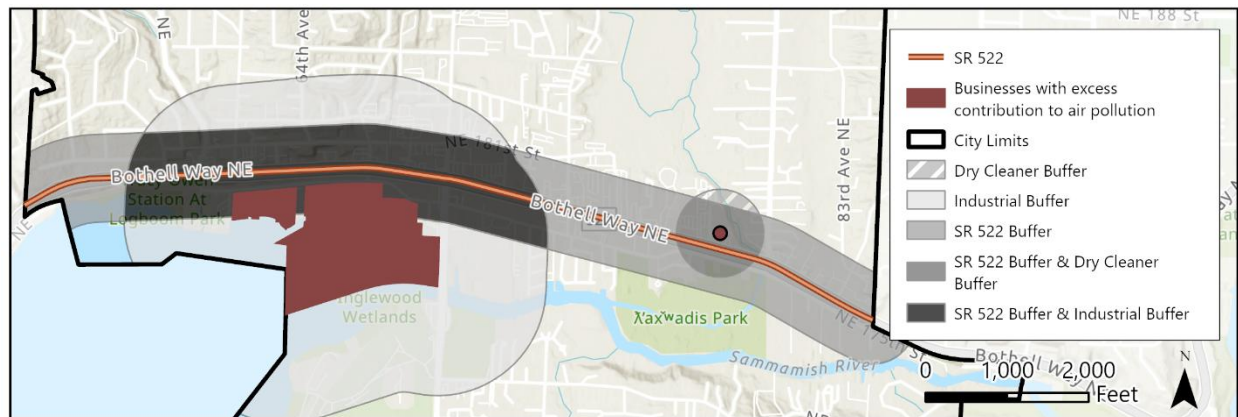


Figure 6. Snapshot of potential areas of higher health concern due to air quality issues.

Safety

Disadvantaged communities are disproportionately impacted by the negative effects of climate change (Instituto Humboldt Columbia, 2022). Factors such as urban flooding, air pollution, and concentrated urban heat pose significant threats to physical safety, placing these communities at greater risk. Consequently, urban forest management efforts aimed at reducing floods, improving air quality, and mitigating urban heat can enhance both safety and equity when focused on disadvantaged areas, as described under Climate Resilience on page 12.

To identify disadvantaged communities, Facet used the Social Vulnerability Index (SVI) developed by the Washington DOH. Like the CDC's Social Vulnerability Index, Washington's SVI considers multiple socioeconomic and demographic factors that can affect a community's ability to respond or recover to external community-scale challenges, such as natural disasters (Washington State Department of Health, 2025).

The SVI identified the census tract comprising northeast Kenmore as the city's highest area of social vulnerability, ranking 7 out of 10 (where 10 is the most vulnerable) (Washington State Department of Health, 2025); therefore, prioritizing tree planting within this area could serve to advance the City's environmental equity goals.

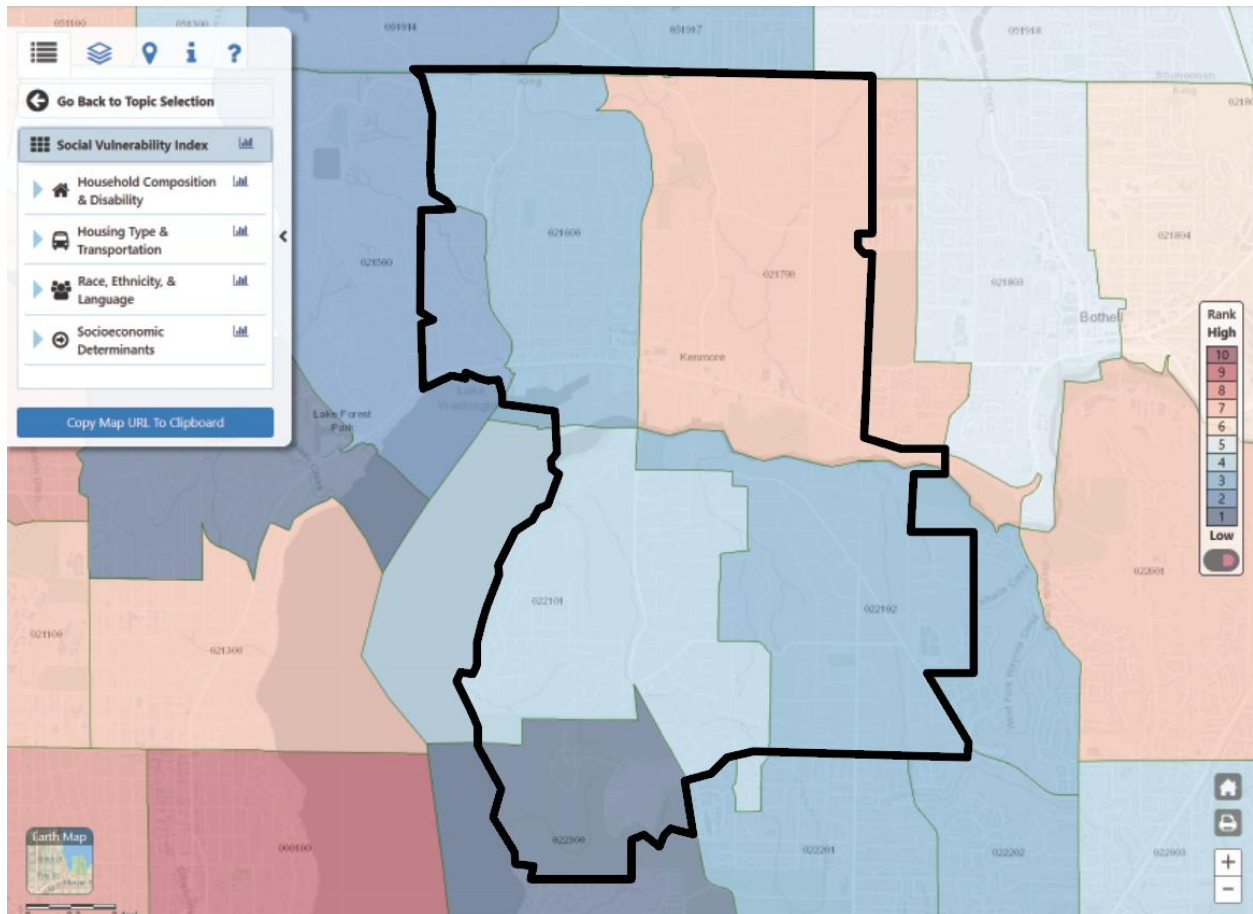


Figure 7. A snapshot of social vulnerability rankings in Kenmore shows the highest social vulnerability in the northeast area of the city (7 out of 10). (Washington State Department of Health, 2025)

Economy

Both public and private trees have been demonstrated to provide numerous economic benefits (Durrani, 2021; Isaifan & Baldauf, 2021). Especially in urban areas, trees help to reduce energy costs by providing shade and acting as a buffer from weather and wind (Durrani, 2021; U.S. Environmental Protection Agency, 2008). Trees also increase property values with aesthetic appeal and through other economic benefits, including boosting commercial and office rents and encouraging consumer spending (Georgia Urban Forest Council, 2005; Isaifan & Baldauf, 2021). Because of these benefits, prioritizing tree planting in economically disadvantaged areas can help to address economic disparities and improve equity outcomes.

To evaluate economic equity, Facet looked at multiple factor census block group level statistics, such as median household income. Additionally, Facet calculated a relative land value score that could be used to determine economic advantage or disadvantage related to landscape and demographic characteristics at the census block group level (Table 7).

Table 7. Census Block Groups metrics

Census Block Group	Median Household Income	Composite Land Value Score	Existing UTC (Ac)	Existing UTC %	Refined Potential Planting Area (Ac)
530330215002	\$ 193,269	1.29	49.5	37.1%	21.8
530330215004	\$ 194,219	1.79	14.0	51.1%	4.4
530330216001	\$ 140,625	2.23	91.2	41.2%	33.6
530330216002	\$ 70,917	1.72	42.1	21.5%	21.9
530330216003	\$ 151,125	1.97	63.7	38.4%	21.0
530330216004	\$ 191,000	1.50	53.1	41.0%	19.5
530330217011	\$ 97,250	1.60	106.1	51.4%	34.5
530330217012	\$ 213,667	2.68	66.5	38.8%	28.3
530330217013	\$ 224,107	2.54	75.2	49.5%	27.9
530330217021	\$ 106,250	1.45	41.5	26.1%	42.2
530330217022	\$ 145,061	1.99	51.5	44.8%	18.8
530330217023	\$ 54,861	1.87	111.8	43.3%	56.0
530330221011	\$ 235,591	1.54	91.8	44.4%	32.1
530330221012	\$ 121,250	2.64	136.8	54.6%	35.2
530330221013	\$ 188,095	1.74	61.5	43.4%	21.9
530330221014	\$ 116,125	2.46	76.5	28.9%	55.4
530330221021	\$ 167,240	2.12	24.0	36.3%	9.9
530330221022	\$ 160,288	1.63	134.1	56.5%	38.0
530330221023	\$ 134,432	1.55	143.4	52.1%	35.3
530330221024	\$ 219,958	2.05	75.8	37.0%	30.5
530330223001	\$ 179,674	-	279.2	85.5%	20.3

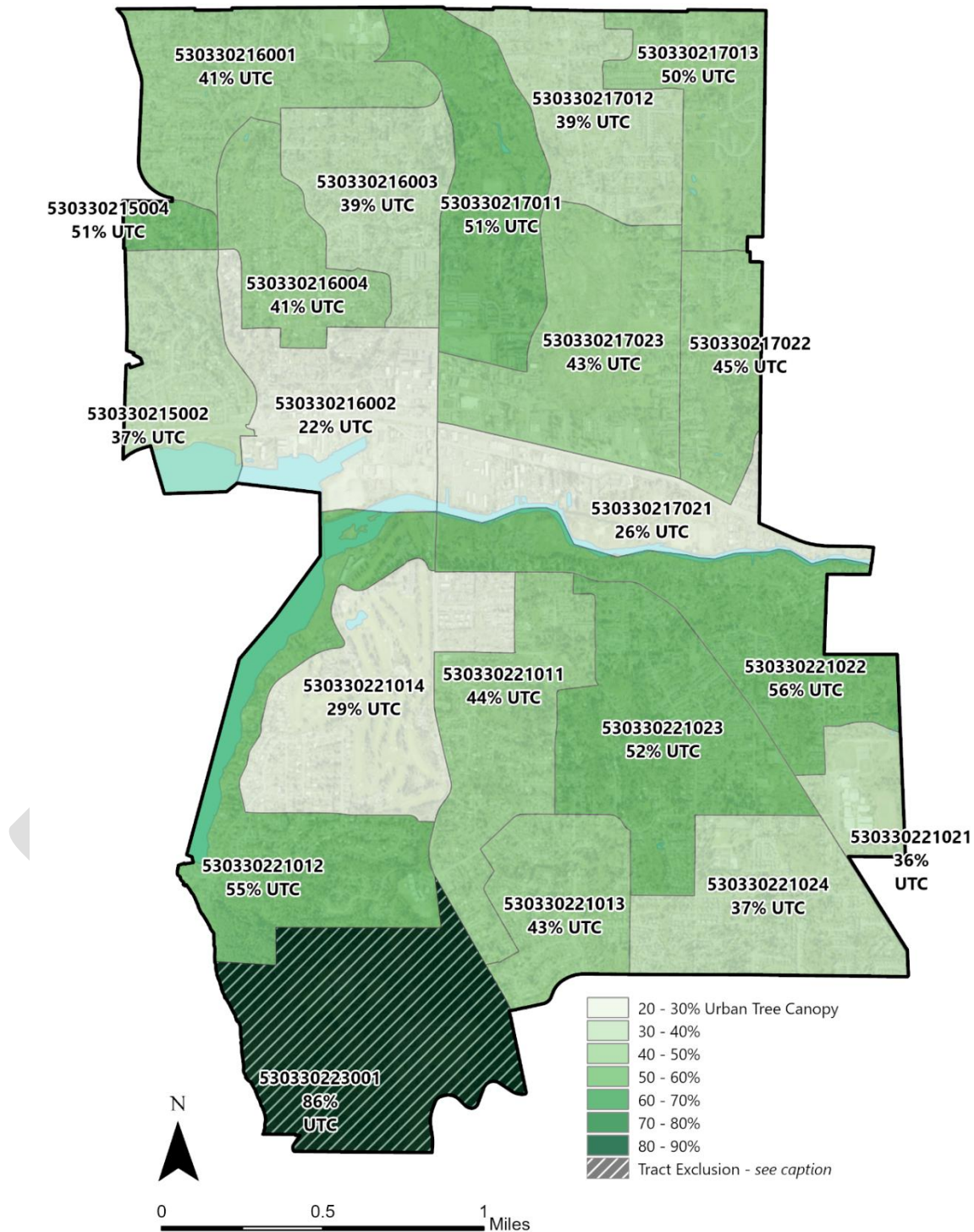


Figure 8. Map illustration of UTC by census block group.

Note that the census block group data for St. Edward Park (hatched area) is from the City of Kirkland, although the park is within Kenmore city limits.

Relative land value was then compared to median household income data from the 2020 US Census (U.S. Census Bureau, 2020). By combining these data, Facet identified census block groups that could be considered advantaged or disadvantaged in both relative land value and household income at roughly the neighborhood scale (i.e., census block group).

Refined potential planting areas were then reanalyzed to estimate a potential quantity of infill tree planting for each block group. Sorting of block group data based on these factors implies prioritization from most to least economically disadvantaged. Further, by applying a cost estimate to the estimated infill planting quantity, one could calculate the potential for investment in urban forest expansion in economically disadvantaged areas.

To further illustrate the city's socioeconomic picture, Facet mapped additional demographic factors that may influence economic advantages and disadvantages, including per capita income, median owner-occupied housing unit, and educational attainment data. Viewing these themes in conjunction with each other can provide additional context for economic equity within the city.

Priority Planting Analysis

To assist the City in determining locations where planting could have the greatest environmental, climate, and socio-economic equity impact, a priority planting analysis was conducted. Based on the Refined Potential Planting Area (PPA) previously discussed, PPAs were then prioritized by integrating climate resilience and equity analysis findings and equally weighting the following criteria:

- Urban heat island effects by heat severity levels
- Flood risk factors by watershed basins
- Economic equity by census block groups
- Health equity by census tracts and air pollutant source buffers

A Priority Planting Level (PPL) was assigned to potential planting areas for both public and private land within the City, ranging from PPL 1 (Lowest) to PPL 10 (Highest) (Table 8). A GIS layer was developed for use by City staff as a screening tool to highlight areas around the city where planting would be most beneficial to achieve equity and climate change objectives. This layer can be filtered and viewed at the city scale or at a site-specific level, broken down by public versus private land. Figure 10 illustrates planting opportunities across the City, with the predominance of high PPL categories located within the northeast area. Priority planting case studies are provided in Appendix C using this screening tool. For detailed methods and metrics in this model, see Appendix B, section 4.

Table 8. Refined plantable area broken down by priority planting level and public versus private land

Priority Planting Level	Area on Private Parcels (Ac)	Area on Public Lands (Ac)	Area within Right of Way (Ac)	Total Area per Planting Level (Ac)
Priority Planting Level 10 (Highest)	2.4	0.7	0.8	3.9
Priority Planting Level 9	10.4	3.1	3.1	16.5
Priority Planting Level 8	13.0	2.7	2.4	18.0
Priority Planting Level 7	57.2	14.1	6.5	77.7
Priority Planting Level 6	121.2	39.0	10.0	170.1
Priority Planting Level 5	125.3	13.7	10.7	149.8
Priority Planting Level 4	95.5	5.0	5.9	106.4
Priority Planting Level 3	32.4	9.0	2.1	43.5
Priority Planting Level 2	4.9	5.0	0.3	10.2
Priority Planting Level 1 (Lowest)	2.5	6.7	0.0	9.2
Total PPL per Public/Private	464.9	98.9	41.7	605.4

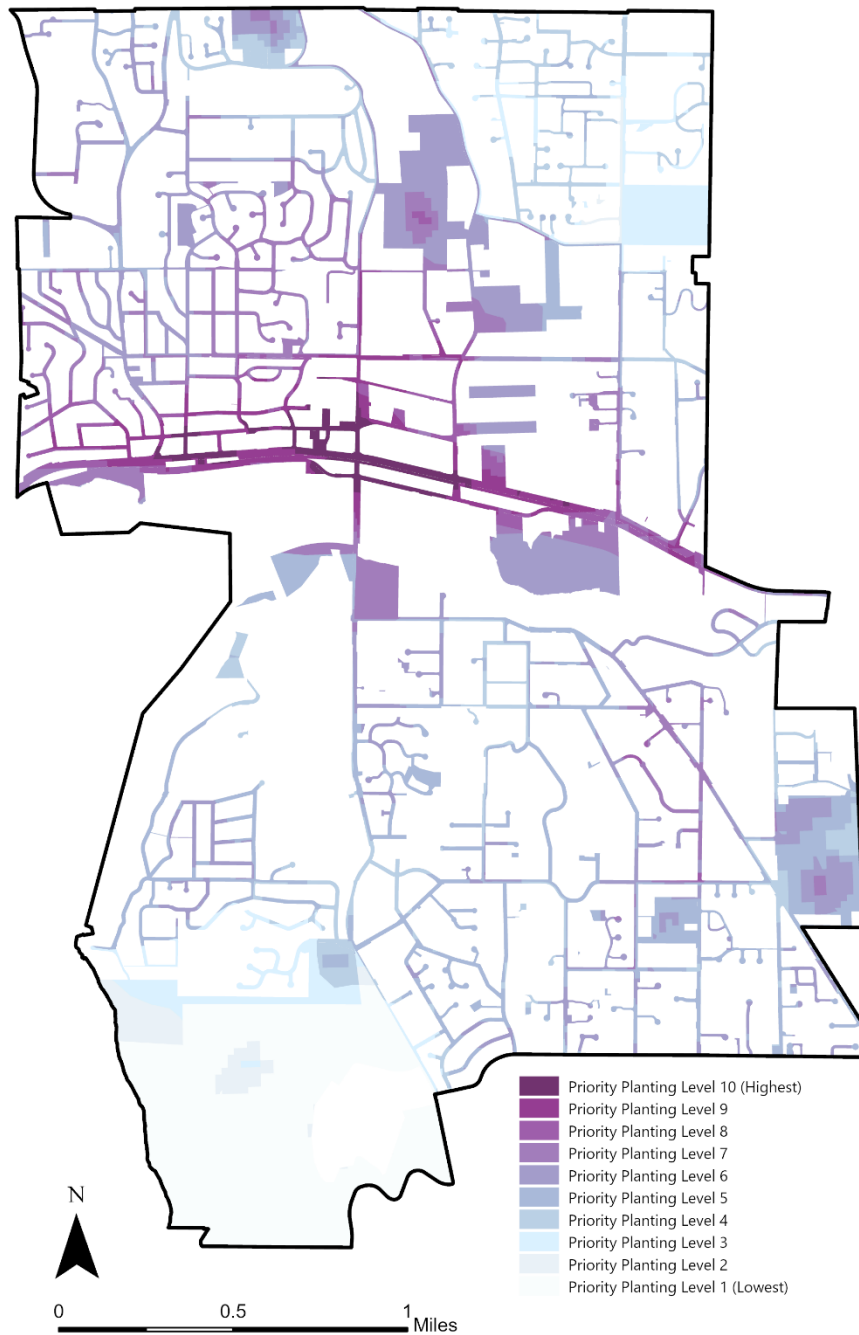


Figure 9. Priority areas for planting within City of Kenmore public lands and right of way.⁴

⁴ Refer to Appendix B and the accompanying GIS feature class for a city-wide breakdown by refined plantable area.

Public Tree Inventory

Public trees in Kenmore are located within rights-of-way, developed parks, natural areas, and city facilities. These trees represent the portion of the urban forest that is directly managed by the City (see Figure 10).

With grant support provided by the Washington State Department of Natural Resources' Urban and Community Forestry Program (WADNR), Kenmore began conducting a field-based inventory of public trees during the past year. This effort has focused on trees within public rights-of-way, city facilities, and developed parks. This inventory does not include an assessment of forest stands within natural areas or open spaces. The data collected offers a preliminary snapshot of Kenmore's public tree population and provides valuable insights to assess forest health, identify tree management priorities, and guide resource allocation for future operations.

To date, the City has collected data for 12,545 trees by interns trained and overseen by the City of Kenmore's Environmental Services Department.

Recorded attributes include:

- Common and Scientific Name
- Condition
- Location
- Number of stems
- Diameter-at-breast height (DBH)

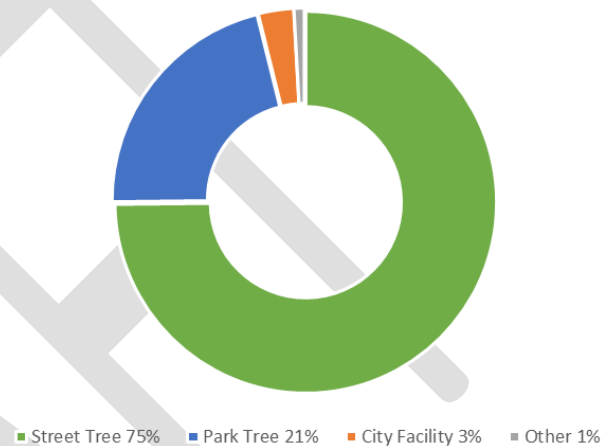


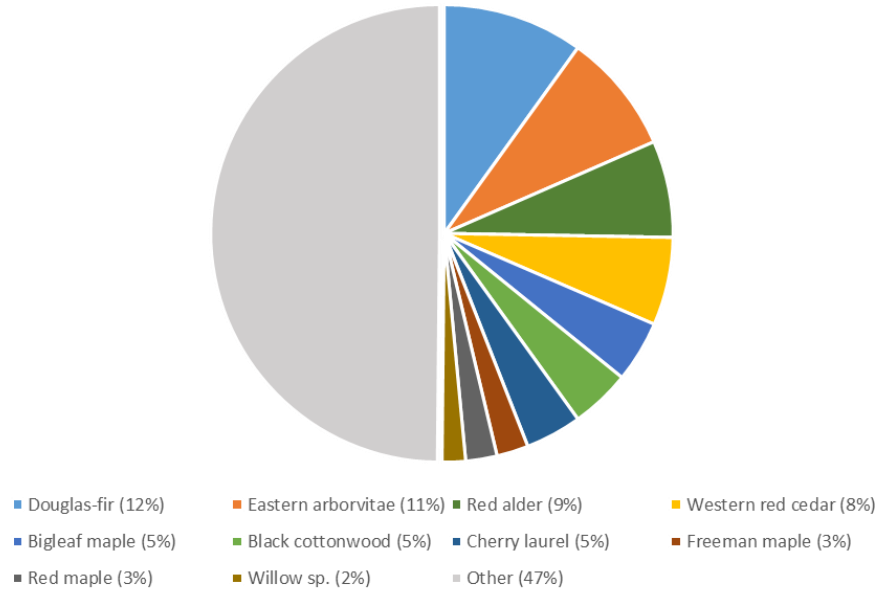
Figure 10. Location of Kenmore's public trees.

As part of the Urban Forest Management Plan project, ISA-Certified Arborists from Facet provided a quality control review of species identification for the dataset. Arborists confirmed species for each data point in a desktop exercise using photographs taken by the City interns. Since the quality control exercise does not include confirmation of the tree condition ratings, it is recommended that an ISA Certified arborist assess tree health conditions and maintenance needs for a future phase of the project.

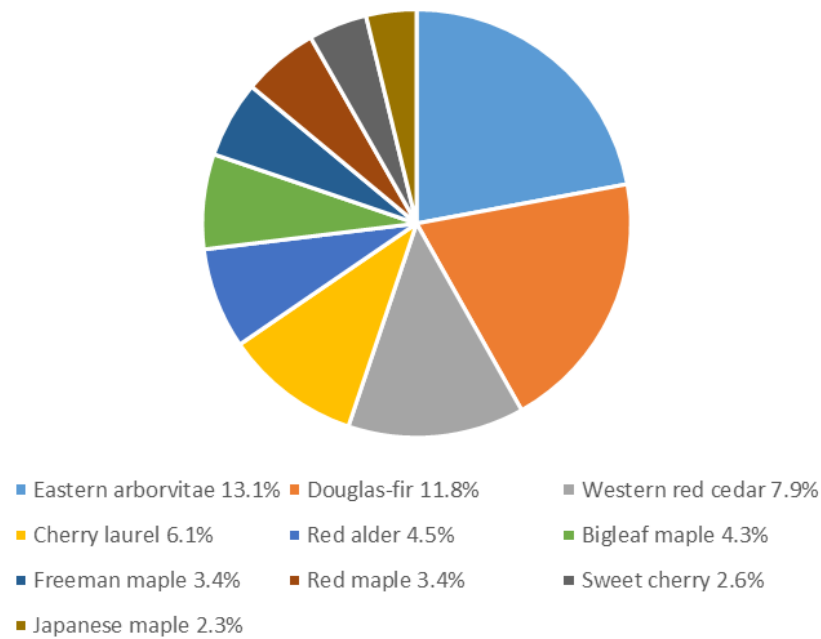
[CALLOUT BOX: Kenmore's Public Tree Composition: Kenmore's public tree inventory includes 155 species representing 68 genera and 34 plant families. The most abundant tree species include Pacific Northwest natives, such as Douglas fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), and red alder (*Alnus rubra*) as well as non-native ornamental species such as Eastern arborvitae. Note that Arborvitae is typically grown and managed as a hedge or privacy screen and is not typically grown as a canopy tree. Despite its relative abundance in the inventory (11%), it may not contribute greatly to Kenmore's urban tree canopy cover, though it still provides benefits for overall urban greening.

Placeholder graphics to be redesigned in InDesign

Public Tree Inventory Species Composition



Street Tree Species Composition



[END CALLOUT BOX]

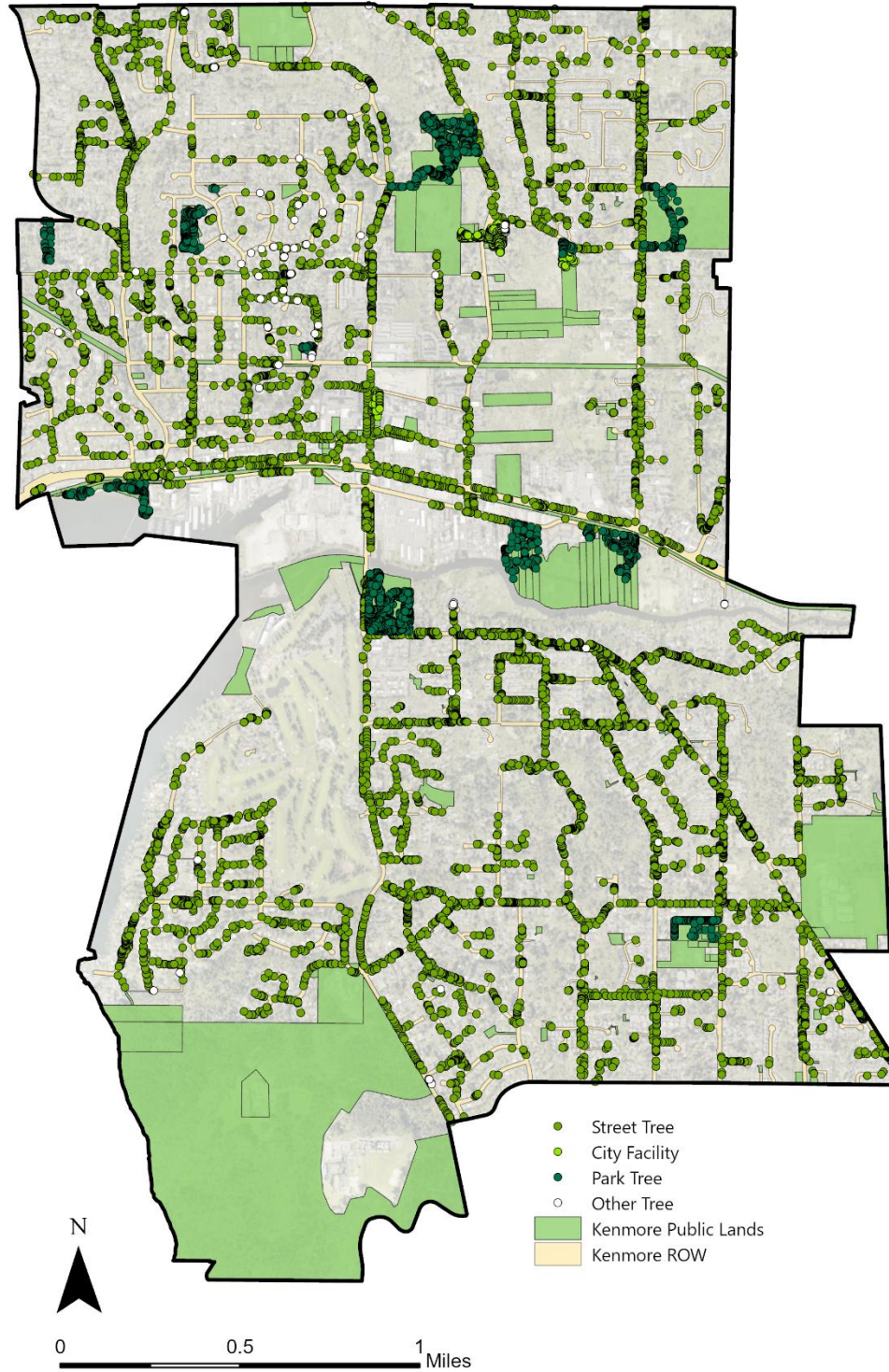


Figure 11. Public tree inventory locations.

2.2 Guiding Policies and Regulations

The City has developed policies, codes, management plans, and operational standards as guidance in achieving its long-range goals. So that the Urban Forest Management Plan fits into the context of these goals and other local planning efforts, the following policy documents were reviewed to ensure alignment with other ongoing City efforts and goals and to understand current performance levels under the lens of the Framework for a Sustainable Urban Forest outlined in Chapter 1.

Kenmore's Policy Documents

Four overarching policy documents provide strategic guidance that is integrated into this plan: The 2024 Kenmore Comprehensive Plan, the 2020 Kenmore Parks, Recreation and Open Space (PROS) Plan, the 2022 Climate Action Plan and the 2023 Diversity, Equity, Inclusion, and Accessibility Strategic Plan.

Comprehensive Plan

Comprehensive Plans articulate the community's vision regarding future land use and accommodating growth required by the Washington State Growth Management Act. Comprehensive Plans serve as a foundation for municipal zoning and development codes. In reviewing Kenmore's updated 2024 Comprehensive Plan and draft elements, significant policies and goals related to urban forest management include:

- Policy CA-5.1.2: Develop and implement a UFMP that encourages the preservation and protection of trees on public and private properties consistent with the Land Use Element. Include carbon sequestration as a primary goal of the UFMP.
- Policy CA-13.2.4: As part of the Urban Forest Management Plan, update the tree canopy assessment regularly and prioritize increasing tree canopy in areas subject to urban heat island effect.
- Policy NE-1.1.1(f): Create an Urban Forest Management Plan that benchmarks progress towards tree preservation and maintenance.
- Policy NE-1.5.1: Foster partnerships with agencies and nonprofits that support and educate about the importance of urban forestry.
- Policy NE-1.5.2: Continue to support tree canopy preservation and foster tree appreciation in the community.
- Policy NE-1.5.3: Encourage public involvement in urban forestry stewardship at public events, and through volunteer events and workshops.
- Policy NE-1.6.1: Through urban forestry, street design standards, and parks programs, encourage planting of street trees throughout the City.
- Policy NE-1.6.2: Ensure the tree canopy management plan monitors the success of municipal tree related ordinances in achieving tree canopy goals and provides insight for code changes.

- Policy NE 4.1.4: Mitigate the effects of climate change through various measures, including...reduce heat islands through increased tree canopy.

Park, Recreation, and Open Space Plan (2020)

The Park, Recreation and Open Space Plan (PROS) was developed to provide a framework for future development of the parks system, recreation facilities, and programs over the next 20 years. Currently, Kenmore's 13 parks cover a total of 146 acres, of which 120 acres of natural areas include forests. During PROS plan development, the community ranked acquiring and protecting natural open space areas as the second highest priority for funding, compared to other park and recreation improvements. PROS plan recommendations include acquiring park land and open space, sustaining support of park and recreation facilities, and exploring opportunities to enhance management and maintenance activities.

Climate Action Plan (2022)

The Climate Action Plan (CAP) establishes actions that both the City and community can take to reduce greenhouse gas emissions by 50 percent by 2030 and achieve net-zero emissions by 2050. It also provides strategies to adapt to future climate change impacts, established in the 2021 Climate Vulnerability Assessment. The development of an Urban Forest Management Plan and increasing tree canopy are two action items summarized in detail, with the collective goal of preserving, maintaining, and increasing the City's tree canopy through updated regulations, programs, community participation, and improved forest management practice for public properties.

Diversity, Equity, Inclusion, and Accessibility Strategic Plan (2023-2028)

The Diversity, Equity, Inclusion, and Accessibility Strategic Plan (DEIA) guides the City's pursuit of being a diverse community that promotes inclusion and accessibility. The goals, objectives, and strategies identified within this DEIA Strategic Plan are intentionally designed to create an environment in which DEIA and equal rights are integrated into the fabric of how the City operates. The Plan is accompanied by a spreadsheet that provides a 5-year implementation road map including a timeline, leads for each task, and where additional resources are needed. Specific objectives related to the urban forest include:

- Reduce the heat-island effect that disproportionately affects disadvantaged neighborhoods by developing a plan to encourage and provide more trees and natural landscapes in those areas.
- Identify trees with cultural significance.

Tree Protection Codes

When Kenmore became an incorporated city in 1998, the City adopted the King County tree protection ordinance in effect at that time. Since then, the City has undergone multiple code revisions to enhance tree protection, as shown below.

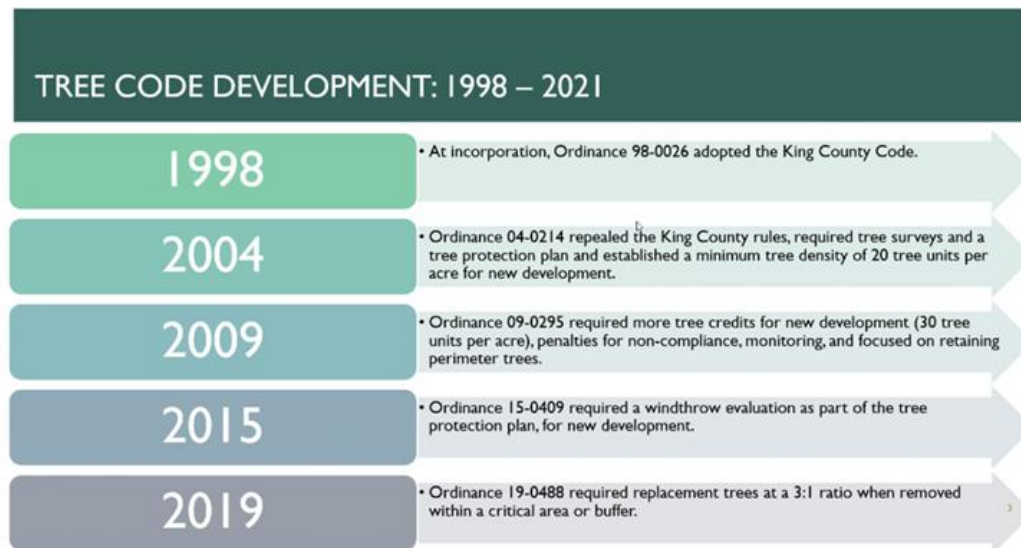


Figure 12. Placeholder for redesigned tree code development timetable

The purpose of Kenmore Municipal Code (KMC) Chapter 18.57, Tree Management and Protection is to support the Comprehensive Plan goals related to tree canopy cover and urban forest management. KMC 18.57 outlines the requirements for tree retention in both development and non-development scenarios involving tree removal. The code establishes a process and standards for the protection and replacement of trees on private property.

- The City requires development sites to meet a minimum tree density of 30 tree units per acre of net buildable area. This requirement can be met through the retention of existing trees, replacement trees, or a combination of retained and replacement trees. Incentives include greater credits allotted for preserving or planting trees in groves, such as reduced parking or additional dwelling units within certain zones.
- The removal of exceptional trees is not allowed; however, the code allows for a variance from the exceptional trees standards and replacement ratios and native species replacements selected from KMC 18.20.3083 Table 1.
- Under KMC 15.25 Land Alterations, the removal of significant trees requires a Tree Removal Permit. The City allows a limited number of trees to be removed each year, based on factors such as property size, land use, the presence of critical areas, and whether the trees were previously designated for protection.
- Note that the removal and replacement of hazardous trees within critical areas is permitted when certain criteria is met under KMC 18.55.150(E)2.

Other Tree Regulations and Standards

Regulations related to public trees are found in KMC 12.70 Sidewalks, Planting Strips and Street Trees, KMC 18.35 Development Standards – Landscaping, KMC 15.25 Land Alterations, and KMC 12.50 Road Standards. KMC 12.70 places the responsibility and expense of certain ROW vegetation maintenance on the abutting property owner. KMC 12.70.090 sets forth trimming and removal limitations of trees, shrubs, and other plantings. Although neither of the two chapters includes standards for the removal or replacement of street trees, it should be noted that KMC 12.70 is planned to be updated in 2025 to establish requirements for the removal and replacement of trees within the right of way.

Specific street tree and landscaping requirements are provided in the City's Road Standards published on the City's website and referenced in KMC 12.50 (Kenmore, 2021). The 2021 Road Standards provides standards pertaining to tree planting location, spacing requirements, planter strip widths, height requirements, and species selection, including an approved street tree list and standard planting detail.

2.3 Current City Capacity Assessment

This section captures the current municipal resources dedicated to urban forest management. Because urban forests encompass trees and vegetation on both public and private property, their management is complex, often requiring a broad range of skills and experience across multiple disciplines, including arborists, engineers, ecologists, policymakers, and planning professionals. Rather than focusing on the number of municipal employees or specific funding amounts, performance is related to funding stability, training and skill levels, and cooperation across disciplines responsible for managing Kenmore's urban forest.

Staffing Overview

Urban forest management in Kenmore primarily involves staff in the Public Works, Community Development, and Development Services Department. Park tree care operations fall under the Public Works division. Currently, there is no Urban Forester position responsible for long-range strategic planning, code amendment efforts, public information, grant writing and administration, or Tree City USA application submittal (Kenmore is not a Tree City USA community). Currently, staff involved in tree management or urban forestry projects do not meet on a regular basis to collaborate and communicate. Although tree preservation and canopy cover enhancement are evident at the policy and code administration level, it is unclear whether the same goals apply to maintaining and managing public tree assets. Staff in all divisions agreed that an Urban Forest Management Plan would help the City shift from a reactionary management model to establishing priorities and resources through a more strategic planning approach.

Public Works - Environmental Services Review

This division is responsible for surface water and stormwater operations and maintenance, low-impact development, stream monitoring, stormwater regulation, and climate action planning. The Climate Action Plan (CAP) Program Manager leads most urban forestry special projects as needed. A GIS Analyst oversees additional tree canopy cover analysis as needed. While no one staff member has been

identified to maintain the public tree inventory, it was determined that it will likely be a joint effort between Public Works Operations (who will use the inventory for tree management purposes) and the Environmental Services division. Suffice that adequate staffing to maintain tree asset data is currently unknown.

Public Works - Operations and Engineering Review

Multiple positions within Public Works Operations are responsible for street and park operations. Duties include maintaining certain right-of-way and park trees through minor pruning, storm response, and tree removal and replacement planting as needed. Currently, there are no ISA Certified Arborists or Tree Risk Assessor credentialed staff, and no specialized heavy equipment (e.g., bucket truck, chipper) or climbing and pruning gear available. However, the City only contracts arboriculture work with ISA Certified Arborists. For example, ISA Certified contractors handle larger and hazard public tree removals that require bucket truck access and climbing expertise.

Public Works Engineering is responsible for most of the planting and establishment of new street trees in the right-of-way through Capital Improvement Program (CIP) projects. The remainder are typically planted through private development. Public Works Engineering also handles ROW code compliance cases. Kenmore's ROW Inspector enforces the tree code and responds to code violations within the right of way. Typically, maintenance activities are the responsibility of the adjacent property owner.

The Parks and Streetscapes Maintenance Supervisor oversees tree-related activities related to restoration projects in parks, while the Volunteer Supervisor schedules volunteer events. Most new street trees are planted and established through Capital Improvement Project (CIP) projects. The Public Works Operations Director is responsible for tree-related budget development, scheduling, management and supervision, overseeing special projects or programs, volunteer management, etc.

Informed by interviews with Public Works staff, current staffing levels for public tree maintenance and management efforts (at current service levels) were reported as adequate. However, resource issues with planting new trees and their subsequent care were identified. Understanding that new tree planting is important to the community, staff expressed concerns that established tree care costs informed by planting goals are perceived as arbitrary, and CIP-related tree planting in streets and parks will not be supported in future budgets.

Community Development Review

The Department of Planning and Community Development is responsible for long-range planning projects (i.e., Comprehensive Plan, Shoreline Master Program), park planning (PROS Plan), and park capital improvement development projects. The Director and Principal Planner support the Planning Commission and City Council on planning initiatives, policies, codes, and regulations, ensuring that community participation is involved.

Development Services Review

One Planner position in Development Services processes tree retention plans and tree removal permits, while Kenmore's Code Compliance Officer enforces the tree code and responds to reports of code

violations on privately owned property. Updates to the City's tree code are administered as assigned or directed by the City Council and are carried out by multiple staff members as part of their team.

Interviews with staff revealed that current staffing levels are considered insufficient for administering tree codes and updating policies. Tree code administration and tree removal permitting may involve informal consultation between the Development Services Director, who holds Certified Arborist qualifications, and the Planner reviewing proposals. Staff expressed that having an on-call arborist for development plan review would help to offset staff time for other tasks. Tree code amendments are described as a reactionary process, where public outcry (usually related to a development proposal) prompts a response from decision-makers, directing staff to change specific tree code provisions. Consequently, considerable staff time is dedicated to numerous incongruent amendments to the tree code. Staff noted that they had visited the City Council 17 times in the last three years to discuss tree and tree code issues.

2.4 Community Partnerships and Engagement

Community partnerships refer to the individual and group stakeholders engaging in urban forest management activities. Activities may include advocacy, volunteer work, and participation in formal and informal committees. Stakeholders can include neighborhood associations, a tree board, business groups, professional organizations, non-profit organizations, and other agencies that may interact with the City on specific tree management or urban forest policies. A critical component of community engagement is striving for equity and accessibility in its interactions so that a diversity of voices and experiences is represented.

Public Engagement and Education

The City of Kenmore currently engages with the community on various scales of urban forest stewardship and regulatory issues. The City does not have a tree board or commission, but it has engaged the community on various issues related to urban forest health and sustainability over the years. The City engages with community members during the design stage of capital improvement program project development. Community members are informed about tree removals and new plantings as part of the project and are encouraged to provide feedback.

City staff report that there is strong support within the Kenmore community for environmental protection and stewardship, including the urban forest. In 2022, Kenmore participated in the King Conservation District's Urban Forest Health Program to sponsor the *More Trees in Kenmore Program*—a tree giveaway to households and businesses. Through this program, participants received up to two free trees and educational materials on tree installation. Engagement was conducted in both English and Spanish, offering accessibility accommodations for individuals with mobility issues. The City also hosted additional outreach events with community members from select socio-economic groups. Specific educational campaigns have focused on updating stakeholders and community members regarding the City's new tree ordinance. Outreach efforts have included articles in the City newsletter, postcards with information on new regulations, and maintaining a webpage on the City's website specifically dedicated to trees.

Stakeholders and Community Groups

The City promotes events and engages community volunteers in partnership with local non-profits on a project-specific basis. Non-profit partners include Sno-King Watershed Council, Earth Corps, and Mid-Sound Fisheries Enhancement Group. These groups primarily focus on the ecological restoration of forested and riparian natural areas, including activities such as invasive plant removal and the installation of native plants. Kenmore also develops resources for engaging with stakeholders, special interest groups, and the broader community regarding viewpoints on urban forest policy and regulatory issues. Resources also foster participation and involvement in public testimony related to specific tree-related projects. Stakeholder groups include People for Environmentally Responsible Kenmore (PERK) and the Master Builders Association of King and Snohomish Counties.

Regional Resources

Regionally, the City is familiar with King County's 3 Million Trees initiative, which aims to protect forestland, plant trees in communities with low canopy cover, enhance salmon habitat, and prepare 1,000 acres of forest to be more resilient under a changing climate through targeted stewardship actions. Staffing and budget constraints hinder the City from implementing specific programs or projects to achieve these County-wide goals. The City is also familiar with the County's new Urban Forestry Forum, which brings together city staff from all King County jurisdictions to share knowledge and gain resources.

3. Analysis of Current Practices

Using the criteria and performance indicators for urban forest management outlined in Appendix A, each of the four elements has been assessed below to review and understand the City's current practices in sustainable urban forest management and to identify its performance levels, ranging from low to optimal. The current status of each area is summarized below, accompanied by a table that outlines the specific criteria, the City's current practices related to those criteria, and the corresponding performance level.

Based on the current performance status, opportunities for improvement have been identified as goals and actions in Chapter 5, Strategic Plan Recommendations.

3.1 Element 1: The Urban Forest Resource

These are the individual and collective trees and what we currently know about them.

CURRENT STATUS: As discussed in Chapter 1, the City has invested in tree canopy assessments and a field inventory of public trees. "TBD" (to be determined) indicates a performance level that has not been assessed due to insufficient data or other factors. TBD and low performance may be areas where the City can explore ways to increase its knowledge of the urban forest asset, enabling cost-effective

and proactive management of trees, maximizing their public benefits, enhancing public safety, and creating pathways to stable program funding.

Table 9. Urban Forest Resource Performance Assessment

Criteria	Current Practice	Performance
Urban tree canopy study (UTC)	UTC data is housed in the City's GIS system; a complete report and analysis are available online. Additional analysis of climate resilience and equity factors was completed in 2025 as part of the UFMP development.	Optimal
Existing canopy cover status	The City will be establishing canopy cover goals during UFMP development based on new UTC results, other planning metrics, and public feedback.	TBD
Tree inventory data	Select inventory of publicly owned trees. Data collected by interns. No sample-based private tree data.	Low to Moderate
Public natural areas assessment	No assessment data is available.	Low
Uneven-aged tree distribution	Further analysis needed.	TBD
Climate-resilient tree species	Further analysis needed.	TBD
Tree species diversity	Further analysis needed.	TBD
Tree planting program	No formalized tree planting program. Planting currently occurs on a project-by-project basis for CIP and forest restoration efforts within public open space. Multiple ongoing volunteer opportunities support weeding and replanting efforts in City parks and other city-owned green spaces.	Moderate
Tree planting standards	Current guidelines are available; however, some standards may not be consistent with current arboricultural best practices. Standards are considered in the selection and planting of tree species.	Moderate
Tree maintenance program	Reactive tree maintenance; do not have a cycle tree pruning program or a young tree training program.	Low
Native vegetation	The use of native species is encouraged on a project-appropriate basis; invasive species are recognized, and their use is discouraged.	Good

3.2 Element 2: Policies, Plans, and Regulations

These are the City's formal guidelines and rules for managing, protecting, and planting trees.

CURRENT STATUS: Overall, the City has adopted and enacted urban forestry initiatives into many long-range planning policy documents and regulations, demonstrating the City's desire to manage trees as an asset. Low-performance areas may be opportunities to incorporate specific urban forestry objectives, such as canopy cover goals, when those policy documents undergo periodic amendments or updates. Loss of canopy cover over time results in decreased benefits to the community and a lower desirability to live, work, shop, or play in Kenmore compared to other cities with greater aesthetic character.

Table 10. Policies, Plans, and Regulations Performance Assessment

Criteria	Current Practice	Performance
Tree Protection Codes	The tree protection ordinance was adopted in 2011 and amended in 2022 and 2024 for land use and removal limitations on private property. Includes protection for exceptional trees.	Moderate (public trees)
	Pending street tree regulation amendments will consolidate and clarify the standards for removal and replacement.	Optimal (private trees)
Urban forest management plan (UFMP)	Currently under development.	Optimal
Citywide policy support	Comprehensive Plan: contains many policies and objectives in the Natural and Land Use elements that support increased canopy cover and preservation of existing tree canopy.	Optimal
	Diversity, Equity, Inclusion, and Accessibility Strategic Plan: one objective pertains to the urban forest; the opportunity to include urban forestry-related objectives with updates.	Low
	Park, Recreation, and Open Space (PROS) Plan: objectives focus on critical areas and freshwater shorelines, with no direct mention of urban forestry.	Low (undergoing 2025 updates)
	Climate Action Plan: action items include the development of the UFMP and increasing tree canopy cover.	Optimal

3.3 Element 3: Municipal Program Assessment

This is the municipal organization and the resources dedicated to urban forest management.

CURRENT STATUS: The City's overall performance indicates responsiveness to the community's urban forestry priorities. Low performance may be an area where Kenmore could seek funding opportunities outlined in Chapter 5 under potential funding strategies.

Table 11. Municipal Program Assessment

Criteria	Current Practice	Performance
Stable municipality-wide funding	Funding is generated primarily from the General Fund and goes towards reactive tree management.	Low
Adequately qualified urban forestry staffing	Adequate staff to maintain and manage the asset resource for risk and other high priorities. No ISA Certified Arborists on the maintenance staff.	Moderate
Formally recognized urban forest program	Some common goals, but little to no coordination among departments, and some project-specific implementations.	Moderate to Good

3.4 Element 4: Municipal-Community Interaction

This is the relationship between the City and the groups and individuals who are engaged in urban forestry advocacy, volunteerism, and partnerships.

CURRENT STATUS: The City excels in interactions between staff and the community. At the open house event, attendees expressed that the public has multiple ways to voice opinions and is typically included in important urban forestry decisions. There is a general awareness and interest in tree issues, which are recognized as vital to the community.

Table 12. Municipal-Community Interaction Performance Assessment

Criteria	Current Practice	Performance
Partnerships with green industry professionals	Specific cooperative arrangements. Educational materials on tree care-related practices are available to stakeholders.	Good
Municipal-stakeholder group interaction	Several stakeholders and community groups participate in project-specific urban forest policy issues.	Good
Municipal-individual community member interaction	Works on urban forestry initiatives on a project-by-project basis, primarily through restoration events in public natural areas.	Moderate

Criteria	Current Practice	Performance
General acknowledgment of trees as a community resource	Trees are widely acknowledged as providing vital benefits to the community. Some action or advocacy is typically evident in high stewardship volunteerism.	Optimal
Regional engagement and cooperation	Participation in regional urban forest planning and/or programming is in effect.	Good

4. The Community's Vision

During the “Love Where You Live” campaign for the 2024 Kenmore Comprehensive Plan update, community members shared numerous thoughts about trees, including a desire to preserve native trees, an appreciation for trees’ aesthetic character, and support for tree preservation through ordinances.

To understand these values in greater detail and articulate them as goals for the Urban Forest Management Plan, public input was sought on Kenmore’s current and desired levels of urban forest management. Feedback was solicited through a community survey and an open house event to gauge the community’s understanding and vision for:

- Kenmore’s trees and the urban forest resource
- Tree-related codes and policies.
- The City’s role in managing Kenmore’s urban forest
- How the City and the community can work together in achieving urban forest goals

There were a total of 102 survey responses and approximately 45 open house event attendees. Questions and activities were designed to both educate and solicit participant feedback in various areas of urban forest management, such as assigning report card “grades” to urban forestry topics and adding important words or phrases to an automated word cloud image. Note that the collection of survey responses and open house comments may not reflect the entire community due to the potential for sampling bias, where some individuals or groups may be over- or underrepresented. Comments on specific survey topics are shown in Appendix C. Results from the open house activities are shown in Appendix D. Below are combined highlights from all public engagement efforts:

4.1 Kenmore’s Trees

Most survey responders (54%) felt that Kenmore should establish an aspirational tree canopy cover goal around 50% that is “higher than neighboring cities and a notable increase from Kenmore’s existing canopy cover,” while many (34%) responded that the canopy cover goal should be around 40%, which is similar to Kenmore’s estimated existing canopy cover in 2021, without including canopy contributions from Saint Edwards State Park.

[CALLOUT BOX: Survey results Q5 chart; *Include image of map exercise from Open House*]

Open house attendees prioritized areas impacted by urban heat for additional tree planting and existing tree canopy cover preservation in an exercise that correlated the benefits of trees with equitable access to tree canopy cover. Participants clearly prioritized mature tree preservation by assigning mostly C, D, and F grades to the subject of Exceptional Tree Protection, with comments reflecting a recent code change discussed below.

4.2 Perspectives on City Regulations

To gauge the community's awareness of managing Kenmore's urban forest through municipal codes, the survey asked how familiar participants were with the code. Survey responders were split on their familiarity with the tree code, with a slightly higher number (37%) indicating no familiarity with the code. [image of Q8 results] Yet in a separate question for survey-takers that responded they were familiar with the code, asking how strict or "lax" they believe the code to be, about one-quarter of those responses indicated that they were "not aware enough to say," indicating a need for greater educational resources on the tree code.

When further drilling down on the community's sentiments on levels of tree code restrictiveness, nearly one-third (28%) stated the code was too strict, roughly 14% of respondents felt the tree code was "too lax," while slightly more responders (15%) felt the code was "just right." Most open house attendees gave D and F report card grades on private tree regulations, with comments reflecting opposing perspectives on code restrictiveness.

[Include image of Q9 results]

When asked about a recent code amendment that adjusted the Exceptional tree preservation requirements so that fewer mature trees would be protected under the code, open house participants indicated disagreement with the new code update and its potential impact on Kenmore's urban forest.

The survey and open house results revealed that awareness of the tree code could be improved. While most community members support protecting Kenmore's large, mature trees through strengthened regulations, the polarized views on code implementation may suggest that the code has struck a moderate approach to code restrictiveness.

[CALLOUT BOX: Will be added that highlight community responses from Report Cards such as:

Quote 1: "So disappointed at the roll-back of the tree ordinance only a year later [after adoption].

Reduce the size of Exceptional trees..."

Quote 2: "There should be no regulations on private trees."

Quote 3: "Too many [trees] coming down – reinforce removal penalty. Educate and help residents protect trees on private land."

[CALLOUT BOX: Definition of Exceptional tree]

4.3 How the City Manages Trees

When asked to share their priorities for tree care and planting programs, most survey respondents (60%) somewhat or strongly agreed that the City should support and incentivize more tree planting on private property, such as through free tree giveaways and vouchers. Most responders felt the City is planting enough trees in parks and green spaces (49%) and does a good job caring for public trees (57%), while relatively fewer (43%) somewhat or strongly agreed that the City is planting enough trees along streets.

However, many respondents "somewhat disagreed" with the statement that they know who to contact regarding public tree maintenance. This suggests a need for the City to improve communication and provide clearer information about its public tree management program. Additionally, 39% of survey respondents said the City should invest "a little bit more" in public tree care, compared to other funding levels.

During the community open house, attendees were asked to complete an "Urban Forestry Report Card" and provide "grades" on public tree care. As shown in Appendix D, the responses were largely positive, with many grades of A and B, a similar number of Cs, and very few Ds—no Fs were recorded. specific concerns were noted, including the need for more watering, limited space for street tree roots, poor species selection, and a need for more support in park tree care. Hazard tree removal requests, a city departmental responsibility, received particularly favorable feedback, earning mostly A and B grades.

[CALLOUT BOX: Report card quote: Crews seem to get out quickly...]

4.4 City-Community Partnerships

To assess community perceptions of the City's public engagement efforts regarding trees, "Public Education" was included as a graded topic on the open house report cards. Responses were limited to Bs and Ds, with a slight majority awarding Ds. These lower grades were often accompanied by suggestions such as "people need to be made aware of the benefits of trees" and "public awareness would help community members become ambassadors for trees."

To gather additional input on future urban forestry engagement, an open house activity invited participants to answer: "How would YOU like to engage with the City to help us achieve our UFMP goals?" (Appendix D). The most popular suggestions included workshops on private tree care, followed by tree planting and tree giveaway events.

[Photo: Image of poster with sticky dots from Open House]

4.5 Community-Supported UFMP Goals

To identify the community's priorities for managing Kenmore's urban forest, a series of open-house activities was conducted (Appendix D). These activities were designed to help participants understand the purpose of the Urban Forestry Management Plan and provide a platform for sharing specific ideas about urban forest stewardship.

Through this engagement process, the following goals emerged as the most important to the community, listed in order of priority:

5. Plant trees for equity-driven objectives such as addressing health disparities, low canopy-cover areas, and access to open spaces in underserved areas
6. Conduct a natural areas assessment
7. Prioritize the retention of existing native trees during development projects
8. Promote habitat connectivity across the landscape
9. Improve the management of public trees by:
10. Developing a Street Tree Management Plan
 - Ensuring maintenance aligns with best management practices
 - Encouraging collaboration across relevant departments

In summary, the community's priorities for long-term urban forest management goals align with both tree planting and preservation efforts to maximize benefits equitably, retain healthy open space and forested natural areas, and proactively and efficiently manage public trees.

[Photo of open house event]

5. Plan Implementation

The intent of this Plan is to lay the foundation for well-coordinated, consistent, efficient, and sustainable urban forest management. Overarching goals and implementation actions are shown in Appendix F and summarized below. To ensure day-to-day operations are associated with long-range goal achievement, actions must be distributed into departmental or citywide annual work plans. To help coordinate goal achievement across departments over time, priorities are established by immediate, near, and long-term actions for phased implementation, as shown in Appendix F.

Overarching goals and specific actions were developed from:

- Findings from the geospatial analysis and public tree inventory studies to assess the urban forest resource
- The gap analysis process, specifically those urban forest management elements that had performance measures scored at "low" or "TBD" per the urban forest sustainability framework
- Community feedback

To guide the City's long-term stewardship of its urban forest, specific actions are built upon current City services, plans, and policies, which the City will continue to implement in alignment with Kenmore's commitment to climate resilience, public and environmental health, safety, and equity. With oversight, regular monitoring, and revisions, the resulting Plan remains effective and relevant to the community now through 2040.

5.1 Summary of Recommendations

The summary below aims to enhance communication, collaboration, and education within the City government and with community members and stakeholders. Based on the work completed in developing this strategic plan, the following specific actions have been identified to achieve the goals defined below.

Goal 1: Maintain and enhance citywide tree canopy cover.

- 1.1 **Adopt a citywide, overall canopy cover goal based on community feedback and the potential planting analysis.** *A 50% urban tree canopy cover goal equates to approximately 160.5 acres of additional tree canopy.*
- 1.2 **Conduct analysis for developing canopy cover targets for land use zones.** *Coordinate closely with Community Development and Development Services so that targets align with tree retention requirements, removal allowances, and tree planting programs.*
- 1.3 **Assess urban tree canopy cover every five to ten years to evaluate changes over time.** *Current canopy cover data is a tool for public advocacy, while trends in canopy cover gains or losses should inform codes and land use zone targets.*
- 1.4 **Professionally evaluate public tree health and conditions to reduce risk and prioritize pruning for young tree establishment, cycle pruning,⁵ and other maintenance needs.** *Public tree condition data justifies funding needs and enables proactive management and workload distribution, lowering public tree maintenance costs and infrastructure conflicts.*
- 1.5 **Inventory street tree-infrastructure conflicts, such as sidewalk uplift, dimensions of tree pits, soil conditions, root intrusions, and impacts to overhead utilities.** *Reduces tree maintenance and removal costs and accident claims by addressing site suitability and planting practices where tree-infrastructure conflicts exist.*
- 1.6 **Assess public natural areas to better understand forest stands and manage invasive species.** *Consider a plot-based inventory or rapid assessment methodology such as the Forest Landscape Assessment Tool (FLAT) to rationalize preservation, restoration, and maintenance efforts*
- 1.7 **Implement a city-wide tree planting plan.** *Focus on priority planting areas based on current canopy data, climate resilience, ecosystem benefit, health outcomes, and equity objectives, as resources allow.*

⁵ In municipal and utility arboriculture, cycle pruning refers to the length of time between each maintenance pruning for a given circuit or geographic area. Generally, 5-year or 7-year pruning cycles are recommended for mature trees. Young tree establishment pruning takes place after initial planting for 1-3 years.

- 1.8 **Conduct an ecosystem benefits analysis, through a program such as iTree, to understand the value of tree functions and better mitigate effects from heat and stormwater impacts.** *Decision-makers and the public are more likely to invest energy and resources in achieving Plan goals and support urban forest projects with greater awareness of the monetary value of Kenmore's trees.*
- 1.9 **Identify and inventory Culturally Modified Trees (CMTs).** *In alignment with Kenmore's commitment to its Land Acknowledgement, recognize CMTs as part of its history, in policies and/or by designating higher levels of protection.*

Goal 2: Strive for clear and effective City codes, standards, and policies to support long-term urban forest health and maximum benefits.

- 2.1 **Evaluate and report on UFMP progress every five years.** *Revise goals as needed based on emerging issues, availability of resources, and barriers to achieving goals.*
- 2.2 **Review and update tree regulations every 5 to 10 years.** *Ensure canopy cover goals and Plan objectives are met; improve clarity and applicability of public tree municipal codes.*
- 2.3 **Analyze current code requirements and practices to ensure that current assurance measures are effective with trees required to be protected and planted with development.** *Achieve the greatest potential of code and standards effectiveness and ensure urban forest succession with maintenance assurances*
- 2.4 **Strengthen street tree replacement requirements for any street trees removed due to hazard tree criteria, prior failure, or adjacent property owner requests.** *Maximize the benefits of trees and ensure an even urban forest succession through tree replacement requirements.*
- 2.5 **Analyze Exceptional tree retention requirements to assess if the size criteria have been effective in their protection.** *Consider adjusting the minimum Exceptional Tree size regulations based on data from tracking development case studies.*
- 2.6 **Maintain the inventory of Exceptional trees located in the public right-of-way to help facilitate retention with future development permit reviews.** *Annual costs for public tree care can be evenly distributed over many years when managed by varied age-class objectives.*
- 2.7 **Develop an online Tree Regulation User Guide for community stakeholders and staff to support the effective implementation of the City's new tree ordinance.** *Greater awareness of tree codes results in increased code compliance and reduced code enforcement.*
- 2.8 **Review and update Public Works Road Standards.** *Ensure consistency with arboricultural best management practices for planting practices, soil volumes, and tree protection measures during construction projects.*
- 2.9 **Review and update the approved Street Tree List.** *Ensure the list includes drought- and climate-resilient species and provides information for suitable site conditions, such as planter*

widths. This action could be accomplished in tandem with the Public Works Road Standards or as part of Street Tree Management Plan development.

- 2.10 **Develop a Street Tree Management Plan.** *Consolidate public tree maintenance standards and practices into one document that addresses inventory protocols, planting and replacement priorities, standard operating procedures, an overview of arboriculture best management practices, and site preparation and condition improvements.*

Goal 3: Use data and best management practices to inform public tree management decisions and work plan development.

- 3.1 **Support training and advancement of arborist skills and professional development of staff who are involved in tree policy, code development, and maintaining the public tree asset.** *Resources are shown under Resources and Considerations.*
- 3.2 **Create an Urban Forestry Working Group to foster cross-departmental collaboration toward achieving urban forest resilience and Plan goals.** *Prioritize regular communication on tree-related responsibilities, challenges, upcoming projects, and collaboration on achieving goals. Participants should include staff from the Public Works, Community Development and Development Services Department, including field staff for park and street tree maintenance.*
- 3.3 **Use an asset data management system to inform staffing needs, work plans, and budget development, as well as track and monitor public tree management.** *Proactively manage public trees to monitor service levels and justify funding needs.*
- 3.4 **Ensure field staff engaged in tree management activities receive ongoing safety training.** *Resources are shown under Resources and Considerations.*
- 3.5 **Assign a leader for UFMP periodic review at 5-year intervals.** *Ideally, an individual, technical advisory committee, or department should lead efforts to monitor progress, track achievement of actions, and report on plan implementation.*

Goal 4: Continue to foster collaborations with a diverse community of stakeholders and organizations involved in urban forest and environmental stewardship.

- 4.1 **Develop and distribute written educational materials on tree care and other arboricultural topics.** *Consider using a variety of outreach methods, including printed handouts social media posts, quarterly newsletters and updates on the City's Tree webpage. Ensure materials are available in multiple languages to support accessibility and inclusivity.*
- 4.2 **Support the development of an advisory committee.** *Stakeholders and advocates can serve as a liaison to the City and provide feedback on urban forestry initiatives, such as with a Tree Board. Ensure members represent the community at large, developers, arborists, underserved communities, or special interest groups through qualification requirements.*

- 4.3 **Continue to sponsor and seek funding for one-time or ongoing tree-planting initiatives.** *Grant opportunities are often available from the Washington Department of Ecology or the Washington Department of Natural Resources that focus on areas of the city with low canopy cover or underserved communities for tree giveaway events, tree vouchers, and nursery discounts.*
- 4.4 **Consider establishing Tree City USA status.** *By meeting and maintaining Arbor Day Foundation criteria, the City attains greater grant eligibility, advocacy, and public engagement resources.*
- 4.5 **Sponsor tree pruning, maintenance, and planting events or workshops.** *Continue to host annual Earth Day Celebrations that include urban forest education and tree planting activities. Enlist City staff or non-profit organizations, such as Plant Amnesty members, as tree pruning workshop instructors.*
- 4.6 **Promote the benefits of trees to the community and other public education opportunities.** *Consider sponsoring photo or drawing competitions on the benefits of trees, commissioning public art with tree advocacy messaging, or incorporating tree benefits into park interpretive signs.*
- 4.7 **Develop collaborative partnerships and volunteer stewardship opportunities.** *Examples include restarting Kenmore's Adopt-a-Park program and exploring partnerships with civic groups to engage in open space maintenance activities.*

5.2 Resources and Considerations

Key factors to consider when implementing this Plan include applying industry standards and best practices citywide, investing in professional development, enhancing urban forest resilience, establishing realistic timelines, and identifying both current and potential funding sources. The following section provides resources to support the City's stated goals and actions.

Industry Standards and Best Management Practices

Researchers, the tree care industry, and other agencies have developed comprehensive standards for maintenance protocols, safety, and professional certification. Compliance with these standards can decrease exposure to risk, reduce injuries to workers and the public, increase maintenance efficiency and consistency, and improve urban forest health.

ANSI A300 Series Standards – Developed by the American National Standards Institute (ANSI), this industry standard takes precedence over all previously existing tree care industry standards, including standards for pruning, planting, construction management, and tree risk assessment standards. It is reviewed and revised periodically by a committee of industry experts and is accepted as the current standard for tree care in the United States. Application of ANSI A300 Standards includes reference in codes, standard operating procedures, contractor specifications, or operational documents such as a Street Tree Management Plan.

Arboriculture Best Management Practices – The International Society of Arboriculture (ISA) publishes the Best Management Practices (BMP) Series as companion publications to the ANSI A300 Series. These BMPs are written as guides for applying ANSI A300 standards in daily tree care and have the same application in City guidelines, codes, policies, and operational documents.

Integrated Pest Management (IPM) – A strategic approach used in natural resource management and municipal tree care that emphasizes pest prevention, regular monitoring, and the targeted use of pesticides only when necessary. IPM practices are included in the pesticide licensing curriculum through the Washington State Department of Agriculture and can serve as the foundation for standard operating procedures in municipal tree care, such as those outlined in a Street Tree or Public Tree Management Plan.

The Occupational Safety and Health Administration (OSHA) – A federal agency responsible for setting and enforcing workplace safety standards, offering training and education, and conducting inspections. OSHA provides detailed guidance on the personal protective equipment (PPE) that tree workers must wear and that employers are required to provide. Additionally, OSHA mandates the reporting of workplace injuries and can impose fines on employers who permit unsafe working conditions or practices.

Training and Credentials

Arborist certifications through organizations such as the International Society of Arboriculture and American Society of Consulting Arborists establish a standard for professionalism in tree care. ISA-certified Arborists and Certified Tree Workers are individuals who have demonstrated their expertise through hands-on experience and by passing a thorough examination. To maintain their certification, Certified Arborists must engage in ongoing education and adhere to a strict code of ethics. Many cities require that tree assessment and removal documentation be submitted by a Certified Arborist. Likewise, some cities may also require certification for staff tasked with tree permit reviews.

The Tree Risk Assessor Qualification, or 'TRAQ' credential, is now the ISA standard for assessing hazardous trees for potential failure. Municipal code provisions often refer to the TRAQ methodology or specify an overall risk rating as criteria for removing hazard trees. Staff or contractors responsible for public tree management decisions must hold TRAQ credentials to assess safety risks and prioritize workloads.

Professional Development for staff involved in tree policy and code development includes training opportunities through local professional organizations such as the American Planning Association (APA) Washington Chapter, Planners Association of Washington (PAW), and the International Society of Arboriculture (ISA). For staff involved with tree maintenance and development permit review for tree retention, the local Pacific Northwest ISA Chapter offers annual training conferences and online learning. Urban forestry staff training is also available through the Washington Department of Natural Resources Urban and Community Forestry program, ISA, and private vendors such as ArborMaster and the Tree Care Industry Association (TCIA).

Strategies for Urban Forest Resilience

Climate change is expected to lead to hotter, drier summers, warmer, wetter winters, and an increase in extreme weather events in the Pacific Northwest. As a result, trees that have evolved under typical climate conditions may struggle to adapt. Certain tree species may be particularly affected, causing overall decline, pest susceptibility, shifts in species distribution, and population reductions for those unable to cope with the changes (Esperon-Rodriguez, Tjoelker, et al. 2022).

Emergency Preparedness – Storm events can cause significant damage to the urban forest, resulting in unexpected emergency response situations. Debris, leaves, limbs or whole tree failure can block the right-of way, clog storm drains, increase the risk of flooding, and cause utility infrastructure and property damage. Tree failure resulting from accidents, hazardous tree conditions, and insect and disease outbreaks can have devastating and expensive consequences. A city-wide comprehensive Emergency Management Plan should include an urban forestry element, or a Street Tree Management Plan can address prevention, debris management, and replanting, with information on efficiently resolving accident claims and seeking FEMA reimbursement for catastrophic weather events.

Urban Forest Pest Readiness Playbook – Climatic stressors such as rising temperatures, drought, and shifting precipitation patterns are expected to increase tree stress and challenge efforts to maintain urban forest health. Resulting pest outbreaks can cause widespread damage to trees. Notable examples include chestnut blight, Dutch elm disease, and white pine blister rust, which severely affect susceptible tree species. Recently, the emerald ash borer (EAB) beetle's introduction to North America and its spread to the Pacific Northwest has led to the loss of millions of ash trees (*Fraxinus* species), placing significant financial strain on municipal forestry budgets (Hauer, Peterson, 2016). Communities can take actions to prevent and be ready to address the threats of urban forest pests in concerted efforts with state agencies by enacting the steps outlined in this resource (Washington State, 2019).

Climate Resilient Tree Species Selection

To enhance climate resilience, urban forest health and longevity, and maximize the public benefits of trees, species should be selected with consideration for a plant's Hardiness Zones, susceptibility to pests and diseases, urban heat, and drought tolerance as well as other cultural requirements such as growing space, maintenance needs, and infrastructure conflicts (Rutledge et al., 2023).

Another important consideration is maintaining a diverse range of tree species, particularly within streetscapes and public ROW, to reduce the risk of major losses from sudden outbreaks of deadly pests or diseases that may spread into the area. One approach to urban tree diversification is the 10-20-30 rule (Santamour, 1990). The guideline recommends that any one species should be reflected in no more than 10% of the population, a single genus no more than 20%, and an individual tree family represents no more than 30% of the tree population. Kenmore's public trees generally meet these guidelines, with no one family or genus over these thresholds; however, Eastern arborvitae accounts for 13% of the current street tree inventory, which exceeds the recommended 10% threshold.

As the City develops planting plans for public rights-of-way, developed parks, and city facilities, the following references and resources can help inform species selection:

- *Puget Sound Region: Tree Species Vulnerability Assessment*. White Paper. Houghton, MI: U.S. Department of Agriculture, Northern Forests Climate Hub. 61 p.: <https://www.climatehubs.usda.gov/hubs/topic/puget-sound-region-tree-species-vulnerability-assessment-0>
- 2023 USDA Plant Hardiness Zone Map: <https://planthardiness.ars.usda.gov/>
- Elisabeth C. Miller Botanical Garden. *Great Plant Picks – Plants for a Better Planet* <https://www.greatplantpicks.org/searchnav>
- Oregon State University College of Agricultural Sciences – Department of Horticulture, Landscape Plants Database: <https://landscapeplants.oregonstate.edu/>

Phased Implementation

Reaching the UFMP's goals and objectives will take time, as not all actions can be completed simultaneously. To support City decision-making and guide staff workplans, the implementation strategy in Appendix F organizes actions into four timeframes:

- **In Progress:** Initiatives are already underway or require only minor adjustments to existing programs.
- **Immediate (1 to 5 Years):** High-priority actions that can be implemented relatively quickly. They generally require minimal additional resources and typically involve projects that are already partially or fully funded.
- **Near-term (6 to 10 Years):** Moderately complex actions that may depend on completing earlier steps and typically require new funding or staff. They may take several years to fully implement.
- **Long-term (11 to 20 Years):** Actions that are large in scope and require substantial new funding or staffing, or are considered a lower priority than earlier phases.

To align with Kenmore's budget and Capital Improvement Program (CIP) cycles, Five- or Six-Year Work Plans should address implementation actions distributed across a 20-year timeline. These multi-year plans serve as the basis for each department's annual operating work plans, ensuring that urban forest goals and strategies are clearly defined, actionable, and integrated into daily operations. In the past, urban forest efforts have lacked coordination and effective performance tracking. This Plan aims to establish a strong foundation for cohesive, efficient, and sustainable urban forest management, day-to-day, year-to-year, and over the long term.

Estimated Costs

Each Plan action shown in Appendix F is accompanied by an estimated annual cost. Some lower-cost or short-term actions can be carried out using existing staff and budget resources. However, many initiatives will require additional funding, staffing, or both. While some efforts may be completed with one-time funding, most will depend on sustained investment through ongoing staffing, contracts, or budget commitments.

To help prioritize and plan, actions are categorized by estimated funding needs:

\$ – Can be completed with existing staff and budget, assuming continued 2024 funding levels, or requires less than \$100,000

\$**\$** – Requires limited additional staff or less than \$250,000

\$**\$****\$** – Requires multiple staff or between \$250,000 and \$1 million

\$**\$****\$****\$** – Requires substantial funding of at least \$1 million

\$**\$****\$****\$****+** – Requires significantly greater investment, well above \$1 million

Potential Funding Sources

American cities allocate less than 0.33% of their municipal budgets to tree planting and maintenance (Nowak and Dwyer, 2000). While trees provide ongoing benefits even without upkeep, neglect can lead to several issues, including increased mortality, excessive debris, and public safety hazards from deferred maintenance. These hazards include tripping risks from tree root-infrastructure conflicts, vegetation encroachment, and sightline obstructions in rights-of-way. City leaders and program managers should seek out new and creative opportunities for sustainable funding, volunteerism, partnerships, and collaboration both internally and within the region that support Kenmore's Urban Forest Management Plan goals. These opportunities often emerge unexpectedly; rather than organized as immediate, short- and long-term strategies, Potential Funding Strategies are grouped by their means of implementation.

INTERNAL

Shared Resources and Partnerships – Consider established partnerships that enable crossover staffing and shared resources. Collaborative relationships between City divisions can reduce expenses or yield greater funding when resources are pooled.

Emergency Funding - Emergency funds may be an appropriate source for replacing aging or more efficient equipment needed in responding to storms, accidents, or other unplanned events. In the event of severe catastrophes, the Federal Emergency Management Agency (FEMA) and other agencies provide financial assistance for urban forest restoration when a tree inventory is in place. Many cities use FEMA-approved i-Tree STORM software to meet damage assessment protocols.

Surface Water Utility Funding – The Cities of Snoqualmie and Vancouver, Washington, utilize stormwater utility funding to manage urban forestry programs. In Vancouver, surface water management fees are used to provide in-house tree care services. Through certain federal-state partnership programs, urban forestry initiatives can be funded through local surface water utility funds to support the Clean Water Act, Clean Air Act, and Endangered Species Act.

Tree Fund - As part of the City's tree ordinance, a fund was established for replanting trees to offset tree removal associated with development.

Street Repair Funds - The City of San Diego, California, has been successful in leveraging street repair funds to contribute to the maintenance of its right-of-way trees. San Diego's code provides that, when

street maintenance activities are conducted, all City assets within that right-of-way receive any required maintenance, including maintenance to the trees within the right-of-way.

COOPERATIVE AGREEMENTS

Utility Company Partnerships - Partnerships between utility companies and municipalities can fund educational activities such as Arbor Day celebrations, or on a larger scale, establish an urban tree removal and replacement program (UTRP) to assist with the cost of tree replacement in areas where maintaining overhead utility clearances are no longer sustainable for the utility, yet the removal and replacement costs are a burden for the municipality.

Frontage Assessments - Based on the amount of street frontage a property occupies, fees are collected annually and dedicated to the program for which they are being assessed. Unlike general fund monies, frontage assessments can be created to provide a consistent funding source to support ongoing maintenance and enhancement of street trees. In 2018, the City of Pittsburgh, California, received its entire urban forestry budget with a \$0.17 per-foot frontage assessment.

VOTER-APPROVED FUNDING SOURCES

Excess Levy - Another fund-raising strategy is the use of citizen-approved levies. Washington law allows cities to levy property taxes in excess of limitations imposed by statute when authorized by the voters. Levy approval requires a 60 percent majority vote at a general or special election.

Real Estate Excise Tax (REET) - Washington law authorizes counties and cities to impose excise taxes on the sale of real property within limits set by statute; however, the funds can only be used on eligible projects listed in capital facilities plans which may be associated with parks and recreational facilities and possibly for maintenance or operations on a limited basis.

REGIONAL PARTNERSHIPS

Evergreen Communities Recognition Program – This statewide initiative recognizes and celebrates the commitment of jurisdictions and Tribes to maintaining and enhancing their urban forests. Communities can earn one of two tiers of Evergreen Community status by taking steps such as conducting urban tree inventories, developing urban forest management plans, and engaging with vulnerable populations. To qualify, participants must adopt a public tree care ordinance and invest a minimum of \$2 per capita in urban forestry efforts. Evergreen Community status holders are also given increased consideration or preference when applying for various state grant programs administered by the Washington State Department of Natural Resources (DNR), Department of Ecology, Department of Commerce, Conservation Commission, and Recreation and Conservation Office (<https://www.dnr.wa.gov/evergreenwashington>).

Interagency Agreements - State law provides for interagency cooperative efforts between units of government. Agreements between Bellevue and neighboring jurisdictions and King County are an example.

Landscape Maintenance District (LMD) - This funding source can be used by property owners who vote to assess themselves an annual fee to pay and receive services beyond what cities normally provide. LMDs can also be formed when a new subdivision is built. When an LMD is created, it is specifically documented what additional services will be provided for the assessment. This can include items such as tree pruning, litter cleanup, and planting projects. LMDs are also known as maintenance assessment districts, lighting and landscape maintenance districts, or local improvement districts.

Business Improvement Districts (BIDs) - Similar to the LMD strategy, Business Improvement Districts (BIDs) provide increased services in an assessed area. BIDs are formal organizations made up of property owners and mixed-use commercial tenants dedicated to the improvement of quality of life within their districts. A downtown Spokane, Washington business district manages a Clean Team and a Green & Beautiful program with BID funding. Seattle and Tacoma have BIDs that operate separately from the City government with their own full-time staff providing neighborhood maintenance. These differ from LMDs in that BIDs are usually self-managed entities instead of being managed by the City. BIDs are often compared to residential homeowners' associations. Many cities and their contractors allow their BIDs to obtain services such as tree maintenance, street maintenance, and litter cleanup at the same discounted rates as the City pays.

GRANTS & PRIVATE FUNDRAISING

Fundraising projects - Used to support special projects and programs; tree climbing tournaments and plant sales are two examples of successful fundraising efforts.

Endowment or Trust Fund - Several trusts and private foundations fund parks, recreation, and open space projects. The Casey Tree Endowment Fund is a funding source for tree planting projects and maintenance operations. Aggressive capital campaigns can raise seed money to establish the initial fund, where interest provides revenue thereafter.

Business Sponsorships and Donations - Business sponsorships are available for programs throughout the year. Sponsorships and donations can be of any value.

Grants, Donations, and Gifts - Grant funding from the USDA Forest Service is available through the Washington State Department of Natural Resources. Other grant monies are available through organizations such as the National Tree Trust (NTT) and the National Urban and Community Forestry Advisory Council (NUCFAC), two prominent national urban and community forestry nonprofit organizations.

5.3 Adaptive Management

An adaptive management plan relies on ongoing monitoring and regular revisions to incorporate feedback throughout implementation. In the final year of each planning cycle, a comprehensive review—ideally conducted with input from a technical advisory committee and key stakeholders—should guide strategic updates. Operational and management priorities should be evaluated annually, with findings included in an appended annual report. If goals are not met, the plan must include clear

explanations and outline adaptive strategies, such as redefining priorities. This approach ensures the plan remains effective and relevant through 2044 and serves as a foundation for the following 20 years.

[**CALLOUT BOX:** Adaptive management framework and/ or timeline graphic]

5.4 Oversight and Accountability

To develop annual and periodic work plans, monitor performance measures, report on progress, and interpret plan elements, oversight is needed whenever necessary. Oversight by a department, position, or designated working team is ideal to achieve the highest level of Plan effectiveness. For greater accountability, the creation of a formal interdepartmental working team with a citizen steering committee is recommended, accountable to the Mayor or City Council through regular reporting.

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APPENDIX A. Criteria and Performance Indicators for Sustainable Urban Forest Management

(Adapted by Facet Urban Forestry Project Team from Kenney et al, 2011)

	Criteria	Justification	PERFORMANCE INDICATORS			
			Low	Moderate	Good	Optimal
URBAN FOREST ASSET	Urban tree canopy study (UTC)	For effective long-range planning and management.	No UTC study.	Sampling of tree canopy cover using aerial photographs or satellite imagery to identify the presence/absence of tree canopy.	City-wide tree canopy study with analysis based on various geographies such as land use zones and census blocks. Data is accessible through the City GIS portal.	City-wide tree canopy study with analysis based on various geographies, climate resilience indicators, and social equity. Data and accompanying analysis are publicly available through City GIS or website.
	Existing canopy cover status	Gauge of balanced growth, development, and natural resource protection.	Equals 0%-25% of the stated canopy cover goal.	Equals 25%-50% of the stated canopy cover goal.	Equals 50%-75% of the stated canopy cover goal.	Equals 75%-100% of the stated canopy cover goal.
	Tree inventory data	Data-driven asset management to improve asset quality, increase efficiency, lower risk of property damage or personal injury resulting from tree failure.	Outdated or no tree inventory.	Sample-based inventory of public trees with no tree condition, no risk ratings.	Complete inventory of publicly owned trees, including detailed condition and risk ratings.	Same as 'good' and sample-based inventory of privately owned trees.
	Public natural areas assessment	Healthier, more sustainable public natural areas.	There is no information about publicly owned natural areas.	A "natural areas survey" or similar document identifies publicly owned natural areas.	The level and type of public use in publicly owned natural areas are documented.	The ecological structure and function of all publicly owned natural areas are documented in the City's GIS.
	Uneven-aged tree distribution	Diverse age distribution of trees for long-term succession.	DBH (trunk size) class represents more than 75% of the tree population.	DBH (trunk size) class represents between 50% and 75% of the tree population.	No DBH (trunk size) class represents more than 50% of the tree population.	25% of the tree population is in each of the four DBH (trunk size) classes.

			PERFORMANCE INDICATORS			
	Criteria	Justification	Low	Moderate	Good	Optimal
URBAN FOREST ASSET	Climate-resilient tree species	Greater tree resiliency in a changing climate under urban growing conditions.	Less than 50% of trees are species that are considered suitable for the area.	50% to 75% of trees are species considered suitable for the area.	More than 75% of trees are species considered suitable for the area.	Tree species within a given population (e.g. street trees, open space, etc.) are suitable for the urban and regional environment.
	Tree species diversity	Genetically-diverse species for greater resiliency.	Fewer than five species dominate the entire tree population.	No species represents more than 20% of the entire tree population city-wide.	No species represents more than 10% of the entire tree population city-wide.	No species represents more than 10% of the entire tree population at the neighborhood level.
	Tree planting program	A healthy, resilient urban forest is ensured when tree planting is driven by canopy status, age distribution, and species diversity goals.	Tree establishment is ad hoc.	Tree establishment occurs on a project-specific basis.	Tree establishment is directed by needs derived from tree inventory and analysis in addition to project-based plantings.	Tree establishment and replacement is proactive, directed by tree inventory and analysis and targeted for canopy cover objectives.
	Tree planting guidelines	Public trees are planted in appropriate locations to maximize current and future benefits.	No current tree-planting guidelines. Trees are generally planted without consideration of site design, conditions, or species profiles.	Current guidelines are available; however, some standards may not be consistent with current arboriculture best practices. Some standards are considered for tree species selection and planting practices.	Guidelines consistent with current arboriculture best practices are in place for the improvement of planting sites and the selection of suitable species.	Community-wide tree-planting guidelines promote adequate soil volumes, quality, and growing space to achieve trees’ genetic potential for trees located on public and private property.

			PERFORMANCE INDICATORS			
	Criteria	Justification	Low	Moderate	Good	Optimal
	Public tree maintenance	To ensure the long-term health of the public tree population. Reduces long-term costs associated with tree replacement, protects streetscape infrastructure, and reduces potential hazards.	Reactive request-based tree maintenance; no cycle pruning program or young tree training pruning process in place.	Proactively manages trees in high-use priority areas such as streetscapes and high-use developed parks.	Proactive maintenance within public rights-of-way and developed parks. Pruning for young and mature trees is on a specific maintenance rotation. Specific levels of service integrated into City budgets. Regular inspections and updates to inventory.	Same as ‘good’ with tree inventory data updated regularly in an asset management system.
	Native vegetation	Preservation and enhancement of local natural biodiversity.	No restoration or management.	Voluntary use of native species on publicly and privately owned lands; invasive species are recognized.	The use of native species is encouraged on a project-appropriate basis; invasive species are recognized and their use is discouraged.	The use of native species is required on a project-appropriate basis; invasive species are recognized and prohibited.
POLICY & REGULATORY FRAMEWORK	Tree protection codes	Supports community vision as stated in local policy documents.	No codes.	Public tree protection but minimal land use protection.	Land use and public tree protection.	Effectively enforced land use and public tree protection; tree removal limitations on private property.
	Urban forest management plan (UFMP)	Consistent, efficient long-term management of the urban forest resource.	No plan.	The plan is limited in scope, applicability, and implementation.	A long-term strategic plan for publicly owned forest resources is accepted and implemented.	A strategic plan with adaptive management mechanisms for public and privately managed forest resources is accepted and implemented.
	Citywide policy support	Support UFMP goals through City policy goals, work plans, and/or guidance documents (Climate Action Plan, Comprehensive Plan, PROS Plan, etc.).	City policies, work plans and/or guidance documents have little to no mention of UFMP objectives.	City policies, work plans and/or guidance documents identify multiple UFMP objectives and may include additional urban forestry objectives.	Same as ‘moderate’ with the addition of specific canopy cover goals or other measurable metrics towards a healthy, sustainable urban forest.	Same as ‘good’ with additional support through codes, public education, and incentives.

			PERFORMANCE INDICATORS			
	Criteria	Justification	Low	Moderate	Good	Optimal
MUNICIPAL PROGRAM	Stable municipal-wide funding	Achieve plan goals, strategies, recommendations, and control costs.	Funding for reactive management.	Funding to maintain the existing urban forest.	Funding to provide for a net increase in urban forest benefits.	Adequate private and public funding to sustain maximum urban forest benefits.
	Adequate qualified urban forestry staffing	Employ and train adequate qualified staff to manage the resource.	No staff.	Adequate staff to maintain and manage the resource for risk, no training.	Certified arborists and professional foresters on staff with regular professional development.	Multi-disciplinary team within the urban forestry program or units.
	Formally recognized urban forest program	The City cooperates with common goals and leadership. Greater accountability, cooperation, and resource-sharing.	Conflicting goals among departments or agencies.	Common goals but little or no cooperation among departments and/or agencies.	Informal teams among departments are functioning and implementing common goals on a project-specific basis.	All municipal projects, including policies implemented by formal interdepartmental working teams and leadership.
MUNICIPAL - COMMUNITY INTERACTION	Partnerships with green industry professionals	Tree care professionals, developers, landscapers, and utilities operate with high standards and commitment to City goals.	Lack of cooperation with City codes. No adherence to industry standards.	General cooperation, some adherence to industry standards, and City codes.	Specific cooperative arrangements. Educational materials and advice available to stakeholders.	Same as 'good,' plus stakeholders participate in developing codes and tree management plans and operate with high professional standards.
	Municipal-stakeholder group interaction	Organized groups understand and participate in urban forest management.	No stakeholder or community group engagement.	Isolated or limited number of active neighborhood, community, or stakeholder groups engaged.	Several stakeholder groups engaged in project-specific urban forest policy issues.	Stakeholder groups represent a diversity of voices and perspectives and are organized and engaged in urban forestry initiatives.
	Municipal-individual community member interaction	Public roles include partners, advocates, volunteers, and decision-makers regarding the urban forest.	There is little to no interaction among constituencies.	Works on urban forestry initiatives on a project-by-project basis.	Informal and/or general cooperation and common goal achievement on an ongoing basis.	Formal interaction, such as a tree board with diverse perspectives that represent community demographics with staff coordination.

			PERFORMANCE INDICATORS			
	Criteria	Justification	Low	Moderate	Good	Optimal
MUNICIPAL - COMMUNITY INTERACTION	Trees are a community resource	The urban forest is linked to community character, recognized as vital to social, environmental, and economic well-being.	Trees are seen as a problem, a drain on budgets.	Trees are seen as important to the community.	Trees are acknowledged as providing social and economic services.	Urban forests are recognized as vital to the community’s environmental, social, and economic well-being.
	Regional engagement and cooperation	Supports and engages in regional groups or larger-scale efforts towards urban forest management.	The community operates independently.	The community shares and is involved in support of best management practices with regional partners.	Participation in regional urban forest planning and/or programming is in effect.	Planning, coordination, and/or management plans and programming are a regular part of a regional interaction among neighboring communities.

APPENDIX B. Geospatial Analysis Methods

1 Introduction

In 2024, the City of Kenmore contracted with Facet to analyze the city’s urban canopy data for the purpose of informing the city’s urban forestry management plan (UFMP). Specifically, the City requested that the analysis yield useful data to guide the City’s decision making regarding urban forest management as it relates to climate, climate resiliency, and environmental equity. To facilitate the analysis, the City provided various data resources, which were supplemented by additional publicly available data from other sources. This report describes the methodology employed to integrate climate and equity metrics into the city’s existing land cover assessment and presents findings of the geospatial analysis.

1.1 BASELINE DATA

The City of Kenmore obtained land cover data representing the approximate urban canopy extent and categorizing uncanopied areas as priority or unsuitable for tree planting (PlanIT Geo, 2023). These data, along with the City’s catalog of existing geospatial data, were evaluated for use in the City’s urban forestry management planning efforts.

Table 1. Geospatial Data Inventory Summary⁶

Theme	Source	Timeframe
Impervious surface	Kenmore	2024
Land use and zoning	Kenmore	2024
Parcel	Kenmore	2024
Reported flood locations	Kenmore	1975-2024
Roadways	Kenmore	2024
Watershed subbasins	Kenmore	2024
Land cover	PlanIT Geo	2021
Potential planting area	PlanIT Geo	2021
Urban tree canopy	PlanIT Geo	2021
Urban heat island	Trust for Public Land	2024
Census block groups	U.S. Census Bureau via King County GIS	2020

⁶ Geospatial data used for display purposes, but not factored into the geospatial analysis are not listed.

The City’s urban forest canopy data was analyzed citywide and by analysis units responding to critical analytic themes. Specifically, climate dimensions were analyzed by watershed, and equity and land use dimensions were analyzed by census block group. A summary of analysis units is provided below.

Table 2. Geospatial Analysis Units

Name	Description	Measurement Notes	Analytic Themes
Kenmore city limit	Includes entirety of incorporated Kenmore, per 2024 city limits	One shape representing 4,003.2 acres (6.255 mi ²) in total area (3,098 acres land area ⁷).	All themes
Census block group	Block group subdivisions of census tracts per 2020 U.S. Census	21 census block groups located partially or wholly within the city limit.	Equity and demographics
Watershed basins	2024 City-delineated watershed boundaries from Kenmore	26 watershed basins, including areas of land and open water.	Flooding



Figure 1. A snapshot of the baseline data sources showing existing canopy area, areas of open water, unsuitable soils, and unsuitable vegetation (PlanIT Geo, 2023), and impervious surfaces (Kenmore, 2024).

⁷ Land area is the total area less areas of mapped open water.

1.2 REFINED POTENTIAL PLANTABLE AREA

Facet first reviewed the City's potential planting area data, revealing numerous areas that were not likely candidates for infill tree planting. For example, an area may have insufficient size or width, or be too close to buildings or intersections to be appropriate for tree planting. To gain a more accurate idea of where infill tree planting was possible, Facet utilized the City's existing tree canopy, landcover, and impervious surface layers and applied the following assumptions to estimate a refined plantable area and potential tree quantity that more accurately reflects planting potential.

- ≥ 16 square feet of unpaved area per tree,
- Minimum dimension of planting area ≥ 4 feet,
- At least 8 feet from building rooflines, bridge overpasses, and driveways,
- At least 2 feet from pavement edges, such as roadways, sidewalks, lots, patios, decks, and other impervious surfaces,
- Estimated infill density of 30-foot on-center spacing for new trees, and
- 15-foot estimated typical canopy radius.

This Refined Plantable Area was then used as the new baseline to assess the potential for future canopy expansion and integrate climate change and equity metrics (See Figures 2 and 3).

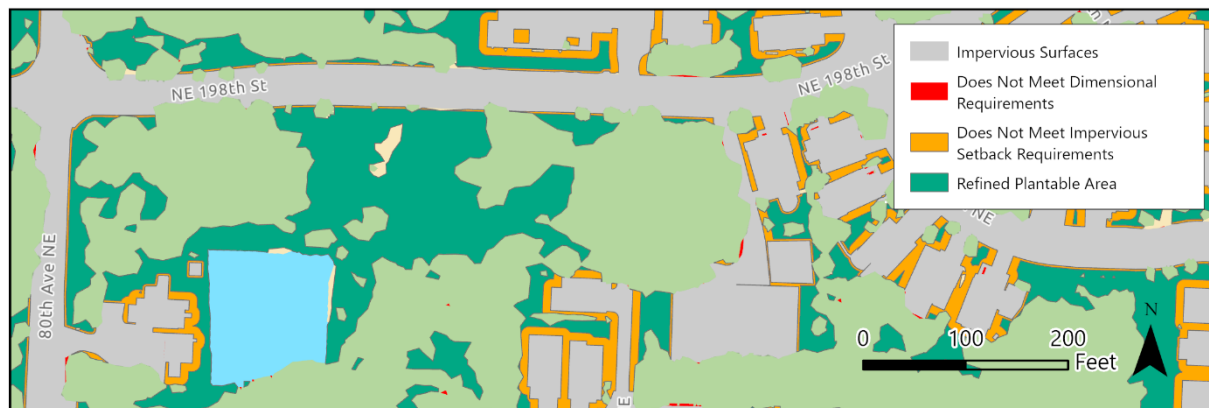


Figure 2. A snapshot of the refined planting area analysis.

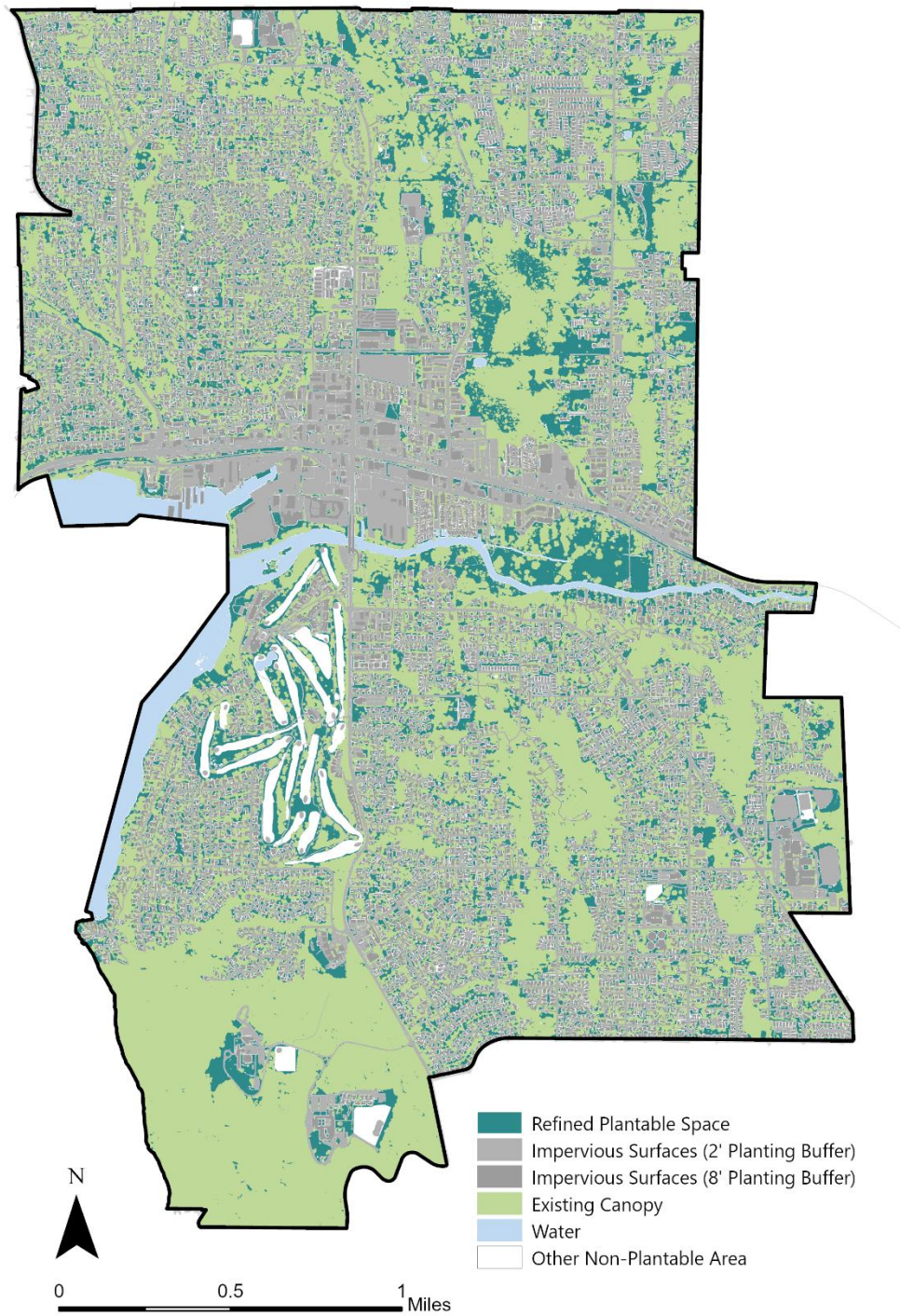


Figure 3. Refined Potential Plantable Area after geospatial analysis

2 Climate Change

Cities may experience climate change in numerous ways, such as climate variability, increased temperature, sea level rise, coastal erosion, vegetation shift, and increased frequency and intensity of extreme weather events and wildfires (Rifaat Abdalla, 2024). Although the scope of climate change is global, for cities like Kenmore, analysis and response to climate change impacts is generally regional or local.

To explore climate change impacts in Kenmore, Facet identified metrics that are:

- appropriate for city-scale analysis,
- relevant to Kenmore's features and conditions, and
- suitable for GIS-based analysis using existing geospatial data.

Further, to be useful for informing urban forest management decisions, metrics must also:

- relate to urban forestry, and
- be within the scope of the City's management decisions.

Because of their relationships to multiple measurable climate impacts, three analytic themes—carbon sequestration, heat, and flooding—were identified to analyze the local impacts of climate change in Kenmore. By reviewing existing geospatial data, Facet identified existing datasets and proxy relationships related to each theme that were used to examine climate change factors through the lens of urban forestry management.

2.1 CARBON SEQUESTRATION

Atmospheric carbon dioxide (CO₂), a prevalent greenhouse gas, is considered a major contributor to global climate change (Nowak & Crane, 2002). By capturing and sequestering atmospheric CO₂, urban forests provide a critical ecosystem service that can help to mitigate greenhouse gas emissions.

Carbon is sequestered in the tree's biomass, specifically, as a factor of the tree's dry weight (EcoTree, 2025). Multiple factors, such as tree species, density, size, age, and health, affect the actual carbon sequestered.

Current Carbon Benefits

According to i-Tree, Kenmore's urban canopy currently provides:

- A total of 1,503 metric tons (1,657 tons) sequestered CO₂ annually, and
- An estimated annual carbon sequestration value of \$717,374 (roughly \$477.29 per metric ton). (U.S. Forest Service, et al., 2025)

Potential Additional Carbon Value

To estimate ecosystem services values that may be realized through urban canopy growth, Facet calculated the additional tree planting potential within the City of Kenmore. This was estimated by reanalyzing the city's potential planting areas data (PlanIT Geo, 2023) using the assumptions noted in the prior section. To calculate the sequestration potential of new trees, Facet applied an average

carbon sequestration of 48 pounds per year per tree, a factor cited by multiple sources (Bernet, 2023; EcoTree, 2025; U.S. Department of Agriculture, 2015).

The result provided an estimated quantity of additional trees that could be accommodated within the city's current development configuration. The resulting subset identified 608 acres across 22,500 patches of refined plantable area. An analysis of this subset estimated the potential to accommodate up to 51,193 new trees, expanding the canopy by roughly 959 acres. The carbon sequestration factors were then applied to these results.

If fully expanded, Kenmore's urban canopy has the potential to provide:

- An additional 1,114 metric tons (1,229 tons) sequestered CO₂ annually, and
- An additional estimated annual carbon sequestration value of \$531,582 per year⁸.



Figure 3. A snapshot of refined potential planting areas after typical assumptions were applied. See the city-wide map in the Urban Forest Management Plan, Section 2.1 (figure 4).

2.2 HEAT

In cities, increased temperature is observed and concentrated in urban heat islands, which are the product of hard surfaces, reflectance, a warming climate, and decreased vegetation. Urban heat islands, or UHIs, correlate to reduced quality of life and other factors. By shading hard surfaces, tree planting is an effective tool for reducing and mitigating the impacts of UHIs (U.S. Environmental Protection Agency, 2008; Bryce, 2021). (U.S. Environmental Protection Agency, 2008)

⁸ Estimated carbon market value calculated using the i-Tree's per metric ton value of \$477.29. Actual carbon market prices fluctuate. At the drafting of this memo, California's carbon market data noted the price at \$38.60 per metric ton (<https://www.statista.com/statistics/1471086/carbon-prices-for-california-cat-program/>).

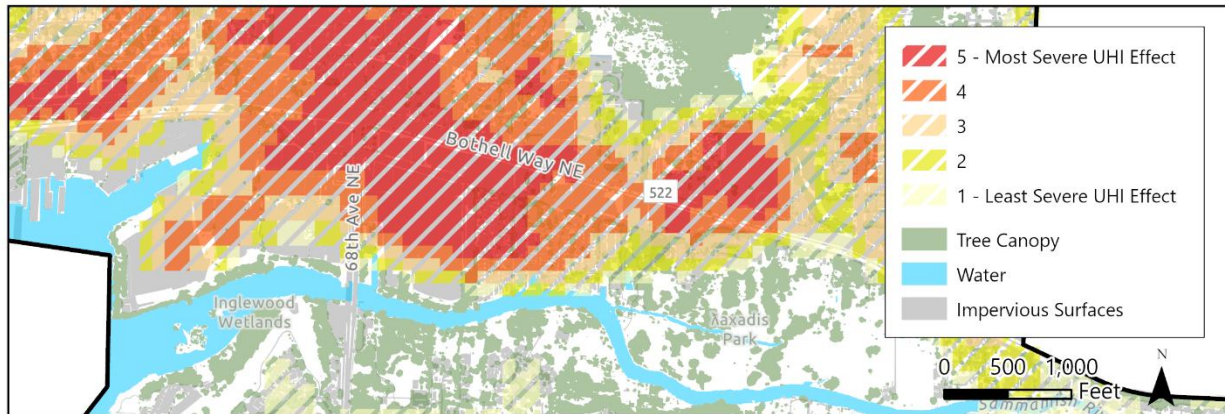


Figure 4. A snapshot of mapped UHIs within the City of Kenmore. (Trust for Public Land, 2024). See the city-wide map in the Urban Forest Management Plan, section 2.1 (figure 5).

Potential for Heat Mitigation

Unlike some other impacts of climate change, tree planting for urban heat reduction produces only local effects. For tree planting to reduce UHI temperatures effectively, trees must be planted within UHIs. Facet reanalyzed the refined potential planting area dataset from the lens of urban heat reduction to quantify the potential for mitigating heat through tree planting. While increased canopy may contribute to cooler ambient temperatures (U.S. Environmental Protection Agency, 2008), new canopy cover over hard surfaces, especially pavements, is likely to provide more significant cooling effects (Bryce, 2021). Therefore, trees planted at the edge of potential planting areas, where they can cast shade over adjacent pavements, will likely provide the largest potential return for urban heat reduction.

Facet correlated planting patch perimeter with hard surface shading potential to quantify the relationship between urban cooling and potential planting areas. Specifically, Facet calculated the estimated shade potential area as a function of assumed canopy radius, offset distance from impervious edge, and assumed tree spacing along the planting patch edge perimeter. Facet applied the same two offset distances from impervious edges—8 feet from building rooflines, bridge overpasses, and driveways, and 2 feet from pavements edges, such as roadways, sidewalks, lots, patios, decks, and other impervious surfaces—yielding 125.4 sf and 293.6 sf, respectively, of new pavement shading per 30 feet of refined planting area perimeter.

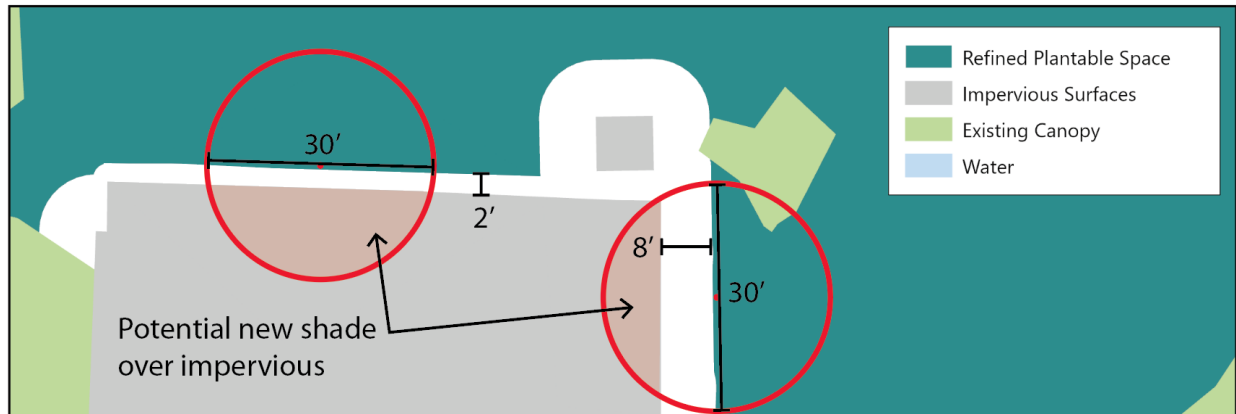


Figure 5. A diagram illustrating the relationship between planting patch perimeter with hard surface shading potential that informed the heat mitigation calculations.

Using this method, the analysis estimated the following potential for new shade over impervious areas within the City of Kenmore:

- 266 acres of new shade over impervious (roughly 20.0% city-wide impervious area shaded)

Of this total, approximately 188 acres occurred within mapped UHIs. This number was further broken down by UHI severity:

- Heat Severity 5 (Most Severe UHI Effect): 10 acres new shade over impervious (0.8% increase in shade over citywide impervious area)
- Heat Severity 4: 23 acres new shade over impervious (1.7% increase)
- Heat Severity 3: 50 acres new shade over impervious (3.8% increase)
- Heat Severity 2: 65 acres new shade over impervious (4.86% increase)
- Heat Severity 1 (Least Severe UHI Effect): 40 acres of new shade over impervious (3.0% increase)

Based on these findings, prioritizing tree planting within UHIs, from the most severe (Heat Severity 5) to the least severe (Heat Severity 1), could effectively mitigate urban heat. This method assumes infill planting within existing open spaces only. However, within UHIs, tree planting coupled with pavement removal (e.g., such as depaving or selective parking space conversion) could increase the potential for urban heat mitigation. Further, green roof retrofits on existing buildings within UHIs could provide additional heat mitigation.

2.3 FLOODING

Flooding and flood vulnerability relate to both sea level rise and extreme precipitation events (i.e., “rain bombs”). Flooding is a concern for cities because of its potential to damage critical infrastructure and displace communities. Urban flooding is exacerbated by the prevalence of hard surfaces, especially roads and rooftops, that deflect water and add debris and contaminants to stormwater runoff. Vegetated areas, such as forests, absorb water and provide friction that settles sediment, debris, and pollutants found in runoff. Cities can respond to flooding and flood vulnerability by improving flood

resilience, such as through improvements to both built and natural infrastructure, including planting trees to improve runoff absorption.

This study investigated two questions related to flooding that are related to urban forestry management: (1) what benefits or protection against urban flooding does the existing urban forest provide, and (2) what additional benefits may be realized through strategic forest growth?

Current Flood Benefits

To quantify the return provided by Kenmore's existing urban forest, Facet used i-Tree (U.S. Forest Service, et al., 2025) which provides an estimation of hydrological benefits from a distinct canopy area, including estimated volume and monetary value of avoided runoff. Avoided runoff refers to the quantity of rainfall that will not become runoff due to the presence of trees. To convert tree canopy area into gallons of avoided runoff, i-Tree uses a factor of 0.082 MG (million gallons) per acre per year. Facet applied this factor to the urban tree canopy data. The results estimate that Kenmore's canopy of approximately 1,789 acres contributed to an estimated 146,270,000 gallons of avoided runoff annually. Applying i-Tree cost value factor, this equates to an estimated benefit of roughly \$1.3M per year. (U.S. Forest Service, et al., 2025)

Based on the latest data, Kenmore's urban canopy provides:

- A total of 146.27 MG/year in avoided runoff⁹, and
- Returning a monetary benefit of \$1,306,805.64 per year¹⁰.

Potential Additional Flood Value

To calculate the potential for additional flood benefit resulting from urban forest expansion, Facet first estimated the approximate additional canopy that could be realized if all refined potential planting areas were fully planted. With an estimate of additional canopy acres, Facet could apply the same per-canopy-acre factors to calculate runoff avoidance and estimated monetary benefit.

Potential additional canopy was calculated by using the following criteria:

- applying an 8-foot buffer to the refined potential planting area dataset. The buffer represented a conservative estimate of the canopy spread along planting edges that could be achieved if all refined potential planting areas were planted with trees at consistent triangular spacing.
- This data was then overlaid with the existing tree canopy and areas of overlap were removed.

The resulting dataset quantified the potential for additional canopy expansion based on refined plantable area.

By applying the metrics extracted from i-Tree, Facet estimated the potential for additional annual flood benefits that could result from expanding Kenmore's urban canopy at 78,000,000 gallons of additional avoided runoff, equating to roughly \$698,607 in additional monetary benefit. (U.S. Forest Service, et al., 2025)

⁹ Coefficient of 0.082 per acre derived from linear regression from i-Tree

¹⁰ Coefficient of \$732.6 per acre derived from linear regression from i-Tree

If fully expanded, Kenmore's urban canopy has the potential to provide:

- A total of 224.47 MG/year potential avoided runoff¹¹, and
- A estimated total monetary benefit of \$2,005,413.27 per year¹².

To help inform city managers in prioritizing urban forest management decisions, Facet analyzed the potential canopy expansion data by watershed basins. The accompanying tables report existing tree canopy area and percent refined plantable area by watershed basin. The data reveals that, generally, Kenmore's watershed basins with less tree canopy have greater opportunities for tree planting.

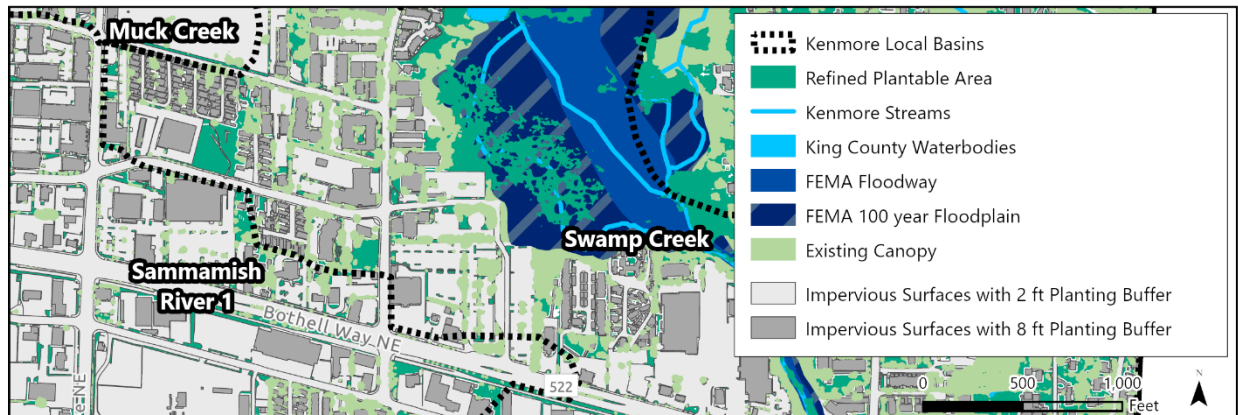


Figure 6. A snapshot showing the refined potential planting area before additional canopy buffer was applied. See city-wide map in Urban Forest Management Plan, section 2.1 (figure 6).

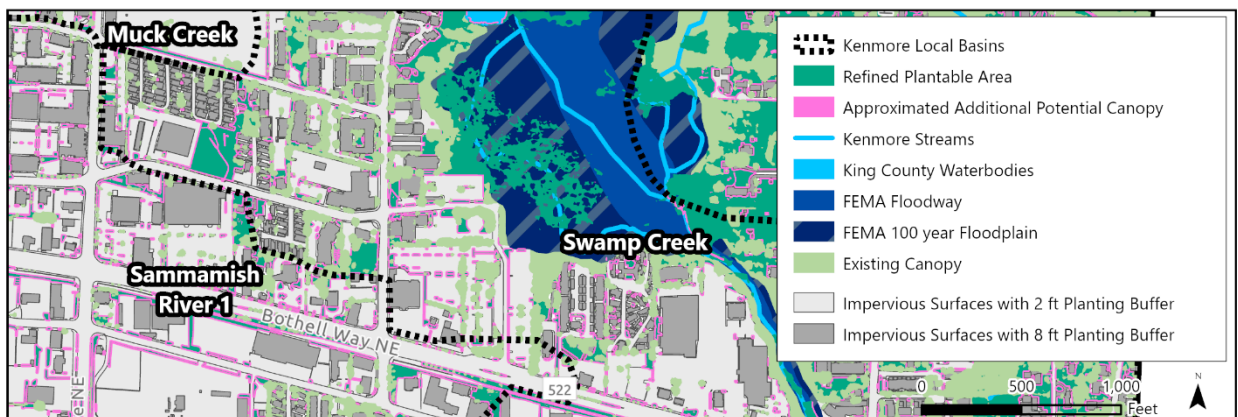


Figure 7. A snapshot showing the potential canopy expansion using conservative 8-foot buffer.

This method applied a generic per-canopy-acre value to calculate ecosystem service benefits related to flooding. While trees planted anywhere in the watershed can assist with flood mitigation, trees planted in flood prone areas may provide higher benefits than trees planted elsewhere. Therefore, tree planting

¹¹ Coefficient of 0.082 per acre derived from linear regression from i-Tree

¹² Coefficient of \$732.6 per acre derived from linear regression from i-Tree

for flood and stormwater management should consider prioritizing areas that are known to experience or at higher risk of urban flooding and areas with higher impervious surface levels.

Table 3. Watershed Sub-basin Metrics

Watershed Name	Area (Ac)	Flood Complaints (per Ac)	Existing UTC (Ac)	Existing UTC %	Refined Potential Planting Area (Ac)	Maximum Potential Canopy %
Arrowhead Creek	250.4	0.1	169.3	68%	27.1	84%
Juanita Creek 1	4.7	0.2	2.6	56%	0.7	77%
Juanita Creek 2	113.0	0.2	43.7	39%	16.9	65%
Lake Washington 1	58.5	0.1	6.7	11%	5.1	29%
Lake Washington 2	52.1	0.4	15.8	30%	10.0	62%
Lake Washington 3	47.3	-	46.3	98%	0.3	99%
Lake Washington 4	23.5	-	23.0	98%	0.2	99%
Lake Washington 5	113.8	0.5	44.5	39%	18.9	67%
Lake Washington 6	7.4	-	2.6	35%	1.7	70%
Little Swamp Creek	329.9	0.2	153.0	46%	70.4	76%
Little Swamp Creek Tributary 01	113.9	0.2	45.0	40%	21.8	69%
Muck Creek	205.9	0.5	72.0	35%	29.3	60%
Sammamish River 1	533.2	0.3	162.0	32%	87.3	60%
Sammamish River 2	13.2	0.3	7.9	60%	2.1	82%
Sammamish Tributary 01	65.4	0.7	30.0	46%	8.9	70%
Sammamish Tributary 02	111.4	0.2	57.3	51%	13.1	71%
Sammamish Tributary 03	69.1	0.2	34.8	50%	10.9	74%
Swamp Creek	566.8	0.3	270.8	48%	97.6	72%
Tributary 0056	406.6	0.5	161.3	40%	59.5	66%
Tributary 0057	332.7	0.3	180.5	54%	44.0	76%
Tributary 0222	347.0	0.3	117.4	34%	68.6	65%
Tributary 0226	86.1	-	79.0	92%	4.6	98%
Tributary 0227	46.1	-	43.2	94%	0.3	94%
Tributary 0228	43.8	0.2	14.9	34%	5.9	60%

3 Equity

Social and environmental inequity manifests in a multitude of ways, both measurable and immeasurable. Based on review of recent research and existing data, Facet explored social and environmental equity through the lens of urban forest management by looking at three themes: health, safety, and economy.

3.1 HEALTH

Inequity in health outcomes can be related to environmental factors, like air quality, that are influenced by landscape characteristics, such as proximity to certain land uses and infrastructure. These relationships are explored in the Washington Department of Health's Environmental Health Disparities Map (EHDP), a publicly available resource that maps symptomatic, causal, and correlated factors to public health outcomes. (Washington State Department of Health, 2025)

The EHDP presents data at the census tract scale. Because several census tracts are located only partially within the city, the EHDP rankings for Kenmore are influenced by factors occurring beyond the city boundary. Where possible, Facet attempted to reanalyze the data to the census block group level to provide a more precise evaluation of Kenmore's health disparities.

According to the EHDP, all six of Kenmore's census tracts rank above average for environmental exposures linked to adverse health outcomes, with scores ranging from 6 to 9 out of 10, where 10 indicates the highest level of concern (Washington State Department of Health, 2025). The EHDP attributes these rankings to several air quality contaminants, including high levels of particulate matter, toxic releases from nearby facilities, proximity to high-traffic roadways, and diesel exhaust emissions. Additional research highlights the role of proximity to pollution sources, such as major roads, industrial sites, and agricultural land uses, as key contributors to elevated health risks (Nowak, Hirabayashi, Bodine, & Greenfield, 2014; City of Bellevue, Broadview Planning, 2023).

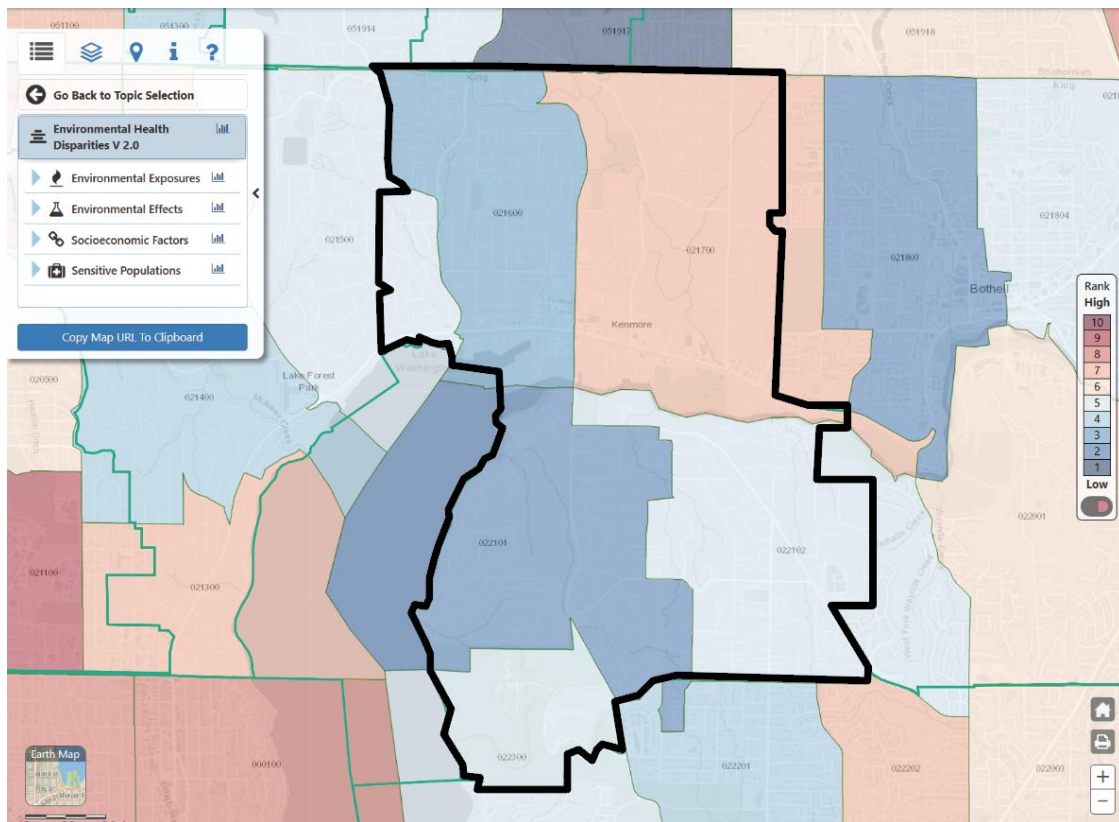


Figure 8. A snapshot of environmental health disparities in Kenmore shows higher environmental health disparities in the northeast area of the city (7 out of 10). (Washington State Department of Health, 2025)

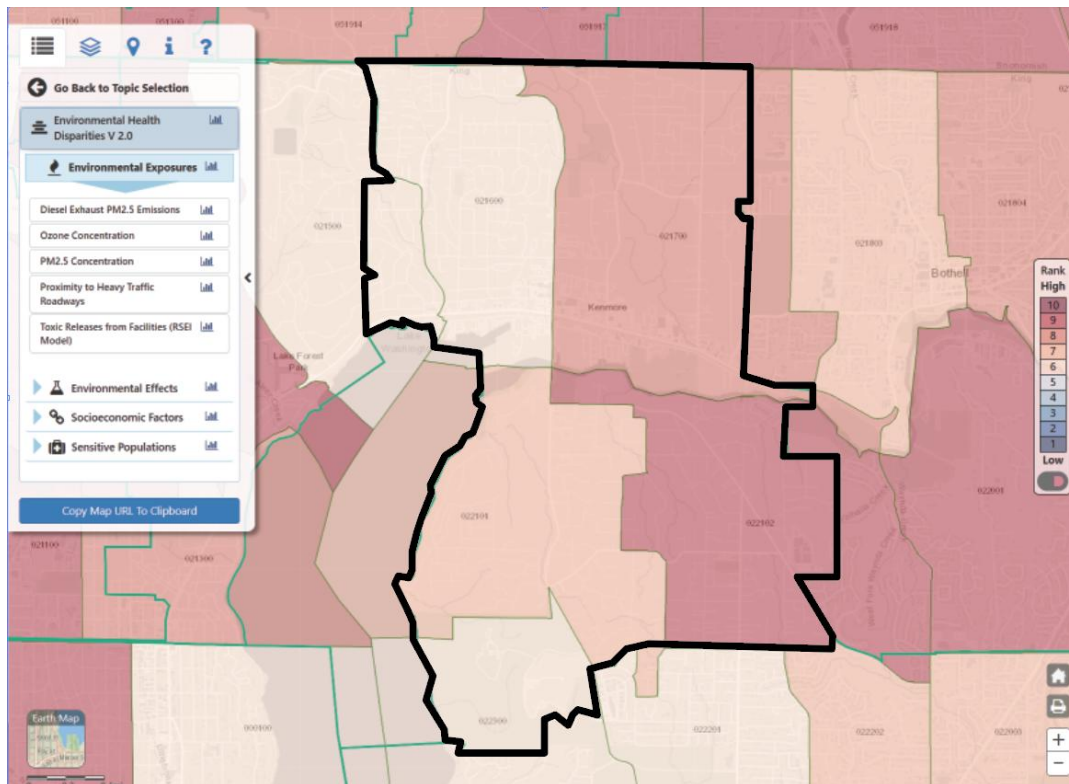


Figure 9. A snapshot of environmental exposures in Kenmore shows the highest environmental exposures in the southeast area of the city (9 out of 10). (Washington State Department of Health, 2025)

Trees improve air quality by removing pollutants through gas absorption and by capturing particulates on leaf surfaces (Boehmer, Foster, Henry, Woghiren-Akinnifesi, & Yip, 2013; Nowak, Hirabayashi, Bodine, & Greenfield, 2014; Weeden, 2024). Increasing tree canopy and creating vegetated buffers between pollutant sources and population centers can be an effective strategy for mitigating adverse health effects from air pollution (City of Bellevue, Broadview Planning, 2023).

To determine the potential for tree planting to mitigate adverse health outcomes due to environmental exposures, like air pollution, Facet reanalyzed the refined potential planting area dataset to identify planting areas proximal to potential pollutant sources (Boehmer, Foster, Henry, Woghiren-Akinnifesi, & Yip, 2013; City of Bellevue, Broadview Planning, 2023; Washington State Department of Health, 2025). Specifically, Facet isolated a subset of planting areas within:

- 500 feet of major highways¹³,
- 300 feet of dry cleaners¹⁴, and
- within ¼-mile (1,320 ft) of industrial and agricultural land use zones¹⁵.

¹³ In Kenmore, major highways were limited to SR 522.

¹⁴ Locations digitized from Google Map data.

¹⁵ The analysis included both industrial zones and commercial zones with light industrial uses, such as Kenmore Air and the CalPortland Kenmore Ready Mix Plant and Aggregate Yard. No agricultural land uses were identified within Kenmore.

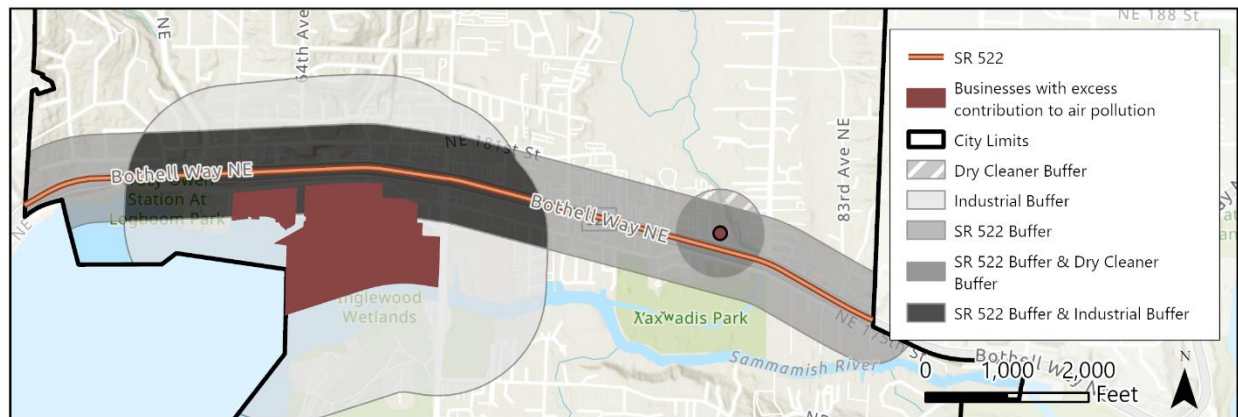


Figure 10. A snapshot showing the analysis area for potential sources of environmental air exposures.

The analysis revealed 497 acres of land within buffer proximity of potential pollutant sources. Of this land area, approximately 21% (107 acres) was covered by existing canopy. Using the pollutant source proximity buffer, Facet extracted a subset of refined potential planting areas that could be optimally located for planting trees to intercept environmental exposures from these potential pollutant sources (City of Bellevue, Broadview Planning, 2023; Nowak, Hirabayashi, Bodine, & Greenfield, 2014). This subset identified 58 acres of refined plantable area across 2,665 patches that are likely to have a more significant effect on mitigating environmental exposure to pollutants from these sources. The analysis estimated the potential for these planting areas to accommodate up to 5,368 trees, which could yield up to 101 additional acres of urban canopy at maturity.

3.2 SAFETY

Negative effects of climate change have been documented to disproportionately affect disadvantaged communities (Instituto Humboldt Columbia, 2022). Because some factors affect physical safety—including urban flooding, air pollution, and concentrated urban heat—disadvantaged communities are considered to be more at risk of potential safety concerns related to these factors. Therefore, urban forest management activities intended to address risks to physical safety—such as flood reduction, improving air quality, and mitigating urban heat—can also improve equity outcomes when directed towards disadvantaged communities.

To identify disadvantaged communities, Facet used the Social Vulnerability Index (SVI) from Washington Department of Health. Like the CDC's Social Vulnerability Index, Washington's SVI considers multiple socioeconomic and demographic factors that can affect a community's ability to respond or recover to external community-scale challenges, such as natural disasters (Washington State Department of Health, 2025).

The SVI identified the census tract comprising northeast Kenmore as the city's highest area of social vulnerability, ranking 7 out of 10 (where 10 is the most vulnerable) (Washington State Department of Health, 2025); therefore, prioritizing tree planting within this area could serve to advance the city's environmental equity goals.

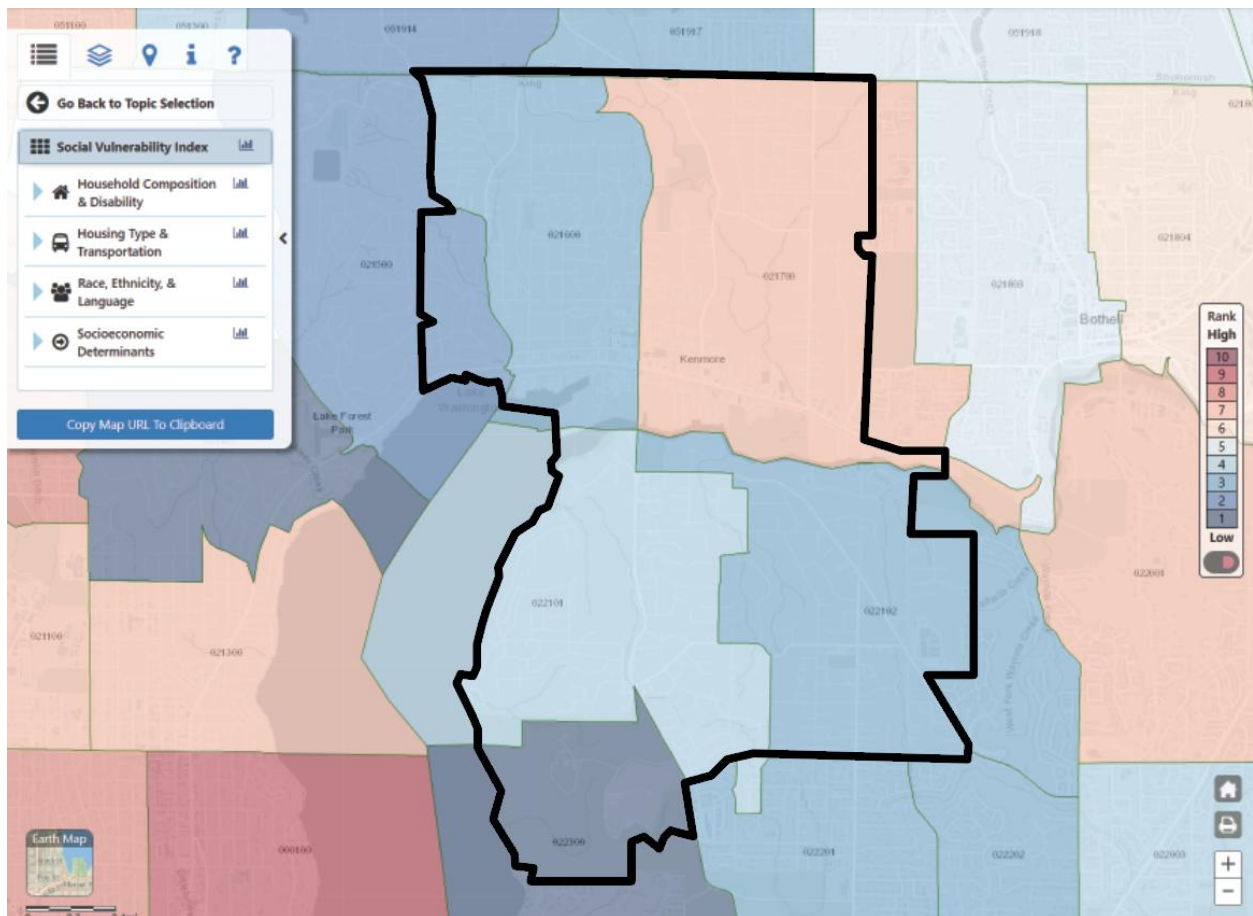


Figure 11. A snapshot of social vulnerability rankings in Kenmore showing highest social vulnerability in the northeast area of the city (7 out of 10). (Washington State Department of Health, 2025)

3.3 ECONOMY

Whether planted as street trees or on a property's interior, trees have been demonstrated to provide numerous economic benefits (Durrani, 2021; Isaifan & Baldauf, 2021). Especially in urban areas, trees help to reduce energy costs by providing shade and acting as a buffer from weather and wind (Durrani, 2021; U.S. Environmental Protection Agency, 2008). Trees also increase property values with aesthetic appeal and through other economic benefits, including boosting commercial and office rents and encouraging consumer spending (Georgia Urban Forest Council, 2005; Isaifan & Baldauf, 2021). Because of these benefits, prioritizing tree planting in economically disadvantaged areas can help to address economic disparities and improve equity outcomes.

Multiple factors, including development status, land use, location, and lot area, can affect value, making identifying economic disparities across properties difficult. To reflect the study's focus on urban forest management, Facet attempted to find a metric that could be used to determine economic advantages or disadvantages related to landscape, rather than demographic, characteristics at roughly the neighborhood scale. To resolve this, Facet calculated a relative land value at the block group scale, which provided a proxy for neighborhoods.

Facet used the appraised land value and total lot square footage from the city's parcel data to calculate a per-square-foot land value for each parcel in Kenmore. Parcels were then separated into residential¹⁶ and non-residential uses¹⁷, then normalized and symbolized into quartiles according to value per square foot. The resulting map revealed trends in relative land value across Kenmore, showing clusters of higher and lower value properties. Records were then aggregated and averaged by census block group to show which groups could be considered advantaged or disadvantaged, based on land value, and regardless of differences in block group area, parcel count, or land use distribution.

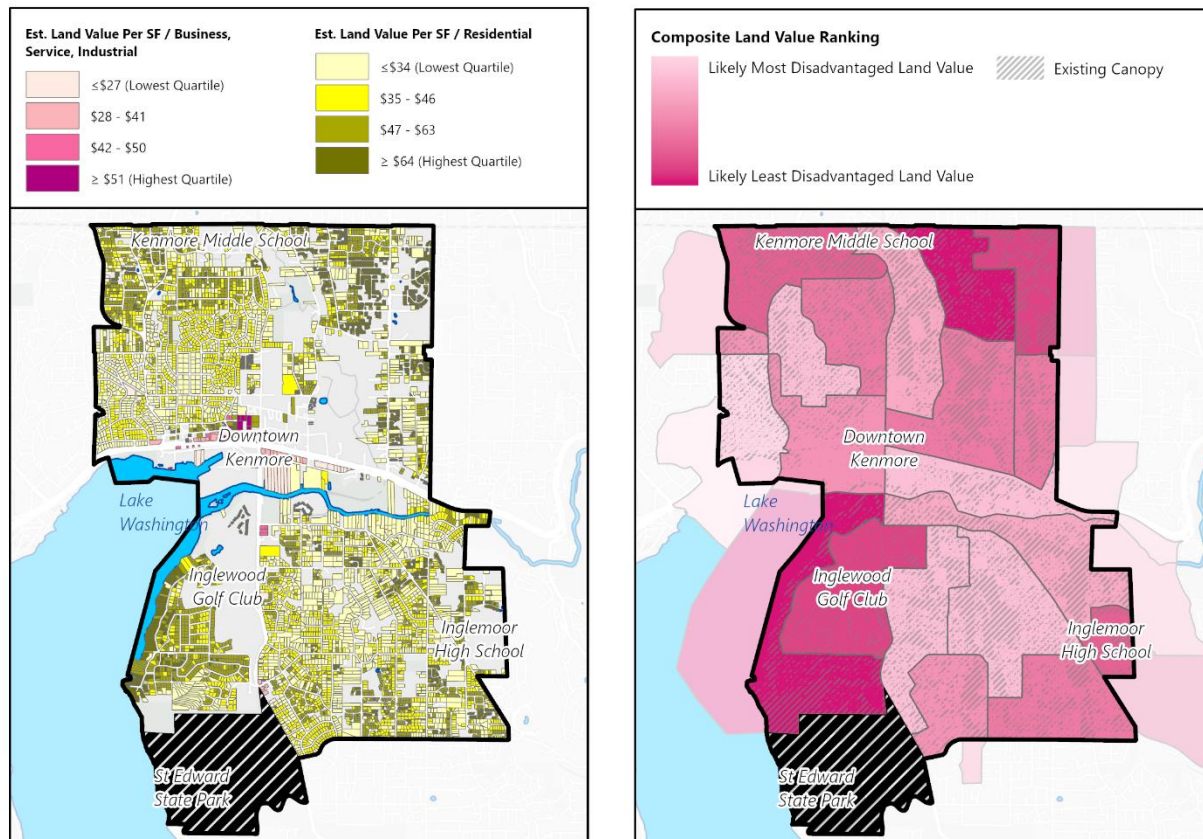


Figure 12. Maps showing relative land values by quartile and land use (left) and composite land value ranking by census block group (right). Note, the census block group containing St. Edward State Park was excluded from this analysis, as it extends into Kirkland's developed areas and is not representative of Kenmore's demographics.

¹⁶ Residential properties included single and multi-family, townhouses, and other housing types, both developed and vacant.

¹⁷ Non-residential included business, services, commercial, and industrial land uses. Civic, public, and tax-exempt properties and properties with an appraised value of zero were not considered in the analysis.

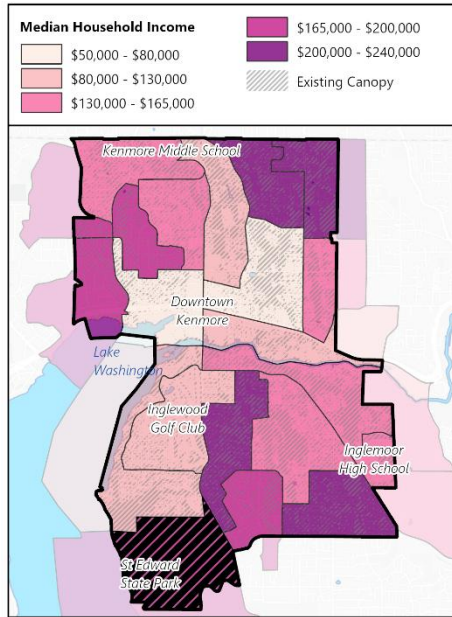


Figure 13. Map showing median household income. (U.S. Census Bureau, 2020). Note, the census block group containing St. Edward State Park was excluded from this analysis, as it extends into Kirkland's developed areas and is not representative of Kenmore's demographics.

Relative land value was then compared to median household income data from the 2020 US Census (U.S. Census Bureau, 2020). Facet identified census block groups that could be considered advantaged or disadvantaged in both relative land value and household income at roughly the neighborhood (i.e., census block group) scale.

Refined potential planting areas were then reanalyzed to estimate a potential quantity of infill tree planting for each block group. Sorting of block group data based these factors implies prioritization from most to least economically disadvantaged. Further, by applying a cost estimate to the estimated infill planting quantity, one could calculate the potential for investment in urban forest expansion in economically disadvantaged areas. The table below provides a summary of values by census block group.

To further illustrate the city's socioeconomic picture, Facet mapped additional demographic factors that may influence economic advantages and disadvantages, including per capita income, median owner-occupied housing unit, and educational attainment data. Viewing these themes in concert with each other can help to add additional context to economic equity within the city.

Table 4. Census Block Group Metrics

Census Block Group	Median Household Income	Composite Land Value Score	Existing UTC (Ac)	Existing UTC %	Refined Potential Planting Area (Ac)
530330215002	\$ 193,269	1.29	49.5	37.1%	21.8
530330215004	\$ 194,219	1.79	14.0	51.1%	4.4
530330216001	\$ 140,625	2.23	91.2	41.2%	33.6
530330216002	\$ 70,917	1.72	42.1	21.5%	21.9
530330216003	\$ 151,125	1.97	63.7	38.4%	21.0
530330216004	\$ 191,000	1.50	53.1	41.0%	19.5
530330217011	\$ 97,250	1.60	106.1	51.4%	34.5
530330217012	\$ 213,667	2.68	66.5	38.8%	28.3
530330217013	\$ 224,107	2.54	75.2	49.5%	27.9
530330217021	\$ 106,250	1.45	41.5	26.1%	42.2

Census Block Group	Median Household Income	Composite Land Value Score	Existing UTC (Ac)	Existing UTC %	Refined Potential Planting Area (Ac)
530330217022	\$ 145,061	1.99	51.5	44.8%	18.8
530330217023	\$ 54,861	1.87	111.8	43.3%	56.0
530330221011	\$ 235,591	1.54	91.8	44.4%	32.1
530330221012	\$ 121,250	2.64	136.8	54.6%	35.2
530330221013	\$ 188,095	1.74	61.5	43.4%	21.9
530330221014	\$ 116,125	2.46	76.5	28.9%	55.4
530330221021	\$ 167,240	2.12	24.0	36.3%	9.9
530330221022	\$ 160,288	1.63	134.1	56.5%	38.0
530330221023	\$ 134,432	1.55	143.4	52.1%	35.3
530330221024	\$ 219,958	2.05	75.8	37.0%	30.5
530330223001 ¹⁸	\$ 179,674	-	279.2	85.5%	20.3

4 Priority Planting Analysis

A priority planting analysis was performed using the data described in the previous sections to assist the city in determining locations where planting can potentially have the greatest environmental, climate, and socio-economic equity impact.

It is important to note that the refined planting areas presented here result from a GIS model designed to display data at a large, aggregated scale. While the model may be applied at a site level, the accuracy of the information depends entirely on the quality of the model inputs, including the City of Kenmore's impervious surface layer, PlanIT Geo's tree canopy data, soil conditions, vegetation layers, planting space dimension requirements, and the ArcGIS tools used to calculate these parameters on a citywide scale. As such, the results should be used as a high-level planning and prioritization tool. For detailed planting implementation, on-the-ground field verification will be necessary to confirm actual site conditions.

Planting areas were prioritized by equally weighing the following criteria:

- **Enviro-Climate Factors**
 - **Urban Heat Island** (*0 to 5, integer*). Urban heat island polygons were assigned a score of 0 to 5 in accordance with their heat severity score.
 - **Flooding Parameters** (*0 to 5, continuous*). A flooding score was assigned as the watershed basin level based on the Ratio of impervious surface area to existing tree canopy area, and flood complaint points per acre. Both factors were normalized on a scale of 0 to 5, then averaged and normalized again to create a final score of 0 to 5.

¹⁸ Census block group 530330223001 is located within both the cities of Kenmore and Kirkland. Kenmore's portion of the block group contains mostly park and does not contain any land use types (residential, commercial, service, or industrial uses) on which the land value score was calculated.

- **Equity Factors**

- **Economic Equity** (*0 to 5, continuous*). At the census block group level, composite land values and median household incomes were separately normalized, averaged together, and then normalized again to create a final score of 0 to 5.
- **Health Equity** (*0 to 5, semi-continuous*). First, Washington DOH's environmental exposure scores were recorded at the tract level, ranging from 0 to 10 (integers, not normalized). These values were halved to present on a scale from 0 to 5. Second, the values from the air quality analysis were converted to the following scores: 5 (within 2 polluting buffers), 3 (within 1 polluting buffer), 0 (all else). The environmental exposure and air quality scores were summed and then normalized to create a final score of 0 to 5.

A GIS layer was developed to be used as a screening tool to highlight areas around the city where planting would be most beneficial. This layer can be filtered and viewed at various levels, including city-wide, plantable area-specific, and public/ROW vs private.

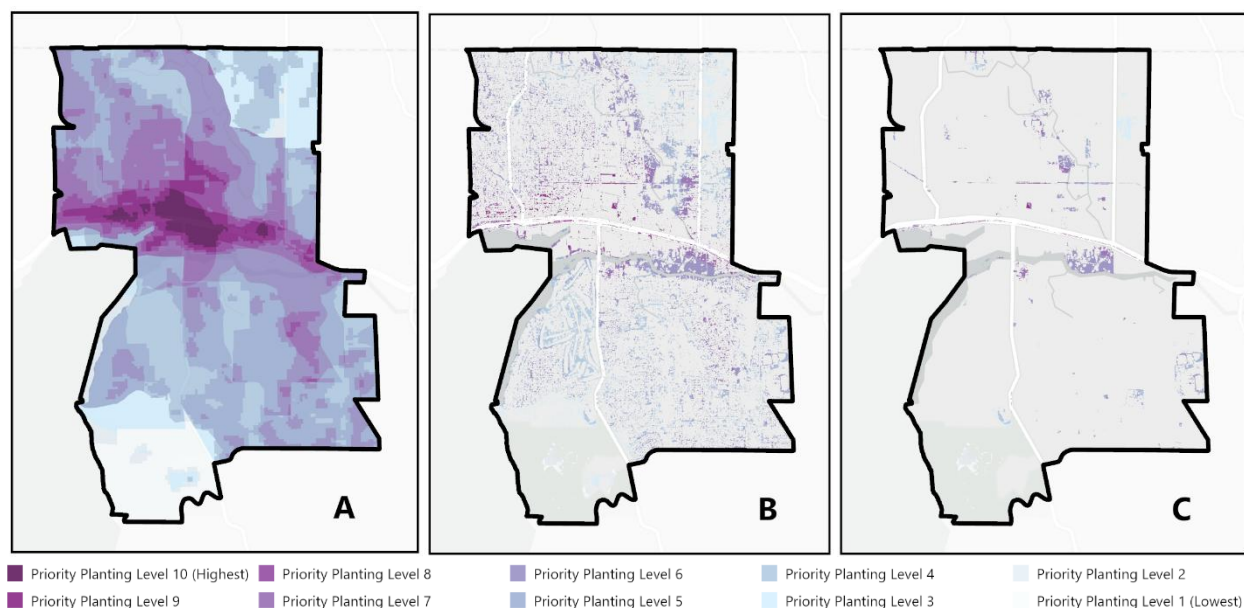


Figure 14. Maps showing the results of the priority planting analysis. Map A indicates priority planting levels across the entire City of Kenmore, regardless of plantability. Map B shows priority planting areas specifically within areas designated as plantable by the refined planting area analysis. Map C highlights priority planting areas within City of Kenmore public lands. See Section 2.1, Figure 12 in the main report for further discussion regarding planting prioritization city-wide across all public lands and right of way.

Table 5. Refined plantable area broken down by priority planting level and public versus private land

Priority Planting Level	Area on Private Parcels (Ac)	Area on Public Lands (Ac)	Area within Right of Way (Ac)	Total Area per Planting Level (Ac)
Priority Planting Level 10 (Highest)	2.4	0.7	0.8	3.9
Priority Planting Level 9	10.4	3.1	3.1	16.5
Priority Planting Level 8	13.0	2.7	2.4	18.0
Priority Planting Level 7	57.2	14.1	6.5	77.7
Priority Planting Level 6	121.2	39.0	10.0	170.1
Priority Planting Level 5	125.3	13.7	10.7	149.8
Priority Planting Level 4	95.5	5.0	5.9	106.4
Priority Planting Level 3	32.4	9.0	2.1	43.5
Priority Planting Level 2	4.9	5.0	0.3	10.2
Priority Planting Level 1 (Lowest)	2.5	6.7	0.0	9.2
Total per Public/Private	464.9	98.9	41.7	605.4
Existing Tree Canopy	969.1	407.6	87.9	-
Total Area (Ac)	2,905.8	636.4	469.3	
Existing Tree Canopy (%)	33.4%	64.1%	18.7%	-

5 Study Limitations

This geospatial analysis is intended for use at the neighborhood level and for planning purposes only. The refined plantable area analysis, plantable tree calculations, and maximum additional potential tree canopy analysis were performed in aggregate and do not look at any individual site for practicality. Any further breakdown of planting locations would require additional information.

As in all geospatial analyses, data sources play a role in study limitations. The initial tree canopy layer and subsequent calculations depend on the accuracy and resolution of PlanIt Geo's tree canopy layer. The refined plantable area analysis also utilizes PlanIt Geo's tree canopy and landcover datasets and additionally incorporates the City of Kenmore's impervious surface layer. The maximum additional potential tree canopy analysis builds on the refined plantable area layer and assumes an 8 ft canopy overhang and total canopy infill within planted areas.

The refined plantable area analysis, the subsequent maximum potential canopy analyses, and the planting prioritization analyses do not take into account a variety of requirements when determining urban tree planting locations. These include:

- Aboveground and belowground utilities.** The presence of utilities restricts areas where trees can be planted, or in the case of overhead power lines, what size tree can be planted to avoid conflicts. Utility data was unavailable for this study. If available, buffering the utility GIS data can refine and remove areas from both the potential plantable area and maximum potential canopy analyses.

- **Road intersection requirements.** Often, jurisdictions have limitations on tree planting around intersections to maintain lines of sight for vehicle and pedestrian safety. Creating an intersection geospatial layer can also refine and reduce the amount of area available for tree planting.

This study is also limited temporally. Input data ranges from 2021 to 2024. It is possible that changes may have occurred in the city that could impact these findings.

Finally, the study does not account for private landowners' willingness or unwillingness to plant trees. Plantable areas are treated the same regardless of whether they occur on public or private land. Realistically, it will not be possible to persuade every landowner to plant the required trees to achieve the city's maximum potential canopy.

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APPENDIX C. Case Study Examples of Priority Planting Areas

To assist the city in determining locations where planting can potentially be most impactful from environmental, climate, and socio-economic equity perspectives, a priority planting analysis was completed. A GIS layer was developed that can be used as a screening tool to highlight areas around the city where planting would be most beneficial. This layer can be filtered and viewed at various levels, including city-wide, plantable area-specific, and public/ROW vs private. See Appendix B, section 4 for a detailed description of the priority planting analysis, and see Appendix B, section 5 for limitations of the analysis. The following case studies provide several snapshots of how the prioritization ranking tool can be applied at the site level:

1 ALDERWOOD MANOR

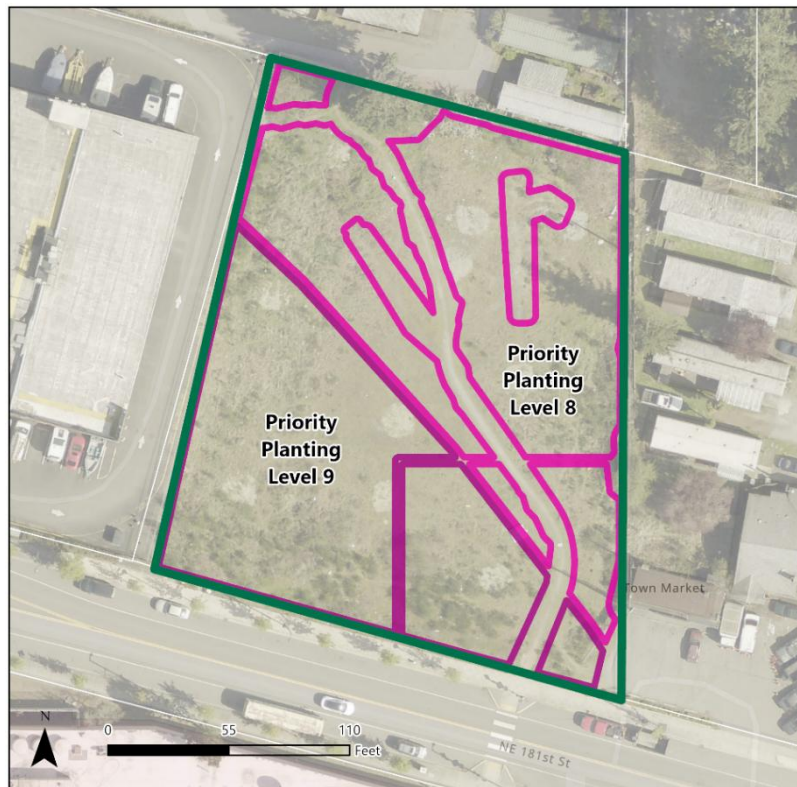
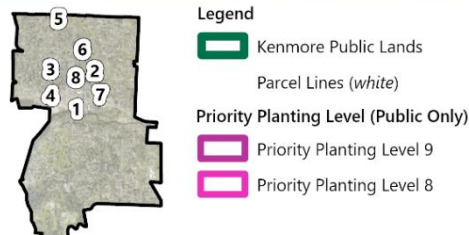


Figure 1. Alderwood Manor
Empty lot owned by City of Kenmore.
High priority location for tree canopy.



2 KENMORE CITY HALL

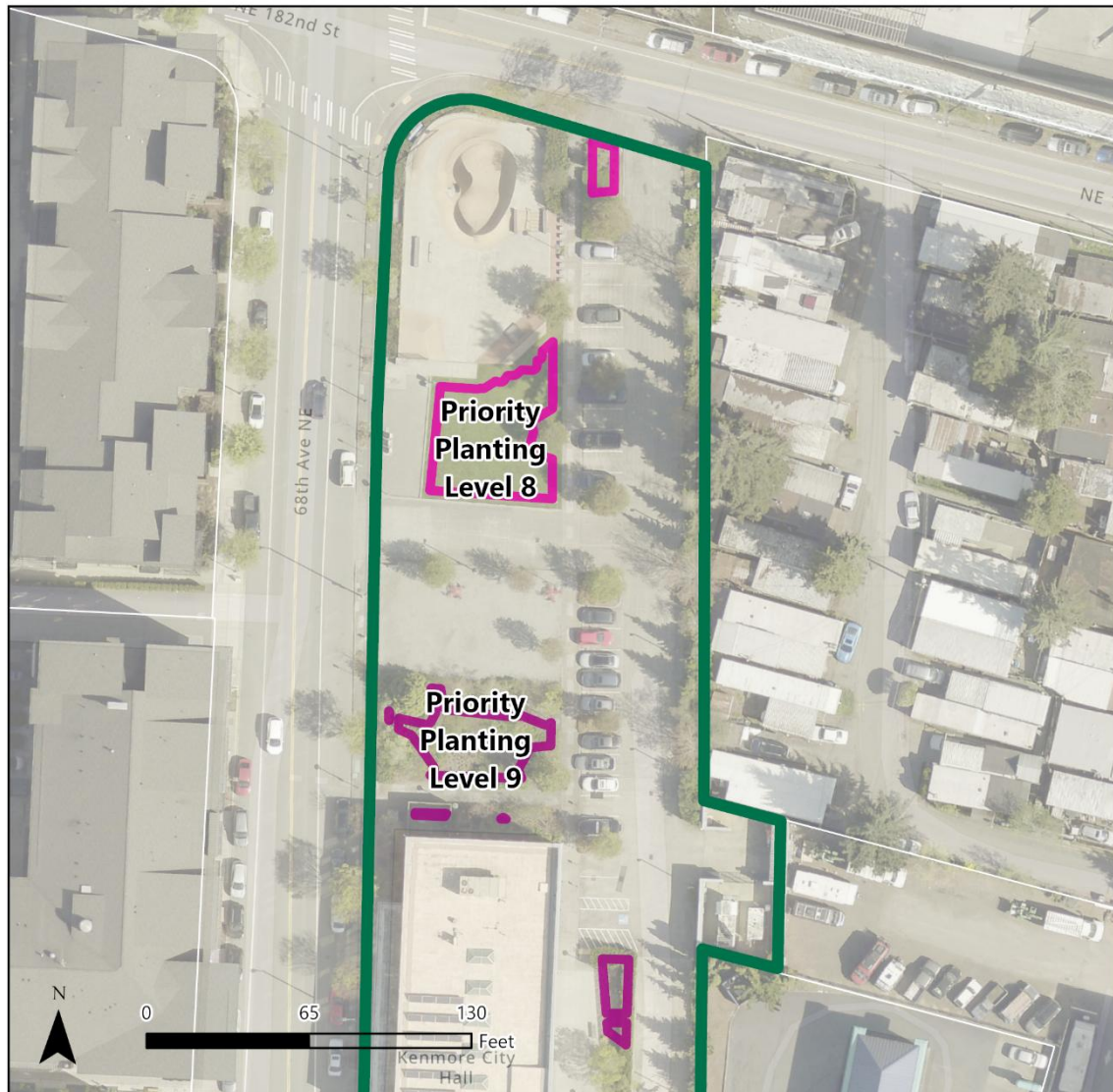
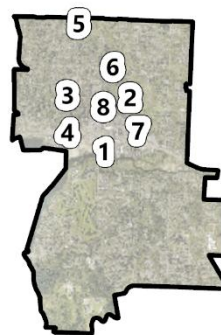


Figure 2. City Hall

Multiple locations with potential tree canopy. Good opportunity for impervious surface overhang.



Legend

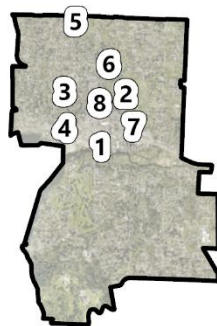
- Kenmore Public Lands
- Parcel Lines (*white*)
- Priority Planting Level (Public Only)**
- Priority Planting Level 9
- Priority Planting Level 8

3 POST OFFICE



Figure 3. Post Office

A couple of plantable locations with high potential for impervious overhang. Also, excellent opportunity for parking lot conversion to tree planter boxes.



Legend

- Kenmore Public Lands
- Parcel Lines (*white*)
- Priority Planting Level (Public Only)
- Priority Planting Level 10 (Highest)

4 BURKE GILMAN

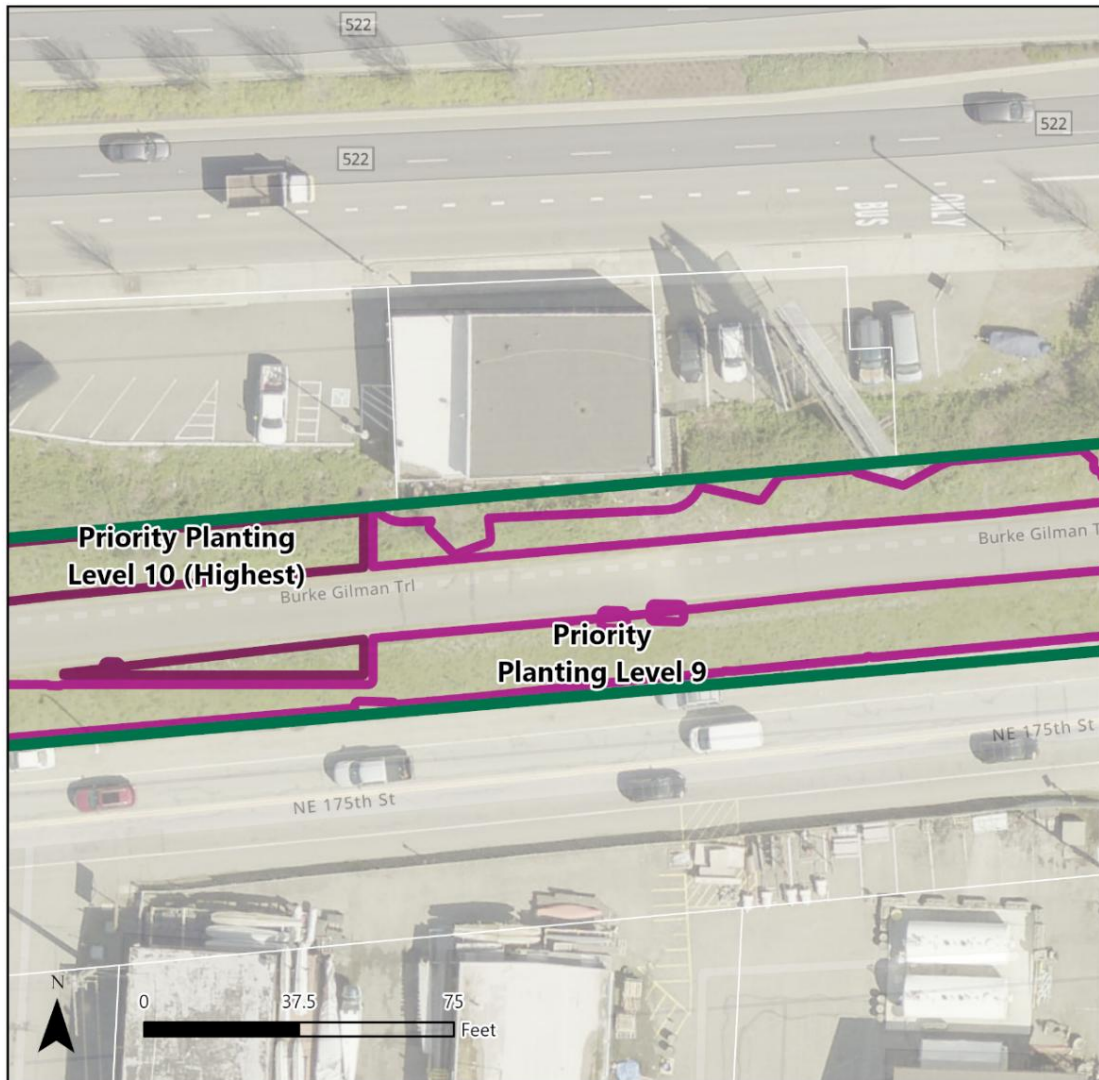


Figure 4. Burke Gilman

There is a lot of opportunity to plan overhanging trees along the Burke Gilman in many locations.



Legend

- Kenmore Public Lands
- Parcel Lines (*white*)
- Priority Planting Level (Public Only)**
 - Priority Planting Level 10 (Highest)
 - Priority Planting Level 9

5 KENMORE JUNIOR HIGH SCHOOL

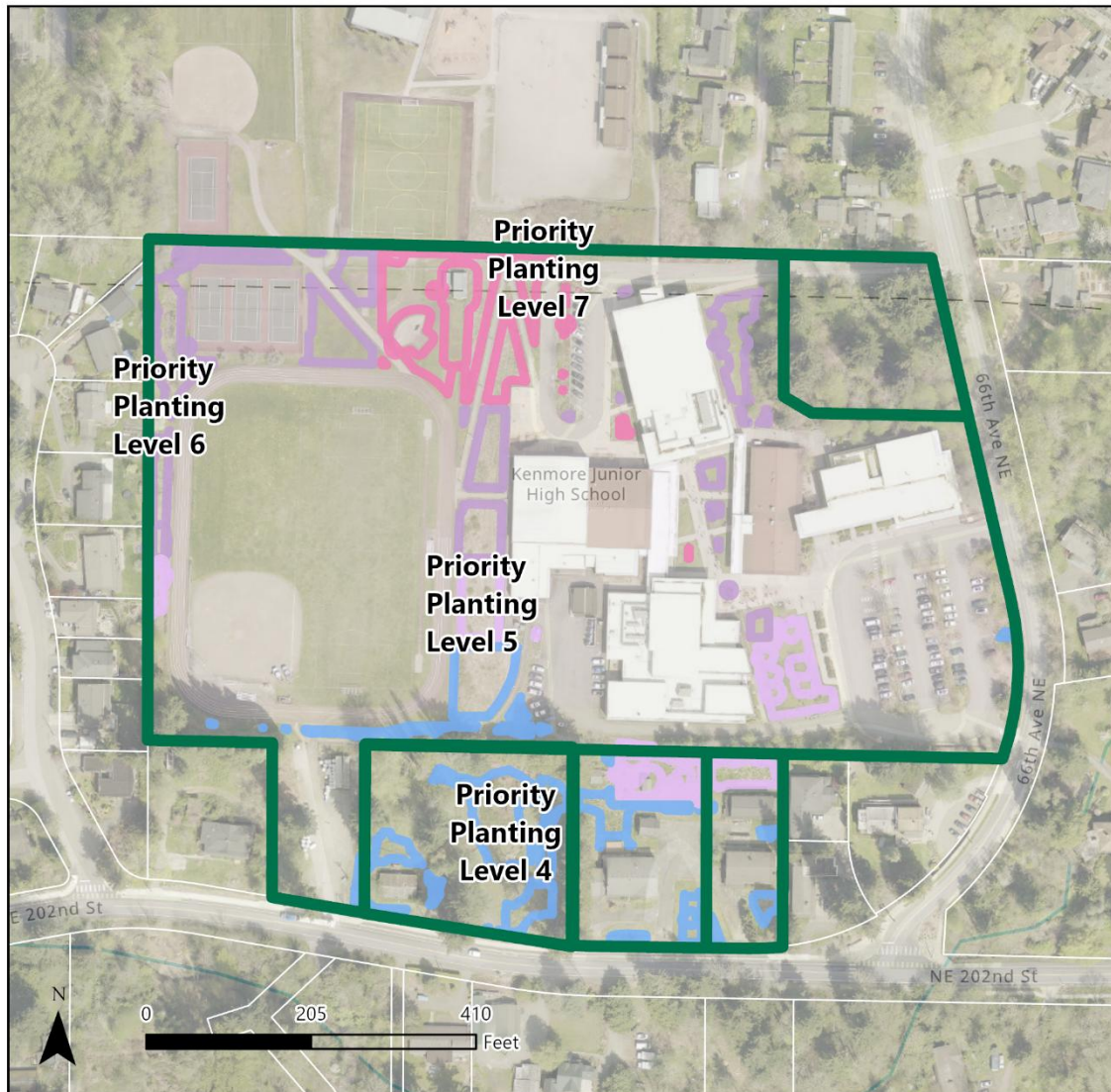
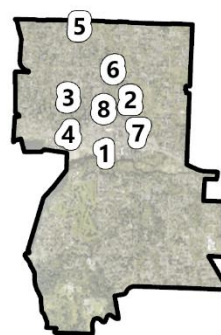


Figure 5. Kenmore Junior High School
Lower level priority, but many locations for infill tree planting.



Legend

- Kenmore Public Lands
- Parcel Lines (*white*)
- Priority Planting Level (Public Only)**
 - Priority Planting Level 7
 - Priority Planting Level 6
 - Priority Planting Level 5
 - Priority Planting Level 4

6 KENMORE ELEMENTARY SCHOOL

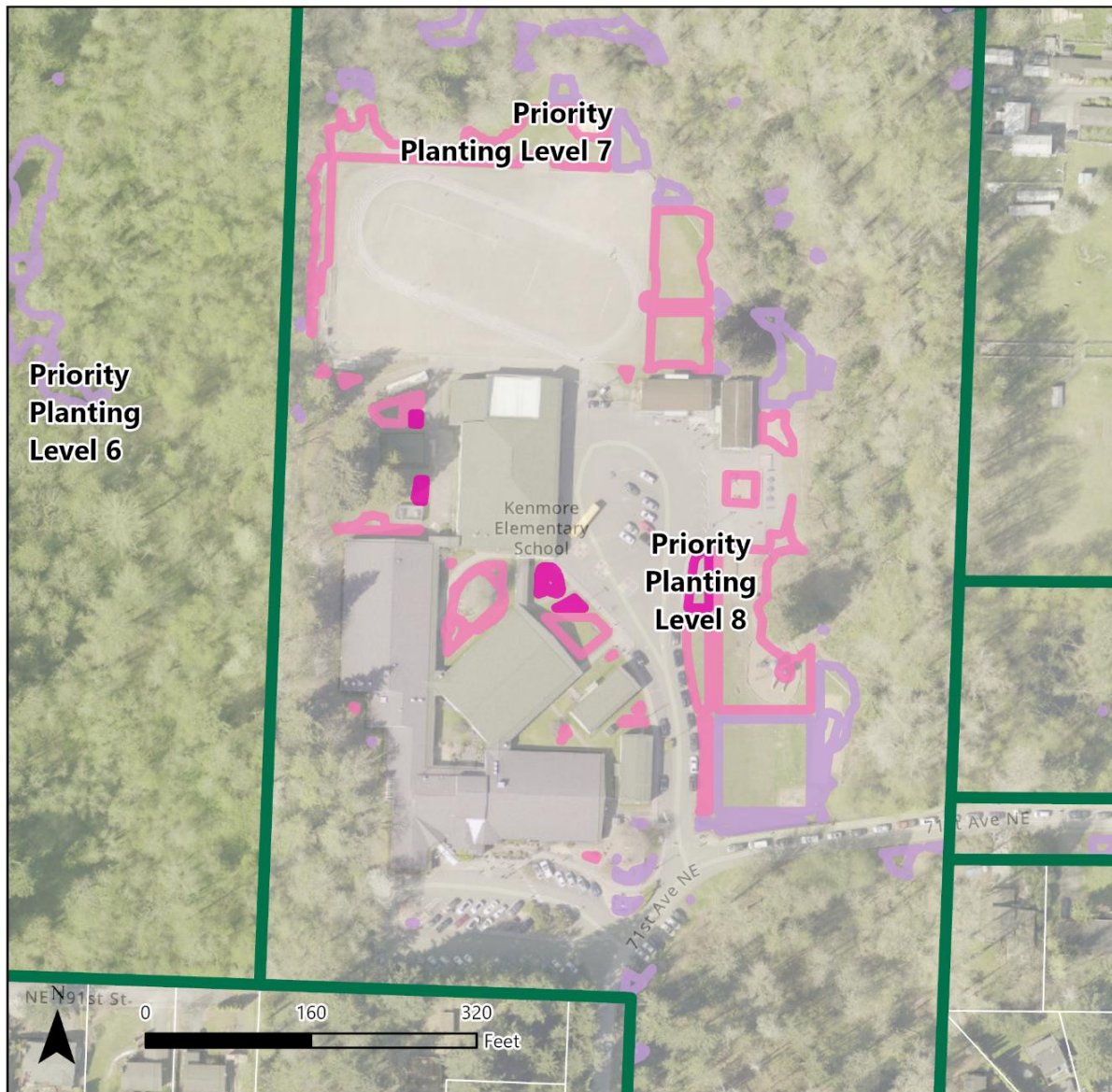
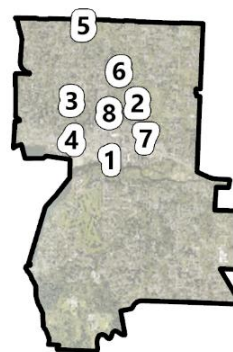


Figure 6. Kenmore Elementary School
Lots of opportunity for infill planting.



Legend

- Kenmore Public Lands
- Parcel Lines (*white*)
- Priority Planting Level (Public Only)**
 - Priority Planting Level 8
 - Priority Planting Level 7
 - Priority Planting Level 6

7 METRO PARK AND RIDE

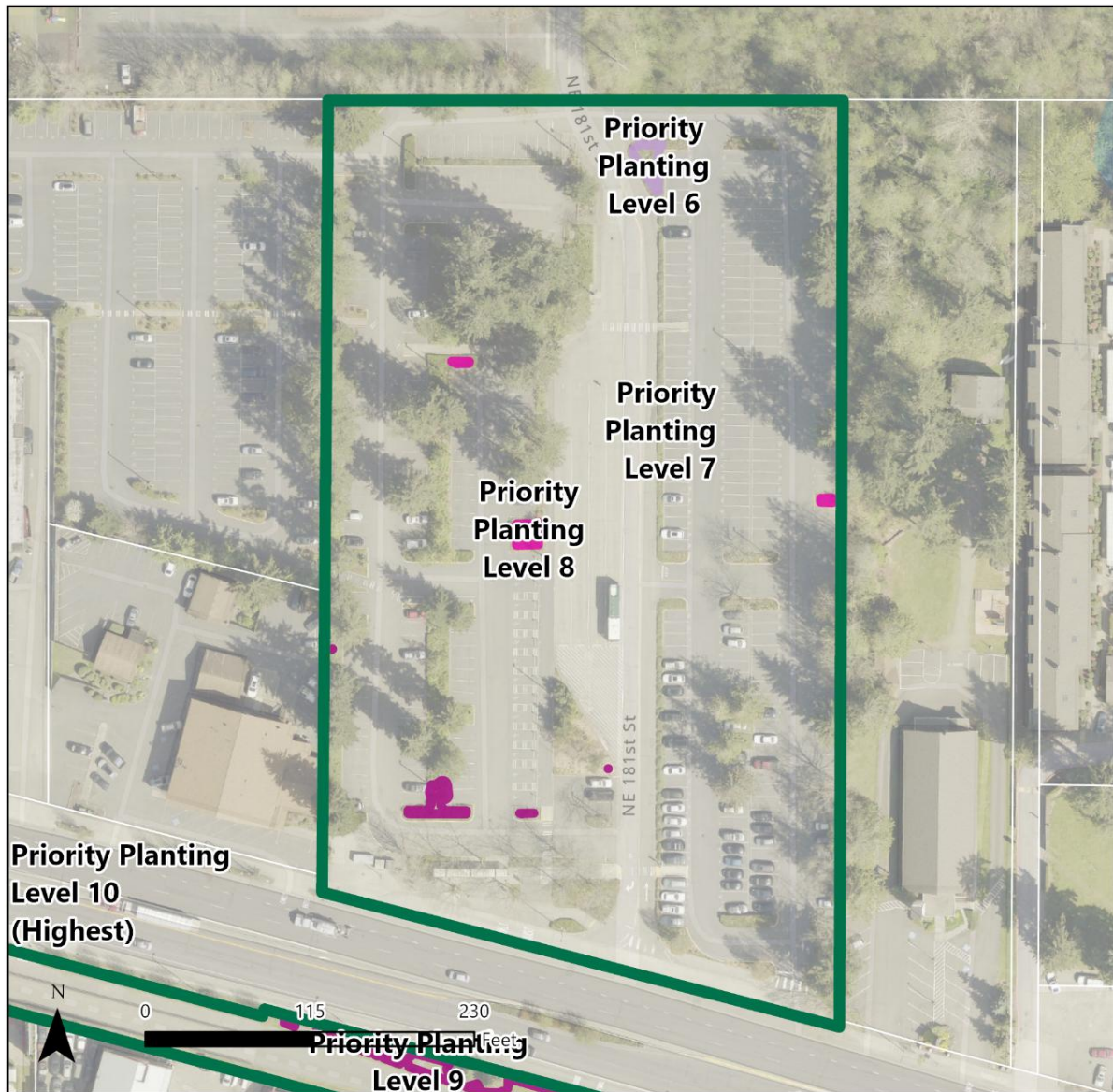
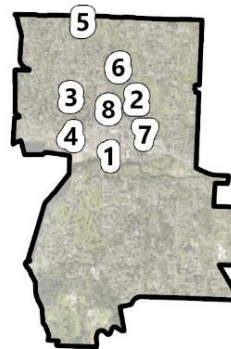


Figure 7. Metro Park & Ride

Opportunity for large, overhanging trees in available planter to shade parking spaces.



Legend

- Kenmore Public Lands
- Parcel Lines (*white*)
- Priority Planting Level (Public Only)**
 - Priority Planting Level 10 (Highest)
 - Priority Planting Level 9
 - Priority Planting Level 8
 - Priority Planting Level 7
 - Priority Planting Level 6

8 SEATTLE PUBLIC UTILITIES (SPU) CATCH BASIN

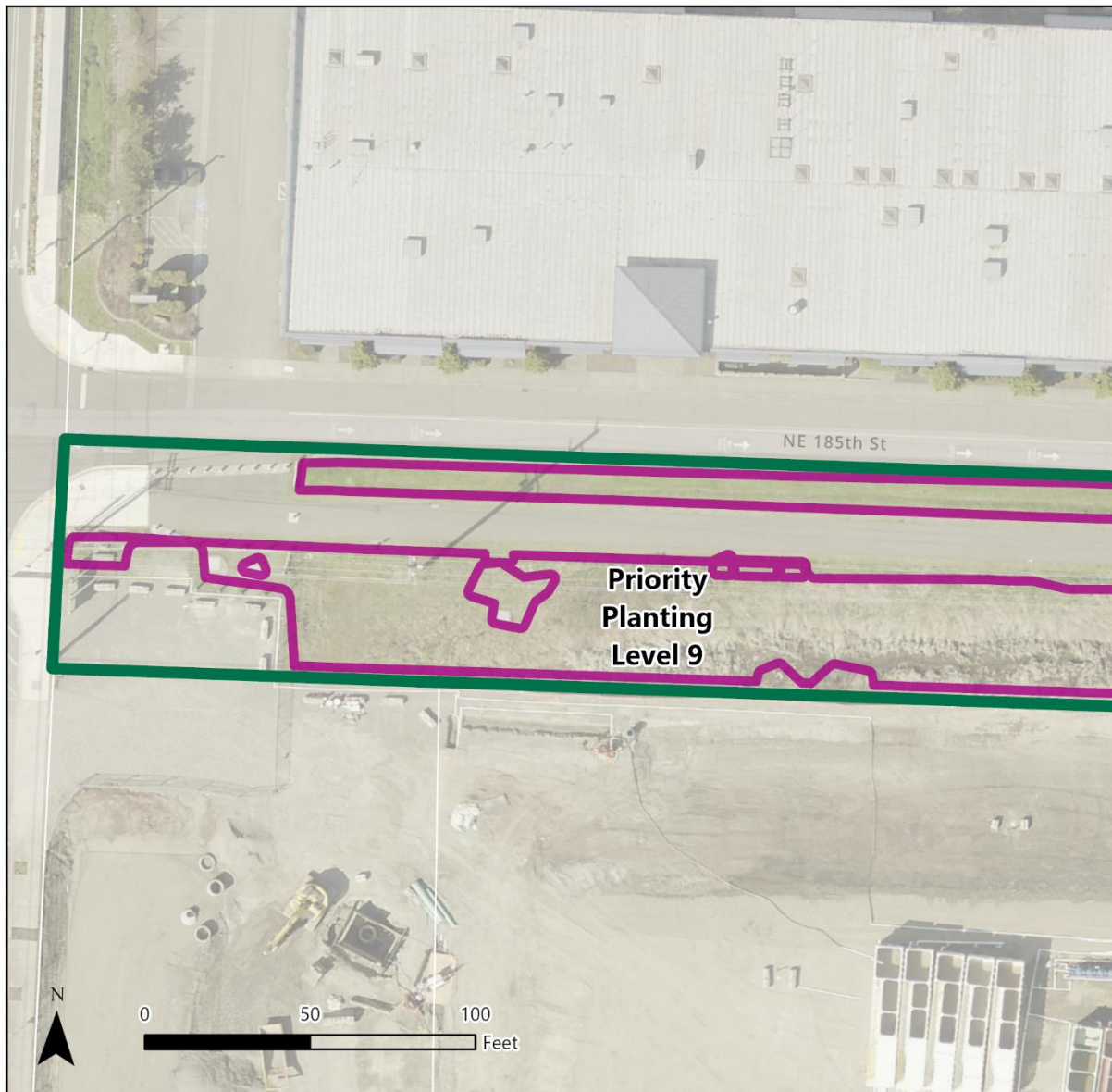
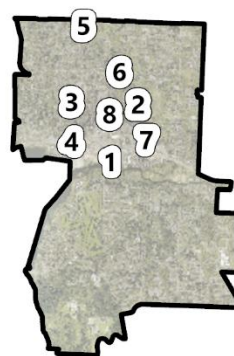


Figure 8. Seattle SPU Catch Basin

A long strip that seems to act as a catch basin and bioswale. Potential here to add trees along the edges. Will require additional coordination. Also, overhead utilities will need to be analyzed.



Legend

- Kenmore Public Lands
- Parcel Lines (*white*)
- Priority Planting Level (Public Only)**
- Priority Planting Level 9

9 KENMORE STORMWATER MANAGEMENT PARCEL

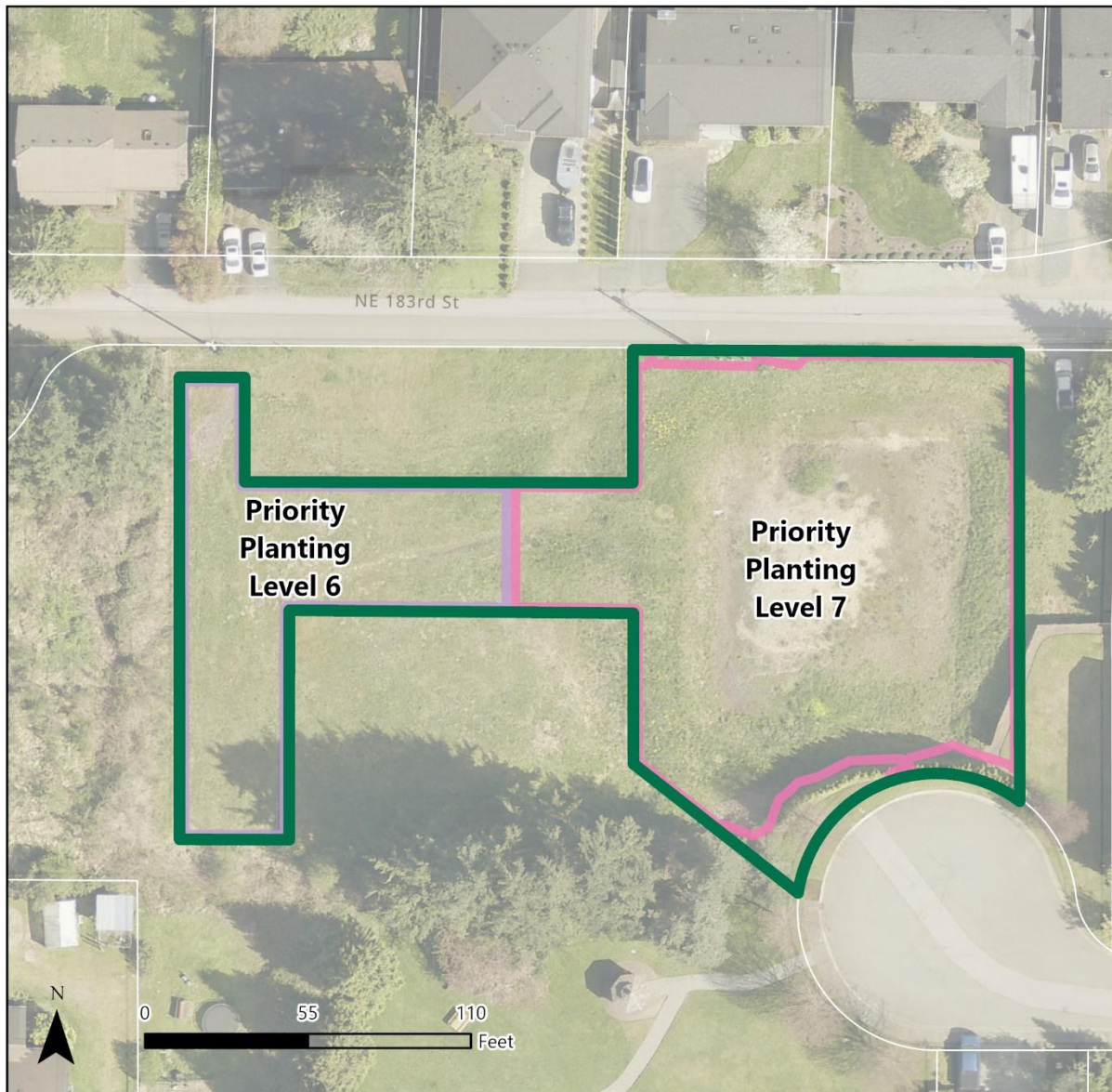
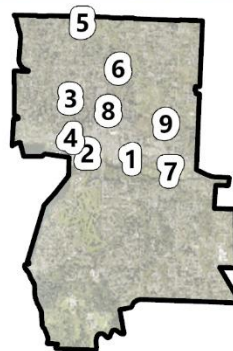


Figure 9. Kenmore Stormwater Management Parcel
City of Kenmore-owned parcel managed for stormwater. Excellent opportunity for tree planting in a mid-high priority level area.



Legend

- Kenmore Public Lands
- Parcel Lines (white)
- Priority Planting Level (Public Only)**
 - Priority Planting Level 7
 - Priority Planting Level 6

APPENDIX D. Survey Results

A total of 102 people responded to the survey, consisting primarily of residents of Kenmore. The online survey was made accessible through the City's website and via a Quick Response (QR) code scanned through a mobile device camera. Paper surveys were offered to those without access to the internet. The survey was available for two weeks between March 12, 2025 and March 30, 2025. Below are individuals' comments to specific survey questions.

Q5: What do you think Kenmore's canopy cover goal should be?

"Other" responses:

1. The goal should be more granular than just an overall percentage. The tree canopy along the 522 corridor and around the Ingelwood Golf Club is a lot more degraded than in other parts of Kenmore. Maintaining the tree canopy cover at 40 or more % in areas reaching that threshold, while increasing it to that level in other parts (522 corridor) should be the goal if we want to limit the urban heat island effect and provide consistent wildlife corridors through our city.
2. My trees are mine and you should not regulate them.
3. 60%+

Q9: If you are familiar with Kenmore's current tree code, how would you rate it? "Other" responses:

11. The tree code was relevant before the last changes, where it became way too lax for the 522 corridor. In addition, new plantings (in new developments for example) should always favor native trees, or at least non invasive species. This is not the case currently.
12. Too lax for developers, too strict for owner occupied homeowners.
13. Property owners should not be responsible for large city trees on adjacent right of ways. Asking homeowners to pay to maintain 40ft+ city trees, and not allow for said trees to be removed is not OK.
14. City should allow residents to cut down obnoxious or sick trees, which have potential or already are damaging the house, roof, pavement or sidewalk.
15. I have planted numerous trees on my property over the last 30 years. I love the trees, but Kenmore's desire to now control my trees makes me feel foolish for planting. A little more carrot (gratitude) and a little less stick (arrogance) from the City would be appreciated.
16. Strict for homeowners, which isn't bad but I object to all the clearcutting happening to add apartments and condos - the new trees are small and many many flower - if we are going to be strict on homeowners we need 2 better balance w/ commercial property. (Please!).
17. Needs to be stricter + permanent - not rolled back when they to a year later - once established, tree code needs to be respected - Developer projects need to work around + keep stands of trees.

Q10: To stay informed about urban forestry issues, what public outreach or communication methods do you prefer? "Other" responses:

1. Mailed cards or flyers

2. The news! Contact local newscasters, tell them.
3. Same method as this survey QR was delivered.
4. Mail
5. Direct mail
6. Snail mail
7. Kenmore newsletter
8. The mail
9. Mail
10. Newsletters
11. Postcards are working, especially 1 postcard sent well before + one sent closer to event.
12. Use of Kenmore newsletter sent to prop. owners which is in use & believe being used

Q11: What neighborhood do you live in? If you are not a Kenmore resident, what neighborhood do you work in or most frequently visit?

1. Arrowhead (7)
2. Northshore/Northshore Summit/Northshore Heights (7)
3. Moorlands (11)
4. At 61st and 200th
5. Lower Kenmore by pipeline road
6. SW of the downtown area
7. Arrowhead/Inglewoods
8. Inglewood, Inglewood Shores (4)
9. NE 179th Place
10. Kenmore Middle School/Swamp Creek Park
11. 6700 NE 182nd St.
12. Northwest (2)
13. East Creek Village (2)
14. Kenmore Elementary (2)
15. NE 198th St
16. Downtown Kenmore (5)
17. Kenmore (7)
18. Ne 166th st, have bought land to ensure mature trees are safeguarded and habitat safe.
19. Sammamish river on Bothell city limits.
20. Uplake (3)
21. Flamingo Estates off 80th and 75th Ave
22. Single family
23. Finn hill
24. Near Logboom Park
25. Twin Springs Park area
26. Off Simonds
27. NW corner
28. North Bay View

29. Summit/east side of Summit (2)
30. North pointe Highlands (right above Iron Monkey)
31. no idea, don't know what cute nickname this neighborhood has
32. Finn hill
33. North swamp creek
34. East creek village
35. Bridlepath
36. western kenmore (west of 61st)
37. Lower income one so the NE quadrant.
38. I live off 68th Ave NE, across the street from the Timbers apartments
39. Juanita
40. Next to St Edwards, so lots of trees and plants nearby and in our yard
41. The post office area
42. Rhododendron park area along Simon's rd
43. South Kenmore, near Arrowhead Elementary
44. Not sure what it's called - off 68th NW of Cedars Church - Lots of clearcutting happened in recent years is very distressing - we need a lot of large trees planted to replace the canopy that was lost.
45. Live off 80th
46. 61st area 190th to 197th
47. Juanita Drive -> 155th St -> Simonds Hill Rd/Inglemoor High School
48. Lakemore Terrace

Optional paper survey (versus online) response (1)

Q3: How would you rate the importance of the following benefits of trees?

Trees reduce stormwater runoff, improve water quality in the lake and help to prevent flooding = 4 (important)

Comment: How much investment increase needed to see 78g/y + \$698,607? 224g/y + 2 million? Vs. growth + middle/affordable housing? If these two are potentially in opposition, why not increase rooftop gardening to increase canopy while also increasing middle housing? Must increasing canopy/stormwater runoff + decreasing urban heat be in opposition to increasing density/affordable housing? Is there a way to align both? Both seem healthy, just, and moral go

APPENDIX E. Open House Activity Responses

The City hosted an in-person open house event at City Hall on March 26, 2025, which was announced through the online City's calendar, on a designated Urban Forest Management Plan project webpage, a mailer, social media posts, listerv emails, posted flyers, and an article in the City's online and print quarterly newsletter. During the event, an overhead presentation provided answers to frequently asked questions about urban forest management. Participants were also provided information on the public survey during the open house event.

Q: Which goals would you like to see included in the UFMP?

General Responses

1. Continue to sponsor and seek funding for tree plantings with a focus on census blocks or areas of the City with low canopy cover or with underserved communities (17)
2. Conduct a natural area assessment to better understand and manage forest stands and manage invasive species (11)
3. Include urban forestry related objectives to address equity issues (11)
4. Develop a Street Tree Management Plan to improve street tree diversity and abate heat islands (7)
5. Link day-to-day public tree maintenance to proactive long-range objectives identified in the pending UFMP (7)
6. Prioritize cross-departmental communication regularly so that all staff with responsibilities/challenges related to tree management understand each other's priorities and goals and collaborate on how to achieve them (7)
7. Develop a Tree Regulations User Guide to support understanding of the City's tree ordinances (4)
8. Expand the recent public tree inventory to include pruning and maintenance recommendations from a qualified arborist (4)

Wildlife/Habitat Corridor Goal

- Focus revegetation efforts in locations that will provide habitat connectivity for wildlife movement (18)

Climate Resilience Goals

1. Prioritize planting trees with high carbon sequestration potential (7)
2. Plant tree species that will do well under future climate regimes (3)
3. Replace removed tree value with solar panels and/or white roofs (2)
4. Target urban areas with low albedo to reduce heat retention in urban areas (1)

Regulatory Goals

1. Require development to retain existing native trees (10)
2. Require public notice for tree removals (4)
3. Ban and fine tree services who cut down trees within a permit (3)
4. Does the shoreline management plan effectively protect our large native trees? (3)
5. Planting Lists (2)
6. Landscaping should require native species (1)
7. A simple plan needs to be in place to harvest and replace trees (1)

Staff Qualification Goal

1. Hire full-time arborist with ISA certification to reduce conflict of interest with building permits and tree cutting permits issued from same department (5)

Other Goals/Concepts

1. Use some of art budget to include sculptural walkway or informational (x) to create a natural experience (8)
2. Hire and perform research to find official data (6)
3. Free more trees from English ivy on public and private land (6)
4. Replace LED streetlights with eco friendly alternative that does not interfere with animal and insect migration and navigation (5)
5. Develop and bolster harmony between urban development and ecological initiative in manners conducive to human culture and community (4)
6. Inglewood Golf Club planting and retention requirements (4)
7. Road dieting: narrowing overwide streets and replacing former paved strip with trees or other vegetation (3)
8. Identify how many trees and percent canopy is needed to manage stormwater (4)
9. Help identify and maintain support for exceptional trees (4)
10. Keep flowering trees on both sides of 61st from 190th to 197th (4)
11. Replace asphalt with permeable surfaces to retain rain water around trees and elsewhere (3)
12. Guidance for development services for tree retention and landscaping plans to integrate non-invasive tree species, or native trees (2)
13. More restrictive tree canopy requirement could increase heat energy consumption and shorten life span of roof in middle housing or single family zones (1)
14. Focus tree plantings in large areas where growth of large trees will not create safety issues (1)
15. Separate public and private land (1)
16. Total assets would be a more useful metric than income for census block map (1)

Q: How would YOU like to engage with the City to help achieve UFMP goals?

Specific Public Engagement Methods

1. Tree Planting Events (13)
 - Plan for the right native trees to be planted in the appropriate place (7)
 - Increase number of trees in industrial areas (8)
 - Plant downtown tree promenade (6)
 - For street tree planting event, organize a social group of tree recipients to check in on the future and encourage maintenance (2)
2. Workshops for private tree care (11)
3. Tree Giveaways (7)
4. Community Partnerships (6)
5. Social media content on urban forestry/tree related topics (2)
6. Rebates for tree purchases (4)

Through Public Education:

1. Communicate how trees are multi-beneficial (5)
2. Tree identification in local parks (2)

Other Public Engagement Concepts:

1. Assemble "De-Ivy League" where volunteers cut ivy vines on mature trees (4)
2. Plant a Miyawaki Forest (2)
3. Plan to cycle exceptional trees out (1)

TREE REPORT CARD ACTIVITY

SUBJECT	GRADES	COMMENTS
TOTAL REPORT CARDS: 13		
Care of Street Trees	A - 3 B - 0 C - 6 D - 1	- Often wrong trees are planted - Keep trees along sidewalks 190th to 197th on 61st - Protect and add shade to Burke Gilman - Remove ivy from downtown Madrona - Only ever see trees getting cut out of the way of overhead wires - Terrible for newly planted street trees; not enough room for roots - There needs to be oversight post planting especially during new hot summers with increasing temperatures. I've witnessed street trees getting stressed during winter especially on new buildings due to lack of water before they can establish.
Care of Park Trees	A - 2 B - 3 C - 2 D - 2	- Budgets should be taken into consideration so planted trees will survive - Cut ivy not trees - Park trees are not cared for much outside of volunteer efforts - Don't see good or bad things happening - Not enough help to maintain parks - North Shore Summit Park has 5 plus trees that have died in past two years. Volunteers are doing amazing job (ie: Swamp Creek) but there really needs to be paid services to help with main things like watering.
Public Education	A - 0 B - 3 C - 0 D - 5	- Public needs to be made aware of tree benefits - More should be done, such as partner with LFP, Saint Edward EERC - Could improve tree retention without coercive measures - Provide a wider variety of opportunities and subjects to learn - Could be more - Terrible; people living in clear cut treeless housing communities remain ignorant - Exceptional tree ordinance and fines are not obvious - Public awareness would help community members take part in becoming ambassadors for the trees. So many people seem to be afraid of having large trees on their property. Lake Forest Park does a great job with large canopies, but we also need to protect varieties of trees. A brochure to help "normal" (non-arborists/botanists, etc.) or a quarterly environmental. Also, people who move from places where there were no trees to now a place with trees need to understand that cutting trees doesn't replicate hot climates (for instance).
Hazard Tree Response	A - 3	- Clearly prioritized

SUBJECT	GRADES	COMMENTS
	B - 2 C - 1 D - 0	- Crews seem to get out quickly - Very responsive - Assuming good since so many trees are being removed. It feels like people are super fast to take down trees.
Exceptional Tree Protection (48" DBH+)	A - 1 B - 1 C - 1 D - 5 F - 2	- 48" is too big of a requirement - 48" diameter is too strict and reduces property owner flexibility - These requirements should be strong - Mature trees MUST be valued more than parking lots - Very disappointing that the exceptional tree protections were walked back (F) - Not sufficient in the 522 corridor - Not enough protection; diameter protections should extend to smaller trees and total trees in an area; transit corridor in specific lacks protections - Over the top - So disappointed at the rollback of the tree ordinance only a year later. We are facing unprecedented times and need to make significant trees smaller and based on specific kind of tree – many grow faster than others. Reduce the size of Exceptional trees per the variety of tree. (F)
Regulations Concerning Private Trees	A - 0 B - 1 C - 2 D - 6 F - 2	- There should not be regulations on private trees - A permit system similar for home construction where notice is posted publicly before action is approved - Tree belong to everyone, regardless of whose land they are on. Water, air, trees etc. belong to all animals - Native trees need better protections, developers get a lot of leeway to cut them down (F) - Too many trees are being cut down; reinforce removal penalty; educate and help residents protect trees on private land - Big trees need to be easily removable when needed and/or desired (F) - Public awareness will help newcomers understand value of community canopy as well as instill value of investing in arborists for health of private residence trees. Also, let's have a "welcome" brochure for new residents to mitigate of they come from non... People should have to pay a fine if they alter (irrevocably) the canopy in Kenmore (F).

APPENDIX F. Strategic Plan Goals and Actions

Goals & Actions	Estimated Cost*	In Progress	Immediate 1-5 years (2025-2029)	Near-Term 6-10 years (2030-2034)	Long-Term 11-20 years (2035-2044)
Goal 1: Maintain and enhance citywide tree canopy cover.					
1.1 Adopt a citywide, overall urban tree canopy cover goal based on community feedback and the potential planting analysis.	\$	✓			
1.2 Conduct an analysis for developing canopy cover targets for land use zones.	\$-\$\$		✓		
1.3 Assess urban tree canopy cover every five to ten years to evaluate changes over time.	\$\$		✓	✓	✓
1.4 Professionally evaluate public tree health and conditions to reduce risk and prioritize pruning by young tree establishment, cycle pruning, and other maintenance needs.	\$\$		✓		
1.5 Inventory street tree-infrastructure conflicts, such as sidewalk uplift, dimensions of tree pits, soil conditions, root intrusions, and impacts to overhead utilities.	\$\$		✓		
1.6 Assess public natural areas to better understand forest stands and manage invasive species through a plot-based inventory or rapid assessment methodology such as the Forest Landscape Assessment Tool (FLAT).	\$\$-\$\$\$		✓		

Goals & Actions	Estimated Cost*	In Progress	Immediate 1-5 years (2025-2029)	Near-Term 6-10 years (2030-2034)	Long-Term 11-20 years (2035-2044)
1.7 Implement a city-wide tree planting plan that focuses on priority areas based on existing canopy data, climate resilience, ecosystem benefit, health outcome, and equity objectives, as resources allow.	\$\$-\$\$\$		✓	✓	✓
1.8 Conduct an ecosystem benefits analysis through a program such as iTree to understand and better mitigate effects from heat and stormwater impacts.	\$-\$\$		✓		
1.9 Identify and inventory Culturally Modified Trees (CMTs) so they can be recognized in policies and/or assigned higher levels of protection.	\$\$			✓	
Goal 2: Strive for clear and effective City codes, standards, and policies to support long-term urban forest health and maximum benefits.					
2.1 Evaluate and report on UFMP progress every five years.	\$	✓	✓	✓	✓
2.2 Review and update tree regulations every 5 to 10 years.	\$-\$\$			✓	✓
2.3 Analyze current code requirements and practices to ensure that current assurance measures are effective with trees required to be protected and planted with development.	\$		✓		
2.4 Strengthen street tree replacement requirements for any street trees removed due to hazard tree criteria, prior failure or adjacent property owner request.	\$	✓			

Goals & Actions	Estimated Cost*	In Progress	Immediate 1-5 years (2025-2029)	Near-Term 6-10 years (2030-2034)	Long-Term 11-20 years (2035-2044)
2.5 Analyze Exceptional tree retention requirements to assess if size criteria have been effective in its protection.	\$			✓	
2.6 Maintain the inventory of Exceptional trees located in the public right-of-way to help facilitate retention with future development permit reviews.	\$		✓		
2.7 Develop an online Tree Regulation User Guide for community stakeholders and staff to support the effective implementation of the City's new tree ordinance.	\$		✓		
2.8 Review and update Public Works Road Standards.	\$\$		✓		
2.9 Review and update the approved Street Tree List.	\$		✓		
2.10 Develop a Street Tree Management Plan.	\$			✓	
Goal 3: Use data and best management practices to inform public tree management decisions and work plan development.					
3.1 Support training and advancement of arborist skills and professional development of staff involved in tree policy, code development, and public tree maintenance.	\$\$	✓	✓	✓	✓
3.2 Create an Urban Forestry Working Group to foster ongoing cross-departmental collaboration toward achieving urban forest resilience and Plan goals.	\$	✓	✓	✓	✓
3.3 Deploy an asset data management system to track, monitor and inform work plans, budget development and staffing needs related to public tree management.	\$	✓			

Goals & Actions	Estimated Cost*	In Progress	Immediate 1-5 years (2025-2029)	Near-Term 6-10 years (2030-2034)	Long-Term 11-20 years (2035-2044)
3.4 Ensure field staff engaged in tree management activities receive ongoing safety training.	\$	✓	✓	✓	✓
3.5 Assign a leader for UFMP periodic review at 5-year intervals.	\$		✓	✓	✓
Goal 4: Continue to foster collaborations with a diverse community of stakeholders and organizations involved in urban forest and environmental stewardship.					
4.1 Provide written public education on tree care and other arboricultural concerns.	\$	✓	✓	✓	✓
4.2 Support the development of an advisory committee.	\$		✓		
4.3 Continue to sponsor and seek funding for one-time or ongoing tree-planting initiatives.	\$	✓	✓	✓	✓
4.4 Consider establishing Tree City USA status.	\$-\$		✓		
4.5 Sponsor tree pruning, maintenance and planting events or workshops.	\$-\$	✓	✓	✓	✓
4.6 Promote the benefits of trees to the community and other public education opportunities.	\$		✓	✓	✓

Goals & Actions	Estimated Cost*	In Progress	Immediate 1-5 years (2025-2029)	Near-Term 6-10 years (2030-2034)	Long-Term 11-20 years (2035-2044)
4.7 Develop collaborative partnerships and volunteer stewardship opportunities	\$-\$\$\$			✓	✓

***Estimated Costs**

- \$ – Can be completed with existing staff and budget, assuming continued 2024 funding levels, or requires less than \$100,000
- \$\$ – Requires limited additional staff or less than \$250,000
- \$\$\$ – Requires multiple staff or between \$250,000 and \$1 million
- \$\$\$\$ – Requires substantial funding of at least \$1 million
- \$\$\$\$+ – Requires significantly greater investment, well above \$1 million

Urban Forest Management Plan

Draft Review
City Council May 5, 2025



CITY OF KENMORE
ENVIRONMENTAL SERVICES



AGENDA



Plan Development
Kenmore's Urban Forest
Community Vision
Recommendations
Next Steps



INTRODUCTION

Kenmore Urban Forest Management Plan

What it is:

- High-level guidance document
- Action plan
- “Road map”
- General code guidance
- Tools to develop projects

What it's not:

- Specific code updates
- Detailed project plans



PLAN DEVELOPMENT

Framework for a Healthy, Sustainable Urban Forest

- Gap analysis
- Measure & analyze Kenmore's urban forest
- Community engagement
- Develop goals and actions



PERFORMANCE ASSESSMENT



What did we find?

Area	Performance
Tree Resource	Optimal
Policy, Plans, and Regulations	Optimal: tree code, CAP Low: certain policies
Municipal Program	Low to Moderate
Municipal-Community interaction	Mainly High



KENMORE'S URBAN FOREST

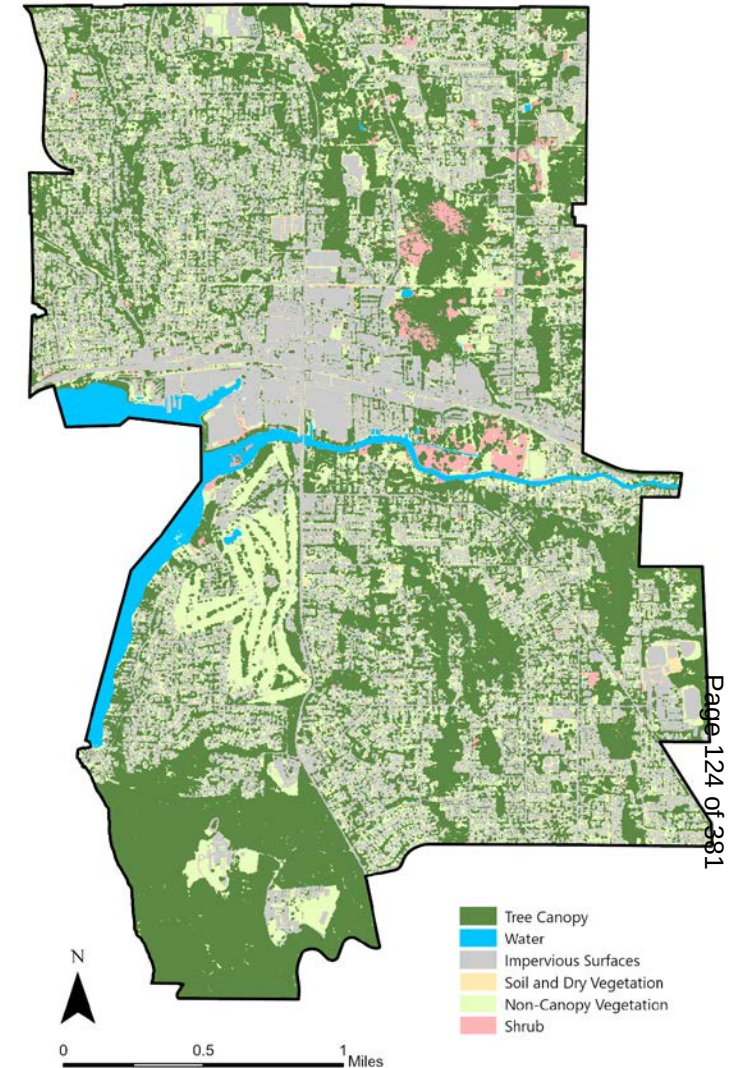


Analysis:

- Urban Tree Canopy (UTC)
- Climate Change and Equity Variables
- Potential Plantable Areas (PPA)

Findings:

- 46% overall UTC (1,790 acres)
- 41% UTC *without* Saint Edward State Park
- PPA approximately 605 acres



PRIORITY PLANTABLE AREAS



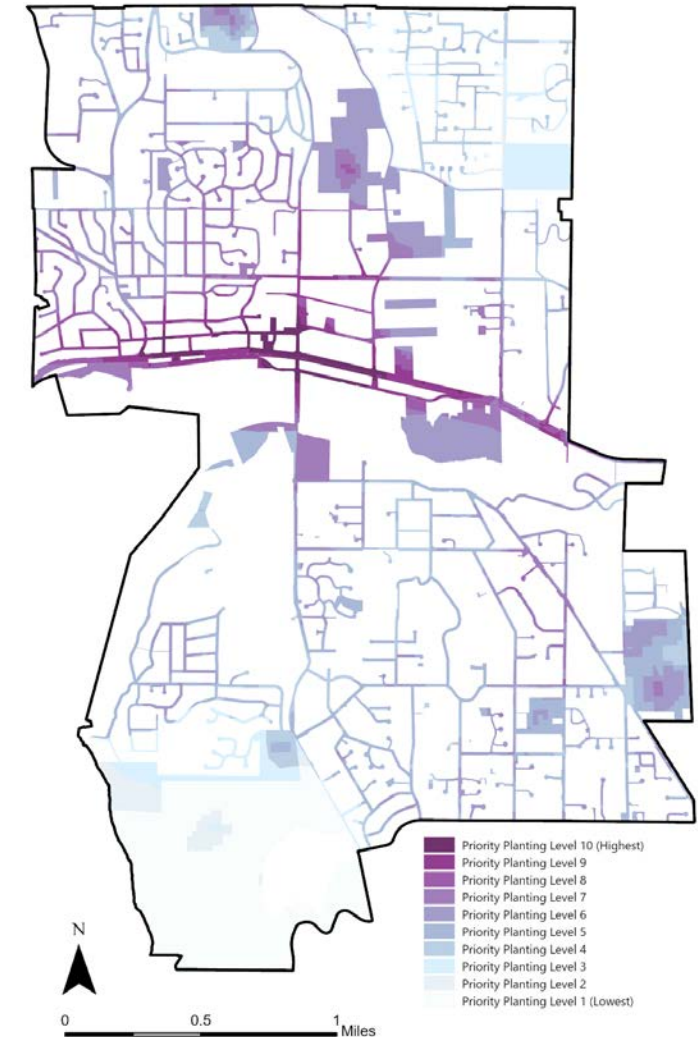
Plantable areas prioritized by equally-weighted criteria:

- Urban heat
- Flood risk
- Economic equity
- Health equity

PPAs ranked from 1 (Lowest) to 10 (Highest)

Summary Findings

- Approx. 605 acres PPA*
 - Private - 465 acres
 - Public - 99 acres
 - ROW - 42 acres
- Most High Priority PPAs in the north



*Map depicts Public lands and ROW areas

PRIORITY PLANTABLE AREAS



Case Study: Kenmore Stormwater Management Parcel

- Priority planting area level 6 and 7
- Kenmore owned parcel managed for stormwater
- Opportunity for tree planting in a mid to high priority level area
- 31 City ponds may provide 2.45- Acres of PPA



Survey: 50% canopy cover goal

Open House:

- Planting/preservation efforts
- Efficiently manage public trees



RECOMMENDATIONS

Goal 1: Maintain and enhance citywide tree canopy cover

Goal 2: Strive for clear and effective City codes, standards and policies to support long-term urban forest health and maximum benefits

Goal 3: Use data and best management practices to inform public tree management decisions and work plan development

Goal 4: Continue to foster collaborations with a diverse community of stakeholders and organizations involved in urban forest and environmental stewardship



CITY COUNCIL DIRECTION



Establish citywide urban tree canopy cover goal



RECOMMENDATIONS



Goal 1: Maintain and enhance citywide tree canopy cover

Actions

- Set canopy cover targets and priorities by land use zones.
- Assess public natural areas to better understand forest stands and manage invasive species.
- Implement a city-wide tree planting plan that focuses on priority areas.



RECOMMENDATIONS

Goal 2: Strive for clear and effective City codes, standards and policies to support long-term urban forest health and maximum benefits

Actions

- Evaluate and report on UFMP progress every 5 years.
- Analyze Exceptional tree retention requirements to assess if size criteria have been effective in protection.
- Develop a Street Tree Management Plan.
- Review and update Public Works Road Standards.

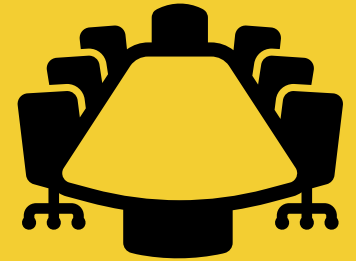


RECOMMENDATIONS

Goal 3: Use data and best management practices to inform public tree management decisions and work plan development

Actions

- Create an urban forestry working group to foster ongoing cross-departmental collaboration toward achieving urban forest resilience and Plan goals.
- Support training and advancement of arborist skills and professional development of staff involved in tree policy, code development, and public tree maintenance.



RECOMMENDATIONS

Goal 4: Continue to foster collaborations with a diverse community of stakeholders and organizations involved in urban forest and environmental stewardship

Actions

- Sponsor tree pruning, maintenance and planting events or workshops.
- Provide written public education on tree care and other arboricultural concerns.
- Consider establishing Tree City USA status.



NEXT STEPS



Incorporate feedback from:

- Tonight's City Council direction
- Climate Action Advisory Committee
- Staff

Project Schedule

- WA DNR draft due in May
- Final UFMP in July

Questions?



CITY OF KENMORE
ENVIRONMENTAL SERVICES



URBAN TREE CANOPY AND POTENTIAL PLANTABLE AREA BY LAND USE



Land Use	Land Use Area (ac)	Total UTC (ac)	Total UTC (%)	PPA (ac)	PPA (%)	% Possible UTC
Public/Private Facilities	825.5	497.6	61%	143.2	18%	83%
Low Density Residential	730.5	416.3	58%	139.0	19%	82%
Medium Density Residential	1593.9	700.6	44%	260.2	16%	71%
High Density Residential	80.0	26.3	33%	7.8	10%	51%
Community Business	13.1	3.1	24%	1.0	8%	42%
Downtown Residential	27.2	6.2	23%	1.2	4%	33%
Manufactured Housing Community	21.5	3.9	18%	0.5	2%	28%
Urban Corridor	26.8	4.3	16%	1.1	4%	29%
Downtown Commercial	37.0	4.5	12%	2.7	7%	30%
Regional Business	86.1	8.4	11%	6.9	9%	24%
Waterfront Commercial	14.4	1.0	9%	0.3	3%	15%
Neighborhood Business	1.7	0.1	3%	0.1	4%	22%

CARBON SEQUESTRATION THROUGH TREE PLANTING



Current Carbon Benefits	Planting Potential	Additional Potential Carbon Benefits
Annual sequestered CO ₂ : 1,503 metric tons (1,657 tons)	• Space: 608 acres • Patches: 22,500 • New trees 51,193	Annual sequestered CO ₂ : 1,114 metric tons (1,229 tons)
Annual carbon sequestration value: approx. \$477 per metric ton (\$717,374)		Annual carbon sequestration value: \$531,582

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 5/5/2025

Subject/Topic:	Proposed Council Action/Motion:
Climate Action Plan Workplan Progress Update Department: Environmental Services Prepared by: Richard Sawyer Environmental Services Director Nina Rasmussen Climate Action Plan Program Manager Attachments: Climate Action Plan Implementation Summary	☒ Information Only ☐ Receive and File ☐ Discuss ☐ Provide Direction ☐ Public Hearing ☐ Adopt/Approve ☐ Authorize ☐ Other:

Approvals:

Department Head RS City Attorney NA Finance Director NA City Manager SL 4/25/2025 Optional NR

Summary/Background:

The Climate Action Plan (CAP) was adopted in May 2022 and established a greenhouse gas (GHG) emissions reduction target of 50% by 2030, 75% by 2040 and achieve net zero by 2050. A baseline GHG emissions inventory, established in 2019, identified the Buildings & Energy sector (primarily the electricity and natural gas used to power and heat them) as the largest emitter with 60% of the city's emissions. The Transportation & Land Use sector (vehicles and equipment) emits 31% of overall city emissions. The remaining emissions include activities such as waste management and refrigerant use. The plan provides strategies to reduce emissions to meet target reduction goals.

The plan also outlines strategies to protect and enhance the City's natural systems, focusing on tree canopy expansion and protecting aquatic resources, which can sequester carbon and increase resiliency to future climate impacts. Lastly, the plan provides strategies to increase community resilience & wellbeing to ensure community members are prepared for climate impacts.

To date, the City has hired a Climate Action Plan Program Manager, established and adopted a budget to implement the plan, and started work on a variety of programs to meet the plan's goals. Staff have provided various updates for specific workplan and budget items, however, this update (see attached CAP Implementation Summary) is slightly different in that it provides a summary of the implementation status for all 46 actions identified in the plan. This offers a snapshot of where resources and efforts are being directed throughout the plan and reflects the prioritization of more impactful actions.

Previous Council Action(s):

NA

Fiscal Consideration:

The 2025-2026 Biennium Budget allocates \$628K for climate action implementation in the General Fund: Environmental Services. This funds a full time Climate Action Program Manager, 0.15 FTE Administrative Specialist support, 0.50 FTE Climate Action Intern and a variety of ongoing programs and services needed to implement the Climate Action Plan.

The 2025-2026 Biennium Budget also provides one time funding for climate action implementation in the General Fund: Special Projects. This includes \$250K for incentive programs, \$150K for electric vehicle infrastructure projects, and \$300K for urban forest management projects.

City Council Priorities or Budget Objective Being Addressed:

1. Continue to implement the adopted Climate Action Plan and promote environmental stewardship, including water, air, forest, and habitat restoration and preservation.

Climate Action Plan Implementation Summary

Climate Action Plan Implementation Summary
 Climate Action Plan Progress Update, presented by Enviro...

SECTOR	Sector	Strategy	Action ID	Action Title	Action Description & Implementation Considerations	Emissions Reduction Potential	Increased Resilience Potential	Action Status 0 - None 1 - Low Workload 5 - High Workload	Budget Provided (Other than staff time)	Narrative Status	
Climate Action Plan Workshop Progress Update, presented by Enviro...	MUNICIPAL OPERATIONS	STRATEGY #1 REDUCE EMISSIONS FROM BUILDINGS & ENERGY	MO 1.1	Require new buildings to be energy efficient and carbon neutral	Require newly constructed government buildings to meet highly efficient & net carbon standards by a determined date.	Medium	N/A	1	No	The 2021 building and energy codes support this action (adopted in 2024). Discussion and implementation on PWOC, but no formal code or policy adopted yet.	
	MUNICIPAL OPERATIONS	STRATEGY #1 REDUCE EMISSIONS FROM BUILDINGS & ENERGY	MO 1.2	Retrofit existing buildings to be more energy efficient	Make energy efficiency improvements in existing buildings to upgrade appliances and equipment and/or improve insulation and weatherization. Upgrade all streetlights and traffic signals with high efficiency light-emitting diode (LED) bulbs.	Medium	N/A	2	Yes	Grant resubmitted for Clean Energy Community Grant to expand solar on City Hall. Solar on other facilities will depend on future grant availability and eligibility of city properties. The 2021 building and energy codes support this action. For remodeling, updates apply to the area of work, unless it's a major remodel, where the owner would need to update the entire building.	
	MUNICIPAL OPERATIONS	STRATEGY #1 REDUCE EMISSIONS FROM BUILDINGS & ENERGY	MO 1.3	Enroll in Puget Sound Energy's (PSE) Green Power Program	Enroll City facilities into PSE's Green Power Program.	High	N/A	1	No	Still under discussion. Working with ICLEI to determine how credit would be accounted for.	
	MUNICIPAL OPERATIONS	STRATEGY #1 REDUCE EMISSIONS FROM BUILDINGS & ENERGY	MO 1.4	Ensure critical facilities have backup power in the event of an outage	Partner with King County to identify and prioritize backup power and grid infrastructure projects for critical City-owned facilities (e.g., resilience hubs).	N/A	High	1	Yes	City Hall and the Public Works Operations Center will have back up generators and/or battery back up.	
	MUNICIPAL OPERATIONS	STRATEGY #2 REDUCE EMISSIONS FROM TRANSPORTATION & LAND USE	MO 2.1	Promote expanded telework options	Support long-term remote working and flexible work schedule options and commute trip reduction strategies for City employees and contractors when feasible.	Medium	N/A	1	No	Standing hybrid options for staff; exploring e-bike lending library for staff	
	MUNICIPAL OPERATIONS	STRATEGY #2 REDUCE EMISSIONS FROM TRANSPORTATION & LAND USE	MO 2.2	Electrify the City's fleet	Define and implement a green vehicle selection process and green fleet resources for new or replacement vehicles.	Medium	N/A	4	Yes	EVIP informing transition to full electric fleet	
	MUNICIPAL OPERATIONS	STRATEGY #2 REDUCE EMISSIONS FROM TRANSPORTATION & LAND USE	MO 2.3	Expand public electric vehicle (EV) charging stations	Install electric car charging stations in key city-owned/operated parking facilities and public lands.	Low	N/A	4	Yes	Garage EV chargers pending; EVIP will inform public charging	
	MUNICIPAL OPERATIONS	STRATEGY #3 PROMOTE SUSTAINABLE CONSUMPTION	MO 3.1	Implement a sustainable purchasing policy for municipal operations	Adopt a sustainable purchasing policy that prioritizes products that (1) meet environmental standards or certifications; (2) are locally sourced; (3) can be recycled or composted at end of life.	Low	N/A	1	No	Staff attending training cohort to gain best practices for putting together policy	
	MUNICIPAL OPERATIONS	STRATEGY #4 RESTORE AND PROTECT NATURAL RESOURCES AND PROMOTE SEQUESTRATION	MO 4.1	Require low-impact development to manage stormwater in new/remodeled construction projects	Require low-impact development (LID) for all new City-owned construction and remodels to reduce stormwater runoff and costs. Design and implement green stormwater infrastructure (GSI) projects – such as rooftop gardens, green rooftops, pervious pavement, and bioswales – to ensure to improve water quality via natural filtration of stormwater runoff and reduce flooding impacts during heavy rains.	N/A	Medium	3	No	Required in City's adopted design codes, incorporated into Comprehensive Plan.	
	MUNICIPAL OPERATIONS	STRATEGY #4 RESTORE AND PROTECT NATURAL RESOURCES AND PROMOTE SEQUESTRATION	MO 4.2	Transition to native or drought-tolerant plants on City properties	Use drought-tolerant native plants in City parks, rights-of-way, and green spaces.	N/A	Medium	1	No	Policies exist in current code, particularly in preserved natural areas with no long term irrigation provided.	
	MUNICIPAL OPERATIONS	STRATEGY #4 RESTORE AND PROTECT NATURAL RESOURCES AND PROMOTE SEQUESTRATION	MO 4.3	Prioritize carbon sequestration opportunities on public lands	Evaluate the carbon sequestration potential (ability of plants, soil, and habitats to capture and remove atmospheric carbon) of existing public lands and invest in changes/recommendations that enable high sequestration levels.	Low	N/A	5	Yes	Developing strategies in upcoming UFMP and SW Master Plan.	
	12	MUNICIPAL OPERATIONS	STRATEGY #5 PREPARE COMMUNITIES FOR CLIMATE CHANGE AND BUILD RESILIENCE	MO 5.1	Embed climate action considerations in City planning efforts	Ensure all City plans (e.g., Comprehensive Plan, Emergency Management Plan) account for climate change and vulnerable communities, such as utilizing financial tools that capture the full lifecycle costs of City-led projects that capture the costs of inadequately adapting to climate change. Build City employee climate change awareness and capacity to train City employees in considering climate impacts in their day-to-day decisions at work.	N/A	High	3	Yes	All long-term City planning incorporates climate (e.g. elements of the Comp Plan); Climate Element of the Comp Plan adopted 2023. Resolution 20-341 adopted the King County Regional Hazard Mitigation Plan and Kenmore Annex. Next update due 2025. Surface Water Master Plan update. Smaller scale items still need to be addressed.
	13	BUILDINGS & ENERGY	STRATEGY #1 USE LESS ENERGY	BE 1.1	Incentivize energy efficient/load responsive appliances in buildings	Incentivize energy efficient and/or load-responsive appliances in new and old buildings. • Partner with utilities and frontline communities to expand utility assistance and incentive programs and energy efficient technologies to reduce energy burden. • Promote awareness of incentives available for early action (before it is required) under the Clean Buildings Act (deep efficiency retrofits). • Conduct associated education, outreach, and technical assistance.	Medium	N/A	4	Yes	• Preparing for next round of HEAR funding which would provide the City with funds to directly pass to homeowners in the form of rebates. • Energy efficiency and load-responsiveness addressed in energy code. • PSE develops programs and we may promote, but it isn't a partnership • Promote PSE and Commerce rebates, Kenmore doesn't have many, if any, buildings that are applicable (50,000 SF) • Outreach, workshops, and seminars have been conducted on electrification and energy efficiency
	14	BUILDINGS & ENERGY	STRATEGY #1 USE LESS ENERGY	BE 1.2	Go above and beyond Washington State Energy Code	Adopt local amendments that go above and beyond the Washington State Energy Code.	Medium	N/A	1	No	The City has adopted state standards and researched opportunities to do more, however, WA State Energy Code is very inflexible and requires SBCC approval.

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	Sector	Strategy	Action ID	Action Title	Action Description & Implementation Considerations	Emissions Reduction Potential	Increased Resilience Potential	Action Status 0 - None 1 - Low Workload 5 - High Workload	Budget Provided (Other than staff time)	Narrative Status
	BUILDINGS & ENERGY	STRATEGY #2 USE CLEANER ENERGY SOURCES	BE 2.1	Incentivize a full transition to electric or solar energy in existing buildings	Incentivize a full transition to electric or solar energy in existing commercial and residential buildings.	High	N/A	5	Yes	Solarize Kenmore program running for second year. City intends to apply for HEAR program funds for additional incentive programs. KMC 15.20.120 adopts 2021 IRC Appendix AT, "Solar Ready Provisions." This voluntary adoption by Kenmore required SFR and townhomes to be solar ready. A building permit is not required for residential solar panels.
	BUILDINGS & ENERGY	STRATEGY #2 USE CLEANER ENERGY SOURCES	BE 2.2	Encourage enrollment in PSE's Green Power Program	Encourage businesses, large energy users, and residents to enroll in Puget Sound Energy's (PSE) Green Power Program to expand the use of green energy.	Medium	N/A	1	No	ICLEI generally doesn't recommend REC programs unless very specific criteria are met, including additive nature of energy to grid, and we haven't confirmed that PSE Green Power meets these criteria yet. Research still underway.
	BUILDINGS & ENERGY	STRATEGY #2 USE CLEANER ENERGY SOURCES	BE 2.3	Support the development of community solar projects	Use incentives and partnerships to support the development of local community solar projects and micro-grids that provide alternative energy sources for critical community facilities, especially during brownouts or unexpected power loss.	Medium	N/A	1	No	No action other than staff conversations with utilities. PSE controls these types of programs and City has little control.
	BUILDINGS & ENERGY	STRATEGY #2 USE CLEANER ENERGY SOURCES	BE 2.4	Enact code to facilitate electrification of new buildings.	Enact code to phase out fossil fuel infrastructure in new construction.	Medium	N/A	1	No	Adopted state building and energy code, but have not gone beyond any required codes.
	BUILDINGS & ENERGY	STRATEGY #2 USE CLEANER ENERGY SOURCES	BE 2.5	Advocate for increased electricity grid reliability	Advocate for increased electricity grid reliability through updated regulations for utilities and legislation that increase the flexibility of the electricity grid and incentivizes large-scale energy customers to reduce their electricity use during peak times.	N/A	Medium	1	No	City supports any legislation that aims for this goal, however, UTC makes ultimate decision.
	TRANSPORTATION & LAND USE	STRATEGY #1 BUILD STRATEGICALLY	TL 1.1	Incorporate environmental justice criteria into land use decisions	Incorporate environmental justice criteria and priorities into zoning, land use planning, permitting policies, and development of new projects.	N/A	Medium	1	No	Goals and policies around environmental justice are included in comp plan elements specifically Land Use, Housing, Transportation, Climate. Use of the Equity Toolkit when drafting policies and regulations. Requiring retention of exceptional trees while allowing exemptions for residential development near transit are steps toward more thorough environmental justice considerations.
	TRANSPORTATION & LAND USE	STRATEGY #1 BUILD STRATEGICALLY	TL 1.2	Prioritize dense, mixed use, transit oriented developments and affordable housing	Uphold the Growth Management Act to prioritize dense, mixed use, transit-oriented development (TOD) and affordable housing.	Medium	N/A	3	No	The City complies with GMA which includes periodic updates to the Comp Plan. TOD regulations adopted 2023 for properties along the SR522 corridor promoting high density and requiring affordable housing. PSRC's VISION 2050 also requires interjurisdictional collaboration related to environment, climate change, development patterns, housing, transportation, among others.
22	TRANSPORTATION & LAND USE	STRATEGY #1 BUILD STRATEGICALLY	TL 1.3	Evaluate the development code related to landslide and flooding hazards	Identify opportunities to increase overall resilience (e.g., meeting performance standards, ability to withstand future climate impacts and events such as landslide and flooding hazards) through development and building code improvements for existing and new construction.	N/A	High	3	Yes	SWM component being evaluated in master plan with climate modeling of surface water systems. Future updates to the critical area code regarding landslide hazard areas, and more clearly defining what is built in landslide hazard areas will increase resilience.
23	TRANSPORTATION & LAND USE	STRATEGY #2 DRIVE LESS	TL 2.1	Expand pedestrian and cyclist infrastructure	Reduce communitywide single-occupancy vehicle travel by increasing network of safe bike lanes, boulevards, and trails; widening sidewalks; expanding convenient transit stops; and installing effective traffic signals. Partner with public transport services, frontline community organizations, and strategic surrounding jurisdictions to pilot new routes and diverse transit options (including carpooling) to improve efficiency and reliability.	Medium	N/A	5	Yes	Installed 15,295 linear feet of new sidewalk and 22,134 linear feet of new bike lanes. Have begun design on several sidewalk/bike lane projects.
24	TRANSPORTATION & LAND USE	STRATEGY #2 DRIVE LESS	TL 2.2	Update City Comprehensive Plan	- Update the Transportation Master Plan element of the City's Comprehensive Plan to reflect current City policies and regulations, including CAP goals and expectations. - Develop a CAP element to integrate with the Comprehensive Plan update.	Medium	N/A	3	Yes	Completed in 2023

Sector	Strategy	Action ID	Action Title	Action Description & Implementation Considerations	Emissions Reduction Potential	Increased Resilience Potential	Action Status 0 - None 1 - Low Workload 5 - High Workload	Budget Provided (Other than staff time)	Narrative Status
TRANSPORTATION & LAND USE	STRATEGY #3 DRIVE CLEANER VEHICLES	TL 3.1	Encourage transition to electric vehicles	Promote existing and develop new incentives to encourage purchase of electric vehicles (including stronger incentives for low-income residents).	Medium	N/A	5	Yes	EVIP under development to provide infrastructure for EV adoption.
TRANSPORTATION & LAND USE	STRATEGY #3 DRIVE CLEANER VEHICLES	TL 3.2	Expand EV charging	Expand incentives for EV charging for multi-family homes, apartment buildings, major employers, and parking garages.	Medium	N/A	5	Yes	EVIP under development.
CONSUMPTION & MATERIALS MANAGEMENT	STRATEGY #1 PREVENT WASTE	CM 1.1	Support sustainable local food economy	Partner with frontline communities to support a regenerative and sustainable local zero waste food economy.	N/A	Medium	0	No	No action has been taken to date.
CONSUMPTION & MATERIALS MANAGEMENT	STRATEGY #1 PREVENT WASTE	CM 1.2	Strengthen construction and demolition (C&D) diversion requirements	Adopt King County's Construction & Demolition waste diversion requirements. Support policies, tools, and programs to reduce construction-related emissions, including sourcing low embodied carbon materials.	Low	N/A	1	No	KMC 15.20.120 adopts optional 2021 IRC Appendix AWY, "Construction and Demolition Material Management" and Appendix AWZ, "Building Deconstruction"
CONSUMPTION & MATERIALS MANAGEMENT	STRATEGY #1 PREVENT WASTE	CM 1.3	Partner with the Metropolitan Solid Waste Management Advisory Committee on policy, projects, and programs	Partner with the Metropolitan Solid Waste Management Advisory Committee on policy, projects, and programs. Develop a regional strategy through the adopted 2019 Comprehensive Solid Waste Management Plan to reach zero waste of resources by 2030 through a combination of education, incentives, and regulatory tools aimed at single-family, multi-family residents, businesses, and construction projects in King County.	Low	N/A	1	No	Staff on committee to work with MSWAC.
CONSUMPTION & MATERIALS MANAGEMENT	STRATEGY #2 DIVERT RESOURCES FROM LANDFILLS	CM 2.1	Conduct a baseline waste audit and adopt waste prevention and diversion goals	Conduct a baseline waste audit and adopt waste prevention and diversion goals. Use results to inform education and outreach priorities.	Low	N/A	0	No	No action has been taken to date.
CONSUMPTION & MATERIALS MANAGEMENT	STRATEGY #2 DIVERT RESOURCES FROM LANDFILLS	CM 2.2	Conduct education, outreach, and technical assistance to promote recycling and composting	Conduct education, outreach, and technical assistance to promote recycling and composting amongst building owners, operators, businesses, and residents.	Low	N/A	1	No	Coordinate with waste haulers to promote these items. Assessing grants and working with community to develop assistance program to help with organics management state law.
CONSUMPTION & MATERIALS MANAGEMENT	STRATEGY #2 DIVERT RESOURCES FROM LANDFILLS	CM 2.3	Mandate recycling and composting	Mandate recycling and composting and enforce sorting by an identified year, especially for multifamily buildings and commercial properties where contamination is high.	Low	N/A	1	No	Have had discussion with Republic but no decision. Concerns with financial burden on low-income households. Otherwise, state has escalating composting requirements in place for commercial businesses.
NATURAL SYSTEMS & WATER RESOURCES	STRATEGY #1 CONSERVE WATER, MANAGE STORMWATER, AND MINIMIZE FLOODING	NS 1.1	Conduct outreach and education on water conservation strategies	Conduct outreach and education on water conservation strategies, including using grey water for non-potable uses (e.g., irrigation) when possible. Incentivize greywater solutions for property owners via free or subsidized rain barrels for property owners.	N/A	Medium	3	Yes	Consistent outreach at City and community events. An incentive program has not been implemented yet.
NATURAL SYSTEMS & WATER RESOURCES	STRATEGY #1 CONSERVE WATER, MANAGE STORMWATER, AND MINIMIZE FLOODING	NS 1.2	Utilize educational campaigns to encourage low-impact, drought-resistant landscape development and design	Utilize educational campaigns to encourage low-impact, drought-resistant landscape development and design, such as stormwater drain maintenance of drain filters. Work with landscape companies to educate and incentivize smart irrigation management and technology and work with industrial facilities to implement localized stormwater projects.	N/A	Low	3	Yes	City collaborates with regional partners on outreach campaigns and materials.
35 NATURAL SYSTEMS & WATER RESOURCES	STRATEGY #1 CONSERVE WATER, MANAGE STORMWATER, AND MINIMIZE FLOODING	NS 1.3	Design and install flood prevention projects	Design and install flood prevention projects (such as water diversion designs or barriers) along key roads, sidewalks, industrial areas, and bike trails.	N/A	High	5	Yes	City has established a robust CIP to replace culverts, retrofit facilities and restore floodplain and riparian areas.
36 NATURAL SYSTEMS & WATER RESOURCES	STRATEGY #2 PRESERVE AND RESTORE NATURAL SYSTEMS	NS 2.1	Develop an urban landscape strategy or framework	Develop a comprehensive urban landscape strategy or framework (for both City and communitywide projects) to develop additional natural areas and preserve the functioning of existing ones under changing climatic conditions. Prioritize increasing tree canopy in areas subject to urban heat island effect. Require replacement of any trees removed from the land to ensure there is equivalent carbon sequestration potential (i.e., the ability of plants, soil, and habitats to capture and remove atmospheric carbon).	N/A	Medium	5	Yes	UFMP development and implementation.
37 NATURAL SYSTEMS & WATER RESOURCES	STRATEGY #2 PRESERVE AND RESTORE NATURAL SYSTEMS	NS 2.2	Remove old or degrading culverts	Remove or replace old or degrading culverts and ensure they are adequately sized to accommodate increased winter peak flows. Any new or replacement culverts will be salmon passable. Engage the public in restoring native salmon populations via public outreach campaigns.	N/A	Medium	5	Yes	Implementation of Rapid Progress+ program.

	Sector	Strategy	Action ID	Action Title	Action Description & Implementation Considerations	Emissions Reduction Potential	Increased Resilience Potential	Action Status 0 - None 1 - Low Workload 5 - High Workload	Budget Provided (Other than staff time)	Narrative Status
	NATURAL SYSTEMS & WATER RESOURCES	STRATEGY #2 PRESERVE AND RESTORE NATURAL SYSTEMS	NS 2.3	Protect, preserve, and restore local waterways	Protect, preserve, and restore local waterways: Partner with local and regional environmental groups and other jurisdictions (e.g., Conservation Corps, King County, and other cities along Sammamish River) to restore and protect Lake Washington, Sammamish River, Swamp Creek, and other critical waterways through actions such as invasive species removal, water quality monitoring (e.g., harmful algae), and riparian habitat restoration and conservation.	N/A	High	5	Yes	Implementation of Rapid Progress+ program.
	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #1 PREPARE FOR CLIMATE EMERGENCIES	CR 1.1	Create climate emergency resilience hubs	Work with community members on emergency procedures and coordination between facilities, such as public libraries or other community centers, to create "resilience hubs" that are prepared to meet the challenges of weather emergencies. Ensure that the Washington Environmental Health Disparities Map informs the location of the resilience hubs are.	N/A	High	1	No	Use of Health Disparities maps to create resilience hubs has not been done, however maps only provide info on the census tract level. The City has put warming or cooling centers in place at City Hall, the Hangar, and library as needed.
	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #1 PREPARE FOR CLIMATE EMERGENCIES	CR 1.2	Co-create climate communications with Kenmore's communities	Co-create climate communications with Kenmore's communities—especially youth organizations to ensure that the next generation has a say—on climate and health impacts and emergency resources/warnings during extreme events.	N/A	Medium	3	Yes	Not much with youth organizations, but have made progress with CAAC and LFP coordination. Part of intern workplan.
	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #1 PREPARE FOR CLIMATE EMERGENCIES	CR 1.3	Study and evaluate air quality and extreme heat interactions	Study and evaluate air quality and extreme heat interactions near industrial sites in partnership with PSCAA and local industry. Utilize the study's results to inform additional policy action (e.g., zoning, air quality policies, permitting).	N/A	Low	0	No	Puget Sound Clean Air Agency has jurisdiction over monitoring and permitting the industrial area. No additional policies or land use changes have been considered.
	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #1 PREPARE FOR CLIMATE EMERGENCIES	CR 1.4	Conduct a study to expand on WSDOT's vulnerability assessment	Conduct a study to expand on WSDOT's vulnerability assessment of state roads to map out roads/routes in Kenmore that are vulnerable to climate impacts such as flooding and landslides.	N/A	High	0	No	SR 522 is the only mapped road in Kenmore. No additional work has been done.
	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #1 PREPARE FOR CLIMATE EMERGENCIES	CR 1.5	Strengthen transportation resiliency	Ensure that there are diverse multi-modal transportation options that are equipped to operate during extreme events, such as heat waves and flooding events.	N/A	Medium	0	No	Engineering has been increasing multimodal options within the city. They have also been fixing areas that are not accessible and making them more accessible. However, decision making does not include a climate perspective, it focuses on public safety and transportation elements.
	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #2 INCREASE ADAPTIVE CAPACITY AND RESILIENCE	CR 2.1	Mitigate impacts of green gentrification	Mitigate impacts of green gentrification by pursuing community centered anti-displacement strategies (e.g., eviction prevention and cash assistance) and expanding access to affordable housing resources such as home ownership strategies and climate-related home improvements.	N/A	High	1	No	Tenant protection regulations adopted in 2024. Manufactured housing regulations adopted 2019 to preserve the 6 mobile home parks. However, decision making does not necessarily involve a climate focus.
	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #2 INCREASE ADAPTIVE CAPACITY AND RESILIENCE	CR 2.2	Develop a green jobs strategy	Develop a green jobs strategy in partnership with community groups and businesses that (1) supports the low carbon transition of Kenmore's impacted industries; (2) develops pathways for youth and impacted workers to transition into green jobs; and (3) ensures opportunities (e.g., local hiring requirements) for these jobs.	N/A	Medium	0	No	No active work, but there is mention of green business in Economic Development Element. Also called out at length in Climate Action Element.
46	COMMUNITY RESILIENCE & WELLBEING	STRATEGY #2 INCREASE ADAPTIVE CAPACITY AND RESILIENCE	CR 2.3	Provide free or discounted air filter box fans	Provide free or discounted air filter box fans to vulnerable community members.	N/A	High	0	No	No action has been taken to date.

City Council Agenda Bill
City of Kenmore, WA



Meeting Date: 5/5/2025

Subject/Topic:	Proposed Council Action/Motion:
Draft Middle Housing, Accessory Dwelling Unit (ADU), and Affordable Housing (Inclusionary Zoning) Code Amendments, <i>for discussion</i> Department: Community Development Prepared by: Debbie Bent Community Development Director Todd Hall, Principal Planner Attachments: 1. Staff Memo – Responses to City Council Questions 2. Summary of Proposed Middle Housing and ADU Code Amendments (KMC update reference table) 3. Middle Housing & Accessory Dwelling Unit (ADU) Amendments 4. Summary of Proposed Inclusionary Affordable Housing Code Amendments 5. Affordable Housing (Inclusionary Zoning) Amendments 6. Middle Housing Development Scenario Graphics	☐ Information Only ☐ Receive and File ☒ Discuss ☐ Provide Direction ☐ Public Hearing ☐ Adopt/Approve ☐ Authorize ☐ Other:

Approvals:

Department Head DB, 4/24/25 City Attorney N/A Finance Director N/A City Manager SLL, 4/25/25 Optional N/A

Summary/Background:

At the May 5 City Council meeting, staff, Kimley-Horn (consultants), and ARCH staff will continue the discussion regarding the draft amendments for middle housing, accessory dwelling units (ADUs), and affordable housing. In addition to responding to City Council's questions from the April 21 meeting (Attachment 1), staff and the project team will provide additional clarification on middle housing/ADU/affordable housing code application, provide development scenario walk-throughs, and address any additional questions from City Council.

Following the May 5 meeting, staff have tentatively scheduled additional discussion meetings for May 12 and May 27, with a public hearing on June 9th if substantial changes are made to the Planning Commission's recommended amendments from the April 21 meeting.

VII. C. Draft Middle Housing, Accessory Dwelling Unit (ADU), and Afforda...

Background: The WA State Legislature passed House Bill (HB) 1110 and HB 1337 in 2023 which requires cities to adopt zoning regulations permitting middle housing types (i.e., duplexes, triplexes, cottage housing, etc.) that allow for single-family residential (R-1, R-4, and R-6 zones), and allowing two accessory dwelling units on single-family residential properties. The City must adopt new zoning regulations for middle housing and ADUs by June 30, 2025. If the City does not adopt regulations by June 30, 2025, the State Model Ordinance will go into effect until regulations are adopted.

State Law allows City to consider requiring affordable housing to be included (i.e., inclusionary housing) in areas where residential capacity is increased either by providing on-site units or fee-in-lieu. A Regional Coalition for Housing (ARCH) developed a model that assesses the financial feasibility of inclusionary housing for different prototype housing types (duplexes, triplexes, etc.) and project sizes. The results of the model and review of regulations in other jurisdictions resulted in the current recommendations.

Previous Council Action(s):

In December 2024, the City Council adopted new policies to the Housing and Land Use Elements of the Comprehensive Plan related to middle housing and accessory dwelling units.

Fiscal Consideration:

Kimley Horn Contract 23-C2995 \$111,250 (1/22/24-12/31/25). The total consultant fee expenditure of \$111,250 is being covered by a Middle Housing Grant awarded to the City by the Washington State Department of Commerce (Commerce) (\$40,000), a portion of funds from the Year 2 Periodic Update Grant awarded by Commerce (\$20,000), and General Funds allocated in the Community Development Department 2023-2024 and 2025-2206 Budget.

City Council Priorities or Budget Objective Being Addressed:

Priority 2: "Preserve and increase availability of all types of housing at all income levels, including the needs of people experiencing homelessness."



City Of Kenmore, Washington

Memorandum

TO: City Council

FROM: Debbie Bent, Community Development Director
Todd Hall, Principal Planner

DATE: May 5, 2025

RE: Responses to City Council Questions from April 21 meeting

The following are questions and responses to City Council questions:

Question/Comment Received	Response
<u>Mayor Herbig</u> : Page 137 of the proposal regarding computation of off-street parking requirements. It talks about middle housing in downtown commercial or downtown residential, west of 68th. It appears we are requiring MORE parking for these units in these zones. Much, if not all of these zones are located within a half mile of transit. Am I reading this correctly that middle housing units in these zones would be required to build more parking than middle housing in other zones?	Recommend revisions to parking requirements to match in all areas.
<u>Mayor Herbig</u> : Regarding inclusionary zoning, I'm concerned that we are disincentivizing what we want (additional middle housing), and not getting much out of it financially with the current proposal. Could we instead set minimum density standards across the various zones of the city to encourage infill development/middle housing/ADUs, and charge that fee in lieu to developments that fall under the minimum density?	Cities have used minimum densities, usually in multifamily and mixed-use zones, to get desired development, but those are strict minimums. In this situation, ARCH's modeling indicates that middle housing is, at this time and in most cases, significantly more profitable than single-unit development and the only feasible development in Kenmore when a builder has to pay full price for re-developable land; so, requiring minimum densities does not

Question/Comment Received	Response
	seem necessary. Affordable housing requirements (including in-lieu fees) affects all building types the same – proportionate to total floor area (unless exemptions are given). Four of the five feasible prototypes are still feasible with a \$6 per sq ft fee.
<u>Councilmember Culver</u> : Question about alternative compliance. Any correspondence with Commerce, or what language did they use about the deadline?	The draft ordinance has been submitted to Commerce. They agree with the alternative to density approach as it meets requirements and the R-1 and portions of R-4 selected are less than 25% of applicable lots and therefore does not require Commerce certification.
<u>Councilmember Srebniak</u> : Are bulk density standards included, it's not clear in the code.	Yes, bulk density standards are a term for the development standards required for uses within each zone. They largely did not change from what is required for single-family.
<u>Councilmember Srebniak</u> : 18.21.030, the summary suggests there are additional units allowed in addition to the existing. Is it three to five units? Please clarify.	Footnote 18 adds a “units per lot” density standard in addition to the existing “dwelling units per acre” density standard that exists for single-family uses. Each lot within the applicable areas is allowed 2 units per lot, with areas within ¼ mile of a major transit top or which provide at least one affordable unit allowed to have up to 4 units per lot. Note that single-family uses do not count towards the unit density requirement as determined by Commerce (Footnote 18(a)(5), so effectively there could be between 3 and 5 units allowed per lot. In order to receive permits and be built, these units would need to meet all bulk development standards for that lot.
<u>Councilmember Srebniak</u> : Development scenario: How many units could be developed (hypothetically) on a R6 lots? Provide an example to walk through.	Assuming the lot cannot be further subdivided, up to 5 units. This includes a single-family unit and up to four units of middle housing if within ¼ mile of a major

Question/Comment Received	Response
	transit stop or at least one affordable unit is provided.
<u>Councilmember Srebniak</u> : What does a 50% density bonus mean for cottage housing? Provide an example.	This is a development incentive allocated specifically for cottage housing when individual units are kept below 1,200 square feet. Typically, a cottage housing development would be allowed up to 4 units (all count towards unit density as they are a middle housing type), so this would allow two additional units on a lot for a total of 6 units. This is intended to promote smaller units which may be more attainable than large units. It is a development incentive and not required.
<u>Councilmember Marshall</u> : What are the exemptions proposed for R1/R4 and what is the distinction around the transit and outside transit walkshed? Provide clarification.	The Alternative to Density approach allows cities to exempt up to 25% of the applicable lots (R1, R4, and R6) from all middle housing requirements. As proposed, the R1 zone and portions of the R4 zone adjacent to major waterways were identified at exempt. If the area identified is under 25% of the total applicable area (as is currently proposed), Commerce does not need to formally approve. Commerce was consulted as noted above. See map within presentation for the specified transit walkshed areas.



Attachment 1: SUMMARY OF PROPOSED CODE AMENDMENTS

Kenmore Zoning Code Update Reference Table

The table below provides a comprehensive reference for how and where each requirement of HB 1110 and HB 1337 are addressed within the draft zoning code update.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment	Explanation/Impacts
2	Chapter 17.10 Subdivision Definitions	Cities are required to allow unit lot subdivisions which create parent and unit lots.	17.10.211 Lot, parent. “Parent lot” means the initial lot from which unit lots are subdivided pursuant to KMC 17.20.160.	The proposal is written to create a standard definition for parent lots following a unit lot subdivision.
2	Chapter 17.10 Definitions	Cities are required to allow unit lot subdivisions which create parent and unit lots.	17.10.212 Lot, unit “Unit lot” means a lot created by the subdivision of a parent lot pursuant to KMC 17.20.160.	The proposal is written to create a standard definition for unit lots following a unit lot subdivision.
7	Chapter 17.20 Subdivisions and Short Subdivisions	Allows the City flexibility during the short subdivision process to accommodate a mix of housing types.	7.20.125 Lot segregations – Zero-lot-line development. In any R zone or in the NB zone, I Interior setbacks may be modified during subdivision or short subdivision review as follows...	The proposal addresses a potential scenario where a zero-lot line modification is needed in other zones. Example: Townhomes in the UC, DR, etc.
9	Chapter 17.20 Subdivisions and Short Subdivisions	Cities are required to allow subdivision of new lots so they may be owned fee	17.20.160 Fee Simple Unit Lot Subdivision	The proposal follows much of the City’s existing process and

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment	Explanation/Impacts
		simple rather than in a condominium form of ownership.	Creates standards and processes for creation of fee simple unit lot subdivisions.	requirements for short subdivisions, but allows fee simple ownership of individual unit lots to occur on a single parent lot.
11	Chapter 18.15.040 Residential zones.	Expand defined purpose of R-4 (as noted) and R-6 zones.	...and middle housing dwellings (except as noted in KMC 18.21.035(B))...	The proposal adds middle housing types in addition to single-family to the defined purpose of the R-4 (as noted) and R-6 zones.
54	Chapter 18.20 Technical Terms and Land Use Definitions	Cities are required to add middle housing and the permitted use types, including cottage housing, courtyard apartments, duplexes, fourplexes, townhomes, triplexes, and stacked flats as defined land use terms.	18.20.832 Dwelling, middle housing. “Middle housing dwelling” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing A. Cottage Housing. Residential units on a parent lot with a common open space that either; (a) Is owned in common; or (b) has units owned as	The proposal adds definitions to new middle housing use types to allow future implementation and development of these uses. This is required as these are proposed use types within the city’s code in applicable areas.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment	Explanation/Impacts
			condominium units with property owned in common. B. Courtyard Apartments. Attached dwelling units arranged on two or three sides of a yard or court. C. Duplex. A residential building with two attached dwelling units. D. Fourplex. A residential building with four attached dwelling units. E. Townhouse. See KMC 18.20.835(B). F. Triplex. A residential building with three attached dwelling units. G. Stacked Flat. Dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.	
70	Chapter 18.20 Technical Terms and Land Use Definitions	Cities are required to allow unit lot subdivisions which create parent and unit lots.	18.20.1661 Lot, parent. “Parent lot” means the initial lot from which unit lots are subdivided pursuant to KMC 17.20.160.	The proposal is written to create a standard definition for parent lots following a unit lot subdivision.

Page No.	Chapter/Topic	Reason/Policy Decision	Proposed Text Amendment	Explanation/Impacts
70	Chapter 18.20 Technical Terms and Land Use Definitions	Cities are required to allow unit lot subdivisions which create parent and unit lots.	18.20.1662 Lot, unit “Unit lot” means a lot created by the subdivision of a parent lot pursuant to KMC 17.20.160.	The proposal is written to create a standard definition for unit lots following a unit lot subdivision.
	Chapter 18.20 Technical Terms and Land Use Definitions	Cities are required to permit four units per lot within one-quarter mile walking distance of a major transit stop and may not require parking within one-half mile of a major transit stop for middle housing types.	18.20.3025 Transit stop, major. “Major transit stop” means: A. A stop on a high-capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW; B. Commuter rail stops; C. Stops on rail or fixed guideway systems; or D. Stops on bus rapid transit routes, including those stops that are under construction.	The proposal defines major transit stops as required to implement measures within HB 1110 relating to parking requirements and unit density.
101	Chapter 18.20 Technical Terms and Land Use Definitions	Defines unit density as required within HB 1110 to create a standard for the allowed number of units within a single parent lot.	18.20.3100 Unit Density. “Unit density” means the number of dwelling units allowed on a lot, regardless of lot size.	The proposal defines unit density to implement unit per lot standards as required within HB 1110.
107-108	Chapter 18.21.020 Residential zones R-1, R-4, and R-6 – Use allowances	HB 1110 requires the city to add at least 6 of 9 middle housing types as permitted uses in single-family areas, except as modified by the “Alternative to density”	Table A. R-1, R-4, and R-6 Zones Use Allowances Added cottage housing, courtyard apartments, duplex, fourplex, stacked flats, triplex, and townhouse as permitted	The proposal adds the permitted middle housing types to Table A, including applicable footnotes described below. The proposal also removes the

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		approach chosen by the City.	uses within specific areas per added Footnote 38.	existing “Multiple-family dwelling” for clarity as it only applies to townhouses per the previous footnote 11 (removed). As the city cannot regulate townhouses beyond what is required for single-family, footnote 11 must be removed and leaving multiple-family dwelling may be interpreted to allow all multi-family. Townhouses have been defined separately.
113	Chapter 18.21.020 Residential zones R-1, R-4, and R-6 – Use allowances	Cottage housing was selected as a middle housing type. Cottage housing is unique and requires additional standards to further define design parameters.	Table A, Footnote 39. Cottage housing permitted pursuant to the standards defined in KMC 18.75.	The proposal directs future users to KMC 18.75 for further standards applicable specifically to cottage housing development.
113, 115-117	Chapter 18.21.030 Residential zones R-1, R-4, and R-6 – Development Standards	Defines the parameters and processes for unit density as required within HB 1110 to create a standard for the allowed	Table B, Footnote 18. 18. Unit lot density applies to all lots within the R-4 and R-6 zones, excluding those identified in KMC 18.21.035(B). The following	The proposal creates the standards and applicability for the required unit lot density standards, including

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		number of units within a single parent lot.	provisions are applicable when determining permitted unit density: a. The permitted base unit density is: (1) Two units per parent lot. (2) Four units per lot on all lots within one-quarter mile walking distance of a major transit stop. (3) Four units per lot if at least one unit on the lot is affordable housing meeting the requirements of KMC 18.21.035(C). (4) Accessory dwelling units are considered units for the purposes of calculating unit density, subject to the provisions of KMC 18.73.100. (5) If single-family residential uses exist or are proposed on a lot pursuant to the base or maximum density, then the unit lot density defined in this section is in addition to the that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If middle housing uses,	how many units per lot, ADUs counting as units, design standards applicable, and references to the fee simple unit lot subdivision process.

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			including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, or cottage housing developments are proposed, those are subject to the unit lot density requirements listed in subsection (a)(1-3) of this footnote. b. The standards of footnote 18 do not apply to lots after subdivision below 1,000 square feet unless the city has enacted an allowable lot size below 1,000 square feet in the zone. c. The lot lines applicable to a parent lot shall be used to determine dimensional standards that relate to lot dimensions, including but not limited to: minimum lot size, setbacks, maximum gross floor area, maximum hardscape area and maximum lot coverage any created unit lot. These dimensional	

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			standards shall not be measured off individual unit lots. d. Unit density applies to lots created through the fee simple unit lot subdivision process pursuant to KMC 18.20.160 that cannot be further subdivided based on the minimum lot size listed in Table B for the applicable zone.	
116-117	Chapter 18.21.035 Residential zones R-4, and R-6 – Middle Housing	Creates a dedicated section of the code to specify provisions and standards relating to middle housing.	18.21.035 Residential zones R-4 and R-6 - Middle Housing A. Middle housing shall be subject to the same development regulations as detached single-family homes for the purpose of review for consistency with this chapter, Middle housing includes duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, or cottage housing developments. B. The provisions of this section shall apply to all lots in the R-4 and R-6 zones, except:	The proposal specifies middle housing types and defines the applicable areas as R-4 areas not adjacent to critical waterways and all R-6 zoned parcels

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			Specific R-4 lots directly as identified in the exhibit within this subsection. [SEE MAP IN DOCUMENT]	
117	Chapter 18.21.035 Residential zones R-4, and R-6 – Middle Housing	Cities are required to permit four units per lot when one is deed-restricted as affordable. These amendments define the parameters around that affordable unit.	Text amendments define affordability levels and costs, a term of at least 50 years, requirement for a covenant or deed restriction, and broad design requirements around affordable units.	The proposal creates requirements for affordable housing provisions under KMC 18.21.030. This includes affordability levels and costs, a term of at least 50 years, requirement for a covenant or deed restriction, and broad design requirements around affordable units.
118	Chapter 18.21.035 Residential zones R-4, and R-6 – Middle Housing	Public benefits were identified to promote qualities in future development that the community expressed support for. These include lessening impacts to neighboring development, maintaining impervious surface requirements, maintaining existing homes, promoting a diversity of unit types, and	J. Public Benefits and Development Incentives 1. The purpose of this section is to: a. Promote development of a variety of middle housing types by providing a method for flexibility in development standards; b. Provide development incentives to <i>developers</i> of	The proposal provides optional development incentives which promote the qualities in future development expressed as important by the community and Planning Commission. These provide flexibility in future development and are not required in order to build middle housing.

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		creating opportunities for small units on small lots.	residential property, in exchange for public benefits to help achieve comprehensive plan goals of a variety of housing types and <i>open space</i> protection; c. Provide a review process to allow evaluation of proposed development standard modifications per the table in subsection (l)(4). Development incentives are applicable only to applications for middle housing types, including: duplex, triplex, fourplex, townhouse, stacked flats, courtyard apartments, and cottage housing (as specified in the last column of the table below) in the applicable areas identified in KMC 18.21.035(B). These standards are not applicable to development, redevelopment, or remodeling of an existing or new principal single-family unit.	

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			The following are the development incentives available to applicants if all requirements are met as specified below. Applicants are limited to one development incentive per neighborhood benefit. [SEE TABLE IN DOCUMENT]	
133	Chapter 18.30.020 Density Calculations – Allowable dwelling units, lots or floor area.	Cities are required to allow a unit per lot density in addition to the traditional density standards.	Areas specified within KMC 18.21.035(B) are permitted at least 2 dwelling units per lot per the requirements of KMC 18.21.030, Footnote 18.	The proposal adds clarification in the Development Standards section on the newly proposed unit lot density standards.
137	Chapter 18.40.030 Computation of required off-street parking spaces.	Cities are required to create parking standards for newly permitted middle housing uses. Per HB 1110, cities: • May not require more than one off street parking space for middle housing on lots less than 6,000 square feet before any zero lot line subdivisions or lot split. • May not require more than two off street	<u>Standard for duplex, triplex, fourplex, and townhouse uses:</u> 1. 1.0 per dwelling unit; or 2. No required parking within one-half mile walking distance of a major transit stop. <u>Standard for courtyard apartments and stacked flats:</u> Per Apartment standards listed in this table; If located in areas specified in KMC 18.21.035(B): 1. 1.0 per dwelling unit; or	The proposal creates parking requirements for newly added middle housing use types. The proposal meets the standard by generally requiring only 1 space per unit in all lot sizes where middle housing is applicable. As courtyard apartments and stacked flats may be permitted in other areas outside of the applicable middle

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		parking spaces for middle housing on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits. May not require off-street parking as a condition of permitting development of middle housing within one-half mile walking distance of a major transit stop.	2. No required parking within one-half mile walking distance of a major transit stop. Guest parking required per the apartment standard in this table. <u>Standard for cottage housing:</u> 1.0 per two dwelling units; If located in areas specified in KMC 18.21.035(B): No required parking within one-half mile walking distance of a major transit stop.	housing zone and the downtown commercial and downtown residential zones west of 68th Avenue NE, a separate requirement matching the city's standard apartment requirements has been added.
162	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities must allow up to two ADUs per lot.	A. Up to two <i>accessory dwelling units</i> , either as <i>attached or detached accessory dwelling units</i> , are allowed per primary <i>single detached dwelling unit</i> .	The proposal revises the current one ADU maximum to permit up to two ADUs per lot
162	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities cannot require owner occupancy of either the primary residence or associated ADUs.	Amendment removes the following text: Either the primary dwelling unit or the accessory dwelling unit shall be owner-occupied for a minimum of six consecutive months after completion of	

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			the ADU. At the end of the six-month period, the owner occupancy requirement shall be extinguished	
162	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities must specify development standards for ADUs. With the increase to two ADUs permitted, clarification is needed to specify that unless otherwise stated, ADUs must meet bulk development standards for the principal unit on that lot.	C. Except as noted in this section, ADUs must meet the bulk development standards applicable to the principal unit on the same lot as defined in KMC 18.21.030.	The proposal clarifies, per direction from Planning Commission, that ADUs must meet the same development standards as single-family uses unless on that lot unless otherwise specified, including setbacks and impervious surface standards
163	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities may not establish a maximum gross floor area requirement for accessory dwelling units that is less than 1,000 square feet.	Modified table within 18.73.100(D)(2) to specify 17% of the lot area up to a maximum of 1,500 square feet for lots greater than 6,000 square feet and 1,000 square feet maximum for lots less than 6,000 square feet.	The proposal creates two separate scenarios to regulate ADU size which are both consistent with state law. For lots 6,000 square feet or greater, 17% was chosen as that creates an 1,020 SF ADU.
163	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities cannot require owner occupancy of either	H. The maximum number of occupants established for a single-family dwelling as defined	The proposal modifies the existing standard which previously limited

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		the primary residence or associated ADUs.	in KMC 18.20.01010 is permitted per dwelling unit and accessory dwelling unit on a lot, regardless of whether that unit is owned separately or leased.	the principal dwelling unit and accessory dwelling unit to the maximum number of occupants established for a single-family dwelling. As the City has to allow separate ownership, two separate sets of occupants must be permitted.
163	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Must allow detached accessory dwelling units to be sited at a lot line if the lot line abuts a public alley, unless the city or county routinely plows snow on the public alley.	I. Detached accessory dwelling units may be sited at a property line with no setback if the property line abuts a public alley.	The proposal is a new requirement of state law per RCW 36.70A.681.
163	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities must allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, even if they violate current code requirements for setbacks or lot coverage.	J. Existing structures, including legally nonconforming structures, may be converted into accessory dwelling units provided they meet relevant existing building code requirements.	The proposal is a new requirement of state law per RCW 36.70A.681.

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163	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities may not require public street improvements as a condition of permitting accessory dwelling units.	K. Public street improvements (e.g. frontage improvements) are not required as a condition of permitting accessory dwelling units.	The proposal is a new requirement of state law per RCW 36.70A.681.
163	Chapter 18.73.100 Accessory Dwelling Units (ADUs)	Cities may not prohibit the sale or other conveyance of a condominium unit independently of a principal unit solely on the grounds that the condominium unit was originally built as an accessory dwelling unit.	L. Accessory dwelling units may be sold individually from the principal unit. Condominium units originally constructed as accessory dwelling units may be sold or otherwise conveyed individually from the principal unit.	The proposal is a new requirement of state law per RCW 36.70A.681.
166-168	NEW Chapter 18.75 Cottage Housing	Directed by City Council to adopt new regulations	See text amendments	New chapter to allow for cottage housing in R-4 and R-6 zones.
171			Type 2 Land Use Decision (Decision by city manager; appealable to hearing examiner; no further administrative appeal: "Home industry; short subdivision; <u>unit lot subdivision</u> ; preliminary short subdivision revision..."	The proposal adds unit lot subdivisions as a Type 2 Land Use Decision consistent with short subdivisions.

Chapter 17.10

DEFINITIONS

Sections:

[17.10.005 Scope of chapter.](#)

[17.10.010 Acre.](#)

[17.10.020 Alteration.](#)

[17.10.030 Applicant.](#)

[17.10.040 Binding site plan.](#)

[17.10.050 Building envelope.](#)

[17.10.060 Building site.](#)

[17.10.065 City.](#)

[17.10.067 City manager.](#)

[17.10.070 Civil engineer.](#)

[17.10.080 Condominium.](#)

[17.10.090 Dedication.](#)

[17.10.100 Department.](#)

[17.10.110 Development engineer.](#)

[17.10.130 Easement.](#)

[17.10.150 Financial guarantee.](#)

[17.10.160 General site plan.](#)

[17.10.180 Improvements.](#)

[17.10.190 Innocent purchaser.](#)

[17.10.200 Land surveyor.](#)

[17.10.210 Lot.](#)

[17.10.210 Lot, parent.](#)

[17.10.220 Lot, unit.](#)

[17.10.220 Nonbuilding lot.](#)

[17.10.230 Ownership interest.](#)

1 17.10.240 Parent parcel.

2 17.10.250 Plat, final.

3 17.10.260 Plat, preliminary.

4 17.10.270 Revision.

5 17.10.280 Segregation.

6 17.10.290 Short plat, final.

7 17.10.300 Short plat, preliminary.

8 17.10.310 Short subdivision.

9 17.10.320 Subdivision.

10 17.10.330 Tract.

11

12 ...

13 17.10.211 Lot, parent.

14 “Parent lot” means the initial lot from which unit lots are subdivided pursuant to KMC 17.20.160.

15 17.10.212 Lot, unit

16 “Unit lot” means a lot created by the subdivision of a parent lot pursuant to KMC 17.20.160.

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18

Chapter 17.20

SUBDIVISIONS AND SHORT SUBDIVISIONS

Sections:

[17.20.010 Purpose.](#)[17.20.020 Preliminary subdivision – Approval time.](#)[17.20.030 Revisions of preliminary subdivisions.](#)[17.20.040 Preliminary short subdivision – Approval time.](#)[17.20.050 Limitations for short subdivisions.](#)[17.20.060 Revisions of preliminary short subdivisions.](#)[17.20.070 Traffic analysis required.](#)[17.20.080 Adequacy of access.](#)[17.20.100 Public street rights-of-way.](#)[17.20.105 Street signage.](#)[17.20.107 Street lighting.](#)[17.20.110 Limitations within future street corridors.](#)[17.20.120 General layout standards.](#)[17.20.125 Lot segregations – Zero-lot-line development.](#)[17.20.130 Lot segregations – Clustered development.](#)[17.20.140 Maintenance of private streets, tracts, easements and utilities required.](#)[17.20.150 Preliminary subdivision and short subdivision approval.](#)**17.20.010 Purpose.**

The purpose of this chapter is to specify additional requirements for the *segregation* of land into *short subdivisions*, which are nine or fewer *lots*, and *subdivisions*, which are 10 or more *lots*, in accordance with applicable Washington State and *City* laws, rules and regulations, including permit processing procedures required by Chapter [19.25](#) KMC. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.020 Preliminary subdivision – Approval time.

A. A preliminary *subdivision* approval issued on or before December 31, 2014, shall be effective for a period of seven years, and a preliminary *subdivision* approval issued on or after January 1, 2015, shall be effective for a period of five years; provided, that a preliminary *subdivision* approval issued on or before December 31, 2007, that is not expired as of July 28, 2013, and that is not subject to the Shoreline Master Program, shall be effective for a period of 10 years.

B. Preliminary *subdivision* approval shall be considered the basis upon which the *applicant* may proceed toward development of the *subdivision* and preparation of the *final plat* subject to all the conditions of the preliminary approval.

C. If the *final plat* is being developed in divisions, and *final plats* for all of the divisions have not been recorded within the time limits provided in this section, preliminary *subdivision* approval for all unrecorded divisions shall become void. The preliminary *subdivision* for any unrecorded divisions must again be submitted to the *department* with a new application, subject to the fees and regulations applicable at the time of submittal. [Ord. 14-0378 § 1 (Att. A); Ord. 12-0344 § 1 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

17.20.030 Revisions of preliminary subdivisions.

Applications to revise *subdivisions* that have received preliminary approval shall comply with the following:

A. *Revisions* that result in any substantial changes as determined by the *department* shall be treated as a new application for purposes of vesting and shall be reviewed as a Type 3 land use decision pursuant to KMC [19.25.020](#). For the purpose of this section, substantial change always includes the creation of additional *lots*, the elimination of open space or significant changes to conditions of approval on an approved preliminary *subdivision*. Other factors to be considered by the *department* when identifying substantial change include:

1. Street impacts, such as a change in access location(s) of internal streets; change from a public to a private street; relocation of a street within the *subdivision*; request for a street standards variance; and/or elimination of a right-of-way dedication;
2. A reorientation of *lots* that would change impacts to neighboring properties;
3. Changes in proposed housing types;
4. Changes to critical area impacts; and/or
5. Changes to utility locations that would result in new impacts on neighboring properties.

B. Approval of the following modifications by the *department* shall not be considered *revisions*:

1. Engineering design, unless the proposed design alters or eliminates features specifically required as a condition of preliminary *subdivision* approval or that results in a substantial change as described in subsection A of this section;
2. Changes in lot dimensions that are consistent with KMC Title [18](#);
3. A decrease in the number of *lots* to be created so long as the decrease allows for future compliance with the minimum density provisions of KMC Title [18](#), if applicable. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.040 Preliminary short subdivision – Approval time.

A preliminary *short subdivision* approval issued on or before December 31, 2014, shall be effective for a period of seven years, and a preliminary *short subdivision* approval issued on or after January 1, 2015, shall be effective for a period of five years; provided, that a preliminary *short*

subdivision approval issued on or before December 31, 2007, that is not expired as of July 28, 2013, and that is not subject to the Shoreline Master Program, shall be effective for a period of 10 years. [Ord. 14-0378 § 1 (Att. A); Ord. 12-0344 § 1 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

17.20.050 Limitations for short subdivisions.

A. A maximum of nine *lots* may be created by a single application.

B. An application for further *segregation* may not be submitted within a period of five years after recording, except through the filing of a *subdivision* application, or unless the short plat contains fewer than four *lots*, in which case an *alteration* application may be submitted to create a cumulative total of up to four *lots* within the original short plat boundary. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.060 Revisions of preliminary short subdivisions.

Applications to revise *short subdivisions* that have received preliminary approval shall comply with the following:

A. *Revisions* that result in any substantial changes as determined by the *department* shall be treated as a new application for purposes of vesting and shall be reviewed as a Type 2 land use decision pursuant to KMC [19.25.020](#). For the purpose of this section, substantial change always includes the creation of additional *lots*, the elimination of open space or significant changes to conditions of approval on an approved preliminary *short subdivision*. Other factors to be considered by the *department* when identifying substantial change include:

1. Street impacts, such as a change in access location(s) of internal streets; change from a public to a private street; relocation of a street within the *short subdivision*; request for a street standards variance; and/or elimination of a right-of-way dedication;
2. A reorientation of *lots* that would change impacts to neighboring properties;
3. Changes in proposed housing types;
4. Changes to critical area impacts; and/or
5. Changes to utility locations that would result in new impacts on neighboring properties.

B. Approval of the following modifications by the *department* shall not be considered *revisions*:

1. Engineering design, unless the proposed design alters or eliminates features specifically required as a condition of preliminary *short subdivision* approval or results in a substantial change as described in subsection A of this section;
2. Changes in lot dimensions that are consistent with KMC Title [18](#);
3. A decrease in the number of *lots* to be created so long as the decrease allows for future compliance with the minimum density provisions of KMC Title [18](#), if applicable. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.070 Traffic analysis required.

All subdivision applications, excluding *short subdivisions* of four *lots* or less, shall include a traffic analysis in a format prescribed by the *department*. The *city manager* may, upon review of the *applicant's* proposal, waive or modify this requirement. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.080 Adequacy of access.

Each *lot* within a *subdivision* or *short subdivision* shall have acceptable access to a street conforming to *City* street standards or to a different level of improvement acceptable to the *development engineer*. The circulation system of a proposed *subdivision* or *short subdivision* shall intersect with existing and anticipated streets abutting the site at safe and convenient locations, as determined by the *department* and the *development engineer*. Individual *lots* may be served by access panhandles established either by fee ownership or *easement*, subject to approval of the *development engineer*. In order to assure safe and adequate access, the *development engineer*:

A. May approve private streets, provided the private street requirements contained in the *City* street standards of Chapter [12.50](#) KMC are met;

B. May limit direct access to certain streets and require on-site public or private streets in lieu of individual driveways or access panhandles, in accordance with the *City* street standards;

C. Shall require off-site *improvements* to public or private streets needed to provide access from the *subdivision* or *short subdivision* to an acceptable street; and

D. Shall assure that the number of *lots* to be served by the street system complies with the street standards. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.100 Public street rights-of-way.

As a result of the impact created by a proposed development, *dedication* or deeding to the *City* of right-of-way or a portion thereof for public streets in accordance with *City* street standards shall be required within or along the boundaries of all *subdivisions* and *short subdivisions* or of any *lot* or *lots* within them:

A. Where the six-year capital improvement plan indicates the necessity of a new right-of-way or portion thereof for street purposes;

B. Where necessary to extend or to complete the existing or future neighborhood street pattern as shown on the *City* street map (see KMC Title [12](#));

C. Where necessary to provide additions of right-of-way to existing *City* right-of-way;

D. Where necessary to conform to *City* street standards or *City* street improvement projects; or

E. Where necessary to provide a public transportation system that supports future development of abutting property consistent with the *City* comprehensive plan. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.105 Street signage.

Street signage is required for all new *short subdivisions* and *subdivisions* unless otherwise approved by the *city manager*. The *city manager* will determine the appropriate location, size and

type of motor vehicle and pedestrian traffic signs, as well as street name signs, for every public or private street associated with a *short subdivision* or *subdivision*. The *City* or its designee will manufacture and install such signs, at the cost and expense of the *applicant*. The *applicant* shall reimburse the *City* for the cost of these signs prior to *final plat* or *final short plat* approval. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.107 Street lighting.

Street lighting is required for all new *short subdivisions* or *subdivisions* unless otherwise approved by the *city manager*. The *city manager* will determine the appropriate location, size and type of street lighting for every public or private street associated with a *short subdivision* or *subdivision*. The *City* or its designee will design, procure materials and install such lighting, at the cost and expense of the *applicant*. The *applicant* will be invoiced directly for the design, materials and installation costs associated with these lights by the *City* or its designee. The *applicant* shall pay the invoice(s) prior to *final plat* or *final short plat* approval. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.110 Limitations within future street corridors.

In order to allow for the development of future street corridors that would complete the public circulation system or that would provide a sole source of access for an abutting property, the *City* may limit *improvements* within specific areas of a proposed *subdivision* or *short subdivision*. These limitations may preclude the construction of buildings, driveways, drainage facilities or other *improvements* within specified areas as identified in KMC [17.20.100](#)(A) through (E). [Ord. 11-0329 § 3 (Exh. 1).]

17.20.120 General layout standards.

For residential developments in the R zones:

A. The maximum length of blocks shall be 1,320 feet; and

B. Except for corner *lots*, *lots* for single detached dwellings shall not have street frontage along two sides unless one of said streets is a neighborhood collector street or an arterial street.

C. *Lots* shall be designed to avoid unusual configurations or narrow extensions that could make use difficult or confusing for future property owners. No portion of a *lot* shall be narrower than 25 feet, with the exception of cul-de-sac *lots* at the street frontage or an access panhandle approved by the *development engineer*. The lot width standards in KMC Title [18](#) also apply. Exceptions for unusual conditions may be considered on a case-by-case basis by the *city manager*. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.125 Lot segregations – Zero-lot-line development.

~~In any R zone or in the NB zone, if~~ Interior setbacks may be modified during *subdivision* or *short subdivision* review as follows:

A. If a building is proposed to be located within a normally required interior setback:

1. An *easement* shall be provided on the abutting *lot* of the subdivision that is wide enough to ensure a 10-foot separation between the walls of structures on adjoining *lots*, except as provided for common wall construction;

2. The *easement* area shall be free of permanent structures and other obstructions that would prevent normal repair and maintenance of the structure's exterior;

3. Buildings utilizing reduced setbacks shall not have doors that open directly onto the private yard areas of abutting property. Windows in such buildings shall not be oriented toward such private yard areas unless they consist of materials such as glass block, textured glass, or other opaque materials, and shall not be capable of being opened, except for clerestory-style windows or skylights; and

4. The *final plat* or short plat shall show the approximate location of buildings proposed to be placed in a standard setback area.

B. In the R zones, setbacks on existing individual *lots* may be modified; provided, that the standards set forth in subsection (A)(1) of this section are met. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.130 Lot segregations – Clustered development.

When residential *lot* clustering is proposed, the following provisions shall be met:

A. Any open space resulting from *lot* clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. When access to the open space is provided, the access shall be located in a separate *tract*;

B. In the R-1 zone, open space *tracts* created by clustering required by KMC [18.21.030](#) shall be located and configured to create urban separators and greenbelts as required by the comprehensive plan or open space functional plans; to connect and increase protective buffers for critical areas; to connect and protect wildlife habitat corridors designated by the comprehensive plan; and to connect existing or planned public parks or trails. The *City* may require open space *tracts* created under this subsection to be dedicated to an appropriate managing public agency or qualifying private entity such as a nature conservancy;

C. Open spaces created through *lot* clustering are encouraged to include retained native vegetation;

D. Landscape-based stormwater management practices may be located within open spaces created through *lot* clustering, provided they are not located within critical areas. [Ord. 16-0428 § 12 (Att. H); Ord. 11-0329 § 3 (Exh. 1).]

17.20.140 Maintenance of private streets, tracts, easements and utilities required.

As a condition of *subdivision* and *short subdivision* approval, all private streets, *tracts*, *easements*, community utilities and properties shall be maintained by the owners of the property served by them and kept in good repair at all times. In order to ensure continued good repair, it must be demonstrated to the *department* at the time of plat recording that:

A. There will be a workable organization to guarantee maintenance with a committee or group to administer the organizational functions; and

B. There is a means for assessing maintenance costs equitably to property owners served by the private streets, *tracts*, *easements*, community utilities and properties. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.150 Preliminary subdivision and short subdivision approval.

A proposed *subdivision* or *short subdivision* shall not be approved unless the decisionmaker makes written findings that:

A. Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and

B. The public use and interest will be served by the platting of such *subdivision* or *short subdivision*. [Ord. 11-0329 § 3 (Exh. 1).]

17.20.160 Fee Simple Unit Lot Subdivisions

A. The primary purpose of these provisions is to allow for the creation of fee simple unit lots for developments with more than one dwelling unit and ADU while applying only those site development standards applicable to the parent lot as a whole.

B. Overall development of the parent lot shall meet the bulk development and design standards of the underlying land use district applicable at the time a unit lot subdivision application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards of this title based on analysis of the new individual unit lot, provided that development standards for the parent lot are met.

C. Unit lot subdivisions and subsequent platting actions, additions or modifications to the structure(s) may not create, increase, or intensify any nonconformity of the parent lot.

D. Private access drives are allowed to provide access to dwellings and off-street parking areas within a unit lot subdivision. Access, joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open area and other similar features, as recorded with King County. The City must review proposed easements prior to recording as driveways are subject to applicable road standards.

E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot or tract separate from the parent lot, provided that the impervious surface created by this parking space shall be included in the calculation of maximum lot coverage for the unit lot. The right to use that parking must be formalized by an easement or otherwise defined on the final plat, as recorded with King County.

G. Unit lot subdivisions shall be processed as a subdivision or short plat pursuant to KMC 19.25, based upon the number of lots created through the unit lot subdivision process. The approval process and criteria for fee simple unit lot subdivisions shall be consistent with the requirements for subdivisions and short plats established in KMC 17.20.

Chapter 18.15

ZONES, MAPS AND DESIGNATIONS

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18.15.010 Zones and map designations established.

In order to accomplish the purposes of this title, the following zoning designations and zoning map symbols are established:

ZONING DESIGNATIONS	MAP SYMBOL
Residential	R (base density in dwellings per acre)
Manufactured Housing Community	MHC
Neighborhood Business	NB
Community Business	CB
Downtown Residential	DR

ZONING DESIGNATIONS	MAP SYMBOL
Downtown Commercial	DC
Urban Corridor	UC
Urban Residential	UR
Waterfront Commercial	WC
Regional Business	RB
Public and Semi-Public	PSP
Parks	P
Golf Course	GC
Property-Specific Development Standards	P-suffix
Special District Overlay	SO

[Ord. 23-0574 § 2 (Exh. A); Ord. 19-0481 § 2 (Exh. A); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.15.020 Zone and map designation purpose.

The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in Kenmore. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of *permitted uses* within each zone through amendments to this title. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.040 Residential zones.

A. The purpose of the residential zones (R and MHC) is to implement comprehensive plan goals and policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:

1. Providing, in the R-1 through R-6 zones, for a mix of predominantly *single detached dwelling units* *and middle housing dwellings (except as noted in KMC 18.21.035(B))*, with a variety of densities and sizes in locations appropriate for residential use;
2. Providing, in the R-12 through R-48 zones, for a mix of predominantly *apartment* and *townhouse dwelling units*, with a variety of densities and sizes in locations appropriate for residential use;
3. Providing, in the MHC zone, for continuation of existing *manufactured housing communities*;
4. Allowing only those accessory and complementary nonresidential uses that are compatible with residential communities; and

5. Establishing density designations to facilitate advanced area-wide planning for public facilities and services, and to protect environmentally critical sites from overdevelopment.

B. Use of this zone is appropriate as follows:

1. The R-1 zone on or adjacent to lands with area-wide environmental constraints where *development* is required to cluster away from *critical areas*;
2. The R-4 through R-6 zones on lands that are predominantly environmentally unconstrained and are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services;
3. The R-12 through R-48 zones next to commercial centers, in areas that are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services; and
4. The MHC zone on existing *manufactured housing communities* planned for either short-term or long-term preservation. [Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.15.045 Neighborhood business zone.

A. The purpose of the neighborhood business zone (NB) is to provide convenient daily retail and personal services for a limited service area, to minimize impacts of commercial activities on nearby properties, and to provide for limited residential *development*. These purposes are accomplished by:

1. Limiting nonresidential *uses* to those *uses* which can serve the everyday needs of a surrounding urban residential area;
2. Allowing for automotive service *uses*, subject to approval of a *conditional use permit*;
3. Allowing for *mixed use* (housing and retail/service) *developments* and for *townhouse developments* as a sole *use* on properties; and
4. Excluding industrial and regional business-scaled *uses*.

B. Use of this zone is appropriate in neighborhood business centers on *sites* which are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services. [Ord. 18-0454 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.15.050 Community business zone.

A. The purpose of the community business zone (CB) is to provide retail and personal services for local service areas which exceed the daily convenience needs of adjacent neighborhoods but which cannot be served conveniently by larger activity centers. These locations are not appropriate for extensive *outdoor storage* or industrial *uses*. Automotive service businesses may be appropriate in the Juanita subarea of this zone subject to approval of a *conditional use permit*. In the west subarea, auto-related *uses* are not appropriate and are prohibited. These purposes of the zone are accomplished by:

1. Providing for offices as well as a wide range of small-scale retail, educational, and personal service *uses*;
2. Allowing residential *use*, with a focus on *mixed use* (housing and retail/service/office) *developments*; and
3. Excluding commercial *uses* with extensive *outdoor storage*, as well as automotive sales and industrial *uses*.

B. Use of this zone is appropriate in areas that are designated by the comprehensive plan and that are served at the time of *development* by adequate public sewers, water supply, *streets* and other needed public facilities and services. [Ord. 18-0454 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.15.055 Downtown residential zone.

The downtown residential zone provides higher density residential *development* in support of the downtown commercial zone. Limited retail and office *uses* are also allowed as part of *mixed use developments*. The zone represents an opportunity to provide a range of housing types in the community with attention to appearance and scale. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.065 Downtown commercial zone.

A. The downtown commercial zone features a mix of *private* and public *uses* designed to create a small-town feel and pedestrian-friendly environment. Public places, sidewalks, extensive *landscaping*, transit orientation, shared or structured parking, protection of *critical areas*, and high quality design and signage are key features. *Permitted uses* emphasize mixed or multiple use *developments*, and include high-density housing, civic and governmental offices, small-scale commercial and retail, and locally oriented professional and personal services.

B. *Uses* not compatible with the downtown commercial zone intent such as those which require vehicle or materials storage, service bays, wide curb cuts, expanses of exterior product display or storage, or produce little customer or visitor activity are not permitted. Park-and-ride/*transit centers* are promoted along SR-522, particularly in the northwest quadrant of the 68th Avenue NE/SR-522 intersection. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.067 Urban corridor zone.

The purpose of the urban corridor zone (UC) is to convert SR-522 from a commercial strip, focused on the automobile, to a more pedestrian- and transit-friendly urban corridor. West of downtown, the north side of the highway would continue to be a mix of restaurant, retail and service *uses*, with additional opportunities for office and mixed use multifamily development. The south side of the highway in this area would convert to office and multifamily development, taking advantage of lake views and proximity to transit.

East of downtown, an “enterprise zone” west of 80th Avenue NE would allow for a wide range of commercial *uses*, including bulk retail, as well as standalone multifamily development. Farther to the east, near the city limits, office and multifamily *uses* are envisioned.

New auto-oriented uses are not compatible with the intent of the urban corridor zone. [Ord. 14-0391 § 2 (Exh. 1).]

18.15.069 Waterfront commercial zone.

The purpose of the waterfront commercial zone (WC) is to support water-dependent *uses* while allowing eating and drinking places, temporary lodging and other *uses* complementary to marina and air harbor development. Compatible light manufacturing is appropriate. Office and mixed use multifamily development are desirable for the future. [Ord. 14-0391 § 2 (Exh. 1).]

18.15.070 Regional business zone.

The purpose of the regional business zone (RB) is to provide for the broadest mix of retail sales, office, wholesale, and service *uses*, with compatible storage and light manufacturing *uses*, serving regional market areas and offering significant employment opportunities. These purposes are accomplished by supporting existing businesses and encouraging compact and mixed use development that is supportive of transit and pedestrian travel for the future. [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.15.080 Public and semi-public zone.

The public and semi-public zone (PSP) is applied to properties currently owned or operated by a public entity or *private* institution. The purpose of the public and semi-public zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances. The public and semi-public zone is applied to lands designated as public and private facilities on the comprehensive plan land use map. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.090 Parks zone.

The parks zone (P) provides for *parks*, recreational, *open space*, and resource *uses* within publicly owned lands, and establishes standards that allow for such *uses* to continue or be established while ensuring compatibility with surrounding *uses*. The parks zone is applied to lands used for public *parks*, recreation, and *open space* purposes and designated as public and private facilities on the comprehensive plan land use map. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.100 Golf course zone.

The golf course zone (GC) provides for golf course activities and the protection and preservation of *open space* qualities of lands that are developed for golf course *uses*. The golf course zone is applied to lands used for golf course related purposes and designated as public and private facilities on the comprehensive plan land use map. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.110 Map designation – Property-specific development or P-suffix standards.

The purpose of the property-specific development standards or P-suffix designation is to indicate that conditions beyond the minimum requirements of this title have been applied to *development* on the property, including but not limited to increased development standards, limits on *permitted uses* or special conditions of approval. Property-specific development standards are maintained by the *department* and are available for public inspection and copying during regular business hours. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.120 Map designation – Special district overlay.

The purpose of the special district overlay or SO designation is to carry out comprehensive plan and subarea or neighborhood plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions of this title. Special district overlays are generally applied to a group of individual properties or entire subarea or neighborhood planning areas. Special district overlay development standards are maintained by the *department* and are available for public inspection and copying during regular business hours. [Ord. 11-0329 § 3 (Exh. 1).]

18.15.150 Zoning maps and boundaries.

A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on zoning maps adopted by ordinance.

B. Changes in the boundaries of the zones shall be made by ordinance adopting or amending a zoning map.

C. The zoning map labeled “Official Zoning Map of the City of Kenmore,” dated March 2019, and as subsequently amended, is hereby adopted as the official zoning map and shall be kept on file by the *City* and will be on display for public review at Kenmore City Hall. [Ord. 18-0454 § 3; Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

Chapter 18.20**TECHNICAL TERMS AND LAND USE DEFINITIONS**

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21 **18.20.010 Scope of chapter.**

22 This chapter contains definitions of technical and procedural terms used throughout this title.
 23 Defined terms are shown in italics in the text of the title. [Ord. 11-0329 § 3 (Exh. 1).]

24 **18.20.020 Abandoned vehicle.**

25 “Abandoned vehicle” means any vehicle left upon the property of another without the consent of
 26 the owner of such property for a period of 24 hours or longer, except that a vehicle shall not be
 27 considered abandoned if its owner or operator is unable to remove it from the place where it is
 28 located and so notifies law enforcement officials and requests assistance. [Ord. 11-0329 § 3 (Exh.
 29 1).]

30 **18.20.030 Accessory living quarters.**

“Accessory living quarters” means living quarters in an accessory *building* for the use of the occupant or persons employed on the premises, or for temporary use of guests of the occupant. Such quarters have no *kitchen* and are not otherwise used as a separate *dwelling unit*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.035 Accessory use.

“Accessory use” means a *use* typically subordinate in size to the principal *use*; that would not contribute significantly to traffic generation, noise, or nuisance; and that supports the primary *use* operation without displacing it. An accessory use may appear as an otherwise permitted, conditional or prohibited use in the use allowances for a given zone. Accessory uses are typically located upon the same *lot* occupied by a principal *use*. Examples of accessory uses include: equipment rental (bikes or skis) at a retail bike and ski shop, a secure facility required at an airport, and boat parking at a marina. [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.040 Agricultural activities, existing and ongoing.

Those activities conducted on lands defined in RCW [84.34.020](#)(2), and those activities involved in the production of crops and livestock, including but not limited to operation, maintenance and conservation measures of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring an area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area in which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program. [Ord. 24-0624 § 4 (Exh. B).]

18.20.045 Accessory use, parks.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.050 Accessory use, residential.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.060 Accessory use, resource.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.090 Adult entertainment business.

“Adult entertainment business” means a sexually oriented business engaging in adult entertainment, such as an adult cabaret, adult retail business or an adult panoram, as those terms are defined in KMC Title [5](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.095 Adult family home.

“Adult family home” means a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services, or as otherwise defined in Chapter [70.128](#) RCW. An adult family home may provide services to up to eight adults upon

approval from the Washington State Department of Social and Health Services pursuant to RCW [70.128.066](#). [Ord. 24-0608 § 2 (Exh. A(I)); Ord. 11-0329 § 3 (Exh. 1).]

18.20.098 Affordable housing unit.

“Affordable housing unit” means housing reserved for occupancy by eligible households and having monthly housing expenses less than or equal to 30 percent of the monthly household income described in the subsections below, adjusted for household size. (Housing expenses for ownership housing include mortgage and mortgage insurance, property taxes, property insurance, and homeowner’s dues. Housing expenses for rental housing include rent, utilities, expenses required by the landlord, and parking to the extent that the City requires the property or development to provide off-street parking.)

A. A “low-income affordable housing unit” is affordable at or below 80 percent of median income, adjusted for household size;

B. A “very low-income affordable housing unit” is affordable at or below 50 percent of median income, adjusted for household size;

C. An “extremely low-income affordable housing unit” is affordable at or below 30 percent of median income, adjusted for household size.

Pursuant to the authority of RCW [36.70A.540](#), the City finds that the higher income levels specified in the definition of “affordable housing” under this section, rather than those stated in the definition of “low-income households” in RCW [36.70A.540](#), are needed to address local housing market conditions in the City. [Ord. 23-0574 § 2 (Exh. A); Ord. 19-0481 § 2 (Exh. A).]

18.20.100 Agricultural product sales.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.105 Air transportation service.

“Air transportation service” means a helipad, private landing field, or other similar facility for personal or business-related air transportation. Air transportation service does not include an airport, which is classified as a regional land use.

May include NAICS 481 (Air Transportation) and 4881 (Support Activities for Transportation). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.120 Aircraft, ship and boat building.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.130 Airport/heliport.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.140 Alley.

“Alley” means an improved thoroughfare or right-of-way, whether public or *private*, usually narrower than a *street*, that provides vehicular access to an interior boundary of one or more *lots*, and is not designed for general traffic circulation. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.145 Alteration.

“Alteration” means any human-induced change in an existing condition of a *critical area* or its *buffer*. Alterations include, but are not limited to, *grading*, filling, channelizing, dredging, *clearing (vegetation)*, construction, compaction, excavation or any other activity that changes the character of the *critical area*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.147 Alternative transmission support structure.

“Alternative transmission support structure” means *structures* not specifically designed or intended to support antennas and related communication equipment, but that may be used for that purpose, including clock towers, bell towers, church steeples, water towers, light poles, utility structures, elevated roadways, bridges, flagpoles, and buildings. [Ord. 16-0426 § 4 (Att. B); Ord. 11-0329 § 3 (Exh. 1). Formerly 18.20.3065.]

18.20.149 Amateur (ham) radio facility.

“Amateur (ham) radio facility” means a wireless communication facility operated for personal use and without pecuniary interest by an individual licensed by the FCC. Amateur (ham) radio facilities use small shared frequency bands assigned by the FCC. [Ord. 16-0426 § 4 (Att. B).]

18.20.150 Ambulatory surgery center.

“Ambulatory surgery center” means an establishment with medical staff primarily engaged in providing outpatient medical, diagnostic and surgical treatment services.

May include NAICS 621493 (Freestanding Ambulatory Surgical and Emergency Centers). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.155 Amusement and recreation services.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.160 Amusement arcade.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.165 Anadromous fish.

“Anadromous fish” means fish that spawn and rear in freshwater and mature in the marine environment. While Pacific salmon die after their first spawning, adult char (bull trout) can live for many years, moving in and out of saltwater and spawning each year. The life history of Pacific salmon and char contains critical periods of time when these fish are more susceptible to environmental and physical damage than at other times. The life history of salmon, for example, contains the following stages: upstream migration of adults, spawning, intergravel incubation, rearing, smoltification (the time period needed for juveniles to adjust their body functions to live in

the marine environment), downstream migration, and ocean rearing to adults. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.168 Animal kennel/shelter.

“Animal kennel/shelter” means any outdoor or indoor facility which houses four or more animals (that number not including one unweaned litter) for periods longer than 24 hours as a commercial venture, as a nonprofit organization, or for a governmental purpose. The facility may either be a separate business or an accessory use. [Ord. 17-0438 § 2 (Att. A); Ord. 14-0391 § 2 (Exh. 1).]

18.20.170 Animal, small.

“Small animal” means any animal other than *livestock* or animals considered to be predatory or wild which are kept outside a *dwelling unit* all or part of the time. Animals considered predatory or wild shall be considered small animals when they are taken into captivity for the purposes of breeding, domestication, training, or exhibition. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.180 Antenna.

“Antenna” means any system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of radio frequency signals. For purposes of Chapter [18.60](#) KMC, “antenna” does not include an *amateur (ham) radio facility*. [Ord. 16-0426 § 4 (Att. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.190 Applicant.

“Applicant” means a person who files an application for a permit under this chapter and who is either the owner of the land on which that proposed activity would be located, a contract purchaser, or the authorized agent of such a person. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.195 Arbor.

“Arbor” means a shelter of vines or branches or of latticework covered with climbing shrubs or vines. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.200 Arcade.

“Arcade” means a series of arches supported by columns, piers, or pillars, often attached to a wall to form a roofed passageway or gallery. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.205 Architectural elements.

“Architectural elements” means building elements which add detail and finely scaled features to a *building facade*, such as belt courses, braces, brackets, brick coursing, columns, corbelled brick, cornices, frame elements, window openings, piers, plinths, and sills. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.206.1 Area of special flood hazard.

“Area of special flood hazard” means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FIRM. After detailed ratemaking has been completed in preparation for publication of the

flood insurance rate map, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, or V1-30, VE, or V. For purposes of these regulations, the term “special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard.” [Ord. 19-0488 § 4 (Exh. 2).]

18.20.207 Articulation.

“Articulation” means shifts in wall planes such as stepbacks, reveals, overhangs, and architectural elements and details which are used to create variations in a *building facade*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.210 Artist studio.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.212 Arts and crafts schools/studios.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.214 Arts, entertainment, indoor.

“Indoor arts, entertainment” means an establishment that provides facilities or services for cultural and entertainment uses inside a building. Indoor arts, entertainment includes such uses as performing arts establishments, artist studios, theaters, museums, libraries, fraternal lodges, tour operators, and arcades, but specifically excludes adult entertainment facilities.

May include NAICS 512 (Motion Picture and Sound Recording Industries), 515 (Broadcasting), and 51912 (Libraries and Archives). May include 56152 (Tour Operators) and 56159 (Other Travel Arrangement and Reservation Services). May include Sector 71 (Arts, Entertainment, and Recreation), except the following: 711211 (Sports Teams and Clubs), 711212 (Racetracks), 713110 (Amusement and Theme Parks), 7132 (Gambling Industries), and 7139 (Other Amusement and Recreation Industries). May include 8134 (Civic and Social Organizations). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.215 Arts, entertainment, outdoor.

“Outdoor arts, entertainment” means an establishment that provides facilities or services for cultural and entertainment uses outside of a building. Outdoor arts, entertainment includes such uses as outdoor performance facilities, public gardens, and arboretums.

May include NAICS 512 (Motion Picture and Sound Recording Industries) and 515 (Broadcasting). May include 56152 (Tour Operators). May include Sector 71 (Arts, Entertainment, and Recreation), except the following: 711211 (Sports Teams and Clubs), 711212 (Racetracks), 713110 (Amusement and Theme Parks), 7132 (Gambling Industries), and 7139 (Other Amusement and Recreation Industries). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.216 Assisted living.

“Assisted living” means an establishment which provides living quarters and *domiciliary care* to individuals who are unable to live independently due to infirmity of age or physical or mental handicap, but who do not need the skilled nursing care of a convalescent or nursing home. These

facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities, a full *kitchen* or no *kitchen*. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication. In addition, these facilities may have a communal dining area, recreation facilities (library, lounge, game room), laundry facilities and open space. Assisted living does not include adult family homes as defined in Chapter [70.128](#) RCW. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.218 Attached accessory dwelling unit.

“Attached accessory dwelling unit” means an *accessory dwelling unit* attached to or contained within the structure of the primary dwelling. [Ord. 20-0510 § 2 (Exh. A).]

18.20.220 Auction house.

“Auction house” means an establishment where the property of others is sold by a broker or auctioneer to persons who attend scheduled sales periods or events. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.224 Automotive sales and service, marine.

“Automotive sales and service, marine” means an establishment engaged in the retail sale of new or used boats, jet skis, boat trailers, or similar vehicles, or an establishment primarily engaged in repair or service of these vehicles, including washing and the sale and installation of lubricants, tires, batteries, mufflers, and similar accessories.

May include NAICS 4412 (Other Motor Vehicle Dealers), 44132 (Tire Dealers), and 8111 (Automotive Repair and Maintenance). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.227 Automotive sales and service, nonmarine.

“Automotive sales and service, nonmarine” means an establishment engaged in the retail sale of new or used cars, trucks, truck tractors, semi-trailers, buses, mobile homes, utility trailers, RVs, motorcycles, ATVs, or similar vehicles, or an establishment primarily engaged in automotive repair or service of these vehicles, including washing and the sale and installation of lubricants, tires, batteries, mufflers, and similar accessories. Automotive sales and service, nonmarine does not include tire retreading, which is classified as a manufacturing land use.

May include NAICS 4411 (Auto Dealers), 4412 (Other Motor Vehicle Dealers), 44132 (Tire Dealers), 45393 (Manufactured/Mobile Home Dealers), and 8111 (Automotive Repair and Maintenance). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.228 Bankfull width.

“Bankfull width” means:

A. For streams – The measurement of the lateral extent of the water surface elevation perpendicular to the channel at bankfull depth. In cases where multiple channels exist, bankfull width is the sum of the individual channel widths along the cross-section.

B. For lakes, ponds, and impoundments – Line of mean high water.

C. For periodically inundated areas of associated wetlands – Line of periodic inundation, which will be found by examining the edge of inundation to ascertain where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.230 Base flood.

“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the “100-year flood.” The base flood can be the effective FEMA flow or best available data as approved by the City. Designation on the FIRM always includes the letter “A” or “V.” [Ord. 24-0624 § 4 (Exh. B); Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.240 Base flood elevation.

“Base flood elevation” means the water surface elevation of the *base flood*. It shall be referenced to the effective FIRM datum. [Ord. 24-0624 § 4 (Exh. B); Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.243 Base station.

“Base station” means the structure or equipment at a fixed location that enables wireless communications licensed or authorized by the FCC, between user equipment and a communications network. The term does not encompass a tower or any equipment associated with a tower. The term includes, but is not limited to:

A. Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

B. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small-cell networks).

C. Any structure other than a tower that, at the time an eligible communications facility modification (ECFM) application is filed with the City, supports or houses equipment described in subsections A and B of this section, and that has been reviewed and approved under the applicable zoning or siting process, or under another State, county or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support.

D. The term does not include any structure that, at the time a completed eligible communication facilities modification (ECFM) application is filed with the City, does not support or house equipment described in subsections A and B of this section. [Ord. 16-0426 § 4 (Att. B).]

18.20.245 Basement.

“Basement” means any area of the *building* having its floor below ground level on all sides. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.250 Bed and breakfast guesthouse.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

1 **18.20.260 Beehive.**

2 “Beehive” means a *structure* designed to contain one colony of honey bees (*Apis mellifera*). [Ord.
3 11-0329 § 3 (Exh. 1).]

4 **18.20.270 Berm.**

5 “Berm” means a constructed area of compacted earth. [Ord. 11-0329 § 3 (Exh. 1).]

6 **18.20.272 Best available science.**

7 “Best available science” means current scientific information derived from a valid scientific
8 process, including that used in the process to designate, protect, or restore *critical areas* as
9 defined by WAC [365-195-900](#) through [365-195-925](#). [Ord. 11-0329 § 3 (Exh. 1).]

10 **18.20.274 Best management practices (BMPs).**

11 “Best management practices (BMPs)” means conservation practices or systems of practices and
12 management measures that:

13 A. Control soil loss and reduce water quality degradation caused by high concentrations of
14 nutrients, animal waste, toxics, and sediment;

15 B. Minimize adverse impacts to surface water and groundwater flow, circulation patterns, and to
16 the chemical, physical, and biological characteristics of *wetlands*;

17 C. Protect *trees* and *vegetation* designated to be retained during and following *site* construction;
18 and

19 D. Provide standards for proper use of chemical herbicides within *critical areas*.

20 The *City* shall monitor the application of best management practices to ensure that the standards
21 and policies of this title are adhered to. [Ord. 11-0329 § 3 (Exh. 1).]

22 **18.20.280 Billboard.**

23 “Billboard” means a *sign*, including both the supporting structural framework and
24 attached *billboard faces*, used principally for advertising a business activity, *use*, product, or
25 service unrelated to the primary *use* or activity of the property on which the billboard is located;
26 excluding off-premises directional or temporary real estate *signs*. [Ord. 11-0329 § 3 (Exh. 1).]

27 **18.20.290 Billboard face.**

28 “Billboard face” means that portion of a *billboard*, exclusive of its structural support, on which
29 changeable advertising copy is displayed, either by affixing preprinted poster panels or by painting
30 copy on location; subclassified as follows:

31 A. “Billboard face I” means a billboard face not exceeding a height of 14 feet or a width of 48 feet,
32 and may also include temporary and irregularly shaped extensions subject to the area and duration
33 limitations in Chapter [18.42](#) KMC; and

B. “Billboard face II” means a billboard face not exceeding a height of 12 feet or a width of 24 feet.
[Ord. 11-0329 § 3 (Exh. 1).]

18.20.300 Biologist.

“Biologist” means a person who has earned at least a Bachelor of Science degree in the biological sciences from an accredited college or university or who has equivalent educational training and experience. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.302 Blank walls.

“Blank walls” means any *ground floor* wall over six feet in height and 15 feet or more in length and/or greater than 400 square feet in total area without architectural embellishments such as windows, doors, or other special wall treatment. Upper floors are not included in blank wall requirements. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.305 Boat launch.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.308 Bonus unit.

“Bonus unit” means a *dwelling unit* achieved that exceeds the number of units allowed by the base density of the underlying zoning district. [Ord. 19-0481 § 2 (Exh. A).]

18.20.310 Book, stationery, video and art supply store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.320 Broadleaf tree.

“Broadleaf tree” means a *tree* characterized by leaves that are broad in width and may include both *deciduous* and *evergreen* species. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.330 Buffer or buffer area.

For purposes of *critical areas* regulations, “buffer” or “buffer area” means an area surrounding a critical area, is contiguous to a critical area, and that is required for the protection of the *critical area* from adverse impacts to its integrity, functions, and values. The buffer shall consist of a naturally vegetated and undisturbed, enhanced, or revegetated area for streams, wetlands, and top of slope for landslide hazard areas. The buffer area shall require continued maintenance, functioning, and/or structural stability of the *critical area*. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.340 Building.

“Building” means any *structure* having a roof. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.350 Building envelope.

“Building envelope” means the area of a *lot* that delineates the limits of where a *building* may be placed on the *lot*. The building envelope is determined through minimum lot size and minimum lot width requirements. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.360 Building facade.

“Building facade” means that portion of any exterior elevation of a *building* extending from the grade of the *building* to the top of the parapet wall or eaves, for the entire width of the building elevation. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.370 Building, hardware and garden materials store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.380 Bulk gas storage tank.

“Bulk gas storage tank” means a tank from which illuminating, heating, or liquefied gas is distributed by piping directly to individual users. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.390 Business service, intensive.

“Intensive business service” means an establishment primarily engaged in providing supporting services to business that is likely to generate levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, hazardous materials, or other undesirable conditions that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Examples include industrial launderers, dry cleaning plants, and fuel dealers.

May include NAICS 45431 (Fuel Dealers). May include Sector 56 (Administrative and Support and Waste Management and Remediation Services), except the following: 561210 (Facilities Support Services for private correctional facilities), 5615 (Travel Arrangement and Reservation Services), 56171 (Exterminating and Pest Control Services), 56173 (Landscaping Services), 56179 (Other Services to Buildings/Dwellings) and 562 (Waste Management and Remediation). May include 8113 (Commercial and Industrial Machinery and Equipment Repair and Maintenance) and 812332 (Industrial Launderers). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.394 Business service, standard.

“Standard business service” means an establishment primarily engaged in providing supporting services to business that is lower in intensity and cleaner than an intensive business service, and that does not generate noise, particulate matter, vibration, smoke, dust, fumes, odors, or other nuisances that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Examples include telephone call centers, private mail services, copy centers, business incubators, and data centers.

May include NAICS 491 (Postal Service), 492 (Couriers and Messengers), 518 (Data Processing, Hosting, and Related Services), 53242 (Office Machinery and Equipment Rental and Leasing), 54186 (Direct Mail Advertising), and 541922 (Commercial Photography).

May include Sector 56 (Administrative and Support and Waste Management and Remediation Services), except the following: 561210 (Facilities Support Services for private correctional facilities), 5615 (Travel Arrangement and Reservation Services), 56171 (Exterminating and Pest Control Services), 56173 (Landscaping Services), 56179 (Other Services to Buildings/Dwellings) and 562 (Waste Management and Remediation). May include 8112 (Electronic and Precision Equipment Repair and Maintenance). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.395 Caliper.

“Caliper” means the American Nursery and Landscape Association (ANLA) standards for trunk measurement of nursery stock. Caliper of the trunk shall be the trunk diameter measured six inches above ground for up to and including four-inch caliper size and 12 inches above the ground for larger sizes. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.400 Campground.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.410 Capacity, school.

“School capacity” means the number of students a *school district’s* facilities can accommodate district-wide, based on the district’s *standard of service*, as determined by the *school district*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.420 Capital facilities plan, school district.

“School district capital facilities plan” means a district’s facilities plan adopted by the school board consisting of:

- A. An inventory showing the location and *school capacity* of existing school facilities;
- B. A forecast of future needs for school facilities based on the district’s enrollment projections and adopted *standard of service*;
- C. The long-range construction and capital improvement projects of the district;
- D. The proposed locations and *school capacities* of expanded or new school facilities;
- E. At least a six-year financing plan component, updated as necessary to maintain at least a six-year forecast period, for financing needed school facilities within projected funding levels, and identifying sources of financing for such purposes, including bond issues authorized by the voters and projected bond issues not yet authorized by the voters; and
- F. Any other long-range projects planned by the district. [Ord. 18-0463 § 3 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.422 Car wash.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.425 Categorically excluded.

For purposes of Chapter [18.60](#) KMC, “categorically excluded” means as defined in 1.1306 and 1.1307 in the Code of Federal Regulations (CFR). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.430 Cattery.

“Cattery” means a place where adult cats are temporarily boarded for compensation, whether or not for training. An adult cat is of either sex, altered or unaltered, that has reached the age of six months. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.440 Cemetery, columbarium or mausoleum.

“Cemetery, columbarium or mausoleum” means land or *structures* used for interment of the dead or their remains. For purposes of this code, pet cemeteries are considered a subclassification of this *use*.

May include NAICS 81222 (Cemeteries and Crematories). [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.450 Channel relocation and stream meander areas.

“Channel relocation and stream meander areas” means those areas subject to risk due to stream bank destabilization, rapid stream incision, stream bank *erosion*, and shifts in the location of stream channels. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.453 Channel width and gradient.

“Channel width and gradient” means a measurement over a representative section of at least 500 linear feet with at least 10 evenly spaced measurement points along the normal stream channel but excluding unusually wide areas of negligible gradient, such as marshy or swampy areas, beaver ponds and impoundments. Channel gradient may be determined utilizing stream profiles plotted from United States Geological Survey topographic maps. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.460 Church, synagogue, mosque, temple.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.465 City.

“City” means the City of Kenmore. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.468 City manager.

“City manager” means the City of Kenmore city manager or his or her designee(s). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.470 Classrooms, school.

“School classrooms” means educational facilities required to house students for a basic educational program. Specialized facilities, including but not limited to gymnasiums, cafeterias, libraries, administrative offices, and child care centers, shall not be counted as classrooms. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.480 Clearing.

“Clearing” for the purposes of administering either Chapter [18.55](#) KMC, Critical Areas, or Chapter [18.57](#) KMC, Tree Management and Protection, means the limbing, pruning, trimming, topping, cutting or removal of trees or *vegetation*, such as brush, grass, ground cover or other organic plant matter, which exposes the earth’s surface by physical, mechanical, chemical or other means. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.485 Clustered.

“Clustered” means the grouping of *structures* on a portion of the available land, reserving a significant amount of the *site* as *open space*. Lot segregations for clustered *development* are discussed in KMC [17.20.130](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.490 Cogeneration.

“Cogeneration” means the sequential generation of energy and useful heat from the same primary source or fuel for industrial, commercial, or residential heating or cooling purposes. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.492 College/university.

“College/university” means an establishment primarily engaged in providing academic courses and granting degrees above the high school diploma, such as the associate, baccalaureate or graduate degree. College/university generally means the college/university campus. Off-site auxiliary facilities associated with a college or university are addressed under the appropriate land use listing for their individual operation. For example, an off-site affiliated bookstore would be considered retail sales. An off-site medical clinic would be considered health care and social assistance.

May include NAICS 6112 (Junior Colleges) and 6113 (Colleges, Universities, and Professional Schools). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.494 Collocation.

“Collocation” means the placement or installation of antennas on existing structures upon which antennas already exist. [Ord. 16-0426 § 4 (Att. B).]

18.20.495 Commercial nursery or tree farm.

“Commercial nursery” or “tree farm” means a licensed plant or *tree* nursery or farm in relation to those *trees* planted and growing on the premises of the licensee, which are planted and grown for sale through retail or wholesale channels in the ordinary course of the licensee’s business. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.498 Communication facility.

Repealed by Ord. 16-0426. [Ord. 14-0391 § 2 (Exh. 1).]

18.20.500 Communication facility, major.

1 *Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

2 **18.20.510 Communication facility, minor.**

3 *Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

4 **18.20.520 Community residential facility (CRF).**

5 “Community residential facility (CRF)” means living quarters meeting applicable federal and State
6 standards that function as a single housekeeping unit and provide supportive services, including
7 but not limited to counseling, rehabilitation and medical supervision, excluding drug and alcohol
8 detoxification which is classified as a *hospital*. CRFs are further classified as follows:

9 A. CRF-I means nine to 10 residents and staff;

10 B. CRF-II means 11 or more residents and staff. If staffed by nonresident staff, each 24 staff hours
11 per day equals one full-time residing staff member for purposes of subclassifying CRFs.

12 Provided, however, that this definition shall not apply to *secure community transition facilities* as
13 defined in KMC [18.20.2465](#) or to *adult family homes* as defined in KMC [18.20.095](#).

14 May include NAICS 623210 (Residential Intellectual and Developmental Disability Facilities) and
15 623220 (Residential Mental Health and Substance Abuse Facilities). [Ord. 17-0438 § 2 (Att. A); Ord.
16 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

17 **18.20.530 Commuter parking lot.**

18 “Commuter parking lot” means vehicle parking specifically for the purpose of access to a public
19 transit system or for users of carpools or vanpools. [Ord. 11-0329 § 3 (Exh. 1).]

20 **18.20.540 Compensatory storage.**

21 “Compensatory storage” means new, excavated storage volume equivalent to any flood storage
22 which is eliminated by building, filling or *grading* within the *floodplain*. For the purpose of this
23 definition, equivalent flood storage capacity is that which is replaced by equal volume between
24 corresponding one-foot contour intervals which are hydraulically connected to the floodway
25 through their entire depth. [Ord. 11-0329 § 3 (Exh. 1).]

26 **18.20.550 Conditional use permit.**

27 “Conditional use permit” means a permit required for *uses* due to special characteristics that may
28 not generally be appropriate within a zoning district, but may be permitted subject to review by the
29 reviewing official to establish conditions to protect public health, safety and welfare and ensure
30 compatibility with nearby land *uses*. [Ord. 11-0329 § 3 (Exh. 1).]

31 **18.20.560 Conference center.**

32 “Conference center” means an establishment developed primarily as a meeting facility, including
33 only facilities for recreation, overnight lodging, and related activities provided for conference
34 participants. [Ord. 11-0329 § 3 (Exh. 1).]

35 **18.20.570 Confinement area.**

“Confinement area” means any open land area in which *livestock* are kept where the forage does not meet the definition of a *grazing area*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.580 Consolidation.

Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.590 Construction and trade.

“Construction and trade” means an establishment that provides services related to construction and maintenance of *buildings* and infrastructure and improvements to property. Such establishments include landscape and horticultural services. This definition excludes construction and trade establishments that qualify as an *office* by virtue of having only a business office without outside storage or fabrication.

May include NAICS Sector 23 (Construction), 54135 (Building Inspection Services), 56171 (Exterminating and Pest Control Services), 56173 (Landscaping Services), 56179 (Other Services to Buildings and Dwellings), and 56299 (All Other Waste Management Services). [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.610 Courtyard.

“Courtyard” means a *private* open space internal to *development* which is not accessible to the public and which is enclosed on at least two sides by *structure(s)* or fencing. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.612 Critical areas.

“Critical areas” means any of the following areas or ecosystems: aquifer recharge areas, fish and wildlife habitat areas of importance, frequently flooded areas, *geologically hazardous areas*, *streams*, and *wetlands*, as defined in Chapter [36.70A](#) RCW and this chapter. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.614 Critical area tract.

“Critical area tract” means land held in *private* ownership and retained in an undeveloped condition in perpetuity for the protection of *critical areas*. Lands within this type of dedication may include, but are not limited to, portions and combinations of forest habitats, grasslands, *geologically hazardous areas*, on-site watersheds, 100-year *floodplains*, shorelines or shorelines of statewide significance, *riparian* areas, and *wetlands*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.630 Critical facility.

“Critical facility” means a facility necessary to protect the public health, safety and welfare and which is defined under the occupancy categories of “essential facilities,” “hazardous facilities” and “special occupancy structures” in the International Building Code. Critical facilities also include nursing homes, public roadway bridges, and sites for *hazardous substance* storage or production, not including the temporary storage of consumer products containing *hazardous substances* intended for household use or for retail sale on the *site*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.632 Critical root zone (CRZ).

“Critical root zone (CRZ)” is the area where the *tree’s* essential mass of roots is located. This root zone is generally the area surrounding a *tree* at a distance which is equal to one foot for every inch of trunk *diameter at breast height* or the area of a circle with radius extending from a *tree’s* trunk to a point no less than the end of a *tree’s* longest branch, whichever is greater. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.633 Crown.

“Crown” means the area of a *tree* containing leaf- or needle-bearing branches. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.635 Cultural facilities.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.640 Daily care.

“Daily care” means medical procedures, monitoring and attention that are necessarily provided at the residence of the patient by the primary provider of daily care on a 24-hour basis. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.650 Day care.

“Day care” means an establishment for group care of nonresident adults or children.

A. Day care shall include only child day care services, adult day care centers and the following:

1. Adult day care, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services;

2. Nursery schools for children under minimum age for education in public schools;

3. Privately conducted kindergartens or prekindergartens when not a part of a public or parochial school; and

4. Programs covering after-school care for school children.

B. Day care establishments are subclassified as follows:

1. Day care I – A maximum of 12 adults or children in any 24-hour period; and

2. Day care II – Over 12 adults or children in any 24-hour period.

Day care does not include *family child-care home*.

May include NAICS 6244 (Child Day Care Services). [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.655 Debris flow.

“Debris flow” means a stream-like flow of muddy water filled with mixed sizes of sediment and rock. Debris flows are generated by sporadic heavy rains on steep slopes. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.660 Deciduous.

“Deciduous” means a plant species with foliage that is shed annually. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.665 Degraded wetland buffer.

“Degraded wetland buffer” means a *buffer* area which cannot adequately protect its adjacent *wetland* due to one or more of the following existing conditions:

A. Lack of vegetative cover or presence of bare soils (resulting from disturbance, fill, debris, or trash);

B. Significant cover (over 50 percent) in *nonnative vegetation*;

C. Significant cover (over 50 percent) in invasive species or *noxious weeds*;

D. Presence of existing nonconforming *structures* or improvements. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.670 Density credit, transfer of (TDC).

“Transfer of density credit (TDC)” means the ability to transfer potentially buildable *dwelling units* from an eligible *sending site* to an eligible *receiving site* as provided in this code. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.680 Department.

“Department” means the *City* department or outside agency assigned by the *city manager* to administer a portion of the *City* code. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.690 Department and variety store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.695 Designated manufactured home.

“Designated manufactured home” means a manufactured home constructed after June 15, 1976, in accordance with State and federal requirements for manufactured homes, which meets the following conditions, as allowed under RCW [35A.21.312](#) and [35.63.160](#):

A. Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;

B. Was originally constructed with, and now has, a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch;

C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Residential Code single-family residences;

D. Is a “new manufactured home” as defined in RCW [35.63.160](#), meaning any manufactured home required to be titled under RCW Title [46](#), which has not been previously titled to a retail purchaser, and is not a “used mobile home” as defined in RCW [82.45.032](#)(2);

E. Is set upon a permanent foundation, as specified by the manufacturer, and that the space from the bottom of the home to the ground be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;

F. Complies with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

G. Is thermally equivalent to the State Energy Code; and

H. This section does not override any legally recorded covenants or deed restrictions of record. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.697 Designation, critical area.

“Designation, critical area” means assigning critical areas into established categories and specifying their general distribution, location, and extent. Designation can be made by maps (which are useful for public awareness and for identifying if a proposal may affect a critical area) and by performance standards or definitions (which allow for specific identification and site-scale delineation during permit review). WDFW’s Priority Habitats and Species (PHS) program provides the agency’s recommended designation maps and performance standards/definitions for fish and wildlife habitat conservation areas. Designation occurs after classification in counties’ and cities’ efforts to protect critical areas. See WAC [365-190-040](#)(5). [Ord. 24-0624 § 4 (Exh. B).]

18.20.700 Destination resort.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.705 Detached accessory dwelling unit.

“Detached accessory dwelling unit” means an *accessory dwelling unit* contained within a separate *structure* that is accessory to the primary *dwelling unit* on the premises. A detached accessory dwelling unit shall be separated from the primary *dwelling unit* by a minimum of five feet, measured between the eaves or other projections beyond the walls of the two structures. [Ord. 20-0510 § 2 (Exh. A).]

18.20.710 Developer.

“Developer” means the person or entity that owns or holds purchase options or other development control over property for which *development* is proposed. (Also see “*Applicant*,” KMC [18.20.190](#).) [Ord. 11-0329 § 3 (Exh. 1).]

18.20.715 Development.

“Development” means any activity upon the land consisting of construction or alteration of *structures*, earth movement, dredging, dumping, *grading*, filling, mining, removal of any sand, gravel, or minerals, driving of piles, drilling operations, bulkheading, *clearing* of *vegetation*, or other land disturbance. Development includes the storage or use of equipment or materials inconsistent with the existing *use*. Development also includes approvals issued by the *City* that bind land to specific patterns of use, including, but not limited to, subdivisions, short subdivisions, zone

changes, *conditional use permits*, and binding site plans. Development does not include the following activities:

A. Interior *building* improvements;

B. Exterior *structure* maintenance activities, including painting and roofing;

C. Routine landscape maintenance of established, ornamental landscaping, such as lawn mowing, pruning and weeding; or

D. Maintenance of the following existing facilities that does not expand the affected area: septic tanks (routine cleaning); wells; individual utility service connections; and individual cemetery plots in established and approved cemeteries. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.730 Development agreement.

“Development agreement” means a recorded agreement between an *applicant* and the *City* which incorporates the site plans, development standards, and other features of a *development*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.735 Development permit.

“Development permit” means any permit issued by the *City*, or other authorized agency, for construction, land use, or the alteration of land. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.740 Development proposal.

“Development proposal” means any activities requiring a permit or other approval from the *City* relative to the *use* or *development* of land. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.750 Development proposal site.

“Development proposal site” means the legal boundaries of the parcel or parcels of land for which an *applicant* has or should have applied for authority from the *City* to carry out a *development proposal*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.752 Diameter at breast height (d.b.h.).

“Diameter at breast height (d.b.h.)” means a *tree*’s diameter in inches at four and one-half feet above the ground. On multiple stemmed or trunked *trees*, the diameter shall be the sum of diameters of all individual stems or trunks. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.755 Differential settlement.

“Differential settlement” means nonuniform or uneven ground settlement that occurs over a relatively short distance, such as measured across the width of a residential *structure* (typically 25 feet). Differential settlement can result if a *structure* is underlain by dissimilar soils below portions of the *structure* (e.g., dense fill versus loose fill below parts of the *structure*), or by uneven ground settlement as could occur if the ground below a *structure* were to liquefy during strong earthquake shaking. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.760 Distributed antenna system (DAS).

“Distributed antenna system” or “DAS” means a network consisting of transceiver equipment at a central hub site to support multiple antenna locations throughout the desired coverage area. [Ord. 16-0426 § 4 (Att. B).]

18.20.765 Disturbance.

“Disturbance” means a pronounced, temporary change in environmental conditions within an ecosystem. Disturbances often act quickly and can alter ecosystem composition, structure, and function. [Ord. 24-0624 § 4 (Exh. B).]

18.20.772 Dock.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.775 Domiciliary care.

“Domiciliary care” means:

- A. Assistance with activities of daily living provided by the licensee either directly or by contract;
- B. Assuming general responsibility for the safety and well-being of the resident; and
- C. Limited nursing services, if provided by the licensee. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.780 Dormitory.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.785 Drive-through service.

“Drive-through service” means a business or a portion of a business where a customer is permitted or encouraged, either by the design of physical facilities or by service and/or packaging procedures, to carry on business in the off-street parking or paved area accessory to the business, while seated in a motor vehicle. In some instances, customers may need to get out of the vehicle to obtain the product or service. This definition shall include, but not be limited to, fast-food restaurants, espresso stands, and drive-in services at banks and pharmacies. This definition excludes automotive service and repair, gas stations, and *car washes*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.790 Drop box facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.800 Drug store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.805 Durable materials.

“Durable materials” means materials capable of withstanding wear and tear with limited maintenance required, long-term use, vandal resistant, and weather resistant. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.810 Dwelling unit.

“Dwelling unit” means one or more rooms designed for occupancy by a person or *family* for living and sleeping purposes, containing *kitchen facilities* and rooms with internal accessibility, for use solely by the dwelling’s occupants. *Microhousing dwelling units* may share *kitchen facilities* with other dwelling units in place of providing *kitchen facilities* within each unit. [Ord. 16-0415 § 2 (Att. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.820 Dwelling unit, accessory.

“Accessory dwelling unit” or “ADU” means a separate, complete *dwelling unit* attached to or contained within the *structure* of the primary dwelling; or contained within a separate *structure* that is accessory to the primary *dwelling unit* on the premises. [Ord. 20-0510 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.830 Dwelling unit, microhousing.

“Microhousing dwelling unit” means an apartment with a total square footage of less than 320 square feet and a habitable space, as defined in the International Building Code as adopted in the Kenmore Municipal Code, of at least 220 square feet. The room(s) are intended for use solely by the dwelling’s occupant(s), although common kitchen or bath facilities may be provided. [Ord. 16-0415 § 1 (Att. A).]

18.20.832 Dwelling, middle housing.

“Middle housing dwelling” means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing

A. Cottage Housing. Residential units on a parent lot with a common open space that either: (a) is owned in common; or (b) has units owned as condominium units with property owned in common.

B. Courtyard Apartments. Attached dwelling units arranged on two or three sides of a yard or court.

C. Duplex. A residential building with two attached dwelling units.

D. Fourplex. A residential building with four attached dwelling units.

E. Townhouse. See KMC 18.20.835(B).

F. Triplex. A residential building with three attached dwelling units.

G. Stacked Flat. Dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may be separately rented or owned.

18.20.835 Dwelling, multiple-family.

“Multiple-family dwelling” means a one-family dwelling attached to one or more one-family dwellings by common roofs, walls, or floors. Also includes one or more dwellings attached to nonresidential uses. This definition does not include *accessory dwelling units*, *community residential facilities*, *supportive living facilities*, or nursing and personal care facilities.

A. Apartment. A residential *building* containing two or more *dwelling units* or a single *dwelling unit* and a nonresidential use, which are attached at one or more common roofs, walls, or floors. Typically, the unit's habitable area is provided on a single level. Unit entrances may or may not be provided from a common corridor. *Microhousing dwelling units* are considered apartments.

B. Townhouse. A one-family, ground-related dwelling attached to one or more such units or to a nonresidential *use* in which each unit has its own exterior, ground-level access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls. Typically the units are multi-story. [Ord. 16-0415 § 2 (Att. B); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.840 Dwelling unit, single detached.

“Single detached dwelling unit” means a detached *building* containing one *dwelling unit* or an *adult family home*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.860 Earth station.

Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.863 Eating and drinking place.

“Eating and drinking place” means an establishment that prepares meals, snacks and beverages to customer order for immediate on-premises or off-premises consumption from a fixed location.

May include NAICS 722 (Food Services and Drinking Places), except 72233 (Mobile Food Services). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.865 Educational institutions (public or private), K – 12.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.867 Educational service.

Educational service” means an institution that offers academic education, career and technical instruction as well as schools or programs that offer tutoring or nonacademic or self-enrichment classes, such as automobile driving and cooking instruction.

May include NAICS Sector 61 (Educational Services), except 6112 (Junior Colleges) and 6113 (Colleges, Universities, and Professional Schools). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.870 Effective radiated power.

“Effective radiated power” means the product of the *antenna* power input and the numerical *antenna* power gain. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.880 Electrical substation.

“Electrical substation” means a *site* containing equipment for the conversion of high voltage electrical power transported through transmission lines into lower voltages transported through distribution lines and suitable for individual users. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.885 Emergent wetland.

“Emergent wetland” means a *wetland* with at least 30 percent of the surface area covered by erect, rooted, herbaceous *vegetation* extending above the water surface as the uppermost vegetative stratum. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.890 Emergency.

“Emergency” means an occurrence during which there is imminent danger to the public health, safety and welfare, or which poses an imminent risk to property, as a result of a natural or manmade catastrophe as so declared by the *city manager*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.900 Energy resource recovery facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.910 Enhancement.

“Enhancement” means actions taken to improve habitat or water quality function and/or wildlife use in an existing viable wetland, stream, or habitat area or established buffers, by planting native species, removing nonnative species, installing habitat *structures*, installing environmentally compatible erosion controls, and any other measures approved by the City. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream, or habitat area or buffer. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.920 Equipment, heavy.

“Heavy equipment” means high-capacity mechanical devices for moving earth or other materials, and mobile power units including, but not limited to:

- A. Carryalls;
- B. Graders;
- C. Loading and unloading devices;
- D. Cranes;
- E. Drag lines;
- F. Trench diggers;
- G. Tractors;
- H. Augers;
- I. Bulldozers;
- J. Concrete mixers and conveyers;
- K. Harvesters;
- L. Combines; or

M. Other major agricultural equipment and similar devices operated by mechanical power as distinguished from manpower. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.930 Erosion.

“Erosion” means the process by which soil particles are mobilized and transported by natural agents such as wind, rainsplash, frost action or surface water flow. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.940 Erosion hazard areas.

“Erosion hazard areas” means those areas identified by the Natural Resources Conservation Service Soil Classification System, or identified by a special study, as having significant erosion potential. Erosion hazard areas also include channel migration zones. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.950 Evergreen.

“Evergreen” means a plant species with foliage that persists and remains green year round. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.965 Existing legal uses.

Where the term “existing” or “existing legal” follows a listed *use* type, then those *uses* that can document their legal conforming status prior to April 28, 2003, are considered to be *permitted uses* and given all the rights of other *permitted uses* within the district, until such time as there is a change of *use* or abandonment as set forth in KMC [18.100.085](#). In addition, these *uses* may be rebuilt within the same footprint and floor area should they suffer damage; provided, that no new *nonconformances* with standards are created (e.g., *setbacks*), if any. These *uses* may be remodeled without limitation on value and may be enlarged subject to current code requirements (e.g., height limits, lot coverage, density limits, *setbacks*, parking, etc.), unless otherwise specifically conditioned. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.967 FAA.

“FAA” means the Federal Aviation Administration. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.970 Fabric shop.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1000 Fairground.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1010 Family.

“Family” means an individual; two or more persons related by blood or marriage; a group of two or more disabled residents protected under the Federal Housing Act Amendments, who are not related by blood or marriage, living together as a single housekeeping unit; a group of residents, who are not related by blood or marriage, living together as a single housekeeping unit; or a group living arrangement where eight or fewer residents receive supportive services such as counseling,

foster care, or medical supervision at the *dwelling unit* by resident or nonresident staff. For purposes of this definition, minors living with parent shall not be counted as part of the maximum number of residents. [Ord. 24-0608 § 2 (Exh. A(II)); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1012 Family child-care home.

“Family child-care home” means a child day care provider who regularly provides child day care and early learning services for not more than 12 children in the provider’s home in the family living quarters, or as otherwise defined in RCW [43.215.010](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1015 FCC.

“FCC” means the Federal Communications Commission. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1020 Federal Emergency Management Agency (FEMA) floodway.

Repealed by Ord. 19-0488. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1040 Fence.

“Fence” means a barrier for the purpose of enclosing space or separating *lots*, composed of:

A. Masonry or concrete walls, excluding *retaining walls*; or

B. Wood, metal or concrete posts connected by boards, rails, panels, wire or mesh. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1050 Financial guarantee.

“Financial guarantee” means a form of financial security posted to ensure timely and proper completion of improvements, compliance with this code or to warrant materials, workmanship of improvements, and design. Financial guarantees include assignments of funds, cash deposits, surety bonds, and other forms of financial security acceptable to the *city manager*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1051 Fire or police facility.

“Fire or police facility” means a government establishment engaged in law enforcement or fire protection activities.

May include NAICS 92212 (Police Protection), 92215 (Parole Offices and Probation Offices), and 92216 (Fire Protection). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1052 First floor facades.

“First floor facades” means, for the purposes of determining priority design standards, the following categories of regulations when applied to the *ground floor* of *buildings*: *ground floor facades*, *ground floor* transparency and visibility, *blank wall* and side wall, and building materials. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1055 Fish habitat.

“Fish habitat” means habitat that is used by any fish at any life stage at any time of the year, including potential habitat likely to be used by fish that could be recovered by *restoration* or management and off-channel habitat. [Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1056 Fish and wildlife habitat conservation areas.

“Fish and wildlife habitat conservation areas” mean areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. These areas may include but are not limited to rare and vulnerable ecological systems, communities, and habitat or habitat elements including seasonal ranges, breeding habitat, winter range, and movement corridors, and areas with high relative population density or species richness. [Ord. 24-0624 § 4 (Exh. B).]

18.20.1057 Flood or flooding.

“Flood” or “flooding” means:

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters.

2. The unusual and rapid accumulation or runoff of surface waters from any source.

3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in subsection (A)(2) of this section and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in subsection (A)(2) of this section. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.1059 Flood elevation study.

“Flood elevation study” means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.1060 Flood fringe.

Repealed by Ord. 19-0488. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1070 Flood hazard areas.

“Flood hazard areas” means those areas in the *City* subject to inundation by the *base flood* (see “Area of special flood hazard”) and those areas subject to flood risks from *channel relocation* or

stream meander including, but not limited to, *streams*, lakes, *wetlands* and closed depressions. The latter flood hazard areas may extend outside of the area of special flood hazard mapped by FEMA, but are defined and designated by the City. [Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1080 Flood insurance rate map (FIRM).

“Flood insurance rate map (FIRM)” means the official map on which the Federal Insurance Administrator has delineated both the special *flood hazard areas* and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a “digital flood insurance rate map (DFIRM).” [Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1090 Flood insurance study (FIS).

See “Flood elevation study.” [Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1100 Flood protection elevation.

“Flood protection elevation” means an elevation which is one foot above the *base flood elevation*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1110 Floodplain.

“Floodplain” means any land area susceptible to being inundated by water from any source (see definition of “Flood or flooding”). [Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1120 Floodproofing.

“Floodproofing” means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. [Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1125 Floodway.

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the *base flood* without cumulatively increasing the water surface elevation more than a designated height. Also known as the “regulatory floodway” or “FEMA floodway.” [Ord. 19-0488 § 4 (Exh. 2).]

18.20.1130 Floodway, zero-rise.

Repealed by Ord. 19-0488. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1135 Floor area ratio (FAR).

“Floor area ratio (FAR)” means a measure of development intensity equal to the gross building floor area, divided by the *site area*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1140 Florist shop.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1150 Forest practice.

“Forest practice” means any activity regulated by the Washington Department of Natural Resources in WAC Title [222](#) or Chapter [79.06](#) RCW for which a forest practice permit is required, together with:

A. Fire prevention, detection and suppression; and

B. Slash burning or removal. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1160 Forest product sales.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1170 Forest research.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1180 Frequently flooded areas.

“Frequently flooded areas” means lands in the floodplain subject to at least a one percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and areas where high groundwater forms ponds on the ground surface. [Ord. 24-0624 § 4 (Exh. B).]

18.20.1185 Functions and values.

“Functions and values” means the beneficial roles served by *critical areas* including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, groundwater recharge and discharge, *erosion* control, wave attenuation, protection from hazards, historical and archaeological and aesthetic value protection, and recreation. These beneficial roles are not listed in order of priority. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1187 Funeral home/crematory.

“Funeral home/crematory” means an establishment engaged in preparing the dead for burial or interment and conducting funerals.

May include NAICS 8122 (Death Care Services). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1190 Furniture and home furnishings store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1200 General business service.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1202 General personal service use.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1203 General services land uses.

For purposes of Chapters [18.35](#) and [18.40](#) KMC, “general services land uses” means *ambulatory surgery center; animal kennel/shelter; automotive service (except tire retreading); business service, intensive; cemetery, columbarium or mausoleum; day care; educational service; funeral home/crematory; health care and social assistance; hospital; laboratory; personal service; religious institution; and stable*. [Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1205 Geologically hazardous areas.

“Geologically hazardous areas” means areas that may not be suited to *development* consistent with public health, safety or environmental standards because of their susceptibility to *erosion*, sliding, earthquake, or other geological events as designated by WAC [365-190-080](#)(4). Types of geologically hazardous areas include: *erosion, landslide*, seismic, and other hazards. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1210 Geologist.

“Geologist” means a person who has earned at least a Bachelor of Science degree in the geological sciences from an accredited college or university or who has equivalent educational training and at least four years of professional experience. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1230 Golf course facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1233 Government/business services land uses.

For purposes of Chapters [18.35](#) and [18.40](#) KMC, “government/business services land uses” means *air transportation service; business service, standard; construction and trade; fire or police facility; heavy equipment and truck repair; office; private stormwater management facility; public agency archive; public agency or utility yard; standalone parking; transportation; utility facility; vehicle or equipment rental; warehousing; and wholesale trade*. [Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1235 Government facilities, City.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1240 Grade span.

“Grade span” means the categories into which a district groups its grades of students, i.e., *elementary, middle or junior high school, and high school*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1250 Grading.

“Grading” means any excavation, filling, removing the duff layer or any combination thereof. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1260 Grazing area.

“Grazing area” means any open land area used to pasture *livestock* in which suitable forage is maintained over 80 percent of the area at all times of the year. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1270 Ground cover.

“Ground cover” means living plants designed to grow low to the ground (generally one foot or less) and intended to stabilize soils and protect against *erosion*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1272 Ground floor.

“Ground floor” means the level of a *building* accessible from public walkways or public sidewalks that is typically at grade level. Building levels below ground are not considered ground floors. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1273 Grove.

“Grove” means a contiguous grouping of *trees* standing in close proximity, which form a continuous canopy and/or are mutually dependant. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1275 Hazard areas.

“Hazard areas” means areas designated as frequently flooded areas or *geologically hazardous areas* due to potential for *erosion*, *landslide*, seismic activity, or other geological condition. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1280 Hazardous household substance.

“Hazardous household substance” means a substance as defined in RCW [70.105.010](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1290 Hazardous liquid and gas transmission pipelines.

“Hazardous liquid and gas transmission pipelines” are as defined by RCW [81.88.040](#) and WAC [480-93-005](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1300 Hazardous substance.

“Hazardous substance” means a substance as defined in RCW [70.105.010](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1301 Headwater stream.

“Headwater stream” means stream that is in the uppermost regions of a watershed or catchment area that flows into a larger stream, main stem river, or lake. Also synonymous with “tributary to.” [Ord. 24-0624 § 4 (Exh. B).]

18.20.1302 Health care and social assistance.

“Health care and social assistance” means an establishment or agency providing health care or social assistance. For purposes of this code, veterinary offices are considered a subclassification of this use.

May include NAICS 62 (Health Care and Social Assistance), except the following: 621493 (Freestanding Ambulatory Surgical and Emergency Centers), 621511 (Medical Laboratories), 621910 (Ambulance Services), 622 (Hospitals), 623 (Nursing and Residential Care Facilities), and

6244 (Child Day Care Services). May include 54194 (Veterinary Services). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1305 Health services, miscellaneous.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1307 Hearing examiner.

“Hearing examiner” means the hearing examiner as established by Chapter [19.30](#) KMC. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1310 Heavy equipment and truck repair.

“Heavy equipment and truck repair” means the repair and maintenance of self-powered, self-propelled or towed mechanical devices, equipment and vehicles used for commercial purposes, such as tandem axle trucks, graders, backhoes, tractor trailers, cranes, and lifts, but excluding automobiles and pickup trucks under 10,000 pounds, *recreational vehicles*, boats and their trailers. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1312 Habitat management.

“Habitat management” means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases. [Ord. 24-0624 § 4 (Exh. B).]

18.20.1314 Habitats of local importance.

“Habitats of local importance” includes seasonal range or habitat element with which a given species has a primary association, and which, if altered, may reduce the likelihood that the species will maintain and reproduce over time. These might include areas of high relative density or species richness, breeding habitats, winter range, and movement corridors. These might also include habitats that are of limited availability or high vulnerability to alterations, such as cliffs, talus, and wetlands. [Ord. 24-0624 § 4 (Exh. B).]

18.20.1320 Helistop.

“Helistop” means an area on a roof or on the ground used for the takeoff and landing of helicopters for the purpose of loading or unloading passengers or cargo but not including fueling service, hangars, maintenance or overhaul facilities. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1330 Historic resource.

“Historic resource” means a district, site, *building*, *structure* or object significant in national, State or local history, architecture, archaeology, and culture. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1340 Historic structure.

“Historic structure” means any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

1. By an approved state program as determined by the Secretary of the Interior; or

2. Directly by the Secretary of the Interior in states without approved programs. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.1350 Hobby, toy, game shop.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1360 Home industry.

“Home industry” means a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a *dwelling unit* or residential accessory *building*, or in a barn or other resource accessory *building* and is subordinate to the primary use of the *site* as a residence. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1370 Home occupation.

“Home occupation” means a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a *dwelling unit* or accessory *building* and is subordinate to the primary use of the *site* as a residence. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1372 Hospital.

“Hospital” means an establishment with medical staff primarily engaged in providing inpatient medical, diagnostic and treatment services and/or emergency care services. Hospitals may also provide outpatient services as a secondary activity.

May include NAICS 622 (Hospitals), including 622210 (Psychiatric and Substance Abuse Hospitals). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1375 Hotel.

“Hotel” means a *building* or portion thereof designed or used for transient rental for sleeping purposes. Hotel *structures* are at least two stories in height, with lodging space above the first floor. Lodging space may also be located on the first floor. Individual rooms are typically accessed from a common hallway. A central *kitchen* and dining room and accessory shops and services

catering to the general public may be provided. Not included in this definition are *townhouses*, *apartments*, bed and breakfasts, or *motels*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1380 Household pets.

“Household pets” means small animals that are kept within a *dwelling unit*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1381 Human-scaled elements.

“Human-scaled elements” means the perceived size of a *building* or space relative to the human body. Human-scaled elements such as doors, windows, bays, etc., have dimensions and proportions which respond to the size of a human body. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1382 Hydraulic project approval (HPA).

“Hydraulic project approval (HPA)” means a permit issued by the Washington State Department of Fish and Wildlife for modifications to waters of the State in accordance with Chapter [75.20](#) RCW. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1390 Hydroelectric generation facility.

“Hydroelectric generation facility” means an establishment for the generation of electricity using water sources. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1400 Impervious surface.

“Impervious surface” means a nonvegetated surface that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to *development*, and/or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to *development*. Common *impervious surfaces* include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas which are paved, graveled or made of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Impervious surface shall not include areas of turf, landscaping, or natural vegetation. Open uncovered flow control or water quality treatment facilities shall not be considered as *impervious surfaces* under this title, but shall be considered *impervious surfaces* for the purposes of runoff modeling. [Ord. 16-0428 § 13 (Att. I); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1420 Individual transportation and taxi.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1430 Infiltration rate.

“Infiltration rate” means the rate of water entry into the soil expressed in inches per hour. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1435 In-kind.

“In-kind” means to replace *critical areas* with substitute areas whose characteristics and functions closely approximate those destroyed or degraded by a regulated activity. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1437 Intentionally created stream.

“Intentionally created stream” means streams created through purposeful human action, such as irrigation and drainage ditches, grass-lined swales, and canals. [Ord. 24-0624 § 4 (Exh. B).]

18.20.1438 Intermittent stream.

“Intermittent stream” means a stream that flows only part of the year after precipitation events and receives some water during that time from groundwater sources. [Ord. 24-0624 § 4 (Exh. B).]

18.20.1440 Interim recycling facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1470 Jail.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1480 Jail farm.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1490 Jewelry store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1500 Joint use driveway.

“Joint use driveway” means a jointly owned and/or maintained vehicular access to two residential properties. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1510 Kennel.

“Kennel” means a place where adult dogs are temporarily boarded for compensation, whether or not for training. An adult dog is one of either sex, altered or unaltered, that has reached the age of six months. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1520 Kitchen or kitchen facility.

“Kitchen or kitchen facility” means an area within a *building* intended for the preparation and storage of food and containing:

- A. An appliance for the refrigeration of food;
- B. An appliance for the cooking or heating of food; and
- C. A sink. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1525 Laboratory.

“Laboratory” means a standalone facility subject to biosafety or hazardous materials containment procedures in which research and experiments leading to the development of new products are conducted. This use may be associated with an institutional, clinical or commercial use.

May include NAICS 54138 (Testing Laboratories) and 621511 (Medical Laboratories). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1530 Landfill.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1540 Landscape water features.

“Landscape water features” means a pond, pool or fountain used as a decorative component of a *development*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1550 Landscaping.

“Landscaping” means live vegetative materials required for a *development*. Said materials provided along the boundaries of a *development site* are referred to as perimeter landscaping. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1560 Landslide.

“Landslide” means episodic downslope movement of a mass including, but not limited to, soil, rock or snow. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1570 Landslide hazard areas.

“Landslide hazard areas” means areas at risk of mass movement resulting from a combination of geologic, topographic, and hydrologic factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater, or other factors. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1572 Large woody debris (LWD).

“Large woody debris (LWD)” means dead woody material (i.e., fallen trees and branches) in various stages of decomposition that has fallen into a stream or has been placed in a stream, stabilizes the streambed, and provides habitat for fish and aquatic insects. “LWD” includes any piece of wood that is at least four inches (10 centimeters) in diameter (midpoint) and is at least six feet (two meters) in length. [Ord. 24-0624 § 4 (Exh. B).]

18.20.1575 Lattice tower.

“Lattice tower” means a *tower* consisting of a self-supporting, multiple-sided, open steel frame structure without guy wires and ground anchors. [Ord. 16-0426 § 4 (Att. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1580 Level of service (LOS).

“Level of service (LOS)” means a measure of transportation system performance or completeness (by mode of travel) determined in accordance with Chapter [12.80](#) KMC. [Ord. 16-0420 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1590 Light equipment.

“Light equipment” means hand-held tools and construction equipment, such as chain saws, wheelbarrows and post-hole diggers. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1600 Livestock.

“Livestock” means grazing animals kept either in open fields or *structures* for training, boarding, home use, sales, or breeding and production, including but not limited to:

A. Cattle;

B. Riding and draft horses;

C. Hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as *household pets* or *small animals*;

D. Sheep; and

E. Goats. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1610 Livestock, large.

“Large livestock” means cattle, horses, and other *livestock* generally weighing over 500 pounds. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1620 Livestock, small.

“Small livestock” means hogs, excluding pigs weighing under 120 pounds and standing 20 inches or less at the shoulder which are kept as *household pets* or *small animals*, sheep, goats, miniature horses, llamas, alpacas and other *livestock* generally weighing under 500 pounds. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1630 Livestock sales.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1640 Loading space.

“Loading space” means a space for the temporary parking of a vehicle while loading or unloading cargo or passengers. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1650 Log storage.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1660 Lot.

“Lot” means a physically separate and distinct parcel of property, which has been created pursuant to KMC Title [17](#), Land Division. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1661 Lot, parent.

“Parent lot” means the initial lot from which unit lots are subdivided pursuant to KMC 17.20.160.

18.20.1662 Lot, unit

“Unit lot” means a lot created by the subdivision of a parent lot pursuant to KMC 17.20.160.

18.20.1670 Lot line, interior.

“Interior lot line” means lot lines that delineate property boundaries along those portions of the property which do not abut a *street*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1671 Low impact development (LID).

“Low impact development (LID)” means a stormwater management and land development strategy that strives to mimic predisturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design. [Ord. 16-0428 § 13 (Att. I); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1673 Lowest floor.

For purposes of flood hazard area regulations, “lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of Article XIX of Chapter [18.55](#) KMC. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.1675 Manufactured home.

“Manufactured home” is defined under WAC [296-150M-0020](#). The term “manufactured home” does not include a “*recreational vehicle*.” [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1675.1 Manufactured housing community.

“Manufactured housing community” means a *development* with two or more improved pads or spaces designed to accommodate *mobile homes, manufactured homes, or designated manufactured homes*. [Ord. 19-0481 § 2 (Exh. A).]

18.20.1676 Manufacturing, heavy.

“Heavy manufacturing” means an establishment engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products that is likely to generate levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, poisons, pesticides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Heavy manufacturing facilities use larger quantities of raw materials and may require significant outdoor storage. Examples include concrete manufacture, asphalt batch plants, mass

production of commercial or recreational vehicles or large machinery, production of industrial organic and inorganic chemicals, animal slaughtering, and refining, extruding, rolling, or drawing of ferrous or nonferrous metals.

May include NAICS Sectors 31 – 33 (Manufacturing). Also may include NAICS 54171 (Research and Development in the Physical, Engineering and Life Sciences). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1677 Manufacturing, light.

“Light manufacturing” means an establishment engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products that is of a lower intensity and cleaner than heavy manufacturing establishments. Light manufacturing facilities do not generate noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisances that would be injurious to health or offensive to the senses, or would be an obstruction to the free use of surrounding property and essentially interfere with the comfortable enjoyment of life and property. Light manufacturing facilities require only a small amount of raw materials, area and power to produce items of relatively high value per unit weight. Examples include manufacture of clothes, jewelry, food, blown glass, furniture, computer hardware and software, medical instrumentation, consumer electronics, and winery/brewery, as well as research and development facilities and biotechnology.

May include NAICS Sectors 31 – 33 (Manufacturing). Also may include NAICS 54171 (Research and Development in the Physical, Engineering and Life Sciences). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1678 Manufacturing land uses.

For purposes of Chapters [18.35](#) and [18.40](#) KMC, “manufacturing land uses” means *manufacturing, heavy; manufacturing, light; cannabis processor*; and tire retreading. [Ord. 24-0607 § 2 (Exh. A(III)); Ord. 17-0438 § 2 (Att. A); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1). Formerly 18.20.1677]

18.20.1679.1 Cannabis.

“Cannabis” means cannabis as defined in RCW [69.50.101](#). [Ord. 24-0607 § 2 (Exh. A(II)); Ord. 14-0384 § 4.]

18.20.1679.2 Cannabis business.

“Cannabis business” means a cannabis producer, cannabis processor, cannabis researcher, or cannabis retailer. “Cannabis business” does not include a cannabis cooperative as defined in KMC 18.20.1679.2.5. [Ord. 24-0607 § 2 (Exh. A(II)); Ord. 16-0421 § 2 (Att. A); Ord. 14-0384 § 4.]

18.20.1679.2.5 Cannabis cooperative.

“Cannabis cooperative” means a cooperative of no more than four qualifying patients or designated providers sharing responsibility for acquiring and supplying the resources needed to produce and process cannabis only for the medical use of members of the cooperative, as described under Chapter [69.51A](#) RCW. [Ord. 24-0607 § 2 (Exh. A(II)); Ord. 16-0421 § 2 (Att. A).]

18.20.1679.3 Cannabis processor.

“Cannabis processor” means a cannabis processor as defined in RCW [69.50.101](#). [Ord. 24-0607 § 2 (Exh. A(II)); Ord. 14-0384 § 4.]

18.20.1679.4 Cannabis producer.

“Cannabis producer” means a cannabis producer as defined in RCW [69.50.101](#). [Ord. 24-0607 § 2 (Exh. A(II)); Ord. 14-0384 § 4.]

18.20.1679.4.5 Cannabis researcher.

“Cannabis researcher” means a person licensed by the Washington State Liquor and Cannabis Board to produce, process, and possess cannabis for the purposes of conducting research on cannabis and cannabis-derived drug products. [Ord. 24-0607 § 2 (Exh. A(II)); Ord. 16-0421 § 2 (Att. A).]

18.20.1679.5 Cannabis retailer.

“Cannabis retailer” means a cannabis retailer as defined in RCW [69.50.101](#). [Ord. 24-0607 § 2 (Exh. A(II)); Ord. 14-0384 § 4.]

18.20.1680 Marina.

“Marina” means an establishment providing docking, moorage space and related activities limited to the provisioning or minor repair of pleasure boats and yachts; and accessory facilities including, but not limited to:

A. Showers;

B. Toilets; and

C. Self-service laundries. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1683 Mass wasting.

“Mass wasting” means the spontaneous downhill movement of soil and/or rock under the influence of gravity. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1685 Master plan.

A “master plan” consists of a narrative description and map conceptually describing long-term land uses, circulation and infrastructure, *open space*, and development phasing for an area or property to guide future *development*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1690 Median income.

“King County median income” means the median family income for the Seattle-Bellevue, WA HUD Metro FMR Area as most recently determined by the Secretary of Housing and Urban Development under Section 8(f)(3) of the United States Housing Act of 1937, as amended, or if programs under said Section 8(f)(3) are terminated, median family income is determined under the method used by the Secretary prior to such termination. In the event that HUD no longer publishes median family income figures for the Seattle-Bellevue, WA HUD Metro FMR Area or King County, the *City* may use

any other method for determining the King County median income, adjusted for household size.
[Ord. 19-0481 § 2 (Exh. A).]

18.20.1695 Medical/dental office/outpatient clinic.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1700 Microwave.

Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1705 Miscellaneous repair.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1710 Mitigation.

“Mitigation” means the use of any or all of the following actions listed in descending order of preference:

A. Avoiding the impact by not taking a certain action;

B. Minimizing the impact by limiting the degree or magnitude of the action by using appropriate technology or by taking affirmative steps to avoid or reduce the impact;

C. Rectifying the impact by repairing, rehabilitating or restoring the affected *critical area* or *buffer*;

D. Reducing or eliminating the impact over time by preservation or maintenance operations during the life of the *development proposal*;

E. Compensating for the impact by replacing, enhancing or providing substitute *critical areas* and environments; and

F. Monitoring the impact and taking appropriate corrective measures. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1720 Mitigation bank.

“Mitigation bank” means a property that has been protected in perpetuity, and approved by appropriate county, State and federal agencies expressly for the purpose of providing compensatory *mitigation* in advance of authorized impacts through *restoration*, creation, and/or *enhancement* of *wetlands*, and, in exceptional circumstances, preservation of adjacent *wetlands*, *wetland buffers*, and/or other aquatic resources. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1730 Mitigation banking.

“Mitigation banking” means a system for providing compensatory *mitigation* in advance of authorized *wetland* impacts of *development* in the *City* in which credits are generated through *restoration*, creation, and/or *enhancement* of *wetlands*, and, in exceptional circumstances, preservation of adjacent *wetlands*, *wetland buffers*, and/or other aquatic resources. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1740 Mixed use development.

“Mixed use development” means a combination of residential and nonresidential *uses* within the same *building* or *site* as part of an integrated *development* project with functional interrelationships and coherent physical design. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1745 Mobile food vendor.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1747 Mobile food service.

“Mobile food service” means an establishment engaged in preparing and serving meals and snacks for immediate consumption from motorized vehicles or nonmotorized carts.

May include NAICS Sector 72233 (Mobile Food Services). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1750 Mobile home.

“Mobile home” is defined under WAC [296-150M-0020](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1760 Mobile home park.

Repealed by Ord. 19-0481. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1761 Mobility unit.

A “mobility unit” means one PM peak hour person trip end. Each person trip has two trip ends, one each at the origin and destination. [Ord. 16-0420 § 4 (Exh. 2).]

18.20.1762 Modification.

Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1765 Modulation.

“Modulation” means variations in a *building facade* through the use of setbacks, upper level stepbacks, and/or projections from the *building* which serve to break up the apparent mass and bulk of a *building*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1770 Monitoring.

For purposes of Chapter [18.55](#) KMC, “monitoring” means evaluating the impacts of *development proposals* on the biological, hydrological, and geological elements of *critical areas* and assessing the performance of required *mitigation* measures throughout the collection and analysis of data by various methods. Monitoring serves the purpose of understanding and documenting changes in natural ecosystems and features, and includes gathering baseline data. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1775 Monopole tower.

Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1785 Motel.

“Motel” means a *building* or group of detached or connected *buildings* designed or used primarily for providing sleeping accommodations for automobile travelers and typically having a *parking*

space adjacent to a sleeping accommodation. This definition excludes *townhouses, apartments, bed and breakfast guesthouses, and hotels*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1790 Motor vehicle and boat dealers.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1800 Motor vehicle and bicycle manufacturing.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1810 Mulch.

“Mulch” means any material such as leaves, bark, or straw left loose and applied to the soil surface to reduce evaporation. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1820 Municipal water production.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1830 Native vegetation.

“Native vegetation” means *vegetation* comprised of plant species, other than *noxious weeds*, which are indigenous to the coastal region of the Pacific Northwest and which reasonably could have been expected to naturally occur on the *site*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1835 Natural waters.

“Natural waters” means all surface waters of the State, only excluding water conveyance systems which are artificially constructed and actively maintained for irrigation. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.1840 Negative externality.

“Negative externality” means a cost, burden, or undesirable physical impact on persons or property outside the property from which the negative externality is generated. Negative externalities shall include, without limitation, noise, odors, pollution, dust, fumes, vibration, and hazardous substances. [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1850 Net buildable area.

“Net buildable area” means the “*site area*” less the following areas:

- A. Areas within or on the perimeter of a project *site* which are required to be dedicated for public rights-of-way;
- B. *Critical areas* and their *buffers* to the extent they are required by the *City* to remain undeveloped;
- C. Areas required for stormwater control facilities other than facilities which are completely underground, including, but not limited to, retention/detention ponds, biofiltration swales and setbacks from such ponds and swales;
- D. Areas required by the *City* to be dedicated or reserved as on-site recreation areas;

E. *Regional utility corridors*;

F. Other areas, excluding *setbacks*, required by the *City* to remain undeveloped. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1860 Nonconformance.

“Nonconformance” means any *use*, improvement or *structure* established in conformance with the *City* rules and regulations in effect at the time of establishment that no longer conforms to the range of *uses* permitted in the *site*’s current zone or to the current development standards of the code due to changes in the code or its application to the subject property. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1870 Nonhydroelectric generation facility.

“Nonhydroelectric generation facility” means an establishment for the generation of electricity by nuclear reaction, burning fossil fuels, or other electricity generation methods. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1875 Nonindigenous.

“Nonindigenous” means any species of plants or animals not native to the Puget Sound region. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1880 Nonionizing electromagnetic radiation (NIER).

“Nonionizing electromagnetic radiation (NIER)” means electromagnetic radiation of low photon energy unable to cause ionization. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1890 Noxious weed.

“Noxious weed” means any plant which is highly destructive, competitive or difficult to control by cultural or chemical practices, limited to those plants on the State noxious weed list contained in Chapter [16-750](#) WAC. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1900 Off-street required parking lot.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1905 Office.

“Office” means a place of employment for professional or administrative staff which does not include outside storage, or fabrication or on-site sale or transfer of commodities. Types of offices include, but are not limited to, accounting; architectural; engineering; banking; consulting; management; administrative; secretarial; marketing or advertising; personnel; sales offices where no inventories or goods are available on the premises; real estate; insurance; travel agent; brokerage; computer programming; or other similar services. Office does not include medical offices which are classified as a health care and social assistance land use.

May include NAICS Sector 51 (Information), except the following: 512 (Motion Picture and Sound Recording Industries), 515 (Broadcasting), 517 (Telecommunications), 518 (Data Processing,

Hosting and Related Services), and 51912 (Libraries and Archives). May include Sectors 52 (Finance and Insurance) and 53 (Real Estate Rental and Leasing), except the following: 53113 (Lessors of Miniwarehouses and Self-Storage Units), 5321 (Automotive Equipment Rental and Leasing), 5322 (Consumer Goods Rental), 5323 (General Rental Centers), and 5324 (Commercial and Industrial Machinery and Equipment Rental and Leasing). May include Sector 54 (Professional, Scientific and Technical Services), except the following: 54135 (Building Inspection Services), 54138 (Testing Laboratories), 54171 (Research and Development in the Physical, Engineering and Life Sciences), 54186 (Direct Mail Advertising), 54192 (Photographic Services), and 54194 (Veterinary Services). May include Sector 55 (Management of Companies and Enterprises) and 56151 (Travel Agencies). May include 8132 (Grantmaking and Giving Services), 8133 (Social Advocacy Organizations), 8139 (Business, Professional, Labor, Political, and Similar Organizations), and Sector 92 (Public Administration), except the following: 92212 (Police Protection), 92214 (Correctional Institutions), 92215 (Parole Offices and Probation Offices), and 92216 (Fire Protection). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.1910 Open space.

“Open space” means areas left predominately in a natural state to create urban separators and greenbelts, sustain native ecosystems, connect and increase protective *buffers* for *critical areas*, provide a visual contrast to continuous *development*, reinforce community identity and aesthetics, or provide links between important environmental or recreational resources. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1920 Open-work fence.

“Open-work fence” means a *fence* in which the solid portions are evenly distributed and constitute no more than 50 percent of the total surface area. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1930 Ordinary high water mark.

“Ordinary high water mark” means the mark found by examining the bed and banks of a *stream* or lake and ascertaining where the presence and action of waters are so common and long maintained in ordinary years as to mark upon the soil a vegetative character distinct from that of the abutting upland. In any area where the ordinary high water mark cannot be found, the line of mean high water shall substitute. In any area where neither can be found, the top of the channel bank shall substitute. In braided channels and alluvial fans, the ordinary high water mark or line of mean high water shall be measured so as to include the entire stream feature. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1940 Outdoor performance center.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1945 Outdoor retail display/sidewalk sale.

“Outdoor retail display/sidewalk sale” means exhibit of goods which are directly accessible to the public for retail sale. These display areas are accessory to the principal indoor retail *use*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.1960 Park.

“Park” means a *site* designed or developed for recreational use by the public including, but not limited to:

A. Indoor facilities, such as:

1. Gymnasiums;
2. Swimming pools; or
3. Activity centers;

B. Outdoor facilities, such as:

1. Playfields;
2. Fishing areas;
3. Picnic and related outdoor activity areas;

C. Areas and *trails* for:

1. Hikers;
2. Equestrians;
3. Bicyclists;

D. Areas provided under KMC [18.30.130](#) or Chapter [20.47](#) KMC;

E. Facilities for on-site maintenance. [Ord. 18-0463 § 3 (Exh. 2); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.1995 Parking management plan.

“Parking management plan” means a plan developed by a property owner or applicant that clearly identifies the short- and long-term parking management methods used to ensure that on-site parking provided on a property is adequate to meet anticipated parking demands. Parking management methods can include but are not limited to transportation demand methods that include on-site parking enforcement, signage, and parking fees. [Ord. 15-0406 § 1 (Att. A).]

18.20.2000 Parking space.

“Parking space” means an area accessible to vehicles, improved, maintained and used for the sole purpose of parking a motor vehicle. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2030 Peak hour.

“Peak hour” means the hour during the morning or afternoon when the most critical *level of service* occurs for a particular roadway or intersection. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2035 Pedestrian walkway.

“Pedestrian walkway” means a public walkway that connects public *streets* to other *streets*, walkways, *public spaces*, or drives. Public walkways should be lit for nighttime use and be aligned for maximum nighttime visibility. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2040 Permanent school facilities.

“Permanent school facilities” means facilities of a *school district* with a fixed foundation which are not *relocatable facilities*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2050 Personal medical supply store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2055 Personal service.

“Personal service” means an establishment primarily engaged in providing services to individuals, such as beauty and barber shops, retail laundry and drycleaning including coin-operated, clothing alterations and repair, diaper services, carpet and upholstery cleaning services, photo studios, shoe repair, pet grooming, and repair of personal or household items. This definition excludes automotive repair and service.

May include NAICS 5322 (Consumer Goods Rental), 5323 (General Rental Center), 541921 (Photo Studios), 811211 (Consumer Electronics Repair and Maintenance), and 8114 (Personal and Household Goods Repair and Maintenance). May include 812 (Personal and Laundry Services) except the following: 8122 (Death Care Services), 812332 (Industrial Launderers), and 81293 (Parking Lots and Garages). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2060 Pet shop.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2070 Photographic and electronic shop.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2102 Practical alternative.

“Practical alternative” means an alternative that is available and capable of being carried out after taking into consideration effectiveness, engineering feasibility, cost, safety, existing technology, and logistics in light of overall project needs, purposes and objectives, and has less impacts to *critical areas*. For example, a practical alternative to a proposal to place a sidewalk through a *wetland* might be to place an elevated boardwalk through the *wetland*. [Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2104 Priority habitat/species or priority wildlife habitat/species.

“Priority habitat/species” or “priority wildlife habitat/species” means a habitat type of elements with unique significant value to one or more *species* or habitats of local importance and concern in urban areas as classified by the Washington State Department of Fish and Wildlife Priority Habitat and Species (PHS) program. “Priority species” are wildlife species of concern due to their population status and their sensitivity to habitat alteration. “Priority habitats” are areas with one or

more of the following attributes: comparatively high wildlife density, high wildlife species richness, significant wildlife breeding habitat, significant wildlife seasonal ranges, significant movement corridors for wildlife, limited availability, or high vulnerability. General types of priority habitat identified in the PHS program potentially found in Kenmore include meadows, oak woodlands, old-growth/mature forests, riparian areas, snag-rich areas, urban natural open space, and wetlands. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2110 Private.

“Private” means solely or primarily for the use of residents or occupants of the premises; e.g., a noncommercial garage used solely by residents or their guests is a private garage. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2120 Private stormwater management facility.

“Private stormwater management facility” means a surface water control *structure* installed by a project proponent to retain, detain or otherwise limit runoff from an individual or group of developed sites specifically served by such *structure*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2130 Professional office.

“Professional office” means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2135 Pro shop.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2140 Public agency.

“Public agency” means any agency, political subdivision or unit of government including, but not limited to, municipal corporations, special purpose districts and local service districts, any agency of the State of Washington, the United States or any state thereof or any Indian tribe recognized as such by the federal government. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2150 Public agency animal control facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2160 Public agency archive.

“Public agency archive” means a facility for the enclosed storage of *public agency* documents or related materials, excluding storage of vehicles, equipment, or similar materials. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2170 Public agency or utility office.

“Public agency or utility office” means an office for the administration of any governmental or utility activity or program, with no *outdoor storage*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2180 Public agency or utility yard.

“Public agency or utility yard” means a facility for open or enclosed storage, repair, and maintenance of vehicles, equipment, or related materials, excluding document storage. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2190 Public agency training facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2195 Public space/public open space.

“Public space/public open space” means an open space or plaza in an area between a *building* and a *street* or *pedestrian walkway* where people gather or sit. Public spaces are open for public use during the daytime and evening and are visible from adjacent *streets*. Public spaces contain site furnishings, artwork, landscaping, pedestrian lighting, and other amenities which make the space comfortable and inviting. Public spaces may be government owned or dedicated property or areas open to all persons by design or intent. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2202 Public view.

“Public view” means areas which are visible from adjacent public *streets*, walkways, or *public spaces*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2205 Qualified professional.

“Qualified professional” means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant *critical area* subject in accordance with WAC [365-195-905](#)(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geology, hydrogeology, geomorphology, or a related field, and have two years of related work experience.

A. A qualified professional for habitats or *wetlands* must have a degree in biology and professional experience related to the subject *species*;

B. A qualified professional for a geological hazard must be a professional engineer or *geologist* licensed in the state of Washington. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2207 Qualified tree protection professional.

“Qualified tree protection professional” means a licensed professional with academic and/or field experience that makes her or him a recognized expert in *tree* preservation and management. The tree protection professional shall be an arborist certified by the International Society of Arboriculture or be an arborist registered with the American Society of Consulting Arborists, and shall have specific experience with *tree* management in the State of Washington. A qualified tree protection professional must possess the ability to evaluate the health and hazard potential of

existing *trees*, and the ability to prescribe appropriate measures necessary for the preservation of *trees* during *development*. [Ord. 15-0409 § 1 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2208 Quality habitat areas.

“Quality habitat areas” means areas that provide significant wildlife value by virtue of their characteristics. These characteristics include several parameters indicative of quality habitat, including size, community diversity, interspersions (spatial patterns), continuity, forest vegetation layers, forest age, and lack of invasive plants. Also referred to as a “primary habitat.” [Ord. 24-0624 § 4 (Exh. B).]

18.20.2210 Radio frequency.

“Radio frequency” means the number of times the current from a given source of *nonionizing electromagnetic radiation* changes from a maximum positive level through a maximum negative level and back to a maximum positive level in one second; measured in cycles per second or Hertz (Hz). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2220 Reasonable use.

“Reasonable use” means a legal concept articulated by federal and State courts in regulatory taking cases. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2230 Receiving site.

“Receiving site” means land for which allowable residential density is increased over the base density permitted by the underlying zone, by virtue of permanently securing and dedicating to the *City*, or another qualifying agency, the development potential of an associated *sending site*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2231 Reclassification.

“Reclassification” means a change in the zone classification on the zoning map pursuant to a Type 4 land use permit decision, where the reclassification is not related to a comprehensive plan land use map amendment. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2232 Reconstruction.

“Reconstruction” means to build, repair, or restore a structure to its original form after it has been damaged or destroyed. [Ord. 24-0624 § 4 (Exh. B).]

18.20.2233 Recreational/cultural land uses.

For purposes of Chapters [18.35](#) and [18.40](#) KMC, “recreational/cultural land uses” means adult entertainment business, arts, entertainment, indoor; arts, entertainment, outdoor; park; recreational facility, indoor; recreational facility, outdoor; and trail. [Ord. 24-0624 § 4 (Exh. B); Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1). Formerly 18.20.2232.]

18.20.2234 Recreational facility, indoor.

“Indoor recreational facility” means an establishment that provides facilities or services for recreational uses inside a building. Indoor recreational facility includes such uses as clubhouses, gyms, indoor swimming pools, and fitness and bowling centers.

May include NAICS 61162 (Sports and Recreation Instruction), 711211 (Sports Teams and Clubs), 71312 (Amusement Arcades), and 7139 (Other Amusement and Recreation Industries). [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2237 Recreational facility, outdoor.

“Outdoor recreational facility” means an establishment that provides facilities or services for recreational uses outside a building. Outdoor recreational facility includes such uses as outdoor tennis courts, outdoor swimming pools, batting cages, miniature golf courses, golf driving ranges, marinas, boat launches, campgrounds, and RV parks.

May include NAICS 61162 (Sports and Recreation Instruction), 711211 (Sports Teams and Clubs), 7139 (Other Amusement and Recreation Industries), and 7212 (RV/Recreational Vehicle Parks and Recreational Camps). [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2240 Recreational vehicle (RV).

“Recreational vehicle (RV)” means a vehicle designed primarily for recreational camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle, including but not limited to:

A. Travel trailer;

B. Folding camping trailer;

C. Park trailer;

D. Truck camper;

E. Park trailer;

F. Motor home; and

G. Multi-use vehicle. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2250 Recreational vehicle parks.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2260 Recyclable material.

“Recyclable material” means a nontoxic, recoverable substance that can be reprocessed for the manufacture of new products. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2265 Regional land use.

“Regional land use” means an airport, ferry terminal, park and ride lot, transfer station, racetrack, stadium/arena, or other land use of a regional nature that may be difficult to site. Regional land use

includes essential public facilities, as defined in RCW [36.70A.200](#), if not otherwise defined in this title.

May include NAICS Sector 22 (Utilities), 411 (Air Transportation), and 4881 (Support Activities for Air Transportation). May include 562 (Waste Management Remediation Service) except 56299 (All Other Waste Management Services). May include 7112 (Spectator Sports) except 711211 (Sports Teams and Clubs). May include 713110 (Amusement and Theme Parks) and 71391 (Golf Courses and Country Clubs). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2275 Regional land uses.

For purposes of Chapter [18.40](#) KMC, “regional land uses” means *college/university; conference center; hydroelectric generation facility; nonhydroelectric generation facility; regional land use; resource land use; secure facility; transit bus base; school bus base; and wireless communication facility*. [Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2280 Regional stormwater management facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2290 Regional utility corridor.

“Regional utility corridor” means a right-of-way tract or easement other than a *street* right-of-way which contains transmission lines or pipelines for utility companies. Right-of-way tracts or easements containing lines serving individual *lots* or *developments* are not regional utility corridors. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2292 Rehabilitation.

“Rehabilitation” means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions of a degraded critical area. Rehabilitation is a type of restoration. For wetlands, rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. Activities could involve breaching a dike to reconnect wetlands to a floodplain. [Ord. 24-0624 § 4 (Exh. B).]

18.20.2295 Religious institution.

“Religious institution” means a place where religious services are conducted, including *accessory uses* in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for nuns and clergy. This definition does not include facilities for training of religious orders.

May include NAICS 8131 (Religious Organizations). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2310 Relocatable facility.

“Relocatable facility” means any factory-built *structure*, transportable in one or more sections, that is designed to be used as an education space and is needed to prevent the overbuilding of school facilities, to meet the needs of service areas within a district or to cover the gap between the time that families move into new residential *developments* and the date that construction is completed on *permanent school facilities*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2320 Relocation facilities.

“Relocation facilities” means housing units within the *City* that provide housing to persons who have been involuntarily displaced from other housing units within the *City* as a result of conversion of their housing unit to other land uses. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2325 Residential land uses.

For purposes of Chapters [18.35](#) and [18.40](#) KMC, “residential land uses” means *community residential facility; family child-care home; manufactured home; mobile home; manufactured housing community; multiple-family dwelling; single detached dwelling unit; supportive living facility; and temporary lodging*. [Ord. 19-0481 § 2 (Exh. A); Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2326 Resource land use.

“Resource land use” means a production use on agricultural, forest, aquatic, or mineral lands, including farming, timber production, and mining.

May include NAICS Sectors 11 (Agriculture, Forestry, Fishing and Hunting) and 21 (Mining). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2327 Resource land uses.

For purposes of Chapter [18.40](#) KMC, “resource land uses” means *resource land use and cannabis producer*. [Ord. 24-0607 § 2 (Exh. A(III)); Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2330 Restoration.

“Restoration” means measures taken to restore an altered or damaged natural feature including:

A. Active steps taken to restore damaged *wetlands, streams*, protected habitat, or their *buffers* to the functioning condition that existed prior to an unauthorized *alteration*; and

B. Actions performed to reestablish structural and functional characteristics of the *critical area* that have been lost by *alteration*, past management activities, or catastrophic events. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2350 Retail, comparison.

Repealed by Ord. 14-0391. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2362 Retail land uses.

For purposes of Chapters [18.35](#) and [18.40](#) KMC, “retail land uses” means *auction house; automotive sales; eating and drinking place; cannabis retailer; mobile food service; retail sales; retail sales, bulk; and vehicle refueling station*. [Ord. 24-0607 § 2 (Exh. A(IV)); Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2364 Retail sales.

“Retail sales” means an establishment within a permanent *structure* of less than 65,000 square feet engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. This definition excludes *auction houses*, *automotive sales and service*, sales of automotive parts if service, repair or installation are provided on site, *bulk retail sales*, and *eating and drinking places*.

May include NAICS Sectors 44 – 45 (Retail Trade), except the following: 4411 (Automobile Dealers), 4412 (Other Motor Vehicle Dealers), 44132 (Tire Dealers), 447 (Gasoline Stations), 45291 (Warehouse Clubs and Superstores), 45393 (Manufactured/Mobile Home Dealers), and 45431 (Fuel Dealers). [Ord. 17-0438 § 2 (Att. A); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2365 Retail sales, bulk.

“Bulk retail sales” means a singular indoor “big box” retail business that occupies more than 65,000 square feet of gross floor area, typically requires high parking to building area ratios, and has a regional sales market. Bulk retail sales can include, but is not limited to, membership warehouse clubs that emphasize bulk sales, discount stores and department stores.

May include NAICS 45291 (Warehouse Clubs and Superstores). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2367 Retail sales, outdoor.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2370 Retaining wall.

“Retaining wall” means any wall used to resist the lateral displacement of any material. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2375 Riparian stream corridor.

“Riparian stream corridor” means areas adjacent to aquatic systems with flowing water that contain both aquatic and terrestrial ecosystems that mutually influence each other. The width of these areas extends to that portion of the terrestrial landscape that directly influences the aquatic ecosystem by providing shade, fine or large woody material, nutrients, organic and inorganic debris, terrestrial insects, or habitat for riparian-associated wildlife. Widths shall be measured from the *ordinary high water mark* or from the top of bank if the ordinary high water mark cannot be identified. It includes the entire extent of the *floodplain* and the extent of *vegetation* adapted to wet conditions as well as adjacent upland plant communities that directly influence the aquatic system. Riparian habitat areas include those riparian areas severely altered or damaged due to human development activities. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2380 Riparian management zone (RMZ).

“Riparian management zone (RMZ)” means an area often synonymous with riparian buffer. The RMZ is the area that has the potential to provide full riparian functions. [Ord. 24-0624 § 4 (Exh. B).]

18.20.2385 Riparian zone.

“Riparian zone” means the area of vegetation adjacent to a body of water that influences (and is influenced by) the water; an area typically used by more species of wildlife than other land areas. [Ord. 24-0624 § 4 (Exh. B).]

18.20.2410 Salmonid.

“Salmonid” means a member of the fish family Salmonidae, such as Chinook, coho, chum, sockeye salmon, bull trout and cutthroat trout. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2415 Satellite dish.

“Satellite dish” means a type of antenna, typically in the shape of a shallow dish or cone, that transmits to and/or receives signals from an orbiting satellite. [Ord. 16-0426 § 4 (Att. B).]

18.20.2420 School bus base.

“School bus base” means an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a school transit system. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2430 School district.

“School district” means any school district in Kenmore. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2440 School district support facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2450 Schools, elementary and middle/junior high.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2460 Schools, secondary or high school.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2461 Seasonal low flow and seasonal low water.

“Seasonal low flow” and “seasonal low water” mean the conditions of the seven-day, two-year low water situation, as measured or estimated by accepted hydrologic techniques. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.2462 Section 404 permit.

“Section 404 permit” means a permit issued by the Corps of Engineers for the placement of dredge or fill material or *clearing* in waters of the U.S., including *wetlands*, in accordance with [33](#) USC Section [1344](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2465 Secure community transition facilities (SCTF).

“Secure community transition facility (SCTF)” means a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are

not limited to the facilities established pursuant to RCW [71.09.250](#) and any community-based facilities established under this chapter and operated by the Secretary or under contract with the Secretary. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2468 Secure facility.

“Secure facility” means a jail, prison, secure community transition facility, or other similar facility for the confinement, correction, and rehabilitation of offenders. This definition includes facilities managed and operated by the government as well as those operated by nongovernmental entities under contract with the government.

May include NAICS 92214 (Correctional Institutions). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2470 Seismic hazard areas.

“Seismic hazard areas” means areas in the *City* that are subject to severe risk of damage as a result of earthquake-induced ground shaking, slope failure, settlement, or soil liquefaction. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2480 Self-service storage.

“Self-service storage” means an establishment containing separate storage spaces that are leased or rented as individual units. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2490 Sending site.

“Sending site” means land capable of providing a public benefit if permanently protected by virtue of having its zoned development potential transferred to another property. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2500 Senior citizen.

“Senior citizen” means a person aged 62 or older. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2524 Services, off-site.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2527 Services, on-site.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2530 Setback.

“Setback” means the required distance between a *structure* and a specified line such as a lot, easement or *buffer* line that is required to remain free of *structures*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2540 Shelters for temporary placement.

“Shelters for temporary placement” means housing units within the *City* that provide housing to persons on a temporary basis for a duration not to exceed four weeks. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2550 Shooting range.

1 *Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

2 **18.20.2560 Sign.**

3 “Sign” means any device, *structure*, fixture, or placard that is visible from a public right-of-way or
4 surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising
5 or identifying any establishment, product, goods, or service. [Ord. 11-0329 § 3 (Exh. 1).]

6 **18.20.2570 Sign, awning.**

7 “Awning sign” means a *sign* painted on or attached directly to and supported by an awning. An
8 awning may be constructed of rigid or nonrigid materials and may be retractable or nonretractable.
9 [Ord. 11-0329 § 3 (Exh. 1).]

10 **18.20.2580 Sign, changing message center.**

11 “Changing message center sign” means an electrically controlled *sign* that contains advertising
12 messages which changes at intervals of eight seconds or greater. [Ord. 21-0523 § 2 (Exh. A); Ord.
13 11-0329 § 3 (Exh. 1).]

14 **18.20.2590 Sign, community bulletin board.**

15 “Community bulletin board sign” means a permanent *sign* used to notify the public of community
16 events and public services, and which contains no commercial advertising. [Ord. 11-0329 § 3 (Exh.
17 1).]

18 **18.20.2600 Sign, directional.**

19 “Directional sign” means a *sign* designed to guide or direct pedestrian or vehicular traffic to an
20 area, place or convenience, and may include incidental graphics such as trade names and
21 trademarks. [Ord. 11-0329 § 3 (Exh. 1).]

22 **18.20.2610 Sign, freestanding.**

23 “Freestanding sign” means a *sign* standing directly upon the ground or having one or more supports
24 standing directly upon the ground, and being detached from any *building* or *fence*. [Ord. 11-0329
25 § 3 (Exh. 1).]

26 **18.20.2620 Sign, fuel price.**

27 “Fuel price sign” means a *sign* utilized to advertise the price of gasoline and/or diesel fuel. [Ord. 11-
28 0329 § 3 (Exh. 1).]

29 **18.20.2630 Sign, incidental.**

30 “Incidental sign” means a *sign*, emblem or decal designed to inform the public of goods, facilities,
31 or services available on the premises, and may include but not be limited to *signs* designating:

32 A. Restrooms;

33 B. Hours of operation;

34 C. Acceptable credit cards;

- D. Property ownership or management;
- E. Phone booths; and
- F. Recycling containers. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2640 Sign, indirectly illuminated.

“Indirectly illuminated sign” means a *sign* that is illuminated entirely from an external artificial source. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2650 Sign, monument.

“Monument sign” means a *freestanding sign* that is above ground level and is anchored to the ground by a solid base, with no open space between the *sign* and the ground. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2660 Sign, off-premises directional.

“Off-premises directional sign” means a *sign* which contains no advertising of a commercial nature which is used to direct pedestrian or vehicular traffic circulation to a facility, service or business located on other premises within 660 feet of the *sign*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2670 Sign, on-premises.

“On-premises sign” means a *sign* which displays a message which is incidental to and directly associated with the *use* of the property on which it is located. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2680 Sign, permanent residential development identification.

“Permanent residential development identification sign” means a permanent *sign* identifying the residential *development* upon which the *sign* is located. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2690 Sign, portable.

“Portable sign” means a *sign* which is capable of being moved and is not permanently affixed to the ground, a *structure* or a *building*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2700 Sign, projecting.

“Projecting sign” means any *sign* which is attached to and supported by the exterior wall of a *building* with the exposed face of the *sign* on a plane perpendicular to the wall of the *building*; projecting more than one foot from the wall of a *building* and vertical to the ground. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2710 Sign, time and temperature.

“Time and temperature sign” means an electrically controlled *sign* that contains messages for date, time, and temperature, which changes at intervals of one minute or less. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2720 Sign, wall.

“Wall sign” means any *sign* painted on, or attached directly to and supported by, a *building* or *structure*; with the exposed face of the *sign* on a plane parallel to the portion of the *building* or *structure* to which it is attached; projecting no more than one foot from the *building* or *structure*; including window *signs* which are permanently attached. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2730 Significant tree.

“Significant tree” means an existing healthy *tree* that is not a *hazard tree* and that is at least six inches in diameter at breast height (d.b.h.) as measured at four and one-half feet (54 inches) above the ground. For *trees* with multiple leaders at four and one-half feet above the ground, the d.b.h. shall be the combined cumulative total of branches greater than six inches diameter at four and one-half feet above the ground. For *trees* that have been removed and whereas only the stump remains, the size of the *tree* shall be measured from the diameter of the top of the stump. Replacement trees required as mitigation for removed *exceptional trees* are considered *significant trees*, regardless of size. [Ord. 23-0593 § 3 (Exh. B); Ord. 22-0547 § 3 (Exh. B(I)); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2740 Site.

“Site” means a single *lot*, or two or more contiguous *lots* that are under common ownership or documented legal control, used as a single parcel for a *development proposal* in order to calculate compliance with the standards and regulations of this title. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2750 Site area.

“Site area” means the total horizontal area of a project *site*, less areas below the *ordinary high water mark*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2765 Small cell.

“Small cell” means a wireless communication facility that meets both of the following qualifications:

A. Each antenna is located inside an antenna enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet; and

B. Primary equipment enclosures are no larger than 17 cubic feet in volume. The following associated equipment may be located outside the primary equipment enclosure and if so located, is not included in the calculation of equipment volume: electric meter, concealment, telecomm demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch. [Ord. 17-0446 § 2 (Att. A); Ord. 16-0426 § 4 (Att. B).]

18.20.2782 Social card game.

“Social card game” is defined as set forth in RCW [9.46.0282](#), as now in effect or as may be subsequently amended or recodified. [Ord. 11-0329 § 3 (Exh. 1).]

1 **18.20.2784 Social services.**

2 “Social services” means establishments or agencies offering social or rehabilitation services.
3 Subcategories include:

4 “Social services, correctional” that offer offender rehabilitation, offender self-help, parole or
5 probation services; and

6 “Social services, noncorrectional” that provide services including, but not limited to, individual and
7 family counseling, welfare, relief, referral, job training, or vocational services. “Social services,
8 noncorrectional” includes social advocacy organizations. [Ord. 11-0329 § 3 (Exh. 1).]

9 **18.20.2790 Soil recycling facility.**

10 *Repealed by Ord. 17-0438.* [Ord. 11-0329 § 3 (Exh. 1).]

11 **18.20.2810 Special use permit.**

12 “Special use permit” means a permit granted by the *City* to locate a *regional land use* at a
13 particular location, subject to conditions placed on the proposed *use* to ensure compatibility with
14 adjacent land uses. [Ord. 11-0329 § 3 (Exh. 1).]

15 **18.20.2820 Specialized instruction school.**

16 “Specialized instruction school” means establishments engaged in providing specialized
17 instruction in a designated field of study, rather than a full range of courses in unrelated areas;
18 including, but not limited to:

19 A. Art;

20 B. Dance;

21 C. Music;

22 D. Cooking;

23 E. Driving; and

24 F. Pet obedience training. [Ord. 11-0329 § 3 (Exh. 1).]

25 **18.20.2822 Species.**

26 “Species” means any group of animals classified as a species or subspecies as commonly
27 accepted by the scientific community. [Ord. 11-0329 § 3 (Exh. 1).]

28 **18.20.2823 Species, candidate.**

29 “Species, candidate” means fish and wildlife species that the Washington State Department of
30 Fish and Wildlife will review for possible listing as endangered, threatened, or sensitive. [Ord. 24-
31 0624 § 4 (Exh. B).]

32 **18.20.2824 Species, endangered.**

“Species, endangered” means any fish or wildlife *species* that is threatened with extinction throughout all or a significant portion of its range and is listed by the State or federal government as an endangered species. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2825 Species of concern.

“Species of concern” means those species listed an endangered, state threatened, state sensitive, or state candidate, as well as species listed or proposed for listing by the U.S. Fish and Wildlife Service or the National Marine Fisheries Service. [Ord. 24-0624 § 4 (Exh. B).]

18.20.2826 Species, threatened.

“Species, threatened” means any fish or wildlife *species* that is likely to become an *endangered species* within the foreseeable future throughout a significant portion of its range without cooperative management or removal of threats, and is listed by the State or federal government as a threatened species. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2840 Sporting goods store.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2850 Sports club.

“Sports club” means an establishment engaged in operating physical fitness facilities and sports and recreation clubs. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2860 Stable.

“Stable” means a *structure* or facility in which horses or other *livestock* are kept for:

A. Boarding;

B. Training;

C. Riding lessons;

D. Breeding;

E. Rental; or

F. Personal use. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2865 Standalone parking.

“Standalone parking” means an establishment engaged in providing parking space for motor vehicles or boats, usually on an hourly, daily or monthly basis. Parking may be provided on a surface lot, in a garage or, in the case of boats, on a storage rack. Standalone parking does not include required parking associated with a use, authorized through a development application.

May include NAICS 81293 (Parking Lots and Garages). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2870 Standard of service, school districts.

“School districts standard of service” means the standard adopted by each *school district* which identifies the program year, the class size by *grade span* and taking into account the requirements of students with special needs, the number of *school classrooms*, the types of facilities the district believes will best serve its student population, and other factors as identified by the *school district*. The district’s standard of service shall not be adjusted for any portion of the classrooms housed in *relocatable facilities* which are used as transitional facilities or for any specialized facilities housed in *relocatable facilities*. Except as otherwise defined by the school board pursuant to a board resolution, transitional facilities shall mean those facilities that are used to cover the time required for the construction of permanent facilities; provided, that the “necessary financial commitments” as defined in Chapter [18.45](#) KMC are in place to complete the permanent facilities called for in the capital plan. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2875 Start of construction.

For purposes of flood hazard area regulations, “start of construction” includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The “actual start” means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the “actual start of construction” means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.2884 Storage, indoor.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2887 Storage, outdoor.

“Outdoor storage” means the storage of materials outside of a completely enclosed building for more than 24 hours, including items for sale, lease, shipment, processing, maintenance or repair (including vehicles and equipment), and items used in business operations. [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2890 Stream functions.

“Stream functions” means natural processes performed by *streams* including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian *species*, maintaining the availability and quality of water, such as purifying water, acting as recharge and discharge areas for groundwater aquifers, moderating surface and stormwater flows and maintaining the free flowing conveyance of water, sediments and other organic matter. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2900 Stream.

“Stream” means an area where open surface water produces a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock, channels, gravel beds, sand and silt beds, and defined-channel swales. This includes watercourses where there is some component of natural flow (groundwater, spring, etc.) or when an artificial stormwater system is incorporated within a natural stream. A watercourse also includes all surface water connected wetlands that provide or maintain habitat that supports fish. This definition is not meant to include artificially created irrigation ditches, canals, storm or surface water runoff facilities or other wholly artificial watercourses unless they are used by salmonids, created for the purposes of stream mitigation, or are used to convey a watercourse naturally occurring prior to construction. A channel or bed need not contain water year-round, provided there is evidence of at least intermittent flow during years of normal rainfall. [Ord. 24-0624 § 4 (Exh. B); Ord. 19-0488 § 4 (Exh. 2); Ord. 11-0329 § 3 (Exh. 1).]

18.20.2905 Stream reconnaissance report.

“Stream reconnaissance report” means a report prepared by an applicant’s qualified consultant to describe a stream and to characterize its conditions, wildlife, habitat values, and water quality. [Ord. 24-0624 § 4 (Exh. B).]

18.20.2910 Street.

“Street” means a public or recorded *private* thoroughfare providing pedestrian and vehicular access through neighborhoods and communities and to abutting property. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2920 Street frontage.

“Street frontage” means any portion of a *lot* or combination of *lots* which directly abut a *street*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2925 Street tree.

“Street tree” means *trees* located within the *street* right-of-way, adjacent to public or *private streets*, including undeveloped areas. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2930 Structure.

“Structure” means anything permanently constructed in or on the ground, or over the water; excluding *fences* eight feet or less in height, decks less than 18 inches above grade, paved areas, and structural or nonstructural fill. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2935 Structural diversity.

“Structural diversity” means the relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy), the variety of plant species, and the spacing or pattern of vegetation. [Ord. 24-0624 § 4 (Exh. B).]

18.20.2945 Subdrainage basin or sub-basin.

“Subdrainage basin” or “sub-basin” means the drainage area of the highest order *stream* containing the subject property impact area. “Stream order” is the term used to define the position of a *stream* in the hierarchy of tributaries in the watershed. The smallest *streams* are the highest order (first order) tributaries. These are the upper watershed *streams* and have no tributaries of their own. When two first order *streams* meet, they form a second order *stream*, and when two second order *streams* meet they become a third order *stream*, and so on. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2955 Substantial damage.

For purposes of flood hazard area regulations, “substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.2960 Substantial improvement.

“Substantial improvement” means any maintenance, repair, structural modification, addition or other improvement of a *structure*, the cost of which equals or exceeds 50 percent of the market value of the *structure* either before the maintenance, repair, modification or addition is started or before the damage occurred, if the *structure* has been damaged and is being restored. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2963 Supportive living facility.

“Supportive living facility” means an assisted living facility, continuing care facility, convalescent center, or nursing home. Supportive living facility does not include an adult family home, community residential facility, hospital, or secure facility.

May include NAICS 6231 (Nursing Care Facilities) and 6233 (Community Care Facilities for the Elderly). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2965 Taxi stand.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2968 Temporary lodging.

“Temporary lodging” means a hotel, motel, bed and breakfast guesthouse, or other facility providing temporary accommodations for travelers for compensation.

May include NAICS 721 (Accommodation), except 72112 (Casino Hotels) and 7212 (RV/Recreational Vehicle Parks and Recreational Camps). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.2970 Theater.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2980 Theatrical production services.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.2990 Tower.

“Tower” means any wireless communications structure that is designed and constructed primarily for the purpose of supporting one or more antennas. “Tower” includes a lattice tower or monopole. “Tower” does not include a replacement utility pole or an amateur (ham) radio facility. [Ord. 16-0426 § 4 (Att. B).]

18.20.3000 Trails.

“Trails” means manmade pathways designed and intended for use by pedestrians, bicyclists, equestrians, and/or recreational users. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3010 Transfer station.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3020 Transit bus base.

“Transit bus base” means an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a public transit system. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3022 Transit, high capacity.

“High capacity transit” means a transit stop that receives transit services from at least one route that provides service at least four times per hour for 12 or more hours per day. [Ord. 24-0621 § 2 (Exh. A).]

18.20.3023 Transit center.

“Transit center” means any facility designed for accommodating large numbers of public transportation passengers to wait, board, and disembark at the intersection of multiple transit routes. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3025 Transit stop, major.

“Major transit stop” means:

A. A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;

B. Commuter rail stops;

C. Stops on rail or fixed guideway systems; or

D. Stops on bus rapid transit routes, including those stops that are under construction.

18.20.3030 Transitional housing facilities.

“Transitional housing facilities” means housing units within the *City* owned by public housing authorities, nonprofit organizations or other public interest groups that provide housing to persons on a temporary basis for a duration not to exceed 24 months in conjunction with job training, self sufficiency training, and human services counseling; the purpose of which is to help persons make the transition from homelessness to placement in permanent housing. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3040 Transmission equipment.*Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]***18.20.3060 Transmission support structure.***Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]***18.20.3065 Transmission support structure, alternative.***Recodified to KMC [18.20.147](#) by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]***18.20.3067 Transmission support structure, guyed.***Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]***18.20.3070 Transmitter building.***Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]***18.20.3075 Transportation.**

“Transportation” means establishments providing transportation of passengers or cargo, such as taxi and limousine services, scenic and sightseeing transportation businesses, motor vehicle towing, trucking, shipping, or freight hauling businesses. This use includes related support activities, such as cargo handling and packing and crating of cargo. Transportation does not include *air transportation service* or *airport* (classified as a *regional land use*).

May include NAICS Sector 48 (Transportation and Warehousing), except the following: 481 (Air Transportation), 486 (Pipeline Transportation), 4881 (Support Activities for Air Transportation), and 493 (Warehousing and Storage). May include 62191 (Ambulance Services). [Ord. 17-0438 § 2 (Att. A); Ord. 14-0391 § 2 (Exh. 1).]

18.20.3077 Transportation concurrency.

“Transportation concurrency” means the transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development, as described in KMC [12.80.010\(A\)](#). Transportation concurrency shall be measured by mobility units, comparing the amount of transportation capital facilities constructed or programmed in the next six years (mobility unit capacity) to the amount of mobility units that would be generated by new development (mobility unit demand). If the City’s mobility unit capacity is larger than the mobility units that would be generated by new development, then the transportation system will be deemed concurrent. [Ord. 16-0420 § 4 (Exh. 2).]

18.20.3082 Tree.

“Tree” means a self-supporting woody perennial plant characterized by one main stem or trunk of at least six inches d.b.h., or a multiple stemmed or trunk system with a definite *crown*, maturing at a height of at least 12 feet above ground level. The *department* shall determine whether any specific woody plant shall be considered a tree. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3083 Tree, exceptional.

“Exceptional tree” means a tree which because of its unique combination of size, species, and age is worthy of long-term retention for the purposes and values set forth in KMC [18.57.015](#), and that has been determined to constitute an important community resource and may not be *removed* or damaged.

A. All healthy specimens of *tree* species in Table 1 are *exceptional trees* if they have a diameter at breast height (d.b.h.) equal to or greater than that listed for the respective species. For *trees* with multiple leaders at four and one-half feet above the ground, the d.b.h. shall be the combined cumulative total of branches greater than six inches diameter at four and one-half feet above the ground. For *trees* that have been removed and whereas only the stump remains, the size of the *tree* shall be measured from the diameter of the top of the stump.

B. Any healthy *tree* with a d.b.h. of 48 inches or greater is an *exceptional tree* except those in Table 2 that are never considered exceptional.

Table 1: Exceptional Tree Species and Required Diameters at Breast Height

Tree Species (Common Name)	Scientific Name	Threshold d.b.h. (in inches)
American Elm	<i>Ulmus americana</i>	30"
Bigleaf Maple	<i>Acer macrophyllum</i>	42"
Douglas Fir	<i>Pseudotsuga menziesii</i>	30"
Giant Sequoia	<i>Sequoiadendron giganteu</i>	30"
Grand Fir	<i>Abies grandis</i>	24"
Madrona	<i>Arbutus menziesii</i>	12"
Oregon Ash	<i>Fraxinus latifolia</i>	24"
Oregon White Oak	<i>Quercus garryana</i>	24"
Pacific Dogwood	<i>Cornus nuttallii</i>	24"
Pacific Yew	<i>Taxus brevifolia</i>	Determined by the city manager
Pine (any species)	<i>Pinus</i> family	30"
Shore Pine	<i>Pinus contorta</i>	12"

Table 1: Exceptional Tree Species and Required Diameters at Breast Height

Tree Species (Common Name)	Scientific Name	Threshold d.b.h. (in inches)
Sitka Spruce	<i>Picea sitchensis</i>	24"
Western Hemlock	<i>Tsuga heterophylla</i>	24"
Western Red Cedar	<i>Thuja plicata</i>	30"
Willow (any species)	<i>Salix</i> family	24"

Table 2: Tree Species That Are Not Exceptional Trees

Tree Species (Common Name)	Scientific Name
Alder (any species)	<i>Alnus</i> family
Black Cottonwood	<i>Populus trichocarpa</i>
English Holly	<i>Ilex aquifolium</i>
Leyland Cypress	<i>Cupressus x leylandii</i>

[Ord. 24-0621 § 2 (Exh. A); Ord. 23-0593 § 3 (Exh. B).]

18.20.3084 Tree, hazard.

“Hazard tree” means any *tree* with any structural defect, disease, damage, or combinations of these which make it subject to a high probability of failure which might cause damage to persons or property. A “hazard tree” includes, but is not limited to, any isolated *tree(s)* that have a high probability of failure due to low *wind-firmness* in post-construction conditions as determined by a *qualified tree protection professional*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3088 Tree, remove or removal.

“Remove” or “removal” with regard to *trees* means the act of removing a *tree* by digging up, cutting down, or any act which causes a *tree* to die within a period of three years from such act. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3090 Tree windthrow.

“Tree windthrow” means the process of uprooting, breaking, and overthrowing of a *tree* by force of wind during a storm event. [Ord. 15-0409 § 2 (Att. B).]

18.20.3095 Unavoidable impact.

“Unavoidable impact” means adverse impacts to a *critical area* that remain after all appropriate and practicable avoidance and minimization have been achieved. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3100 Unit Density.

“Unit density” means the number of dwelling units allowed on a lot, regardless of lot size.

18.20.3110 Use.

“Use” means activity or function carried out on an area of land, or in a *building* or *structure* located thereon. Any use subordinate or incidental to the primary use on a *site* is considered an *accessory use*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3111 Uses, classified.

“Uses, classified” means a use which appears in any list of permitted, conditional, accessory or prohibited *uses* in this title. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3112 Uses, permitted.

“Uses, permitted” means land *uses* allowed outright within a zone. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3114 Uses, prohibited.

“Uses, prohibited” means any land *use* not specifically enumerated or permitted as allowable in that district. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3117 Uses, unclassified.

“Uses, unclassified” means a *use* which does not appear in any list of permitted, conditional, accessory, or prohibited *uses* in this title, but which is interpreted by the *city manager* as similar to a listed permitted, conditional, accessory, or prohibited *use*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3118 Utility.

“Utility” means an enterprise or facility serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water, and for the disposal of sewage. [Ord. 19-0488 § 4 (Exh. 2).]

18.20.3120 Utility facility.

“Utility facility” means a smaller-scale facility for the distribution or transmission of services to a limited area, including, but not limited to:

- A. Telephone exchanges (not including communication facilities);
- B. Water pumping or treatment stations or distribution systems;
- C. *Electrical substations*;
- D. Water storage reservoirs or tanks;
- E. Stormwater management facilities;
- F. *Repealed by Ord. 14-0391.*

- 1 G. Natural gas gate stations and limiting stations;
- 2 H. Propane, compressed natural gas and liquefied natural gas storage tanks serving
- 3 multiple *lots* or *uses* from which fuel is distributed directly to individual users;
- 4 I. Sewer lift stations and wastewater treatment or distribution systems; and
- 5 J. Pipes, electrical wires and associated structural supports.
- 6 Utility facility does not include larger-scale regional facilities that are classified as a regional land
- 7 use.
- 8 May include NAICS Sector 22 (Utilities). [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

9 **18.20.3130 Vector waste.**

10 “Vector waste” means liquid or solid waste material collected from catch basins,

11 retention/detention facilities or drainage pipes. [Ord. 11-0329 § 3 (Exh. 1).]

12 **18.20.3140 Vector waste receiving facility.**

13 “Vector waste receiving facility” means a facility where *vector waste* is brought for treatment and

14 storage prior to final disposal. [Ord. 11-0329 § 3 (Exh. 1).]

15 **18.20.3150 Variance.**

16 “Variance” means an adjustment in the application of standards of a zoning code to a particular

17 property. [Ord. 11-0329 § 3 (Exh. 1).]

18 **18.20.3155 Variety store.**

19 *Repealed by Ord. 17-0438.* [Ord. 11-0329 § 3 (Exh. 1).]

20 **18.20.3160 Vegetation.**

21 “Vegetation” means any and all plant life growing at, below or above the soil surface. [Ord. 11-0329

22 § 3 (Exh. 1).]

23 **18.20.3165 Vehicle or equipment rental.**

24 “Vehicle or equipment rental” means an establishment that provides vehicles, machinery or

25 equipment to customers in return for a rental payment.

26 May include NAICS Sectors 5321 (Automotive Equipment Rental and Leasing), 5323 (General

27 Rental Centers), and 5324 (Commercial and Industrial Machinery and Equipment Rental and

28 Leasing). [Ord. 14-0391 § 2 (Exh. 1).]

29 **18.20.3168 Vehicle refueling station.**

30 “Vehicle refueling station” means an establishment retailing automotive fuels, sometimes in

31 combination with convenience store items.

32 May include NAICS 447 (Gasoline Stations). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.3170 Vocational school.

“Vocational school” means establishments offering training in a skill or trade to be pursued as a career. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3180 Warehousing.

“Warehousing” means establishments providing warehousing and storage of goods, including standalone outdoor storage. Warehouses are distinguished from wholesale trade as warehouses do not sell goods.

May include NAICS Sector 49 (Transportation and Warehousing), except 491 (Postal Service) and 492 (Couriers and Messengers). May include 53113 (Lessors of Miniwarehouses and Self-Storage Units). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.3190 Warehousing and wholesale trade.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3200 Wastewater treatment facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3220 Water-dependent use.

“Water-dependent use” means a *use* or portion of a *use* that cannot exist in a location that is not adjacent to the water, but is dependent on the water by reason of the intrinsic nature of its operations. A *use* that can be carried out only on, in, or adjacent to water. Examples of water-dependent uses include ship cargo terminal loading areas; fishing; ferry and passenger terminals; barge loading, ship building, and dry docking facilities; *marinas*, moorage, and *boat launching* facilities; aquaculture; float plane operations; surface water intake; and sanitary sewer and storm drain outfalls. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3225 Water resource inventory area (WRIA).

“Water resource inventory area (WRIA)” means one of 62 watersheds in the State of Washington, each composed of the drainage areas of a *stream* or *streams*, as established in Chapter [173-500](#) WAC as it existed on January 1, 1997. Kenmore is located in WRIA 8, Lake Washington/Cedar/Sammamish River. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3227 Weather protection.

“Weather protection” means awnings, canopies, *arcades* or marquees which are permanently fixed to *buildings* and which cover the public sidewalks to provide protection from the weather for pedestrians. Weather protection should allow light and transparency into *ground floor uses*. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3240 Wetland edge.

“Wetland edge” means the line delineating the outer edge of a *wetland*, consistent with the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual in use on January 1, 1995, by the

United States Army Corps of Engineers and the United States Environmental Protection Agency as implemented through and consistent with the May 23, 1994, “Washington Regional Guidance on the 1987 Wetland Delineation Manual” document issued by the Corps of Engineers and the Environmental Protection Agency. When the State of Washington, Department of Ecology, adopts a manual as required pursuant to a new Section 11 of Engrossed Senate Bill 5776, *wetlands* regulated under development regulations shall be delineated pursuant to said manual. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3245 Wetland, establishment (creation).

“Establishment” or “creation” of a wetland means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Activities typically involve excavation of upland soils to elevations that will produce a wetland hydroperiod, create hydric soils, and support the growth of hydrophytic plant species. [Ord. 24-0624 § 4 (Exh. B).]

18.20.3250 Wetland, forested.

“Forested wetland” means a *wetland* which is characterized by woody *vegetation* at least 20 feet tall. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3260 Wetland functions.

“Wetland functions” means natural processes performed by *wetlands* including functions which are important in facilitating food chain production, providing habitat for nesting, rearing and resting sites for aquatic, terrestrial and avian *species*, maintaining the availability and quality of water, acting as recharge and discharge areas for groundwater aquifers and moderating surface and stormwater flows, as well as performing other functions including, but not limited to, those set forth in [33 CFR 320.4\(b\)\(2\)](#), 1988. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3280 Wetlands.

“Wetlands” means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of *vegetation* adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, *street*, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands. For identifying and delineating a wetland, local governments shall use the most recently adopted Wetland Rating System for Western Washington. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

18.20.3282 Wetland class.

“Wetland class” means a hierarchy of systems, subsystems, classes, and subclasses used by the U.S. Fish and Wildlife Service wetland classification scheme to describe wetland types (refer to

USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States, for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include the following examples which may be found in Kenmore: forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, and aquatic bed. [Ord. 24-0624 § 4 (Exh. B).]

18.20.3284 Wetland determination.

“Wetland determination” means a report prepared by a qualified consultant that identifies, characterizes, and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. [Ord. 24-0624 § 4 (Exh. B).]

18.20.3286 Wetland delineation manual.

“Wetland delineation manual” means a guideline document used to identify and delineate wetland boundaries. This is the approved federal wetland delineation manual and applicable regional supplements. [Ord. 24-0624 § 4 (Exh. B).]

18.20.3288 Wetland mitigation banking.

“Wetland mitigation banking” means the act of restoring, establishing, or enhancing a wetland, stream, or other aquatic resource for the purpose of providing compensation in advance for unavoidable impacts to similar aquatic resources. [Ord. 24-0624 § 4 (Exh. B).]

18.20.3290 Wholesale trade.

“Wholesale trade” means an establishment that sell goods for resale by other wholesalers or retailers, capital or durable nonconsumer goods, or raw and intermediate material and supplies used in production. Wholesalers normally operate from a warehouse characterized by little or no display of merchandise. Neither the design nor the location of the premises is intended to solicit walk-in traffic.

May include NAICS Sector 42 (Wholesale Trade). [Ord. 14-0391 § 2 (Exh. 1).]

18.20.3295 Wildlife report.

“Wildlife report” means a report, prepared by a qualified consultant, that evaluates plan communities and wildlife functions and values on a site. [Ord. 24-0624 § 4 (Exh. B).]

18.20.3300 Wildlife shelter.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3305 Wind-firm.

“Wind-firm” means a *tree* which is capable of withstanding windstorms. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3306 Wireless communication facility (WCF).

“Wireless communication facility” or “WCF” generally means an unmanned facility for the transmission and/or reception of radio frequency (RF) signals or other wireless communications, typically consisting of one or more antennas, a transmission or alternative transmission support

structure, cables and other transmission equipment, and an equipment enclosure or cabinets. Wireless communication facility shall not include equipment intended solely for internal household or business use such as wireless modems, cellular signal boosters, or personal cellular cellspots. [Ord. 16-0426 § 4 (Att. B).]

18.20.3307 Wireless services.

Repealed by Ord. 16-0426. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3310 Work release facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3320 Wrecked, dismantled or inoperative vehicle.

“Wrecked, dismantled or inoperative vehicle” means a motor vehicle or the remains or remnant parts of a motor vehicle which is mechanically inoperative and cannot be made operative without the addition of vital parts or mechanisms or the application of a substantial amount of labor and is certified by the *department* as meeting at least three of the following requirements:

A. Is three years old or older;

B. Is extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor, or transmission;

C. Is apparently inoperable;

D. Has an approximate fair market value equal only to the approximate value of the scrap in it. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3330 Yard or organic waste processing.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3340 Zero-lot-line development.

“Zero-lot-line development” means a *development* that sites a *building* so that a wall is on the property boundary. Lot segregations for zero-lot-line development are discussed in KMC [17.20.125](#). [Ord. 11-0329 § 3 (Exh. 1).]

18.20.3350 Zero-rise floodway.

“Zero-rise floodway” means the channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation. The zero-rise floodway will always include the FEMA floodway. [Ord. 24-0624 § 4 (Exh. B).]

Chapter 18.21 RESIDENTIAL ZONES

Sections:

- [18.21.020 Residential zones R-1, R-4 and R-6 – Use allowances.](#)
- [18.21.030 Residential zones R-1, R-4 and R-6 – Development standards.](#)
- [18.21.035 R-4 and R-6 – Middle Housing](#)
- [18.21.040 Residential zones R-12, R-18 and R-24 – Use allowances.](#)
- [18.21.045 Residential zone MHC – Use allowances.](#)
- [18.21.050 Residential zones R-12, R-18, R-24, R-48, and MHC – Development standards.](#)
- [18.21.055 MHC zoning exception.](#)
- [18.21.060 Nonresidential land uses in residential zones.](#)
- [18.21.070 Personal service, eating and drinking place and retail sales uses in R-4 through R-24 zones.](#)
- [18.21.073 Accessory uses.](#)
- [18.21.075 Drive-through service.](#)
- [18.21.078 Outdoor storage.](#)
- [18.21.080 Wireless communication facilities.](#)

18.21.020 Residential zones R-1, R-4 and R-6 – Use allowances.

The following uses listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited* uses in residential zones R-1, R-4 and R-6:

Table A. R-1, R-4 and R-6 Zones Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Air transportation service</i> ¹	<i>Ambulatory surgery center</i> ²⁵	<i>Adult entertainment business</i>
<i>Arts, entertainment, indoor</i> ^{2,3}	<i>Arts, entertainment, outdoor</i> ²⁶	<i>Animal kennel/shelter</i>
<i>Cottage housing</i> ^{38, 39}	<i>Cemetery, columbarium or mausoleum</i> ²⁷	<i>Auction house</i>
<i>Courtyard apartments</i> ³⁸	<i>College/university</i> ²⁵	<i>Automotive sales and service, marine</i>
<i>Day care</i> ⁴	<i>Community residential facility</i> ²⁸	<i>Automotive sales and service, non-marine</i>
<i>Duplex</i> ³⁸	<i>Eating and drinking place</i> ^{3,29}	<i>Business service, intensive</i>

Table A. R-1, R-4 and R-6 Zones Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Educational service</i> ⁵	<i>Hospital</i> ²⁵	<i>Business service, standard</i>
<i>Family child-care home</i> ⁶	<i>Manufactured housing community</i> ³⁰	<i>Cannabis business</i>
<i>Fire or police facility</i> ^{7,8}	<i>Personal service</i> ³¹	<i>Cannabis cooperative</i>
<i>Fourplex</i> ³⁸	<i>Recreational facility, indoor</i> ^{3,16,32}	<i>Construction and trade</i>
<i>Health care and social assistance</i> ^{9,10}	<i>Regional land use</i> ^{33,34,35}	<i>Funeral home/crematory</i>
<i>Multiple-family dwelling</i> ¹¹	<i>Retail sales</i> ^{31,36}	<i>Laboratory</i>
<i>Office</i> ¹²	<i>Temporary lodging</i> ³⁷	<i>Manufacturing, heavy</i>
<i>Park</i> ¹³		<i>Manufacturing, light</i>
<i>Recreational facility, outdoor</i> ^{14,15,16}		<i>Mobile food service</i>
<i>Religious institution</i> ¹⁷		
<i>Resource land use</i> ¹⁸		<i>Retail sales, bulk</i>
<i>Single detached dwelling unit</i> ^{19,20}		<i>Secure facility</i>
<i>Stacked flats</i> ³⁸		<i>Transportation</i>
<i>Standalone parking</i> ²¹		<i>Vehicle or equipment rental</i>
<i>Supportive living facility</i> ²²		<i>Vehicle refueling station</i>
<i>Triplex</i> ³⁸		<i>Warehousing</i>
<i>Townhouse</i> ³⁸		<i>Wholesale trade</i>
<i>Utility facility</i> ^{23,24}		

1. One single-engine, noncommercial seaplane shall be permitted only on lots that abut a waterbody, provided there are (a) no aircraft sales, service, repair, charter, or rental; and (b) no storage of aviation fuel except that contained in the tank or tanks of the aircraft. A *helistop* at an *emergency* medical evacuation site in conjunction with a police, fire or health service facility is a conditional use. All other *air transportation service uses* are prohibited.

2. Only (a) in a *building* listed on the National Register as a historic site or designated as a *City* landmark; (b) as a re-use of a surplus nonresidential facility; or (c) as a joint use of an existing public school facility. All subject to Chapter [18.50](#) KMC. Otherwise, a conditional use.

3. *Social card games* are prohibited.

4. Permitted only as a re-use of a public school facility subject to Chapter [18.50](#) KMC, or an *accessory use* to a school, *religious institution*, *park*, *sports club* or public housing administered by a *public agency*, and:

- a. Outdoor play areas shall be completely enclosed by a solid wall or *fence*, with no openings except for gates and have a minimum height of six feet;
- b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
- c. Direct access to a developed arterial *street* shall be required in any residential zone; and
- d. Hours of operation may be restricted to assure compatibility with surrounding development.

All other *day care uses* require a *conditional use permit*.

5. K-12 facilities only. All other *educational service uses* require a *conditional use permit*.

6. A *family child-care home* is subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the following requirements:

- a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
- b. A safe passenger loading area shall be provided;
- c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;
- d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;
- e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC;
- f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility; and
- g. Prior to receiving State licensing, the family child-care provider shall provide the *City* with proof of written notification informing immediately adjoining property owners of the intent to locate and maintain the *family child-care home*. The notification shall inform the notified parties that comments may be submitted to the DEL and provide contact information for submitting such comments to the DEL. The proof of notification shall be in the form of a written affidavit containing (1) the date and means of notification; (2) a copy of the notification; and (3) a list of the parties to whom the notification was distributed.

7. Limited to “storefront” police offices. Such offices shall not have:

- a. Holding cells;
- b. Suspect interview rooms; or
- c. Long-term storage of stolen properties.

All other *fire or police facility uses* require a *conditional use permit*, except police or fire training facilities, such as shooting ranges, auto test tracks, and fire suppression simulations, which are prohibited.

8. For conditionally permitted fire facilities:

- a. All *buildings* and *structures* shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
- b. Any *buildings* from which firefighting equipment emerges onto a street shall maintain a distance of 35 feet from such *street*; and
- c. No *outdoor storage*.

9. Only as a re-use of a public school facility. May be permitted as a *conditional use* if proposed as re-use of a surplus nonresidential facility. All subject to Chapter [18.50](#) KMC.

10. Veterinary clinics are prohibited.

~~11. *Townhouse units* only permitted and only on lots in a subdivision or short subdivision designed for *townhouse units*. Other *townhouse units* require a *conditional use permit*. Apartments are prohibited. Reserved~~

12. *Public agency or utility office* permitted only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter [18.50](#) KMC. Otherwise, *public agency or utility office* is a *conditional use*. All other office *uses* are prohibited.

13. The following conditions and limitations shall apply, where appropriate:

- a. Lighting for *structures* and fields shall be directed away from residential areas;
- b. *Structures* or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones, except for *structures* in on-site recreation areas provided under KMC [18.30.130](#) or Chapter [20.47](#) KMC. Setback requirements for *structures* in these on-site required recreation areas shall be maintained in accordance with the zoning standards for the underlying residential zone.

14. Limited to *stable* and covered riding arena. All other *outdoor recreational facility uses* require a *conditional use permit* except campground, RV park, and shooting range which are prohibited.

15. Covered riding arenas are subject to KMC [18.70.030](#) and shall not exceed 20,000 square feet unless a *conditional use permit* is obtained. Stabling areas, whether attached or detached, shall not be counted in this calculation.

16. Conditionally permitted recreational facilities are subject to the following conditions and limitations:

- a. The bulk and scale shall be compatible with residential character of the area;

b. The gross floor area shall not exceed 10,000 square feet unless the *building* is on the same *site* or adjacent to a *site* where a public facility is located or unless the *building* is a nonprofit facility; and

c. Use is limited to residents of a specified residential *development* or to *sports clubs* providing supervised instructional or athletic programs.

17. Only as a re-use of a public school facility subject to Chapter [18.50](#) KMC. Otherwise, a *conditional use permit* is required.

18. Farming is permitted. All other *resource land uses* require a *conditional use permit*, except mineral extraction, which is prohibited.

19. More than one *single detached dwelling unit* may be allowed on an individual *lot* through the *conditional use permit* process. A *conditional use permit* is not required for *lots* in subdivisions, short subdivisions, [unit lot subdivisions](#), or binding site plans approved as multiple unit *lots* or for *accessory dwelling units*.

20. *Manufactured homes* and *mobile homes* are allowed only in *manufactured housing communities*. *Designated manufactured homes* are not restricted to *manufactured housing communities*.

21. Limited to *commuter parking lots* for users of transit, carpools or ride-share programs, provided:

a. They are located on existing parking lots for *religious institutions*, schools, or other permitted nonresidential *uses* which have excess capacity available during commuting hours; and

b. The *site* is adjacent to a designated arterial that has been improved to a standard acceptable to the *department*.

Other *commuter parking lots* require a *conditional use permit*. All other *standalone parking uses* are prohibited.

22. Only in a *building* listed on the National Register as an historic site or designated as a King County landmark subject to the provisions of Chapter [2.20](#) KMC. Otherwise, a *conditional use permit* is required.

23. Excluding utilities using *bulk gas storage tanks*, which are a *conditional use*. Liquefied natural gas storage tanks are prohibited.

24. *Private stormwater management facilities* permitted except when participating in an approved shared facility drainage plan. *Private stormwater management facilities* shall be located on the same *lot* that they are designed to serve except in subdivisions or short subdivisions that set aside a separate tract for such facilities. For shared facilities, such facilities which are not located on the *lot* they are designed to serve shall be located on a *lot* with the same or more intensive zoning designation.

25. Only as a re-use of a public school facility or a surplus nonresidential facility subject to Chapter [18.50](#) KMC.

- 1 26. Outdoor performance center and drive-in theater are prohibited.
- 2 27. *Structures* shall maintain a minimum distance of 100 feet from property lines adjoining
- 3 residential zones.
- 4 28. *Community residential facility I* only. *Community residential facility II* is prohibited.
- 5 29. Not permitted in R-1 and excluding drinking places, and limited to a maximum of 5,000 square
- 6 feet of gross floor area and subject to KMC [18.21.070](#).
- 7 30. *Manufactured housing communities* are not permitted in the R-1 zone.
- 8 31. Not permitted in R-1 and limited to a maximum of 5,000 square feet of gross floor area and
- 9 subject to KMC [18.21.070](#).
- 10 32. Bowling center and shooting range are prohibited.
- 11 33. *Hydroelectric generation facilities* limited to those that comply with the following:
 - 12 a. Any new diversion structure shall not: (1) exceed a height of eight feet as measured from the
 - 13 streambed; or (2) impound more than three surface acres of water at the normal maximum
 - 14 surface level;
 - 15 b. There shall be no active storage;
 - 16 c. The maximum water surface area at any existing dam or diversion shall not be increased;
 - 17 d. An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained;
 - 18 e. Any transmission line shall be limited to a: (1) right-of-way of five miles or less; and (2)
 - 19 capacity of 230 kV or less;
 - 20 f. Any new, permanent access road shall be limited to five miles or less; and
 - 21 g. The facility shall only be located above any portion of the *stream* used by *anadromous fish*.
- 22 34. *Nonhydroelectric generation facilities* limited to *cogeneration* facilities for on-site use only.
- 23 35. Fairground, amusement park, and stadium/arena are prohibited.
- 24 36. Pet shops and auto supply stores are prohibited.
- 25 37. Bed and breakfast guesthouse only, subject to the following conditions:
 - 26 a. The guesthouse shall be owner-occupied;
 - 27 b. Meals shall be served to paying guests only (no restaurant use permitted);
 - 28 c. The number of guestrooms shall not be greater than that authorized by the International
 - 29 Building and Fire Codes;
 - 30 d. Parking shall be provided as required by this title; and

e. The guesthouse shall be compatible with the neighborhood character as determined by the city manager, and shall not create significant adverse neighborhood effects that cannot be mitigated.

38. Reference KMC 18.21.035 for specific provisions relating to Middle Housing. These uses are permitted in specific R-4 and R-6 areas as defined in KMC 18.21.035(B).

39. Cottage housing permitted pursuant to the standards defined in KMC 18.75.

[Ord. 24-0607 § 2 (Exh. A(V)); Ord. 19-0481 § 2 (Exh. A); Ord. 18-0463 § 3 (Exh. 2); Ord. 17-0438 § 2 (Att. A); Ord. 16-0433 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 16-0421 § 2 (Att. A); Ord. 14-0384 § 5; Ord. 11-0329 § 3 (Exh. 1).]

18.21.030 Residential zones R-1, R-4 and R-6 – Development standards.

The following zone-specific development standards in Table B apply in the R-1, R-4 and R-6 residential zones:

Table B. R-1, R-4 and R-6 Residential Zones Development Standards

STANDARDS	Z O N E S	R-1 ¹	R-4	R-6
Base Density: <i>Dwelling Unit/Acre</i> ²		1 du/ac	4 du/ac ^{3,18}	6 du/ac ¹⁸
Maximum Density: <i>Dwelling Unit/Acre</i> ⁴			6 du/ac	9 du/ac
Minimum Density				
Minimum Lot Width ⁶		35 ft. ⁷	30 ft.	30 ft.
Minimum <i>Street Setback</i>		20 ft. ⁷	15 ft. ^{8,9}	15 ft. ^{8,9}
Minimum <i>Side Setback</i> ^{5,10}		5 ft. ⁷	15 ft. total ¹¹	15 ft. total ¹¹
Minimum <i>Rear Setback</i> ^{5,10}		5 ft. ⁷	20 ft.	20 ft.
Maximum Height ¹²		35 ft.	35 ft.	35 ft. 45 ft. ¹³
Base <i>Impervious Surface</i> : Percentage		30%	45%	60%
Maximum <i>Impervious Surface</i> : Percentage ¹⁴		30% ¹⁵	55%	70%
Minimum Lot Size		2,500 sq. ft.	7,200 sq. ft. ^{16,17}	5,400 sq. ft. ^{16,17}

1.

a. All subdivisions and short subdivisions in the R-1 zone shall be required to be *clustered* when the property is located within or contains:

(1) A *floodplain*;

(2) A regionally or locally significant resource area;

(3) Existing or planned public *parks* or *trails*, or connections to such facilities;

(4) A Category I or II *wetland* or Type S or F *stream*;

(5) A “greenbelt/urban separator” or “wildlife corridor” area designated by the comprehensive plan.

- b. The *development* shall be *clustered* away from *critical areas* or corridors such as urban separators or the wildlife habitat network to the extent possible and the *open space* shall be placed in a separate tract that includes at least 50 percent of the *site*. *Open space* tracts shall be permanent and meet the provisions of KMC [17.20.130](#).

2. Density applies only to *dwelling units* and not to sleeping units.

3. *Manufactured housing communities* shall be allowed a base density of six *dwelling units* per acre.

4. This maximum density may be achieved only through the application of residential density incentives pursuant to Chapter [18.80](#) KMC or *transfers of density credits*, or any combination of density incentive or density transfer. Maximum density may only be exceeded pursuant to KMC [18.80.040](#)(E)(1)(f).

5. These standards may be modified under the provisions for *zero-lot-line developments*.

6. The *building envelope* is determined through meeting minimum lot size and minimum lot width measurement requirements (KMC [18.30.110](#)).

7. The standards of the R-4 zone shall apply if a *lot* is less than 15,000 square feet in area.

8. If *development* provides *alleys* or consists of *townhouses*, then the *street setback* may equal 10 feet.

9. At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the *street* property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the *street* property line.

10. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a *joint use driveway* is located to provide a straight line length of at least 26 feet as measured from the centerline of the garage, carport or fenced parking area, from the access point to the opposite side of the *joint use driveway*.

11. Any side yard shall equal a minimum of five feet but the two side yards combined must equal a minimum of 15 feet.

12. Reserved.

13. The maximum height of 45 feet to be used only for projects as follows:

- a. In R-6 zones, a *building* with a footprint built on slopes exceeding a 15 percent finished grade.

14. Applies to each individual *lot*. *Impervious surface* area standards for:

- a. Regional *uses* shall be established at the time of permit review;
- b. Nonresidential *uses* in residential zones shall comply with KMC [18.21.060](#) and [18.30.170](#);
- c. Individual *lots* in the R-4 through R-6 zones which are less than 9,076 square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 zone;
- d. *Lots* may be increased beyond the total amount permitted in this chapter subject to approval of a *conditional use permit*;
- e. The base *impervious surface* percentage may be exceeded, up to the maximum *impervious surface* percentage, provided low impact development strategies are implemented subject to approval by the *city manager*.

15 *Lots* smaller than one-half acre in area shall comply with standards of the nearest comparable R-4 through R-6 zone. For *lots* that are one-half acre in area or larger, the maximum *impervious surface* area allowed shall be at least 10,000 square feet. On any *lot* over one acre in area, an additional five percent of the lot area may be used for *buildings* related to agricultural or forestry practices. For *lots* smaller than two acres but larger than one-half acre, an additional 10 percent of the lot area may be used for *structures* which are determined to be medically necessary, provided the *applicant* submits with the permit application a notarized affidavit, conforming with the requirements of KMC [18.100.170\(A\)\(2\)](#).

16 For properties with *critical areas* or topographic constraints, up to 20 percent of the number of *lots* in a subdivision or a short subdivision of more than four *lots*, and one of the *lots* in a short plat of four *lots* or less, may contain an area less than the prescribed minimum for this zoning district. In no case shall any *lots* be created which contain an area more than 10 percent less than the prescribed minimum for this zoning district. These smaller *lots* shall be located so as to have the least impact on surrounding properties in terms of consistency of *street frontages* and privacy of abutting properties.

17 This excludes any area required for public or *private streets*, access easements, access tracts, and access panhandles.

18. Unit lot density applies to all lots within the R-4 and R-6 zones, excluding those identified in KMC 18.21.035(B). The following provisions are applicable when determining permitted unit density:

a. The permitted base unit density is:

(1) Two units per parent lot.

(2) Four units per lot on all lots within one-quarter mile walking distance of a major transit stop.

(3) Four units per lot if at least one unit on the lot is affordable housing meeting the requirements of KMC 18.21.035(C).

(4) Accessory dwelling units are considered units for the purposes of calculating unit density, subject to the provisions of KMC 18.73.100.

(5) If single-family residential uses exist or are proposed on a lot pursuant to the base or maximum density, then the unit lot density defined in this section is in addition to the that single-family residential use. Single-family dwellings do not count as units for the purposes of this section. If middle housing uses, including duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, or cottage housing developments are proposed, those are subject to the unit lot density requirements listed in subsection (a)(1-3) of this footnote.

b. The standards of footnote 18 do not apply to lots after subdivision below 1,000 square feet unless the city has enacted an allowable lot size below 1,000 square feet in the zone.

c. The lot lines applicable to a parent lot shall be used to determine dimensional standards that relate to lot dimensions, including but not limited to: minimum lot size, setbacks, maximum gross floor area, maximum hardscape area and maximum lot coverage any created unit lot. These dimensional standards shall not be measured off individual unit lots.

d. Unit density applies to lots created through the fee simple unit lot subdivision process pursuant to KMC 18.20.160 that cannot be further subdivided based on the minimum lot size listed in Table B for the applicable zone.

[Ord. 19-0481 § 2 (Exh. A); Ord. 16-0433 § 2 (Att. A); Ord. 16-0428 § 13 (Att. I); Ord. 11-0329 § 3 (Exh. 1).]

18.21.035 Residential zones R-4 and R-6 - Middle Housing

A. Middle housing shall be subject to the same development regulations as detached single-family homes for the purpose of review for consistency with this chapter. Middle housing includes duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, or cottage housing developments.

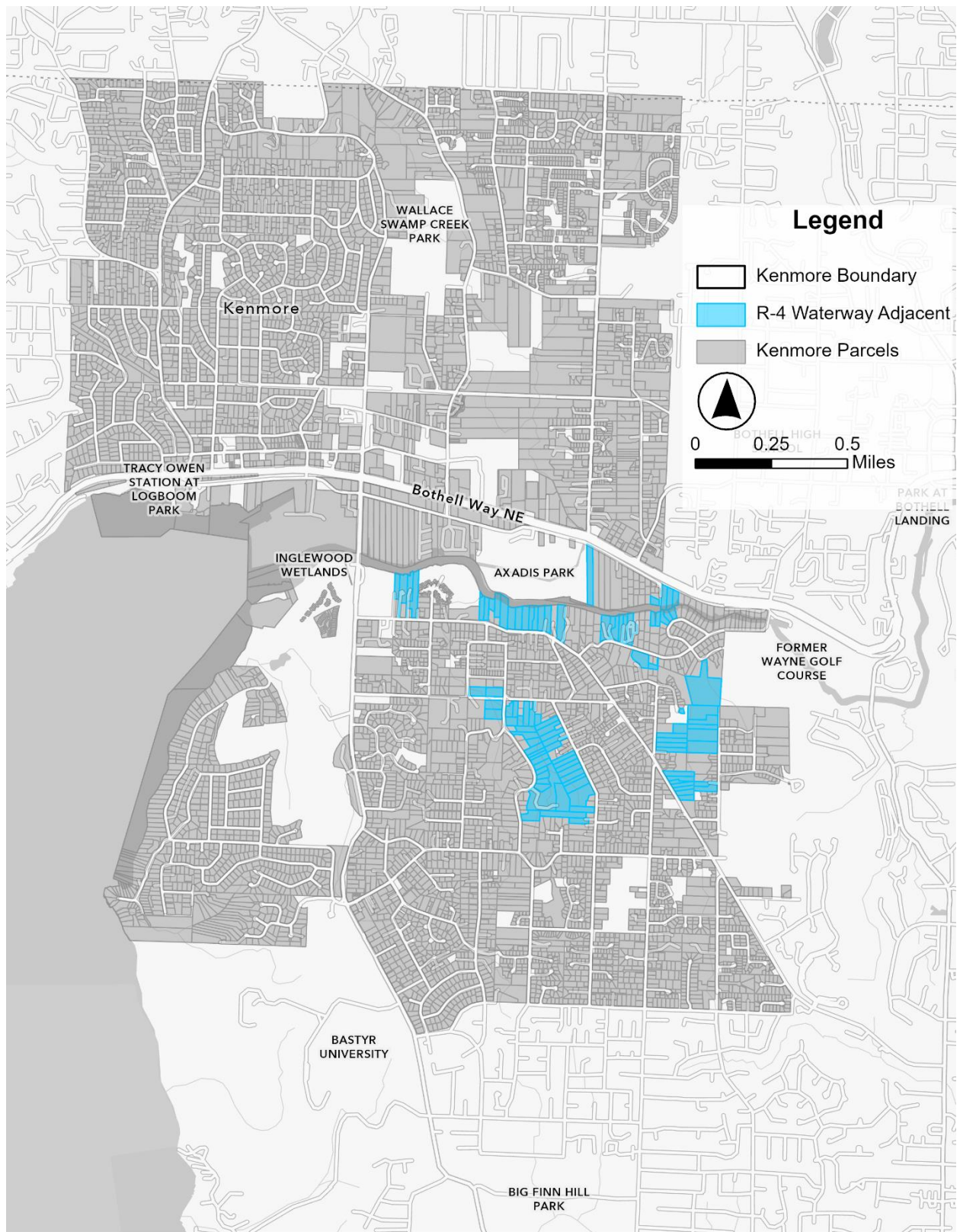
B. The provisions of this section:

1. Shall apply to all lots in the R-4 and R-6 zones, except specific R-4 lots as identified in the exhibit within this subsection.

2. Shall not apply to:

a. Portions of a lot, parcel, or tract designated with critical areas designated under RCW 36.70A.170 or their buffers as required by RCW 36.70A.170, except for critical aquifer recharge areas where a single-family detached house is an allowed use provided that any requirements to maintain aquifer recharge are met.

1

Middle Housing – Excluded Areas Portions of R-4 Zone

2

C. To qualify for additional units under the affordable housing provisions of KMC 18.21.030, Footnote 18(A), an applicant shall commit to renting or selling the required number of units as affordable housing and meeting the standards of subsections (D) through (H) below.

D. Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:

1. Rental housing: 60 percent.

2. Owner-occupied housing: 80 percent.

E. The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.

F. The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.

G. The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.

H. The units dedicated as affordable housing shall:

1. Be provided in a range of sizes comparable to other units in the development.

2. The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.

3. Be distributed throughout the development and have the same functionality as the other units in the development.

4. Exterior finishes for affordable units shall be comparable to units within the entire development.

5. Comply with the requirements of KMC 18.77.015, unless otherwise stated in this section.

I. Consistent with all residential uses, building design standards for middle housing shall meet the requirements of KMC 18.52 Article III and Article V.

J. Public Benefits and Development Incentives

1. The purpose of this section is to:

a. Promote development of a variety of middle housing types by providing a method for flexibility in development standards;

b. Provide development incentives to *developers* of residential property, in exchange for public benefits to help achieve comprehensive plan goals of a variety of housing types and *open space* protection;

c. Provide a review process to allow evaluation of proposed development standard modifications per the table in subsection (l)(4).

2. Development incentives are applicable only to applications for middle housing types, including: duplex, triplex, fourplex, townhouse, stacked flats, courtyard apartments, and cottage housing (as specified in the last column of the table below) in the applicable areas identified in KMC 18.21.035(B). These standards are not applicable to development, redevelopment, or remodeling of an existing or new principal single-family unit.

3. The following are the development incentives available to applicants if all requirements are met as specified below. Applicants are limited to one development incentive per neighborhood benefit.

APPLICABLE MIDDLE HOUSING TYPE	NEIGHBORHOOD BENEFIT	DEVELOPMENT INCENTIVE
Duplex, Triplex, Cottage Housing	Building height limited to 27' with a maximum of two stories.	Reduce rear and street setbacks to 10'.
Duplex, Stacked Flat	Redevelop an existing single-family unit with a duplex or stacked flat and maintain the base floor footprint of the existing home.	Density bonus of two additional units totaling up to four units per lot
Cottage housing	Gross floor area for an individual cottage set to a maximum of 1,200 square feet.	Density bonus of up to 50% of the unit density

18.21.040 Residential zones R-12, R-18 and R-24 – Use allowances.

The following uses listed in Table C are identified as *permitted*, conditionally permitted, or *prohibited uses* in residential zones R-12, R-18 and R-24:

Table C. R-12, R-18, and R-24 Zones Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Air transportation service ¹	Ambulatory surgery center ²⁵	Adult entertainment business
Arts, entertainment, indoor ^{2,3}	Arts, entertainment, outdoor ²⁶	Animal kennel/shelter
College/university ^{4,5}	Cemetery, columbarium or mausoleum ²⁷	Auction house
Community residential facility	Eating and drinking place ^{3,28}	Automotive sales and service, marine
Construction and trade ⁶	Hospital ⁵	Automotive sales and service, non-marine

Table C. R-12, R-18, and R-24 Zones Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Day care</i> ⁷	<i>Personal service</i> ²⁹	<i>Business service, intensive</i>
<i>Educational service</i> ⁸	<i>Recreational facility, indoor</i> ^{3,30,31}	<i>Business service, standard</i>
<i>Family child-care home</i> ⁹	<i>Regional land use</i> ³²	<i>Cannabis business</i>
<i>Fire or police facility</i> ^{10,11,12}	<i>Retail sales</i> ^{29,33}	<i>Cannabis cooperative</i>
<i>Health care and social assistance</i> ^{4,5,13}	<i>Temporary lodging</i> ³⁴	<i>Funeral home/crematory</i>
<i>Manufactured housing community</i>	<i>Warehousing</i> ³⁵	<i>Laboratory</i>
<i>Multiple-family dwelling</i>		<i>Manufacturing, heavy</i>
<i>Office</i> ¹⁴		<i>Manufacturing, light</i>
<i>Park</i> ¹⁵		<i>Mobile food service</i>
<i>Recreational facility, outdoor</i> ^{16,17}		<i>Resource land use</i>
<i>Religious institution</i> ¹⁸		<i>Retail sales, bulk</i>
<i>Single detached dwelling unit</i> ^{19,20}		<i>Secure facility</i>
<i>Standalone parking</i> ²¹		<i>Transportation</i>
<i>Supportive living facility</i>		<i>Vehicle or equipment rental</i>
<i>Utility facility</i> ^{22,23,24}		<i>Vehicle refueling station</i>
		<i>Wholesale trade</i>

1. One single-engine, noncommercial seaplane shall be permitted only on *lots* that abut a waterbody, provided there are (a) no aircraft sales, service, repair, charter, or rental; and (b) no storage of aviation fuel except that contained in the tank or tanks of the aircraft. A *helistop* at an *emergency* medical evacuation site in conjunction with a police, fire or health service facility is a conditional use. All other *air transportation service uses* are prohibited.

2. Museums and libraries permitted only as accessory to a *park* or in a *building* listed on the National Register as an historic site or designated as a *City* landmark subject to Chapter [18.50](#) KMC; otherwise, a *conditional use permit* is required. Artist studios permitted only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC or as a joint use of an existing public school facility; otherwise a *conditional use permit* is required. For all other *arts, entertainment, indoor uses*, a *conditional use permit* is required, except theater, which is prohibited.

3. *Social card games* are prohibited.

- 1 4. Permitted only as a re-use of a public school facility subject to Chapter [18.50](#) KMC.
- 2 5. Conditionally permitted only as a re-use of a surplus nonresidential facility subject to
- 3 Chapter [18.50](#) KMC.
- 4 6. Permitted when:
 - 5 a. Located in the R-24 zone; and
 - 6 b. On a *site in office or construction and trade office uses* as of May 8, 2003; and
 - 7 c. Part of a *mixed use development*; and
 - 8 d. Limited to 15,000 square feet; and
 - 9 e. No *outdoor storage* of equipment occurs.
- 10 Otherwise, prohibited.
- 11 7. *Day care II* permitted only as a re-use of a public school facility subject to Chapter [18.50](#) KMC, or
- 12 an *accessory use* to a school, *religious institution*, *park*, *sports club* or public housing administered
- 13 by a *public agency*, and:
 - 14 a. Outdoor play areas shall be completely enclosed by a solid wall or *fence*, with no openings
 - 15 except for gates and have a minimum height of six feet;
 - 16 b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines
 - 17 adjoining residential zones;
 - 18 c. Direct access to a developed arterial *street* shall be required in any residential zone; and
 - 19 d. Hours of operation may be restricted to assure compatibility with surrounding development.
- 20 Otherwise, *day care II* requires a *conditional use permit*.
- 21 8. K-12 facilities only, except vocational school which is permitted only as a re-use of a surplus
- 22 nonresidential facility subject to Chapter [18.50](#) KMC unless a *conditional use permit* is obtained.
- 23 All other *educational service uses* require a *conditional use permit*.
- 24 9. A *family child-care home* is subject to the requirements established by the Washington State
- 25 Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the
- 26 following requirements:
 - 27 a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;
 - 28 b. A safe passenger loading area shall be provided;
 - 29 c. The *family child-care home* shall comply with all applicable building, fire, safety, and health
 - 30 codes enforced by the *City*;
 - 31 d. The *family child-care home* shall comply with all applicable development standards of the *City*,
 - 32 unless determined to be legally nonconforming;
 - 33 e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC; and

f. The City has the authority to limit the hours of operation to facilitate neighborhood compatibility.

10. Limited to “storefront” police offices. Such offices shall not have:

a. Holding cells;

b. Suspect interview rooms; or

c. Long-term storage of stolen properties.

All other police facilities require a *conditional use permit*.

11. Fire facilities require a *conditional use permit*, subject to the following:

a. All *buildings* and *structures* shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

b. Any *buildings* from which fire-fighting equipment emerges onto a *street* shall maintain a distance of 35 feet from such *street*; and

c. No *outdoor storage*.

12. Fire or police training facilities such as shooting ranges, auto test tracks, and fire suppression simulations are prohibited.

13. Veterinary clinics are prohibited.

14. *Public agency* or *utility office* is permitted only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter [18.50](#) KMC. All other *office uses* require a *conditional use permit*.

15. The following conditions and limitations shall apply, where appropriate:

a. Lighting for *structures* and fields shall be directed away from residential areas;

b. *Structures* or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones, except for *structures* in on-site recreation areas provided under KMC [18.30.130](#) or Chapter [20.47](#) KMC. Setback requirements for *structures* in these on-site required recreation areas shall be maintained in accordance with the zoning standards for the underlying residential zone.

16. Golf course facility only permitted. Clubhouses, maintenance *buildings*, equipment storage areas and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. All other *outdoor recreational facility uses* are conditional uses, except *stable*, RV park, and shooting range, which are prohibited.

17. Conditional uses are subject to the following conditions and limitations:

a. The bulk and scale shall be compatible with residential character of the area;

b. Use is limited to residents of a specified residential *development* or to *sports clubs* providing supervised instructional or athletic programs.

18. Permitted only as a re-use of a public school facility subject to Chapter [18.50](#) KMC. Other *religious institutions* require a *conditional use permit*.

19. More than one *single detached dwelling unit* may be allowed on an individual *lot* through the *conditional use permit* process. A *conditional use permit* is not required for *lots* in subdivisions, short subdivisions or binding site plans approved as multiple unit *lots* or for *accessory dwelling units*.

20. *Manufactured homes* and *mobile homes* are allowed only in *manufactured housing communities*. *Designated manufactured homes* are not restricted to *manufactured housing communities*.

21. Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:

a. They are located on existing parking lots for *religious institutions*, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and

b. The *site* is adjacent to a designated arterial that has been improved to a standard acceptable to the *department*.

Otherwise a *conditional use permit* is required.

22. *Bulk gas storage tanks* which pipe to individual residences require a *conditional use permit*. All other *bulk gas storage tanks*, including liquefied natural gas storage tanks, are prohibited.

23. *Private stormwater management facilities* permitted except when participating in an approved shared facility drainage plan. *Private stormwater management facilities* shall be located on the same *lot* that they are designed to serve except in subdivisions or short subdivisions that set aside a separate tract for such facilities. For shared facilities, such facilities which are not located on the *lot* they are designed to serve shall be located on a *lot* with the same or more intensive zoning designation.

24. *Hydroelectric generation facilities* are prohibited. A *nonhydroelectric generation facility* may be conditionally permitted as a *cogeneration* facility for on-site use only.

25. Conditionally permitted only as a re-use of a surplus nonresidential facility subject to Chapter [18.50](#) KMC.

26. Arboretum only.

27. *Structures* shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

28. Excluding drinking places, and limited to a maximum of 5,000 square feet of gross floor area and subject to KMC [18.21.070](#).

29. Limited to a maximum of 5,000 square feet of gross floor area and subject to the additional requirements in KMC [18.21.070](#).

30. Conditional *uses* are subject to the following conditions and limitations:

a. The bulk and scale shall be compatible with residential character of the area;

b. For *sports clubs*, the gross floor area shall not exceed 10,000 square feet unless the *building* is on the same *site* or adjacent to a *site* where a public facility is located or unless the *building* is a nonprofit facility; and

c. Use is limited to residents of a specified residential *development* or to *sports clubs* providing supervised instructional or athletic programs.

31. Bowling center and shooting range are prohibited.

32. Amusement park, fairground, and stadium/arena are prohibited.

33. Auto supply stores and pet shops are prohibited.

34. Bed and breakfast guesthouse only, subject to the following conditions:

a. The guesthouse shall be owner-occupied;

b. Meals shall be served to paying guests only (no restaurant *use* permitted);

c. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;

d. Parking shall be provided as required by this title; and

e. The guesthouse shall be compatible with the neighborhood character as determined by the *city manager*, and shall not create significant adverse neighborhood effects that cannot be mitigated.

35. *Self-service storage* only permitted and only if accessory to an *apartment development* of at least 12 units, provided:

a. The gross floor area in *self-service storage* shall not exceed the total gross floor area of the *apartment* dwellings on the *site*;

b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

c. The use of the facility shall be limited to dead storage of household goods;

d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;

e. No *outdoor storage* or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

f. No residential occupancy of the storage units;

g. No business activity other than the rental of storage units; and

h. A resident director shall be required on the *site* and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

[Ord. 24-0607 § 2 (Exh. A(VI)); Ord. 19-0481 § 2 (Exh. A); Ord. 18-0463 § 3 (Exh. 2); Ord. 17-0438 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 16-0421 § 2 (Att. A); Ord. 14-0384 § 5; Ord. 11-0329 § 3 (Exh. 1).]

18.21.045 Residential zone MHC – Use allowances.

The following uses listed in Table D are identified as *permitted*, conditionally permitted, or *prohibited uses* in residential zone MHC:

Table D. MHC Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
<i>Day care</i> ¹	<i>Community residential facility</i>	<i>Adult entertainment business</i>
<i>Family child-care home</i> ²	<i>Cemetery, columbarium or mausoleum</i>	<i>Air transportation service</i>
<i>Manufactured housing community</i> ⁸	<i>Educational service</i> ⁶	<i>Ambulatory surgery center</i>
<i>Park</i> ³	<i>Religious institution</i>	<i>Animal kennel/shelter</i>
<i>Single detached dwelling unit</i> ^{4,5}	<i>Supportive living facility</i>	<i>Arts, entertainment, indoor</i>
	<i>Temporary lodging</i> ⁷	<i>Arts, entertainment, outdoor</i>
		<i>Auction house</i>
		<i>Automotive sales and service, marine</i>
		<i>Automotive sales and service, nonmarine</i>
		<i>Business service, intensive</i>
		<i>Business service, standard</i>
		<i>Cannabis business</i>
		<i>Cannabis cooperative</i>
		<i>College/university</i>
		<i>Construction and trade</i>
		<i>Eating and drinking place</i>
		<i>Fire or police facility</i>
		<i>Funeral home/crematory</i>

Table D. MHC Zone Use Allowances

PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
		<i>Health care and social assistance</i>
		<i>Hospital</i>
		<i>Laboratory</i>
		<i>Manufacturing, heavy</i>
		<i>Manufacturing, light</i>
		<i>Mobile food service</i>
		<i>Multiple-family dwelling</i>
		<i>Office</i>
		<i>Personal service</i>
		<i>Recreational facility, indoor</i>
		<i>Recreational facility, outdoor</i>
		<i>Regional land use</i>
		<i>Resource land use</i>
		<i>Retail sales</i>
		<i>Retail sales, bulk</i>
		<i>Secure facility</i>
		<i>Standalone parking</i>
		<i>Transportation</i>
		<i>Utility facility</i>
		<i>Vehicle or equipment rental</i>
		<i>Vehicle refueling station</i>
		<i>Warehousing</i>
		<i>Wholesale trade</i>

- 1 1. *Day care I* is permitted. *Day care II* is permitted only as an accessory use to a religious
- 2 *institution, park* or public housing administered by a *public agency*, and:
- 3 a. Outdoor play areas shall be completely enclosed by a solid wall or *fence* with no openings
- 4 except for gates and have a minimum height of six feet;
- 5 b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines
- 6 adjoining residential zones;
- 7 c. Direct access to a developed arterial *street* shall be required in any residential zone; and

d. Hours of operation may be restricted to assure compatibility with surrounding *development*.

Otherwise, *day care II* requires a *conditional use permit*.

2. A *family child-care home* is subject to the requirements established by the Washington State Department of Early Learning (DEL) in WAC Title [170](#). The *family child-care home* shall meet the following requirements:

a. The family child-care provider shall be licensed by DEL to operate a *family child-care home*;

b. A safe passenger loading area shall be provided;

c. The *family child-care home* shall comply with all applicable building, fire, safety, and health codes enforced by the *City*;

d. The *family child-care home* shall comply with all applicable development standards of the *City*, unless determined to be legally nonconforming;

e. All signage shall conform to the applicable requirements of Chapter [18.42](#) KMC; and

f. The *City* has the authority to limit the hours of operation to facilitate neighborhood compatibility.

3. The following conditions and limitations shall apply, where appropriate:

a. Lighting for *structures* and fields shall be directed away from residential areas;

b. *Structures* or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.

4. One *single detached dwelling unit* only per existing legal lot as of April 23, 2019.

5. *Manufactured homes* and *mobile homes* are allowed only in *manufactured housing communities*. *Designated manufactured homes* are not restricted to *manufactured housing communities*.

6. K-12 facilities only. All other *educational service uses* are prohibited.

7. Bed and breakfast guesthouse only, subject to the following conditions:

a. The guesthouse shall be owner-occupied;

b. Meals shall be served to paying guests only (no restaurant use permitted);

c. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;

d. Parking shall be provided as required by this title; and

e. The guesthouse shall be compatible with the neighborhood character as determined by the *city manager*, and shall not create significant adverse neighborhood effects that cannot be mitigated.

8. For properties continuing in an existing *manufactured housing community use* after April 23, 2019, a *transfer of density credits* shall be permitted. See Chapter [18.80](#) KMC.

[Ord. 24-0607 § 2 (Exh. A(VII)); Ord. 19-0481 § 2 (Exh. A).]

18.21.050 Residential zones R-12, R-18, R-24, R-48, and MHC – Development standards.

The following zone-specific development standards in Table E apply in the R-12, R-18, R-24, R-48, and MHC residential zones:

Table E. R-12, R-18, R-24, R-48, and MHC Residential Zones Development Standards

STANDARDS	Z O N E S	R-12	R-18	R-24	R-48	MHC ¹²
Base Density: <i>Dwelling Unit/Acre</i> ¹		12 du/ac	18 du/ac	24 du/ac	48 du/ac	12 du/ac
Maximum Density: <i>Dwelling Unit/Acre</i> ²		18 du/ac	27 du/ac	36 du/ac	72 du/ac	18 du/ac
Minimum Density ¹¹		80%	75%	70%	65%	80%
Minimum Lot Width ⁴		30 ft.	30 ft.	30 ft.	30 ft.	--
Minimum <i>Street Setback</i>		10 ft. ⁶	10 ft. ⁶	10 ft. ⁶	10 ft. ⁶	10 ft.
Minimum Side <i>Setback</i> ^{3,5}		5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft.
Minimum Rear <i>Setback</i> ^{3,5}		5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft.
Base Height ⁸		60 ft.	60 ft. 80 ft. ⁹	60 ft. 80 ft. ⁹	60 ft. 80 ft. ⁹	35 ft.
Maximum <i>Impervious Surface</i> : Percentage ¹⁰		85%	85%	85%	90%	85%
Minimum Lot Size		--	--	--	--	--

¹ Density applies only to *dwelling units* and not to sleeping units.

² This maximum density may be achieved only through the application of residential density incentives pursuant to Chapter [18.80](#) KMC or *transfers of density credits*, or any combination of density incentive or density transfer. Maximum density may only be exceeded pursuant to KMC [18.80.040](#)(E)(1)(f).

³ These standards may be modified under the provisions for *zero-lot-line developments*.

⁴ The *building envelope* is determined through meeting minimum lot size and minimum lot width measurement requirements (KMC [18.30.110](#)).

⁵ Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a *joint use driveway* is located to provide a straight line length of at least 26 feet as measured from the centerline of the garage, carport or fenced parking area, from the access point to the opposite side of the *joint use driveway*.

⁶ At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the *street* property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the *street* property line.

⁷ a. For *developments* consisting of three or more single detached dwellings located on a single parcel, the *setback* shall be 10 feet along any property line abutting R-1 through R-6, except for *structures* in on-site recreation areas required in KMC [18.30.130](#), which shall have a *setback* of five feet.

b. For *townhouse* and *apartment development*, the *setback* shall be 20 feet along any property line abutting R-1 through R-6, except for *structures* in on-site recreation areas required in KMC [18.30.130](#), which shall have a *setback* of five feet, unless the *townhouse* or *apartment development* is adjacent to property upon which an existing *townhouse* or *apartment development* is located.

⁸ In the R-12, R-18, R-24 and R-48 zones, height limits may be increased when portions of the *structure* which exceed the base height limit provide one additional foot of *street* and interior *setback* for each foot above the base height limit, provided the maximum height may not exceed 75 feet. Netting or fencing and support *structures* for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior *setback* requirements; provided, that the maximum height shall not exceed 75 feet.

⁹ The base height to be used only for projects as follows:

a. In R-18, R-24 and R-48 zones using residential density incentives and *transfer of density credits* pursuant to this title.

¹⁰ Applies to each individual *lot*. *Impervious surface* area standards for:

a. Regional *uses* shall be established at the time of permit review;

b. Nonresidential *uses* in residential zones shall comply with KMC [18.21.060](#) and [18.30.170](#);

c. *Lots* may be increased beyond the total amount permitted in this chapter subject to approval of a *conditional use permit*.

¹¹ Minimum density is determined by multiplying the allowable number of dwelling units, as calculated using KMC [18.30.020](#), by the percentage shown for each zone.

¹² See also the standards in KMC [18.50.140](#).

[Ord. 19-0481 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.21.055 MHC zoning exception.

A. A *manufactured housing community* landowner may request an exception from the application of the MHC zoning to their property through a Type 4 permit process as described in Chapter [19.25](#) KMC.

B. Along with other information required by the *department*, the application shall include information demonstrating that:

1. There is no *reasonable use* of the MHC property under the MHC zoning;
2. The *uses* authorized by the MHC zoning are not economically viable at the property's location; and
3. The proposal meets the zone reclassification criteria in KMC [18.115.060](#).

If, based on the information provided, the request is granted by the city council, the property shall revert to the zoning designation in place on April 23, 2019, without further action by the council. If necessary, a comprehensive plan map amendment to recognize that zoning designation shall be initiated by the *City*. [Ord. 19-0481 § 2 (Exh. A).]

18.21.060 Nonresidential land uses in residential zones.

Except for *utility facilities*, *regional land uses*, and nonresidential *uses* regulated by KMC [18.21.070](#), all nonresidential *uses* located in the R zones shall be subject to the following requirements:

A. *Impervious surface* coverage shall not exceed:

1. Seventy percent of the *site* in the R-1 through R-6 zones.
2. Eighty percent of the *site* in the R-12 through R-48 and MHC zones.

B. *Buildings* and *structures*, except *fences* and wire or mesh backstops, shall not be closer than 30 feet to any property line, except as provided in subsection C of this section.

C. A single detached dwelling allowed as accessory to a church or school shall conform to the *setback* requirements of the zone.

D. Parking areas are permitted within the required *setback* area from property lines, provided such parking areas are located outside of the required landscape area.

E. *Sites* shall abut or be accessible from at least one public *street* functioning at a level consistent with the *City street* design standards. New *high school sites* shall abut or be accessible from a public *street* functioning as an arterial per the *City* design standards.

F. The base height shall conform to the zone in which the *use* is located.

G. *Building* illumination and lighted *signs* shall be designed so that no direct rays of light are projected into neighboring residences or onto any *street* right-of-way. [Ord. 19-0481 § 2 (Exh. A); Ord. 16-0428 § 13 (Att. I); Ord. 11-0329 § 3 (Exh. 1).]

18.21.070 Personal service, eating and drinking place and retail sales uses in R-4 through R-24 zones.

Personal service uses, *eating and drinking place uses*, and *retail sales uses* which are located in the R-4 through R-24 zones shall be subject to the following requirements:

1 A. Each individual establishment shall not exceed 5,000 square feet of gross floor area and the
2 combined total of all contiguous commercial establishments shall not exceed 15,000 square feet
3 of gross floor area;

4 B. Establishments shall not be located less than one mile from another commercial establishment,
5 unless located with other establishments meeting the criteria in subsection A of this section;

6 C. Establishment *sites* shall abut an intersection of two public *streets*, each of which is designated
7 as a neighborhood collector or arterial and which has improved pedestrian facilities for at least
8 one-fourth mile from the *site*;

9 D. The maximum on-site parking ratios for establishments and *sites* shall be two per 1,000 square
10 feet and required parking shall not be located between the *building(s)* and the *street*;

11 E. *Buildings* shall comply with the *building facade modulation* and roofline variation requirements
12 in KMC [18.50.080](#) and at least one facade of the *building* shall be located within five feet of the
13 sidewalk;

14 F. If the *personal service, eating and drinking place, or retail sales use* is located in a *building* with
15 multifamily *uses*, then the commercial *use* shall be on the *ground floor* and shall not exceed 25
16 percent of the total floor area of the *building*; and

17 G. *Sign* and *landscaping* standards for the *use* apply. [Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3
18 (Exh. 1).]

19 **18.21.073 Accessory uses.**

20 *Accessory uses*, when consistent with the definition in Chapter [18.20](#) KMC, are allowed as
21 determined by the *city manager*. [Ord. 17-0438 § 3 (Att. B).]

22 **18.21.075 Drive-through service.**

23 *Drive-through service* is prohibited in these zoning districts. [Ord. 19-0481 § 2 (Exh. A); Ord. 17-
24 0438 § 3 (Att. B).]

25 **18.21.078 Outdoor storage.**

26 *Outdoor storage* is prohibited in these zoning districts. [Ord. 19-0481 § 2 (Exh. A); Ord. 17-0438 § 3
27 (Att. B).]

28 **18.21.080 Wireless communication facilities.**

29 Use allowances and development regulations for *wireless communication facilities* are located in
30 Chapter [18.60](#) KMC. [Ord. 16-0426 § 6 (Att. D).]
31
32

Chapter 18.30

DEVELOPMENT STANDARDS – GENERAL

Sections:

[18.30.010 Purpose.](#)

[18.30.015 Burke-Gilman Trail.](#)

[18.30.020 Density calculations – Allowable dwelling units, lots or floor area.](#)

[18.30.040 Fences.](#)

[18.30.050 Height – Measurement method.](#)

[18.30.060 Height – Exceptions to limits.](#)

[18.30.070 Light and glare.](#)

[18.30.080 Lot area – Prohibited reduction.](#)

[18.30.090 Lot area – Minimum lot area for construction.](#)

[18.30.100 Lot divided by zone boundary.](#)

[18.30.110 Lot width – Measurement method.](#)

[18.30.112 Cannabis businesses – Standards.](#)

[18.30.113 Outdoor storage for nonresidential uses.](#)

[18.30.115 Public nuisance – Prohibited activities.](#)

[18.30.130 Recreation space – On-site areas.](#)

[18.30.140 Recreation space – Maintenance.](#)

[18.30.150 Recreation space – Financial guarantees.](#)

[18.30.155 Recreational vehicles.](#)

[18.30.160 Setbacks – Measurement.](#)

[18.30.170 Setbacks – Specific building or use.](#)

[18.30.190 Setbacks – Modifications.](#)

[18.30.200 Setbacks – From regional utility corridors.](#)

[18.30.210 Setbacks – From alley.](#)

[18.30.220 Setbacks – Required modifications.](#)

[18.30.230 Setbacks – Projections and structures allowed.](#)

[18.30.240 Sight distance requirements.](#)

[18.30.250 Storage space and collection points for trash and recyclables.](#)

[18.30.260 Trail corridors – Applicability.](#)

[18.30.270 Trail corridors – Design standards.](#)

[18.30.280 Trail corridors – Maintenance of trail corridors/improvements.](#)

[18.30.290 Relocation plan for manufactured housing communities.](#)

18.30.010 Purpose.

The purpose of this chapter is to establish basic standards for *development* relative to residential density, dimensional requirements and specific rules for general application. The standards and rules are established to provide flexibility in project design, maintain privacy between adjacent *uses* and meet the on-site recreation needs of project residents. [Ord. 11-0329 § 3 (Exh. 1).]

18.30.015 Burke-Gilman Trail.

A. RB-zoned properties which lie north of NE 175th Street shall provide 10 feet of Type II *landscaping* along the common property boundary with the Burke-Gilman public trail right-of-way. Property owners may negotiate with King County to have the Type II *landscaping* located within the Burke-Gilman public right-of-way.

B. The Burke-Gilman Trail shall be considered a public right-of-way for purposes of Sections [18.52.180](#), [18.52.200](#), [18.52.230](#), [18.52.240](#), and [18.52.310](#) of Chapter [18.52](#) KMC (Design Standards). [Ord. 23-0574 § 2 (Exh. A); Ord. 14-0391 § 2 (Exh. 1).]

18.30.020 Density calculations – Allowable dwelling units, lots or floor area.

Permitted number of *dwelling units* or *lots* or floor area shall be determined as follows:

A. The allowed number of *dwelling units* or *lots* (base density) shall be computed by multiplying the *site area* by the applicable residential base density number;

[1. Areas specified within KMC 18.21.035\(B\) are permitted at least 2 dwelling units per lot per the requirements of KMC 18.21.030, Footnote 18.](#)

B. The maximum density (unit or *lot*) limits shall be computed by adding the bonus or transfer units authorized by Chapter [18.80](#) KMC to the base units computed under subsection A of this section;

C. The allowed floor area shall be computed by applying the *floor area ratio* to the project *site area*; and

D. Except for short subdivisions of four or fewer *lots*, when density calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows:

1. Fractions of 0.50 or above shall be rounded up; and
2. Fractions below 0.50 shall be rounded down.

E. When density calculations result in a fraction, the permitted number of *lots* derived from short subdivisions of four or fewer *lots* shall be rounded as follows:

- 1 1. For a short subdivision resulting in less than two *lots* (base density) as described in
2 subsection A of this section, fractions of 0.85 shall be rounded up to the nearest whole
3 number and fractions below 0.85 shall be rounded down.
- 4 2. For a short subdivision resulting in more than two but less than three *lots* (base density)
5 as described in subsection A of this section, fractions of 0.75 shall be rounded up to the
6 nearest whole number and fractions below 0.75 shall be rounded down.
- 7 3. For a short subdivision resulting in more than three *lots* but less than four *lots* (base
8 density) as described in subsection A of this section, fractions of 0.60 shall be rounded
9 up to the nearest whole number and fractions below 0.60 shall be rounded down. [Ord.
10 11-0329 § 3 (Exh. 1).]
- 11 ...
- 12

Chapter 18.40

DEVELOPMENT STANDARDS – PARKING AND CIRCULATION

Sections:

[18.40.010 Purpose.](#)

[18.40.020 Authority and application.](#)

[18.40.030 Computation of required off-street parking spaces.](#)

[18.40.035 Parking in the urban residential zone, downtown commercial zone east of 73rd Avenue NE, public and semi-public zone abutting SR-522, and the urban corridor zone, east subarea.](#)

[18.40.038 Exceedance of minimum parking – Downtown commercial zone, downtown residential zone, urban corridor zone, east subarea, and urban residential zone.](#)

[18.40.040 Shared parking requirements.](#)

[18.40.050 Exceptions for community residential facilities \(CRF\) and senior citizen assisted living.](#)

[18.40.055 Parking for certain types of development served by transit.](#)

[18.40.060 Parking for the disabled.](#)

[18.40.070 Loading space and loading dock requirements.](#)

[18.40.080 Stacking spaces for drive-through facilities.](#)

[18.40.090 Transit and rideshare provisions.](#)

[18.40.100 Pedestrian and bicycle circulation and access.](#)

[18.40.110 Off-street parking plan design standards.](#)

[18.40.120 Off-street parking construction standards.](#)

[18.40.130 Compact car allowance requirements.](#)

[18.40.140 Internal circulation road standards.](#)

18.40.010 Purpose.

The purpose of this chapter is to provide adequate parking for all *uses* allowed in this title; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility in urban areas by:

A. Setting minimum off-street parking standards for different land *uses* that assure safe, convenient and adequately sized parking facilities within activity centers;

B. Providing incentives to rideshare through preferred parking arrangements;

- 1 C. Providing for parking and storage of bicycles;
- 2 D. Requiring the use of permeable surfacing unless infeasible;
- 3 E. Providing safe, direct pedestrian access from public rights-of-way to *structures* and
- 4 between *developments*; and
- 5 F. Requiring *uses* which attract large numbers of employees or customers to provide transit stops.
- 6 [Ord. 16-0428 § 13 (Att. I); Ord. 11-0329 § 3 (Exh. 1).]

7 **18.40.020 Authority and application.**

8 A. Before an occupancy permit may be granted for any new or enlarged *building* or for a change

9 of *use* in any existing *building*, the *use* shall be required to meet the provisions of this chapter.

10 B. If this chapter does not specify a parking requirement for a land *use*, the *city manager* shall

11 establish the minimum requirement based on a study of anticipated parking demand.

12 Transportation demand management actions taken at the *site* shall be considered in determining

13 anticipated demand. If the *site* is located in an activity center or community business center, the

14 minimum requirement shall be set at a level less than the anticipated demand, but at no less than

15 75 percent of the anticipated demand. In the study the *applicant* shall provide sufficient

16 information to demonstrate that the parking demand for a specific land *use* will be satisfied.

17 Parking studies shall be prepared by a professional engineer with expertise in traffic and parking

18 analyses, or an equally qualified individual as authorized by the *city manager*.

19 C. If the required amount of off-street parking has been proposed to be provided off-site,

20 the *applicant* shall provide written contracts with affected landowners showing that required off-

21 street parking shall be provided in a manner consistent with the provisions of this chapter. The

22 contracts shall be reviewed by the *city manager* for compliance with this chapter, and if approved,

23 the contracts shall be recorded with the county records and elections division as a deed restriction

24 on the title to all applicable properties. These deed restrictions may not be revoked or modified

25 without authorization by the *city manager*.

26 D. Where a neighborhood or subarea plan with design guidelines that includes the subject property

27 has been adopted, the *city manager* shall base allowable waivers or modifications on the policies

28 and guidelines in such plan. [Ord. 11-0329 § 3 (Exh. 1).]

29 **18.40.030 Computation of required off-street parking spaces.**

30 A. Except as modified in KMC [18.40.035](#), [18.40.040](#), [18.40.050](#), [18.40.055](#) or [18.40.090](#), off-street

31 parking areas shall contain at a minimum the number of *parking spaces* as stipulated in the

32 following table. Off-street parking ratios expressed as number of spaces per square feet means the

33 usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include

34 but are not limited to building maintenance areas, storage areas, closets, restrooms and exterior

35 walls. If the formula for determining the number of off-street *parking spaces* results in a fraction,

36 the number of off-street *parking spaces* shall be rounded to the nearest whole number with

37 fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED	MINIMUM PARKING SPACES REQUIRED
	Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
RESIDENTIAL:		
Single detached dwelling unit	2.0 per dwelling unit	2.0 per dwelling unit; tandem stalls permitted
<u>Duplex, Triplex, and Fourplex</u>	<u>1. 1.0 per dwelling unit; or</u> <u>2. No required parking within one- half mile walking distance of a major transit stop.</u>	<u>1.5 per dwelling unit; tandem stalls permitted</u>
Townhouse	<u>1. 2.0 per dwelling unit 1.0 per dwelling unit; or</u> <u>2. No required parking within one- half mile walking distance of a major transit stop.</u>	1.5 per dwelling unit; tandem stalls permitted
Guest parking	1 space for every 5 units	1 space for every 5 units
Apartment:		
Microhousing dwelling unit	Within 1/4 mile of SR-522: 0.75 per dwelling unit. Otherwise, 1.2 per dwelling unit	Within 1/4 mile of SR-522: 0.75:du. Otherwise, 1.0:du. Tandem stalls permitted
Studio unit	1.2 per dwelling unit	1.0:du; tandem stalls permitted
One-bedroom unit	1.5 per dwelling unit	1.0:du; tandem stalls permitted
Two-bedroom unit	1.7 per dwelling unit	1.5:du; tandem stalls permitted
Three-bedroom unit or larger	2.0 per dwelling unit	1.7:du; tandem stalls permitted
Guest parking	1 space for every 5 units	1 space for every 5 units

LAND USE	MINIMUM PARKING SPACES REQUIRED Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	MINIMUM PARKING SPACES REQUIRED Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
<u><i>Courtyard Apartments and Stacked Flats</i></u>	Per Apartment standards listed in this table; If located in areas specified in KMC 18.21.035(B): 1. 1.0 per dwelling unit; or 2. No required parking within one-half mile walking distance of a major transit stop. 3. Guest parking required per the apartment standard in this table.	Per Apartment standards listed in this table. Guest parking required per the standard in this table.
<u><i>Cottage Housing</i></u>	1.0 per two dwelling units; If located in areas specified in KMC 18.21.035(B): 1. No required parking within one-half mile walking distance of a major transit stop.	1.0 per two dwelling units.
<i>Manufactured housing community</i>	2.0 per dwelling unit	2.0 per dwelling unit
<i>Senior citizen assisted living</i>	1 per 2 dwelling or sleeping units	1 per 2 dwelling or sleeping units
<i>Community residential facility</i>	1 per 2 bedrooms	1 per 2 bedrooms
Dormitory, including religious	1 per 2 bedrooms	1 per 2 bedrooms
<i>Hotel/motel</i>	1 per bedroom	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility	1 per guest room, plus 2 per facility
Other residential land uses	(city manager)	(city manager)

LAND USE	MINIMUM PARKING SPACES REQUIRED	MINIMUM PARKING SPACES REQUIRED
	Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
RECREATIONAL/CULTURAL:		
<i>Recreational/cultural land uses</i>	1 per 300 square feet	1 per 300 square feet
Exceptions:		
Bowling center	5 per lane	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of clubhouse facilities	–
Tennis club	4 per tennis court, plus 1 per 300 square feet of clubhouse facility	–
Golf driving range	1 per tee	–
<i>Park/playfield</i>	<i>(city manager)</i>	<i>(city manager)</i>
Theater	1 per 3 fixed seats	1 per 3 fixed seats
<i>Conference center</i>	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces
<i>Artist studio</i>	0.9 per 1,000 square feet of area used for studios	0.9 per 1,000 square feet of area used for studios
GENERAL SERVICES:		
<i>General services land uses</i>	1 per 300 square feet	1 per 300 square feet

LAND USE	MINIMUM PARKING SPACES REQUIRED Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	MINIMUM PARKING SPACES REQUIRED Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
Exceptions:		
<i>Funeral home/crematory</i>	1 per 50 square feet of chapel area	–
<i>Day care I</i>	2 per facility	2 per facility
<i>Day care II</i>	2 per facility, plus 1 space for each 20 children	2 per facility, plus 1 space for each 20 children
<i>Religious institution</i>	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and veterinary clinic office	1 per 300 square feet of office, labs and examination rooms	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care facility	1 per 4 beds	–
<i>Hospital</i>	1 per bed	1 per bed
Elementary school	1 per <i>school classroom</i> , plus 1 per 50 students	1 per <i>school classroom</i> , plus 1 per 50 students
Secondary schools:		
Middle/junior high school	1 per <i>school classroom</i> , plus 1 per 50 students	1 per <i>school classroom</i> , plus 1 per 50 students
High school	1 per <i>school classroom</i> , plus 1 per 10 students	1 per <i>school classroom</i> , plus 1 per 10 students
High school with stadium	Greater of 1 per <i>school classroom</i> , plus 1 per 10 students, or 1 per 3 fixed seats in stadium	Greater of 1 per <i>school classroom</i> , plus 1 per 10

LAND USE	MINIMUM PARKING SPACES REQUIRED	MINIMUM PARKING SPACES REQUIRED
	Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
		students, or 1 per 3 fixed seats in stadium
<i>Vocational school</i>	1 per <i>school classroom</i> , plus 1 per 5 students	1 per <i>school classroom</i> , plus 1 per 5 students
<i>Specialized instruction school</i>	1 per <i>school classroom</i> , plus 1 per 2 students	1 per <i>school classroom</i> , plus 1 per 2 students
<i>College/university</i>	1 per 2 commuting students, faculty and staff	–
GOVERNMENT/BUSINESS SERVICES:		
<i>Government/business services land uses</i>	1 per 300 square feet	1 per 300 square feet
Exceptions:		
<i>Public agency yard</i>	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas	–
<i>Public agency archive</i>	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas	–
Court	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
<i>Fire or police facility</i>	(city manager)	(city manager)
<i>Construction and trade</i>	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area

LAND USE	MINIMUM PARKING SPACES REQUIRED	MINIMUM PARKING SPACES REQUIRED
	Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
<i>Warehousing and storage</i>	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
<i>Self-service storage</i>	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area	–
<i>Heavy equipment repair</i>	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas	–
RETAIL/WHOLESALE:		
<i>Retail land uses</i>	1 per 300 square feet	1 per 300 square feet
Exceptions:		
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet	3 plus 1 per 350 square feet
<i>Vehicle refueling stations w/o grocery</i>	3 per facility, plus 1 per service bay	3 per facility, plus 1 per service bay
<i>Vehicle refueling stations w/grocery, no service bays</i>	1 per facility, plus 1 per 300 square feet of store	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas	1 per 75 square feet in dining or lounge areas
<i>Wholesale trade uses</i>	0.9 per 1,000 square feet	0.9 per 1,000 square feet

LAND USE	MINIMUM PARKING SPACES REQUIRED	MINIMUM PARKING SPACES REQUIRED
	Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
Retail sales and wholesale trade mixed use	1 per 300 square feet	1 per 300 square feet
MANUFACTURING:		
Manufacturing land uses	0.9 per 1,000 square feet	–
Exceptions:		
Winery/brewery	0.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area	–
RESOURCES:		
Resource land uses	(city manager)	–
REGIONAL:		
Regional land uses	(city manager)	(city manager)

B. An *applicant* may request a modification of the minimum required number of *parking spaces* by providing a parking demand analysis demonstrating that parking demand can be met with a reduced parking requirement. In such cases, the *city manager* may approve a reduction of up to 50 percent of the minimum required number of spaces.

C. When the *City* has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or *uses* authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible *uses* results in different parking requirements, the *city manager* will establish the amount of parking based on a likely range of *uses*.

D. Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.

E. In any *development* required to provide six or more *parking spaces*, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

1. Off-street parking areas shall contain at least one bicycle parking space for every 12 spaces required for motor vehicles except as follows:
 - a. The *city manager* may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.
 - b. The *city manager* may require additional spaces when it is determined that the *use* or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following *uses*:
 - (1) *Park/playfield*;
 - (2) *Marina*;
 - (3) *Library/museum/arboretum*;
 - (4) *Elementary/secondary school*;
 - (5) *Sports club*; or
 - (6) *Retail business* (when located along a developed bicycle *trail* or designated bicycle route).
 2. Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a *structure* attached to the pavement.
 3. All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.
 4. When more than 10 people are employed on site, enclosed locker-type parking facilities for employees shall be provided. The *city manager* shall allocate the required number of parking spaces between bike rack parking and enclosed locker-type parking facilities.
 5. One indoor bicycle storage space shall be provided for every two *dwelling units* in *townhouse* and *apartment* residential *uses*, unless individual garages are provided for every unit. The *city manager* may reduce the number of bike rack parking spaces if *indoor storage* facilities are available to all residents.
- F. Exceedance of Minimum Parking – Zones Other Than Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE. Provision of parking shall not exceed 30 percent more than the minimum parking requirements unless the excess parking spaces are included in a structured parking garage, or under building and screened from the street frontage, unless the additional parking is associated with a phased, mixed use development and is interim in nature.
- G. Tree Retention – DC and DR Zones. Where an applicant proposes retention of *trees* in accordance with KMC [18.35.100](#)(G) in the DC and DR zones, the *city manager* may reduce parking requirements by one *parking space* for every two *significant trees* that are saved in excess of the significant tree ordinance requirements.

H. Critical Area or Buffer Protection. When unavoidable, the *city manager* may reduce minimum parking requirements in order to maximize the protection of a *critical area* or its *buffer*. The reduction in the number of parking stalls or alternative stall or drive aisle dimensional requirements shall be in proportion to the area to be retained in the *buffer* or *critical area*. [Ord. 24-0609 § 2 (Exh. A); Ord. 23-0574 § 2 (Exh. A); Ord. 19-0488 § 5 (Exh. 3); Ord. 19-0481 § 2 (Exh. A); Ord. 17-0438 § 2 (Att. A); Ord. 16-0428 § 13 (Att. I); Ord. 16-0415 § 2 (Att. B); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.40.035 Parking in the urban residential zone, downtown commercial zone east of 73rd Avenue NE, public and semi-public zone abutting SR-522, and the urban corridor zone, east subarea.

Parking in the urban residential zone, the downtown commercial zone east of 73rd Avenue NE, the public and semi-public zone abutting SR-522, and the urban corridor zone, east subarea, should be sufficient to support local businesses and residential development, while at the same time promoting transit ridership, walkable streets, and efficient use of land. Proposed development shall provide parking as follows:

A. Minimum parking requirements for nonresidential uses may be reduced to 75 percent of the minimum requirement computed according to the provisions of KMC [18.40.030](#).

B. Minimum residential parking shall be supplied at the following ratios:

1. One-half parking space per dwelling unit.
2. One-half additional parking space per every five dwelling units shall be provided and designated as guest parking for use by all guests.
3. There are no minimum parking requirements for multifamily residential developments specifically for housing senior citizens or people with disabilities. For residential developments specifically for housing senior citizens, an applicant shall prepare a parking demand analysis to determine parking requirements for staff and visitors. Parking requirements for senior citizen assisted living facilities are addressed in KMC [18.40.030](#)(A) and [18.40.050](#).

C. The following factors shall count towards minimum parking standards for residential and nonresidential development:

1. On-street parking immediately adjoining a property proposed for development or provided as part of the proposed development may be counted toward the minimum parking requirement.
2. Shared parking among uses is encouraged. Developments that propose shared parking arrangements shall submit a *parking management plan* that describes the terms and conditions of shared parking arrangements on site.

D. Maximum parking shall not exceed the minimum requirement calculated under the provisions of KMC [18.40.030](#).

1. Applicants may be allowed to exceed the maximum parking if the applicant can produce a parking study that demonstrates probable on-site parking needs that are significantly

higher than similar uses. This traffic study shall be subject to review by the *city manager* before approval for additional parking is granted. All parking granted in excess of the maximum shall be provided in a structured parking garage or under building and screened from the street frontage.

E. All other parking requirements shall be as provided in this chapter.

Exception: This section, as adopted by Ordinance No. 23-0574, shall not apply to certain real properties located within the area of the transit oriented development (TOD) district overlay as identified in KMC [18.29.020](#) and Figure 18.29.020.1, and as further identified by the following tax parcel numbers (TPN): TPN 011410-0889, TPN 011410-0881, TPN 011410-0870, TPN 011410-0885, TPN 011410-0865, TPN 011410-0860, and TPN 011410-0855. [Ord. 23-0574 § 2 (Exh. A).]

18.40.038 Exceedance of minimum parking – Downtown commercial zone, downtown residential zone, urban corridor zone, east subarea, and urban residential zone.

Provision of parking in excess of the minimum parking requirements shall require the excess parking be included in a structured parking garage, or under *building* and screened from the *street frontage*, unless the additional parking is associated with a phased, *mixed use development* and is interim in nature.

Exception: This section, as adopted by Ordinance No. 23-0574, shall not apply to certain real properties located within the area of the transit oriented development (TOD) district overlay as identified in KMC [18.29.020](#) and Figure 18.29.020.1, and as further identified by the following tax parcel numbers (TPN): TPN 011410-0889, TPN 011410-0881, TPN 011410-0870, TPN 011410-0885, TPN 011410-0865, TPN 011410-0860, and TPN 011410-0855. [Ord. 23-0574 § 2 (Exh. A).]

18.40.040 Shared parking requirements.

The amount of off-street parking required by KMC [18.40.030](#) may be reduced by an amount determined by the *city manager* when shared parking facilities for two or more *uses* are proposed, provided:

- A. The total parking area exceeds 5,000 square feet;
- B. The parking facilities are designed and developed as a single on-site common parking facility, or as a system of on-site and off-site facilities, if all facilities are connected with improved pedestrian facilities and no *building* or *use* involved is more than 800 feet from the most remote shared facility;
- C. The amount of the reduction shall not exceed 10 percent for each *use*, unless:
 - 1. The normal hours of operation for each *use* are separated by at least one hour; or
 - 2. A parking demand study is prepared by a professional traffic engineer and submitted by the *applicant* documenting that the hours of actual parking demand for the proposed *uses* will not conflict and those *uses* will be served by adequate parking if shared parking reductions are authorized;
 - 3. The *use* is a *mixed use development* pursuant to KMC [18.50.120](#), in which case a 25 percent reduction may be granted;

4. The *city manager* will determine the amount of reduction subject to subsection D of this section;

D. The total number of *parking spaces* in the common parking facility is not less than the minimum required spaces for any single use;

E. A covenant or other contract for shared parking between the cooperating property owners is approved by the *city manager*. This covenant or contract must be recorded with the *City* as a deed restriction on both properties and cannot be modified or revoked without the consent of the *city manager*; and

F. If any requirements for shared parking are violated, the affected property owners must provide a remedy satisfactory to the *city manager* or provide the full amount of required off-street parking for each use, in accordance with the requirements of this chapter, unless a satisfactory alternative remedy is approved by the *city manager*. [Ord. 11-0329 § 3 (Exh. 1).]

18.40.050 Exceptions for community residential facilities (CRF) and senior citizen assisted living.

A. The minimum requirement of one off-street *parking space* per two bedrooms for *CRFs* and one off-street *parking space* per two *senior citizen assisted living* units may be reduced by up to 50 percent, as determined by the *city manager* based on the following considerations:

1. Availability of *private*, convenient transportation services to meet the needs of the residents;
2. Accessibility to and frequency of public transportation; and
3. Pedestrian access to health, medical, and shopping facilities.

B. If a *CRF* facility or *senior citizen assisted living* facility is no longer used for such purposes, additional off-street *parking spaces* shall be required in compliance with this chapter prior to the issuance of a new certificate of occupancy.

C. The parking requirements of KMC [18.40.055](#), if applicable, shall apply. [Ord. 24-0609 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.40.055 Parking for certain types of development served by transit.

Affordable housing shall be as defined under KMC [18.20.098](#). Housing for seniors shall be defined as housing restricted to those meeting the definition of “senior citizen” as found in KMC [18.20.2500](#).

Notwithstanding any other provision in this title, the following types of development shall have the following parking requirements:

A. Transit Serving *Very Low-Income Affordable Housing Units* and *Extremely Low-Income Affordable Housing Units*.

1. For *very low-income affordable housing units* or *extremely low-income affordable housing units* that are located within one-quarter mile (1,320 feet), as measured linearly along *streets* or other pedestrian pathways, of a transit stop that receives transit service

at least two times per hour for 12 or more hours per day, residential parking requirements shall be no greater than 0.6 spaces per unit.

2. The *city manager* may require a *developer* to record a covenant that prohibits the rental of units subject to this parking restriction for any purpose other than providing for *very low-income affordable housing units* or *extremely low-income affordable housing units*. The covenant must address price restrictions and household income limits and policies if the property is converted to a use other than for such low-income housing, as part of an affordability agreement pursuant to KMC [18.77.050](#).
3. The *city manager* may require more than 0.6 spaces per unit if the city manager determines that particular *very low-income affordable housing units* or *extremely low-income affordable housing units* are located in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for such units.

B. Transit Serving Market Rate Multifamily *Dwelling Units*.

1. For market rate multifamily *dwelling units* that are located within one-quarter mile (1,320 feet), as measured linearly along *streets* or other pedestrian pathways, of a transit stop that receives transit service from at least one route that provides service at least four times per hour for 12 or more hours per day, residential parking requirements shall be no greater than 0.75 spaces per unit.
2. The *city manager* may require a *developer* to provide more than 0.75 spaces per unit if the *city manager* has determined a particular *dwelling unit* to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the *dwelling unit*.

C. Transit Serving Multifamily Housing for Seniors or People With Disabilities.

1. For multifamily *developments* specifically for housing seniors or people with disabilities that are located within one-quarter mile (1,320 feet), as measured linearly along *streets* or other pedestrian pathways, of a transit stop that receives transit service at least four times per hour for 12 or more hours per day, there shall be no minimum residential parking requirements for the residents of such *dwelling units*. Housing for seniors shall be defined as housing restricted to those meeting the definition of *senior citizen* as found in KMC [18.20.2500](#).
2. As an exception to subsection (C)(1) of this section, the *city manager* may require one or more parking spaces per bedroom for housing for seniors or people with disabilities if the *city manager* determines a particular unit to be in an area with a lack of access to street parking capacity, physical space impediments, or other reasons supported by evidence that would make on-street parking infeasible for the unit.
3. The *city manager* may require parking for staff and visitors of such multifamily housing for seniors or people with disabilities, consistent with the requirements of this title.

4. The *city manager* may require a *developer* to record a covenant that prohibits the rental of such units subject to the parking restriction of this section for any purpose other than providing for housing for seniors or people with disabilities, as part of an affordability agreement pursuant to KMC [18.77.050](#). [Ord. 24-0609 § 2 (Exh. A).]

18.40.060 Parking for the disabled.

Off-street parking and access for physically disabled persons shall be provided in accordance with the regulations adopted pursuant to Chapter [19.27](#) RCW, State Building Code, KMC [18.40.055](#), and Chapter [70.92](#) RCW, Public Buildings – Provisions for Aged and Disabled. See Chapter 11 of the International Building Code as adopted by the *City*. [Ord. 24-0609 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

18.40.070 Loading space and loading dock requirements.

A. Every nonresidential *building* engaged in retail, wholesale, manufacturing or storage activities, excluding *self-service storage* facilities, shall provide *loading spaces* in accordance with the standards listed below.

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
10,000 to 16,000 square feet	1
16,001 to 40,000 square feet	2
40,001 to 64,000 square feet	3
64,001 to 96,000 square feet	4
96,001 to 128,000 square feet	5
128,001 to 160,000 square feet	6
160,001 to 196,000 square feet	7
For each additional 36,000 square feet	1 additional

B. Every *building* engaged in *hotel*, office *building*, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium or other similar use shall provide *loading spaces* in accordance with the standards listed below.

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
40,000 to 60,000 square feet	1
60,001 to 160,000 square feet	2
160,001 to 264,000 square feet	3
264,001 to 388,000 square feet	4
388,001 to 520,000 square feet	5
520,001 to 652,000 square feet	6
652,001 to 784,000 square feet	7
784,001 to 920,000 square feet	8
For each additional 140,000 square feet	1 additional

C. Each *loading space* required by this section shall be a minimum of 10 feet wide, 30 feet long, and have an unobstructed vertical clearance of 14 feet, six inches, and shall be surfaced, improved and maintained as required by this chapter. *Loading spaces* shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All *loading space* areas shall be separated from parking areas and shall be designated as truck *loading spaces*.

D. Any *loading space*, including loading docks, located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, *berms*, walls, or restrictions on the hours of operation.

E. Multi-story *self-service storage* facilities shall provide two *loading spaces*, and single-story facilities one *loading space*, adjacent to each building entrance that provides common access to interior storage units. Each loading berth shall measure not less than 25 feet by 12 feet with an unobstructed vertical clearance of 14 feet, six inches, and shall be surfaced, improved and maintained as required by this chapter. Any floor area additions or structural alterations to a *building* shall be required to provide *loading space* or spaces as set forth in this chapter.

F. Loading docks shall be screened from view of the public right-of-way. Screening may include architectural or structural barriers, *berms*, walls or vegetation. [Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.40.080 Stacking spaces for drive-through facilities.

A. A stacking space shall be an area measuring eight feet by 20 feet with direct forward access to a service window of a drive-through facility. A stacking space shall be located to prevent any vehicles from extending onto the public right-of-way, or interfering with any pedestrian circulation, traffic maneuvering, or other *parking space* areas. Stacking spaces for drive-through or drive-in *uses* may not be counted as required *parking spaces*.

B. *Uses* providing drive-up or *drive-through services* shall provide vehicle stacking spaces as follows:

1. For each drive-through lane of a bank/financial institution, business service, or other drive-through *use* not listed, a minimum of five stacking spaces shall be provided; and
2. For each drive-through lane of a restaurant, a minimum of seven stacking spaces shall be provided. [Ord. 11-0329 § 3 (Exh. 1).]

18.40.090 Transit and rideshare provisions.

A. *Government/business services land uses* and *manufacturing land uses, ambulatory surgery center, hospital, educational service* and *college/university* shall be required to reserve one *parking space* of every 20 required spaces for rideshare parking as follows:

1. The *parking spaces* shall be located closer to the primary employee entrance than any other employee parking except disabled;
2. Reserved areas shall have markings and *signs* indicating that the space is reserved; and
3. Parking in reserved areas shall be limited to vanpools and carpools established through rideshare programs by public agencies and to vehicles meeting minimum rideshare qualifications set by the employer;

B. The *city manager* may reduce the number of required off-street *parking spaces* when one or more scheduled transit routes provide service within one-quarter mile (1,320 feet) of the *site* as measured linearly along *streets* or other pedestrian pathways. The amount of reduction shall be based on the number of scheduled transit runs between 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. each business day up to a maximum reduction as follows:

1. Four percent for each run serving *government/business service land uses* and *manufacturing land uses*, up to a maximum of 40 percent; and
2. Two percent for each run serving *recreational/cultural land uses, general services land uses, retail land uses, and wholesale trade*, up to a maximum of 20 percent; and

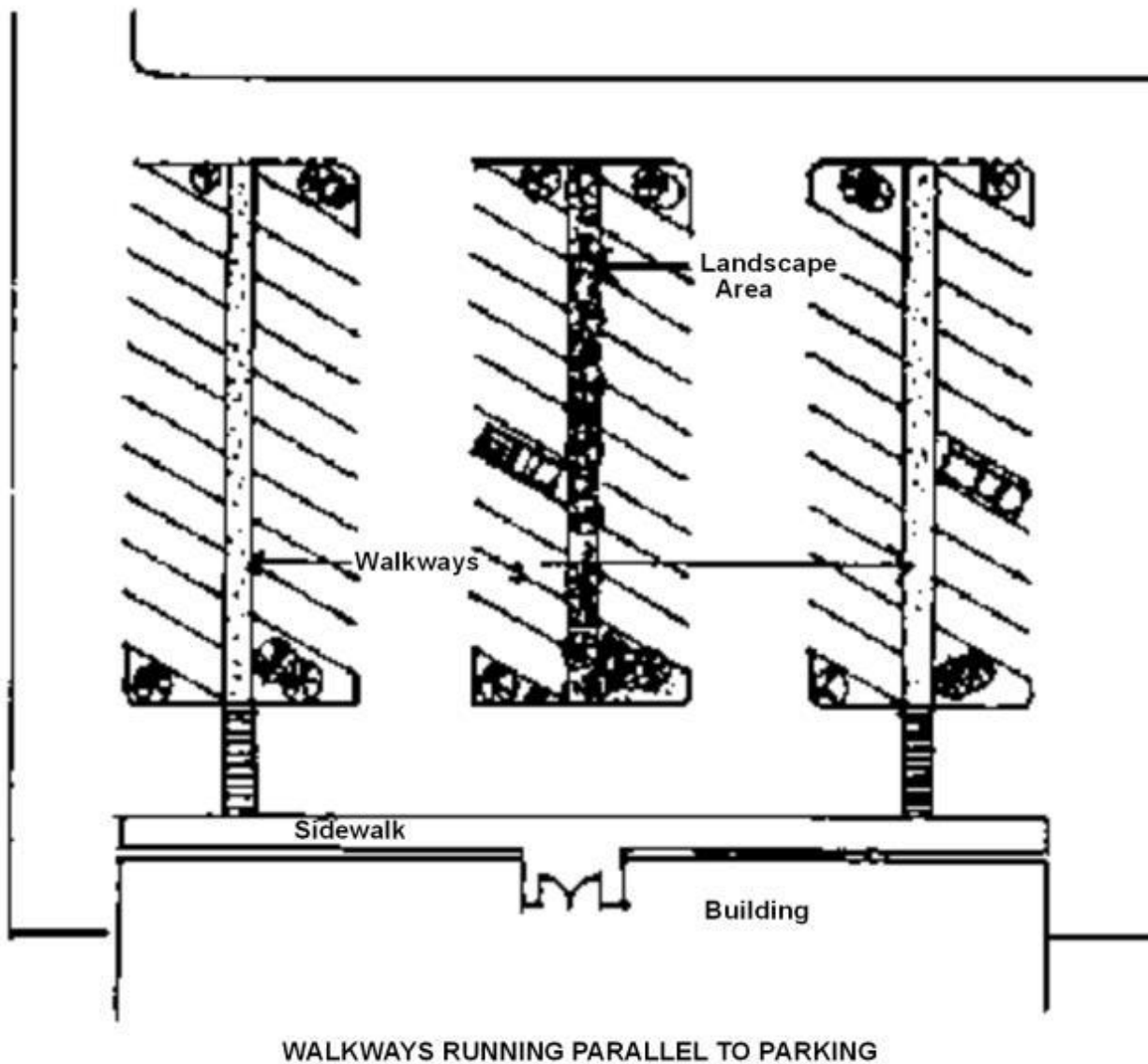
C. All uses which are located on an existing transit route and are required under the computation for required off-street *parking spaces* in KMC [18.40.030\(A\)](#) to provide more than 200 *parking spaces* may be required to provide transit shelters, bus turnout lanes or other transit improvements as a condition of permit approval. *Uses* which reduce required parking under subsection B of this section shall provide transit shelters if transit routes adjoin the *site*. [Ord. 17-0438 § 2 (Att. B); Ord. 14-0391 § 2 (Exh. 1); Ord. 11-0329 § 3 (Exh. 1).]

18.40.100 Pedestrian and bicycle circulation and access.

A. Nonresidential *Uses*. All permitted nonresidential *uses* shall provide pedestrian and bicycle access within and onto the *site*. Access points onto the *site* shall be provided (1) approximately every 800 to 1,000 feet along existing and proposed perimeter sidewalks and walkways, and (2) at all arrival points to the *site*, including abutting *street* intersections, crosswalks, and transit stops. In addition, access points to and from adjacent *lots* shall be coordinated to provide circulation patterns between *developments*.

B. Residential *Uses*.

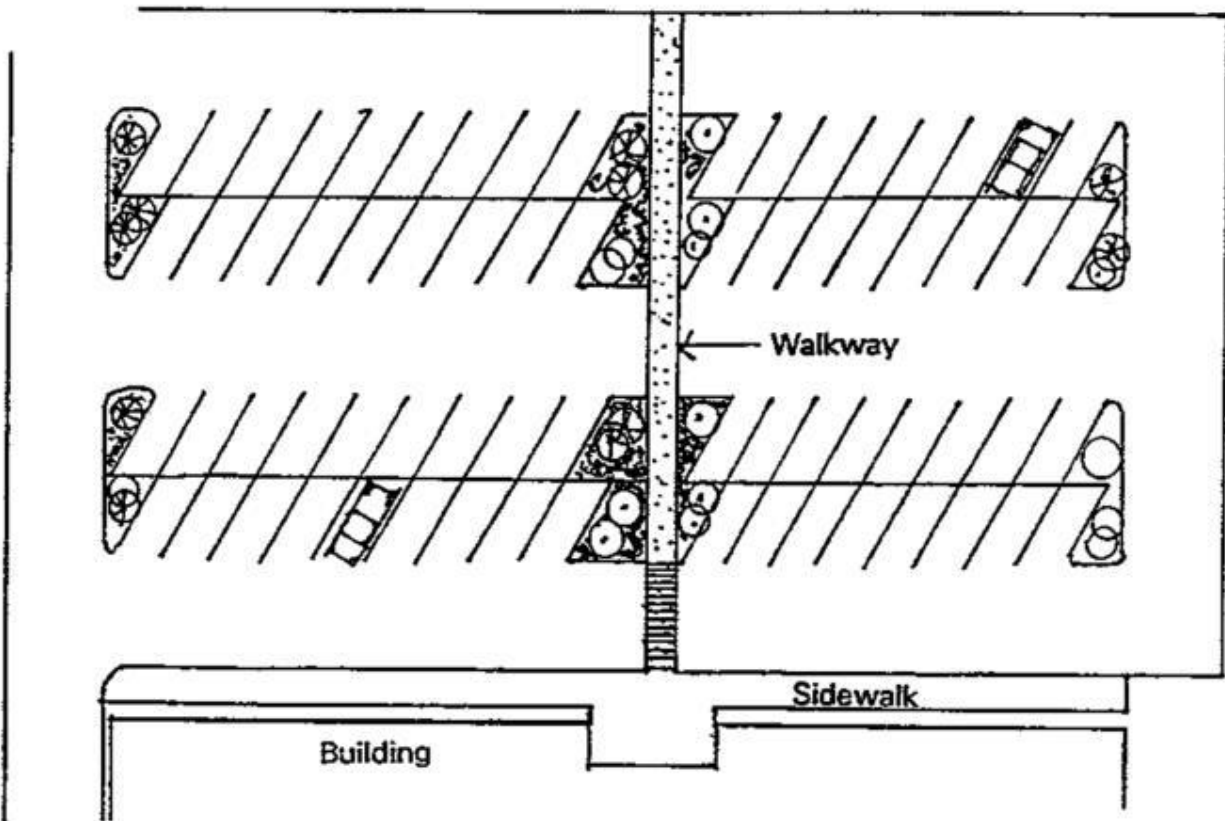
1. All permitted residential *uses* of five or more *dwelling units* shall provide pedestrian and bicycle access within and onto the *site*. Access points onto the *site* shall be provided (a) approximately every 800 to 1,000 feet along existing and proposed perimeter sidewalks and walkways, and (b) at all arrival points to the *site*, including abutting *street* intersections, crosswalks, and transit and school bus stops. In addition, access points to and from adjacent *lots* shall be coordinated to provide circulation patterns between *sites*.
2. Residential *uses* of five or more *dwelling units* shall provide for nonmotorized circulation between cul-de-sacs or groups of *buildings* to allow pedestrian and bicycle access within and through the *development* to adjacent activity centers, *parks*, common tracts, dedicated open space intended for active recreation, schools or other public facilities, transit and school bus stops, and public *streets*.
3. Access shall only be required to school bus stops that are within or adjacent to a proposed residential *use* of five or more *dwelling units* and that are identified by the affected *school district* in response to a notice of application.



C. Walkways shall form an on-site circulation system that minimizes the conflict between pedestrians and traffic at all points of pedestrian access to on-site parking and building entrances. Walkways shall be provided when the pedestrian access point onto the *site*, or any *parking space*, is more than 75 feet from the building entrance or principal on-site destination and as follows:

1. All *developments* which contain more than one *building* shall provide walkways between the principal entrances of the *buildings*;
2. All nonresidential *buildings* set back more than 100 feet from the public right-of-way shall provide for direct pedestrian access from the *building* to *buildings* on adjacent *lots*; and
3. Walkways across parking areas shall be located as follows:

- a. Walkways running parallel to the parking rows shall be provided for every six rows. Rows without walkways shall be landscaped or contain barriers or other means to encourage pedestrians to use the walkways; and
- b. Walkways running perpendicular to the parking rows shall be no further than 20 *parking spaces*. Landscaping, barriers or other means shall be provided between the parking rows to encourage pedestrians to use the walkways.



WALKWAYS RUNNING PERPENDICULAR TO PARKING

D. Pedestrian and bicycle access and walkways shall meet the following minimum design standards:

1. Access and walkways shall be well lit and physically separated from driveways and *parking spaces* by landscaping, *berms*, barriers, grade separation or other means to protect pedestrians from vehicular traffic;
2. Access and walkways shall be a minimum of 48 inches of unobstructed width and meet the surfacing standards of the *City street* standards for walkways or sidewalks;
3. The minimum standard for walkways required to be accessible for persons with disabilities shall be designed and constructed to comply with the current State Building Code regulations for barrier-free accessibility;

4. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles.

E. Blocks in excess of 660 feet shall be provided with a crosswalk at the approximate midpoint of the block.

F. The *city manager* may waive or modify the requirements of this section when:

1. Existing or proposed improvements would create an unsafe condition or security concern;
2. There are topographical constraints, or existing or required *structures* effectively block access;
3. The *site* is not contiguous to an activity center, *park*, common tract, dedicated *open space*, school, transit stop or other public facility;
4. The *land use* would not generate the need for pedestrian or bicycle access; or
5. The public is not allowed access to the subject *land use*.

The *city manager's* waiver may not be used to modify or waive the requirements of this section relating to sidewalks and safe walking conditions for students.

G. The provisions of this section shall not apply on *school district* property. [Ord. 11-0329 § 3 (Exh. 1).]

18.40.110 Off-street parking plan design standards.

A. Off-street parking areas shall not be located more than 600 feet from the *building* they are required to serve for all *uses* except those specified as follows; where an off-street parking area does not abut the *building* it serves, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings the *parking spaces* shall be located on the same *lot* they are required to serve;
2. For all other residential dwellings at least a portion of parking areas shall be located within 150 feet from the *building* or *building(s)* they are required to serve;
3. For all nonresidential *uses* permitted in residential zones, the *parking spaces* shall be located on the same *lot* they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve;
4. In the community business and neighborhood business zones, parking lots shall be located to the rear or sides of *buildings*. Relief from this subsection (A)(4) may be granted by the *city manager* only if the *applicant* can demonstrate that there is no practical site design to meet this requirement. The *city manager* may allow only the number of *parking spaces* that cannot be accommodated to the rear or sides of *buildings* to be located to the front of *buildings*;

5. Parking lots shall be so arranged as to permit the internal circulation of vehicles between parking aisles without re-entering adjoining public streets; and

6. Parking for the disabled shall be provided in accordance with KMC [18.40.060](#).

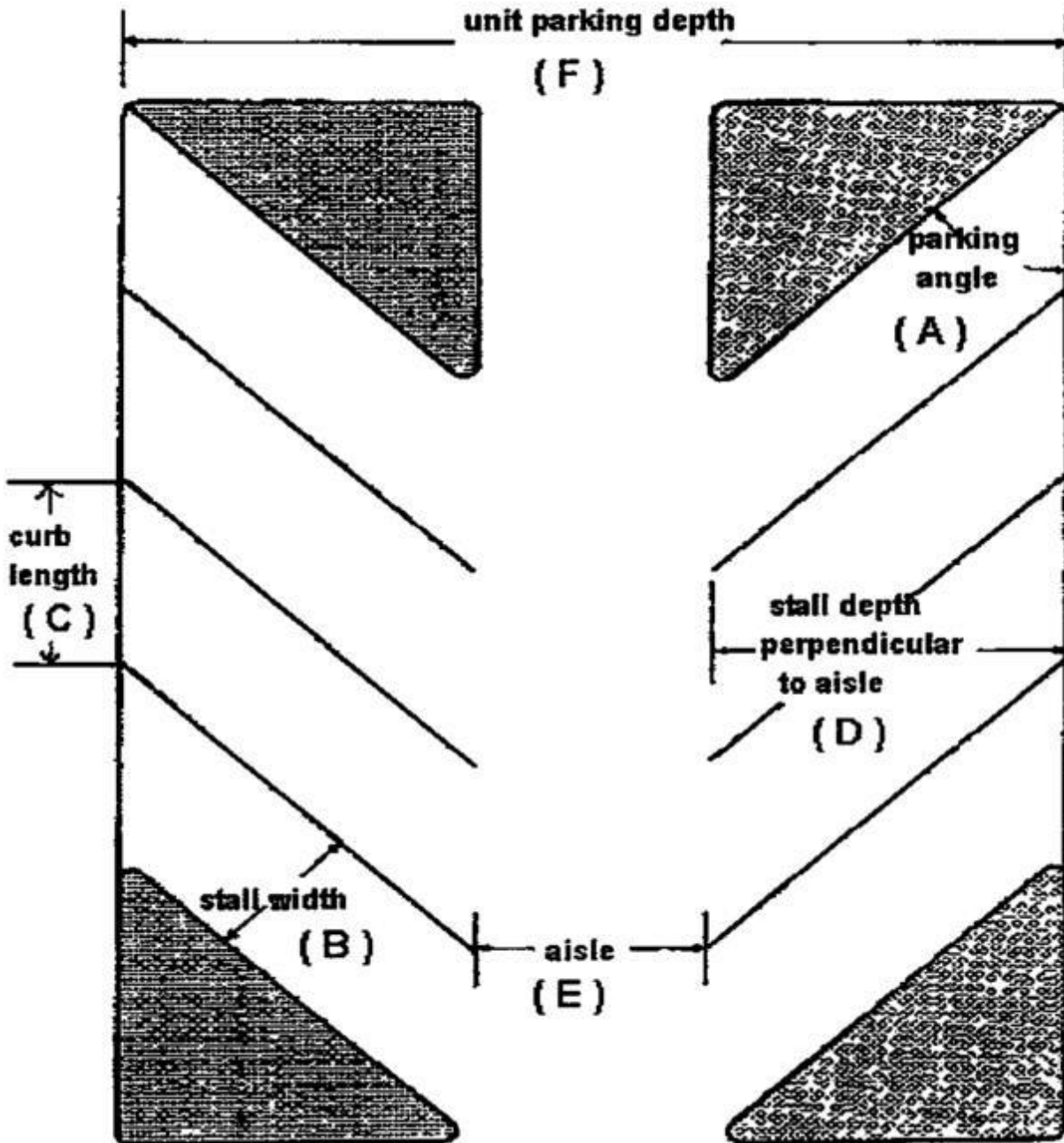
B. The minimum *parking space* and aisle dimensions for the most common parking angles are shown on the table in this subsection. For parking angles other than those shown on the chart, the minimum *parking space* and aisle dimensions shall be determined by the *city manager*. Regardless of the parking angle, one-way aisles shall be at least 10 feet wide, and two-way aisles shall be at least 20 feet wide. If dead-end aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking plans for angle parking shall use space widths no less than eight feet, six inches for a standard *parking space* design and eight feet for a compact car *parking space* design.

MINIMUM PARKING STALL AND AISLE DIMENSIONS

A	B	C	D	E		F	
PARKING ANGLE	STALL WIDTH	CURB LENGTH	STALL DEPTH	AISLE WIDTH		UNIT DEPTH	
				1-WAY	2-WAY	1-WAY	2-WAY
0	8.0*	20.0*	8.0	12.0	20.0	**	**
	Min 8.5	22.5	8.5	12.0	20.0	29.0	37.0
	Desired 9.0	22.5	9.0	12.0	20.0	30.0	38.0
30	8.0*	16.0*	15.0	10.0	20.0	**	**
	Min 8.5	17.0	16.5	10.0	20.0	42.0	53.0
	Desired 9.0	18.0	17.0	10.0	20.0	44.0	54.0
45	8.0*	11.5*	17.0*	12.0	20.0	**	**
	Min 8.5	12.0		12.0	20.0	50.0	58.0
	Desired 9.0	12.5		12.0	20.0	51.0	59.0
60	8.0*	9.6*	18.0	18.0	20.0	**	**
	Min 8.5	10.0	20.0	18.0	20.0	58.0	60.0
	Desired 9.0	10.5	21.0	18.0	20.0	60.0	62.0
90	8.0*	8.0*	16.0*	24.0	24.0	**	**
	Min 8.5	8.5	18.0	24.0	24.0	60.0	60.0
	Desired 9.0	9.0	18.0	23.0	24.0	60.0	60.0

- 1 * for compact stalls only
- 2 ** variable with compact and standard combinations

NOMENCLATURE OF OFF-STREET PARKING AREA



- 3
- 4 C. Any *parking spaces* abutting a required landscaped area on the driver or passenger side of the
- 5 vehicle shall provide an additional 18 inches above the minimum space width requirement to
- 6 provide a place to step other than in the landscaped area. The additional width shall be separated
- 7 from the adjacent *parking space* by a parking space division stripe.

D. The *parking space* depth may be reduced if vehicles overhang a walkway or landscaping under the following conditions:

1. Wheel stops or curbs are installed;
2. The remaining walkway provides a minimum of 48 inches of unimpeded passageway for pedestrians;
3. The amount of space depth reduction is limited to a maximum of 18 inches; and
4. Landscaping is designed in accordance with KMC [18.35.070](#)(E).

E. Driveways providing ingress and egress between off-street parking areas and abutting *streets* shall be designed, located and constructed in accordance with the provisions of Chapter [12.50](#) KMC, Road Standards.

F. *Parking spaces* required under this title shall be located as follows:

1. For *single detached dwelling units* the required *parking spaces* shall be outside of any required *setbacks* or *landscaping*, but driveways crossing *setbacks* and required *landscaping* may be used for parking. However, if the driveway is a *joint use driveway*, no vehicle parked on the driveway shall obstruct any joint user's access to the driveway or *parking spaces*;
2. For all other *developments*, *parking spaces* may be permitted by the *city manager* in *setback* areas in accordance with an approved landscape plan; and
3. For nonresidential *uses* in residential zones, parking is permitted in *setback* areas in accordance with KMC [18.21.060](#).

G. Lighting shall be provided for safety of traffic and pedestrian circulation on the *site*. It shall be designed to minimize direct illumination of abutting properties and adjacent *streets*. The *city manager* shall have the authority to waive the requirement to provide lighting.

H. Tandem or end-to-end parking is allowed in residential *developments*. *Apartment* or *townhouse developments* may have tandem parking areas for each *dwelling unit* but shall not combine parking for separate *dwelling units* in tandem parking areas.

I. All vehicle parking and storage must be in a garage, carport or on an approved *impervious surface*. Any *impervious surface* used for vehicle parking or storage must have direct and unobstructed driveway access.

J. The total number of vehicles parked or stored outside of a *building* on a single-family *lot* in the R-4 through R-6 zones, excluding *recreational vehicles* and trailers, shall not exceed six vehicles on *lots* 12,500 square feet or less and eight vehicles on *lots* greater than 12,500 square feet.

K. Vanpool or carpool parking areas shall meet the following minimum design standards:

1. A minimum vertical clearance of seven feet, three inches shall be provided to accommodate van vehicles if designated vanpool or carpool *parking spaces* are located in a parking structure; and

2. A minimum turning radius of 26 feet, four inches with a minimum turning diameter, curb to curb, of 52 feet, five inches shall be provided from parking aisles to adjacent carpool or vanpool *parking spaces*.

L. Direct access from the *street* right-of-way to off-street parking areas shall be subject to KMC [18.45.070](#).

M. No dead-end *alley* may provide access to more than eight off-street *parking spaces*.

N. Any parking stalls located in enclosed *buildings* must be totally within the enclosed *building*.
[Ord. 24-0609 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]

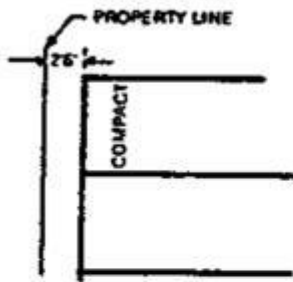
18.40.120 Off-street parking construction standards.

A. Off-street parking areas shall be paved in accordance with *City* street standards unless otherwise approved by the *city manager*.

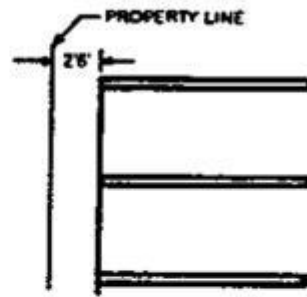
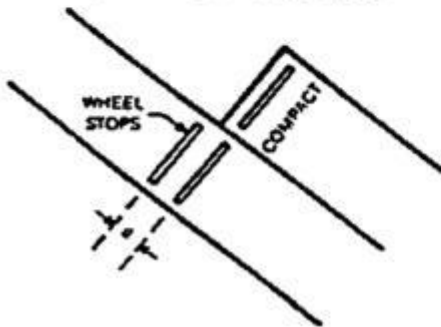
B. *Grading* work for parking areas shall meet the requirements of KMC Title [15](#). Drainage and erosion/sedimentation control facilities shall be provided in accordance with Chapter [13.35](#) KMC.

C. Paved parking areas shall have *parking spaces* marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards. Wheel stops are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typically approved markings and wheel stop locations are illustrated below.

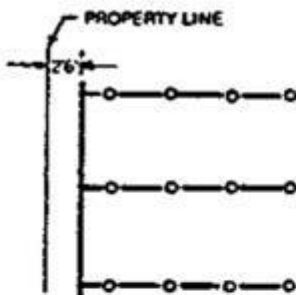
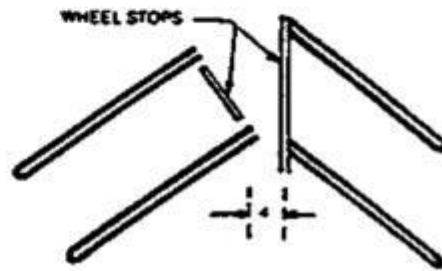
STALL MARKINGS AND WHEEL STOP LOCATIONS



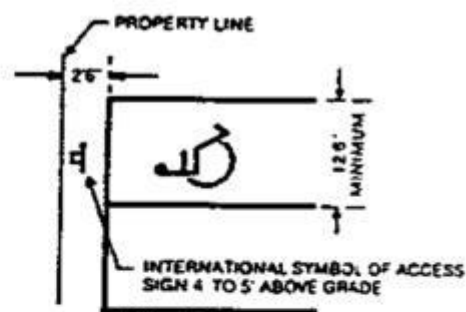
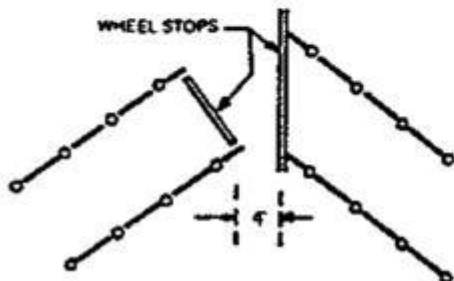
COMPACT MARKING



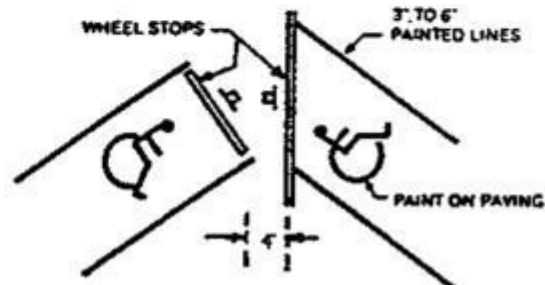
PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



HANDICAP MARKING



1

2 [Ord. 11-0329 § 3 (Exh. 1).]

18.40.130 Compact car allowance requirements.

In any *development* containing more than 20 *parking spaces*, up to 50 percent of the total number of spaces may be sized to accommodate compact cars, subject to the following:

A. Each space shall be clearly identified as a compact car space by painting the word “COMPACT” in capital letters, a minimum of eight inches high, on the pavement at the base of the *parking space* and centered between the striping;

B. Aisle widths shall conform to the standards set for standard size cars; and

C. *Apartment developments* with less than 20 parking spaces may designate up to 40 percent of the required parking spaces as compact spaces. [Ord. 16-0428 § 13 (Att. I); Ord. 11-0329 § 3 (Exh. 1).]

18.40.140 Internal circulation road standards.

Internal access roads to off-street parking areas shall conform to City street standards set forth in Chapter [12.50](#) KMC. [Ord. 11-0329 § 3 (Exh. 1).]

Chapter 18.73

ACCESSORY DWELLING UNITS, HOME OCCUPATION, HOME INDUSTRY

Sections:

[18.73.100 Accessory dwelling units \(ADUs\).](#)

[18.73.110 Home occupation.](#)

[18.73.120 Home industry.](#)

18.73.100 Accessory dwelling units (ADUs).

A. ~~Only one~~Up to two accessory dwelling units, either ~~a~~an attached or ~~a~~ detached accessory dwelling units, ~~are~~is allowed per primary single detached dwelling unit.

B. No minimum lot size is required for an ADU.

C. ~~Either the primary dwelling unit or the accessory dwelling unit shall be owner-occupied for a minimum of six consecutive months after completion of the ADU. At the end of the six-month period, the owner occupancy requirement shall be extinguished. Except as noted in this section, ADUs must meet the bulk development standards applicable to the principal unit on the same lot as defined in KMC 18.21.030.~~

D. Maximum ADU sizes shall be as follows:

1. Attached ADU. An attached accessory dwelling unit shall not exceed a floor area of 1,000 square feet unless the use of preexisting floor area on a single level of the primary single detached dwelling unit is being proposed for the ADU.
2. Detached ADU. The following floor area limitations shall apply to detached accessory dwelling units:

Lot Size	Maximum Floor Area for a Detached ADU
Lots with an area equal to or greater than 6,000 square feet	1740 % of the lot area up to a maximum of 1,500 square feet
Lots with an area less than 6,000 square feet	1,000600 square feet

E. The maximum height for a detached ADU shall be 35 feet; however, the detached ADU may not exceed one story over a detached garage or two stories if built at ground level.

F. No additional off-street parking spaces shall be required for an ADU.

G. An *applicant* seeking to build an *accessory dwelling unit* shall file a notice approved by the department with the records and elections division which identifies the dwelling unit as accessory. The notice shall run with the land. The *applicant* shall submit proof that the notice was filed before the *department* shall approve any permit for the construction of the *accessory dwelling unit*. The required contents and form of the notice shall be set forth in administrative rules.

H. ~~The total number of occupants in the principal dwelling unit and the accessory dwelling unit combined shall not exceed~~ the maximum number of occupants established for a single-family dwelling as defined in KMC 18.20.1010 ~~is permitted per dwelling unit and accessory dwelling unit on a lot, regardless of whether that unit is owned separately or leased. [Ord. 20-0510 § 2 (Exh. A); Ord. 11-0329 § 3 (Exh. 1).]~~

I. ~~Detached accessory dwelling units may be sited at a property line with no setback if the property line abuts a public alley.~~

J. ~~Existing structures, including legally nonconforming structures, may be converted into accessory dwelling units provided they meet relevant existing building code requirements.~~

K. ~~Public street improvements (e.g. frontage improvements) are not required as a condition of permitting accessory dwelling units.~~

L. ~~Accessory dwelling units may be sold individually from the principal unit. Condominium units originally constructed as accessory dwelling units may be sold or otherwise conveyed individually from the principal unit.~~

18.73.110 Home occupation.

Residents of a *dwelling unit* may conduct one or more *home occupations* as accessory activities, provided:

A. The total area devoted to all *home occupation(s)* shall not exceed 20 percent of the floor area of the *dwelling unit*. Areas with attached garages and storage *buildings* shall not be considered part of the *dwelling unit* for purposes of calculating allowable *home occupation* area but may be used for storage of goods associated with the *home occupation*;

B. In residential zones, all the activities of the *home occupation(s)* shall be conducted indoors, except for those related to growing or storing of plants used by the *home occupation(s)*;

C. No more than one nonresident shall be employed by the *home occupation(s)*;

D. The following activities shall be prohibited in residential zones only:

1. Automobile, truck and *heavy equipment* repair;
2. Autobody work or painting;
3. Parking and storage of *heavy equipment*; and
4. Storage of building materials for use on other properties;

E. In addition to required parking for the *dwelling unit*, on-site parking shall be provided as follows:

1. One stall for a nonresident employed by the *home occupation(s)*; and
2. One stall for patrons when services are rendered on site.
3. For *specialized instruction schools*, the number of stalls shall be as required by Chapter [18.40](#) KMC;

F. Sales shall be limited to:

1. Mail order sales; and
2. Telephone sales with off-site delivery;

G. *Specialized instruction schools* shall be limited to:

1. Twelve students per one-hour session;
2. *Structures* used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones;

H. Services to patrons shall be arranged by appointment or provided off site;

I. The *home occupation(s)* may use or store a vehicle for pickup of materials used by the *home occupation(s)* or the distribution of products from the *site*, provided:

1. No more than one such vehicle shall be allowed;
2. Such vehicle shall not park within any required *setback* areas of the *lot* or on adjacent *streets*; and
3. Such vehicle shall not exceed a weight capacity of one ton;

J. The *home occupation(s)* shall not use electrical or mechanical equipment that results in:

1. A change to the occupancy type of the *structure(s)* used for the *home occupation(s)*;
2. Visual or audible interference in radio or television receivers, or electronic equipment located off-premises; or
3. Fluctuations in line voltage off-premises; and

K. *Uses* not allowed as *home occupations* may be allowed as a *home industry* pursuant to this chapter. [Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

18.73.120 Home industry.

In all zones except R-12, R-18, R-24, UR, CB Juanita subarea, and NB, a resident may establish a *home industry* as an accessory activity, provided:

A. In the R-1, R-4 and R-6 zones, a *conditional use permit* is obtained;

B. The *site area* shall be no less than one acre;

C. The area of the *home industry* shall not exceed 50 percent of the floor area of the *dwelling unit*.

Areas within attached garages and storage *buildings* shall not be considered part of

the *dwelling unit* for purposes of calculating allowable *home industry* area but may be used for storage of goods associated with the *home occupation*;

D. No more than four nonresidents shall be employed in a *home industry*;

E. In addition to required parking for the *dwelling unit*, on-site parking shall be provided as follows:

1. One stall for each nonresident employee of the *home industry*; and

2. One stall for customer parking;

F. Additional customer parking shall be calculated for areas devoted to the *home industry* at the rate of one stall per:

1. One thousand square feet of *building* floor area; and

2. Two thousand square feet of outdoor work or storage area;

G. Sales shall be limited to items produced on site, except for items collected, traded and occasionally sold by hobbyists, such as coins, stamps, and antiques;

H. Ten feet of Type I *landscaping* shall be provided around portions of parking and outside storage areas which are otherwise visible from adjacent properties or public rights-of-way; and

I. The *city manager* shall ensure compatibility of the *home industry* by:

1. Limiting the type and size of equipment used by the *home industry* to those which are compatible with the surrounding neighborhood;

2. Providing for *setbacks* or screening as needed to protect adjacent residential properties;

3. Specifying hours of operation;

4. Determining acceptable levels of outdoor lighting; and

5. Requiring sound level tests for activities determined to produce sound levels which may be excessive. [Ord. 23-0574 § 2 (Exh. A); Ord. 18-0454 § 2 (Exh. 1); Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

Chapter 18.75
COTTAGE HOUSING

Sections

18.75.010 Purpose

18.75.020 Cottage Housing Development Standards

18.75.030 Site Design Standards

18.75.040 Building Design Standards

18.75.050 Public Benefits and Development Incentives

18.75.010 Purpose

The purpose of this subchapter is to establish standards for cottage housing developments in the applicable areas within the R-4 and R-6 zones, as defined in 18.21.035(B).

18.75.020 Cottage Housing Development Standards

A. Development shall meet the bulk development and design standards for the parent lot, except as noted otherwise in this Chapter.

B. The building-to-building setback between units shall be a minimum of eight feet except for those units that area attached by common vertical walls.

C. Parking shall be provided as specified in KMC 18.40.030 and meet the following design requirements:

1. Parking shall be clustered within a common parking area that is accessible but peripheral to the units.
2. Parking shall be located to minimize visual impact on the site while limiting the amount of hardscape devoted to vehicles. Parking shall be screened from public view and shall not visually dominate the site frontage.
3. Parking shall be located in the rear of the development if accessed by an alley.
4. Parking shall be located on the side of the development if accessed by a private driveway, arterial or nonarterial street.

D. Each cottage shall be provided private open space. Private open space shall be directly contiguous to and accessed from each cottage.

1. Each cottage shall be provided with no less than 300 square feet of private open space.
2. No open space with a dimension less than six linear feet shall count towards private open space requirements.
3. Required porch areas may be counted as private open space.
4. Required perimeter landscaping shall not be counted as private open space.

E. A cottage development shall provide a minimum of 250 square feet of common open space per cottage.

1. A cottage development shall provide a minimum of 250 square feet of common open space per cottage.

2. Common open spaces may be comprised of lawns, gardens, plazas, seating areas, covered gazebos, trees, or similar features.

3. Community buildings, clubhouses, or structures are not required but can be counted as common open space provided they are on site and permanently affixed.

4. Common open space shall be located and made accessible to all residents of the cottage housing development.

5. Common open space shall be connected to other areas of the development through on-site pedestrian pathways.

6. Common open space shall be designed and located to protect existing stands of trees pursuant to KMC 18.57.

18.75.030 Site Design Standards

A. Site design standards for cottage housing shall meet the requirements of KMC 18.52 Article II, except as noted otherwise in this Chapter.

1. Each cottage shall have a paved on-site pedestrian pathway, providing access to a public sidewalk, common open space, common parking areas, common buildings and common solid waste areas, if provided.

2. Parking outside of garages shall be screened per KMC 18.52.180.

3. Mechanical and utility equipment shall be located and designed to minimize visibility by the public. Preferred locations are abutting alleys, access drives, within, atop, or under buildings, underground, or other locations away from the public right-of-way. Equipment shall not intrude into required common open space or pedestrian pathways.

18.75.040 Building Design Standards

A. Building design standards for cottage housing shall meet the requirements of KMC 18.52 Article III and Article V, except as noted otherwise in this Chapter.

1. Cottage front facades shall face a common open space or a right-of-way.

2. Cottages may be attached or detached.

3. Buildings should be oriented and designed to promote privacy between detached cottages, including the location of transparent features such as windows and doors.

4. Cottages with identical architectural designs should not be placed directly adjacent to one another and should be separated by at least one other nonidentical cottage.

1 Variation in materials or colors between adjacent cottages are encouraged to create
2 distinct cottages within a development.

3 5. Parking provided in garages shall meet the following standards:

4 a. Garage elevations visible from a public street should be designed to minimize visual
5 impact through the use of fencing, lattices, landscaping, or other screening methods.

6 a. Garages may be detached from cottage units. Up to four garages may be attached to
7 one another.

8 **18.75.050 Public Benefits and Development Incentives**

9 A. Development incentives permitted for cottage housing development are permitted as define in
10 KMC 18.21.035(J).

Chapter 19.25

PROCEDURES FOR LAND USE DECISIONS, PUBLIC NOTICE, HEARINGS AND APPEALS

Sections:

[19.25.010 Chapter purpose.](#)

[19.25.020 Classifications of land use decision processes.](#)

[19.25.030 Preapplication conferences.](#)

[19.25.040 Application requirements.](#)

[19.25.050 Determination of completeness.](#)

[19.25.055 Vesting.](#)

[19.25.060 Notice of application.](#)

[19.25.065 Public notice boards.](#)

[19.25.080 Applications – Modifications to proposal.](#)

[19.25.083 Application cancelled for inactivity.](#)

[19.25.085 Type 2 decisions.](#)

[19.25.090 Notice of decision.](#)

[19.25.092 Appeals.](#)

[19.25.095 Applications – Limitations on refile of applications.](#)

[19.25.100 Time limitations.](#)

19.25.010 Chapter purpose.

The purpose of this chapter is to establish standard procedures for land use decisions, including public notice, hearings and appeals. These procedures are designed to promote timely and informed public participation in discretionary land use decisions; eliminate redundancy in the application, permit review, hearing and appeal processes; provide for uniformity in public notice procedures; minimize delay and expense; and result in development approvals that implement the policies of the *comprehensive plan*. [Ord. 11-0329 § 3 (Exh. 1).]

19.25.020 Classifications of land use decision processes.

A. Land use decisions are classified into five types, based on the amount of discretion associated with each decision. Procedures for the five different types are distinguished according to who makes the decision, whether public notice is required, whether a public hearing is required before a decision is made and whether administrative appeals are provided. The types of land use decisions are listed in Exhibit A of this section.

1. Type 1 decisions are made by the *city manager*. Type 1 decisions are nonappealable administrative decisions that require the exercise of little or no administrative discretion. Public notice is not required for Type 1 decisions.
2. Type 2 decisions are made by the *city manager*. Type 2 decisions are discretionary decisions that are subject to administrative appeal.
3. Type 3 decisions are quasi-judicial decisions made by the *hearing examiner* following an open record hearing. Type 3 decisions may be appealed directly to King County superior court, pursuant to Chapter [36.70C](#) RCW, the Land Use Petition Act, based on the record established by the *hearing examiner*.
4. Type 4 decisions are quasi-judicial decisions made by the city council based on the record established by the *hearing examiner*.
5. Type 5 decisions are legislative decisions made by the city council.
- B. Except as provided in KMC [16.75.060](#) and [19.35.160](#) or unless otherwise agreed to by the *applicant*, all Type 2, 3 and 4 decisions included in consolidated permit applications that would require more than one type of land use decision process may be processed and decided together, including any administrative appeals, using the highest-numbered land use decision type applicable to the project application. KMC [16.75.060](#) sets out the combined hearing authority for shoreline exemptions, shoreline substantial development permits, shoreline variances, and shoreline conditional use permits.
- C. Certain development proposals are subject to additional procedural requirements beyond the standard procedures established in this chapter.
- D. Land use permits that are categorically exempt from review under SEPA do not require a threshold determination (determination of nonsignificance (DNS) or determination of significance (DS)). For all other projects, the SEPA review procedures in Chapter [19.35](#) KMC are supplemental to the procedures in this chapter.

Exhibit A

LAND USE DECISION TYPES

TYPE 1 ²	Decision by <i>city manager</i> ; no administrative appeal	Building; demolition; moving; engineering; clearing and grading; sign; change of use and/or classification under KMC Title 15 ; accessory dwelling unit; home occupation; boundary line adjustment; right-of-way; street standards variance; adjustment under Chapter 13.35 KMC; shoreline exemption; temporary use; binding site plan; preliminary subdivision or short subdivision revision if not a substantial change; short plat alteration if not a substantial change;
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		affordable housing project as described in KMC 18.77.060(A) .
TYPE 2	Decision by <i>city manager</i> ; appealable to <i>hearing examiner</i> ; no further administrative appeal ^{1,5}	Home industry; short subdivision; unit lot subdivision ; preliminary short subdivision revision; short plat alteration; zoning variance; conditional use permit; shoreline substantial development permit; shoreline variance; shoreline conditional use permit; site plan review for uses allowed by zone; wireless communication facility minor adjustment under Chapter 18.60 KMC; approval of residential density incentives under KMC 18.80.060(A)(2) or transfer of development credits under KMC 18.80.090(A) ; reuse of public schools; reasonable use exceptions under KMC 18.55.180 ; public agency and utility exceptions under KMC 18.55.160 ; other critical areas exceptions, variances and decisions to require studies or to approve, condition or deny a development proposal based on Chapter 18.55 KMC; variances to <i>exceptional tree</i> regulations as set forth in KMC 18.57.063 .
TYPE 3	Recommendation by <i>city manager</i> ; hearing and decision by <i>hearing examiner</i> ; appealable directly to King County superior court, pursuant to Chapter 36.70C RCW, the Land Use Petition Act, on the record	Preliminary subdivision; plat alteration; preliminary subdivision revision; special use; wireless communication facility major adjustment under Chapter 18.60 KMC.
TYPE 4	Recommendation by <i>city manager</i> ; hearing and recommendation by <i>hearing examiner</i> ; decision by city council on the record	Zone <i>reclassification</i> not related to a <i>site-specific comprehensive plan land use map amendment</i> ³ ; shoreline environment redesignation; plat vacation; short plat vacation; site plan review for uses not allowed by zone pursuant to Chapter 18.105 KMC; master plans other than those required in order to obtain a <i>comprehensive plan</i> amendment or related zoning map or text amendment.
TYPE 5	Hearing and recommendation by planning commission or other city council-appointed advisory body ⁴ ; decision by city council on the record. Appealable to Growth	<i>Comprehensive plan</i> amendment; <i>development regulation</i> amendment; zoning map amendment related to a <i>site-specific comprehensive plan land use map amendment</i> ; master plans required in order to obtain a <i>comprehensive plan</i> amendment or

	Management Hearings Board pursuant to Chapter 36.70A RCW	related zoning map or text amendment pursuant to Chapter 18.120 KMC.
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¹ All shoreline permits, including shoreline variances and conditional uses, are appealable to the State Shorelines Hearings Board and not to the *hearing examiner*.

² Type 1 land use decisions that are not categorically exempt from environmental review under Chapter [43.21C](#) RCW (State Environmental Policy Act) shall provide a notice of application per KMC [19.25.060](#) and a notice of decision per KMC [19.25.090](#). The notice of decision may be a copy of the permit.

³ Approvals that are consistent with the *comprehensive plan* may be considered by the city council at any time. Zone *reclassifications* that are not consistent with the *comprehensive plan* land use map require a *site-specific comprehensive plan land use map amendment* and the city council's hearing, and consideration shall be considered a Type 5 land use decision and scheduled with the amendment to the *comprehensive plan* under Chapter [19.20](#) KMC.

⁴ If the proposal is being considered as part of the annual *docket* work program as described in Chapter [19.20](#) KMC. If the proposal is not part of the annual *docket*, the city council conducts the public participation process and makes the decision on the record.

⁵ Decisions on shoreline variance and shoreline conditional use permits require approval by the Department of Ecology.

[Ord. 23-0593 § 5 (Exh. C); Ord. 21-0521 § 3 (Exh. B); Ord. 19-0481 § 2 (Exh. A); Ord. 16-0426 § 8 (Att. F); Ord. 12-0334 § 18; Ord. 11-0329 § 3 (Exh. 1).]

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Attachment 3: SUMMARY OF PROPOSED AMENDMENTS RELATED TO INCLUSIONARY AFFORDABLE HOUSING

Kenmore Zoning Code Update Reference Table

The table below provides a reference for how and where Chapter 18.77 KMC was updated.

Page Number	Chapter/ Topic	Reason/Policy Decision	Proposed Text Amendment	Explanation/Impacts
1	KMC 18.77.015.D. Duration.	Both household income and household size are factors determining affordable housing eligibility. Minimum household sizes are based on the number of bedrooms in an affordable unit.	"Housing shall serve only income -eligible households ..."	This corrects a discrepancy between the text and actual practice.
2	KMC 18.77.043. R-4 and R-6 zones. (new)	State law allows cities to establish mandatory requirements for the inclusion of affordable housing for all residential developments where the city decides to increase residential capacity. There is flexibility to tailor policies and regulations to local conditions. Middle housing increases residential capacity in the R4 and R6 zones, so the City may require inclusion of affordable housing. Policy decisions to: exempt projects less than four housing units; provide a fee-in-lieu option for projects of 4 – 9 units and require on-site unit(s) for projects of 10 or more units (unless city approves an in-lieu fee).	<u>"All new residential developments ..."</u>	New section requires affordable housing in R-4- and R-6-zoned projects that create 4 or more new units. Exempts smaller scale projects with 3 or less units from affordable housing requirements (on-site affordable units and paying in-lieu fees). Residential projects of 4-9 units can pay a fee in lieu of fractional units. Projects of 10+ units provide on-site affordable units rounded to the nearest unit. KMC 18.77.015.B. requires adjacent projects by the same developer to be treated as a single project for the purpose of compliance.

Page Number	Chapter/ Topic	Reason/Policy Decision	Proposed Text Amendment	Explanation/Impacts
2	KMC 18.77.043.A.1. (new) and 2. (new)	Delaying implementation of affordable housing requirements provides notice of new regulations going into effect, which may benefit builders/applicants who are currently in the planning phase of development assuming current regulations apply.	<u>"Development applications vested by December 31st 2025, shall be exempt ..."</u>	Applicants can vest under the current (single-family) regulations until the end of 2025. Any application to build under the new middle housing regs will be subject to affordability requirements.
2	KMC 18.77.043.A. (new)	ARCH's financial modeling shows that prototypes that are feasible without affordability requirement are still feasible with a 10% set-aside at 80% AMI.	<u>"Ten percent of the total number of the total number of new residential units in the development shall be very low-income housing if renter-occupied or low-income housing if owner-occupied."</u>	Projects creating 4 – 9 new units will require 0.4 – 0.9 affordable units. Larger projects (>=10 units) will require one or more affordable units. Homeownership units will be affordable at 80% of area median income (AMI), rental units affordable at 50% AMI.
2	KMC 18.77.015.A.	Unlike other zones, do not round fractional affordable units calculated in R-4 and R-6 zones when creating 4 – 10 new units.	<u>"... except for affordable housing required in R-4 and R-6 zones, as provided in KMC 18.77.043(B)."</u>	See explanation for 18.77.043.B.
2	KMC 18.77.043.B. (new)	Rounding fractions up to whole affordable units would be a greater financial challenge to projects of fewer than 10 units (compared to larger projects).	<u>"Developments producing four to nine new dwelling units shall not have the number of affordable units rounded down ..."</u>	Enables projects of 4 – 9 units to contribute a cash payment in lieu of on-site affordable units.

Page Number	Chapter/ Topic	Reason/Policy Decision	Proposed Text Amendment	Explanation/Impacts
2	KMC 18.77.043.B.1.a. through e.	Some provisions for alternative compliance aren't appropriate for fees in lieu of fractional units: • Developer's option, not the City's. • No agreement needed because it can be tracked as a routine permitting procedure. • Fee will be a fixed rate, using a different formula and cost basis.	<u>"Notwithstanding the provisions of KMC 18.77.045, ..."</u>	Council will set the initial rate based on difference between market-rate and affordable prices, and the rate will increase annually with CPI, unless "reset" based on new analysis. Council not to reset the fee rate sooner than two years since previously set.
2	KMC 18.77.043.B.2.	KMC 18.77.045 has regulations for deposits and uses of in-lieu fees that can also apply here.	<u>"Deposits and uses of payments ..."</u>	The City can deposit fees to its own housing fund, which also allows transfer to the ARCH Trust Fund. Highest priority use will be to subsidize housing in the Kenmore subarea of the originating project, but the city manager is authorized to use elsewhere for a suitable opportunity.
3	KMC 18.77.043.C. (new)	Fractional affordable units not as compelling for projects of 10 or more units because larger projects are better able to handle the impact of on-site affordable units.	<u>"Developments producing ten or more new dwelling units ..."</u>	Conventional rounding for projects creating 10 or more units; no fractional units and no in-lieu fees unless the applicant requests and the city approves payment as alternative compliance (KMC 18.77.045).

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Chapter 18.77
AFFORDABLE HOUSING

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18.77.015 General provisions.

A. Determination of Number of Affordable Housing Units Required – Rounding. See KMC 18.30.020(D) for method of rounding to determine the number of affordable housing units required, except for affordable housing required in R-4 and R-6 zones, as provided in KMC 18.77.043(B).

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B. Adjacent Developments. Adjacent *developments* by the same or affiliated *developer* will be considered as a single *development* for the purpose of applying the thresholds for compliance.

C. Designation of Affordable Housing Units. Prior to the issuance of any permit(s), the *City* shall review and approve the location and unit mix of the affordable housing units consistent with the following standards:

1. Location. The location of the affordable housing units shall be approved by the *City*, with the intent that they generally be intermingled with all other *dwelling units* in the *development*.

2. Tenure. The tenure of the affordable housing units (ownership or rental) shall be the same as the tenure for the rest of the housing units in the *development*.

3. Size (Bedroom). The affordable housing units shall consist of a range of number of bedrooms that is comparable to units in the overall *development*.

4. Size (Square Footage). The size of the affordable housing units, if smaller than the other units with the same number of bedrooms in the *development*, shall be approved by the *city manager*. If there is a proposal that the affordable units be smaller than the market rate units, in no case shall the affordable housing units be less than 500 square feet for a studio unit, 600 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit, or 1,000 square feet for a three-bedroom unit.

5. Design. The exterior design of the affordable housing units shall be compatible and comparable with the rest of the *dwelling units* in the *development* and shall comply with any applicable design standards. The interior finish and quality of construction of the affordable housing units shall at a minimum be comparable to entry level rental or ownership housing in the *City*.

D. Duration. Housing shall serve only ~~income~~-eligible households for a minimum period of 50 years from the latter of the date when the affordability agreement between the housing owner and the *City*, as described in KMC 18.77.050, is recorded, or the date when the affordable housing becomes available for occupancy as determined by the *City*.

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E. Timing/Phasing. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the *dwelling units* in the *development*. [Ord. 23-0574 § 2 (Exh. A); Ord. 19-0481 § 2 (Exh. A).]

18.77.043 R-4 and R-6 zones.

All residential developments on properties zoned R-4 or R-6 and producing four or more new dwelling units shall provide affordable housing as follows:

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A. Ten percent of the total number of new residential units in the development shall be very low-income housing if renter-occupied or low-income housing if owner-occupied.

1. Development applications vested by December 31st, 2025, shall be exempt from this affordable housing requirement if the proposed development conforms to regulations in place before June 1st, 2025.

2. Development applications made under regulations adopted after May 31st, 2025, shall provide affordable housing as prescribed in this section.

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B. Developments producing four to nine new dwelling units shall not have the number of affordable units rounded down to zero but may either provide an affordable unit on-site or pay a fee in lieu of the required fractional affordable unit.

1. Notwithstanding the provisions of KMC 18.77.045, fees in lieu of affordable housing required in R-4 and R-6 zones shall be calculated from a rate set by the city council in the city's development fee schedule.

a. Payment of a fee in lieu of fractional affordable units shall be the applicant's option and does not require a proposal or the city manager's approval.

b. The initial fee rate shall be based on the difference between typical market-rate housing expenses and affordable housing expenses in Kenmore as the city shall determine using commonly accepted methods.

c. The city council shall increase or decrease the fee annually to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers.

d. The city council may reset the fee rate, no more frequently than two years, based on updated analysis of market-rate and affordable housing expenses.

e. A written agreement is not necessary but charges and payments, including dates payable, may be administered as any other development fees.

2. Deposits and uses of payments in lieu of fractional affordable units shall follow the same policies established in KMC 18.77.045.

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C. Developments producing ten or more new dwelling units shall have the number of affordable units rounded according to KMC 18.30.020(D).

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18.77.045 Alternative compliance.

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While the *City* prefers to achieve affordable housing on site, the *city manager* may approve a request for satisfying all or part of the affordable housing requirements with alternative compliance methods as follows:

A. Application. Applications for alternative compliance shall be submitted at the time of permit application, and must be approved prior to issuance of any building permit.

B. Off-Site Provision. A project proponent may propose to satisfy all or part of affordable housing requirements off site.

1. The project proponent must demonstrate that off-site provision of new affordable housing achieves a result equal to or better than providing affordable housing on site.

2. Affordable housing units provided through this method must be the same type of units as the units in the project which gave rise to the requirement.

3. Priority is for the project to be located within the same zoning district as the *development* responsible for providing affordable housing. However, the *city manager* may approve a project located outside the zoning district if the location has access to commercial uses and transit, does not result in an undue concentration of affordable housing, and has adequate infrastructure.

4. The proposal must demonstrate that the affordable units provided off site will be completed before or within the same time period as the *development* generating the affordable housing requirement. For projects approved for off-site affordable housing, there will be a recorded agreement on both the "sending" property and the "receiving" property. The covenant on the sending site will be released once the affordable housing is completed on the receiving property.

C. Contribution to Preservation of Existing Affordable Housing. A project proponent may propose to satisfy all or part of affordable housing requirements through purchase and long-term preservation of existing affordable housing, particularly in the *City's manufactured housing communities*. The *applicant* shall provide information demonstrating affordability of the units to be preserved and a long-term covenant shall be placed over the preserved units, ensuring preservation and maintenance of the affordable units.

D. Fee in Lieu. Cash payments in lieu of providing actual housing units may be proposed and, if approved by the *city manager*, shall be used only for the subsequent preservation or provision of affordable housing units by the *City* or other housing provider approved by the *city manager*.

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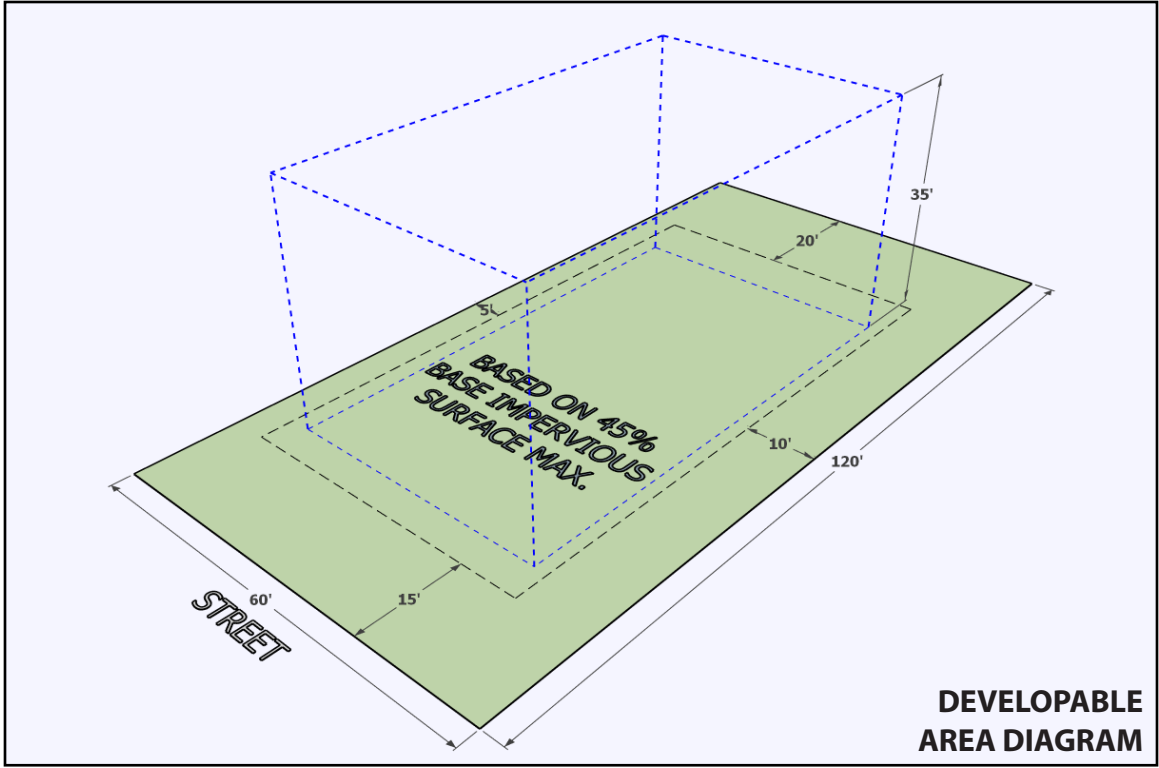
1. Payments in lieu shall be based on the difference between the cost of construction for a prototype affordable housing unit on the subject property, including land costs and development fees, and the revenue generated by an affordable housing unit.

2. Prior to issuance of building permits for the project, the *City* and *applicant* shall execute a written agreement that establishes the *applicant's* payment obligations (amounts and due dates) for the project. The *City* may require the *applicant* to secure its payment obligations by irrevocable letter of credit or other form acceptable to the *City*.

3. The *City* shall deposit collected payments in an affordable housing fund established by the *City*.

4. Before the *city manager* approves or executes an agreement to accept payment in lieu of affordable housing, the *City* must have a plan for investing funds in affordable housing that supports *City* objectives. The *City* should make every effort to use these funds as quickly as possible.

5. The highest priority location for affordable housing funded wholly or in part with in-lieu fees is the subarea location of the project that generated the in-lieu fee; however, the *city manager* may authorize the use of these funds for affordable housing projects in other subareas of the *City* (as a second priority) or within another jurisdiction (as a third priority) with close proximity to commercial uses, transit services, and/or employment opportunities. [Ord. 23-0574 § 2 (Exh. A); Ord. 19-0481 § 2 (Exh. A).]



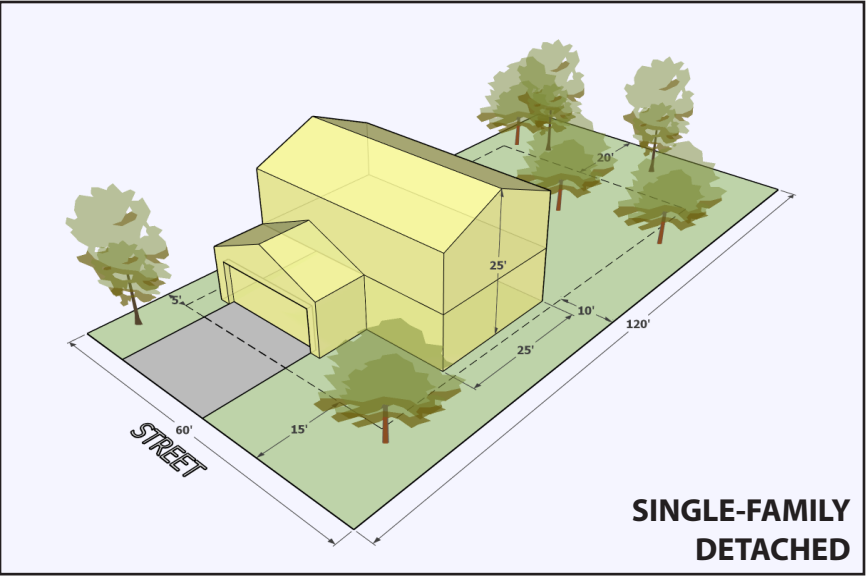
LEGEND

- SINGLE-FAMILY DETACHED
- ACCESSORY DWELLING UNIT
- MIDDLE HOUSING UNIT #1
- MIDDLE HOUSING UNIT #2
- MIDDLE HOUSING UNIT #3

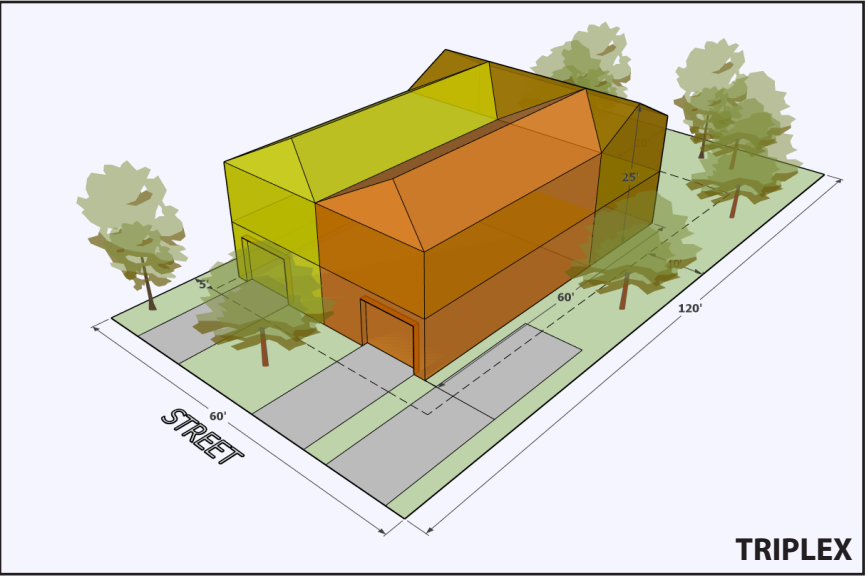
DEVELOPMENT ASSUMPTIONS

1. Development examples use typical 7,200 square foot (SF) R-4 lot.
2. R-4 development standards are shown, including setbacks, lot coverage, and height standards.
3. Illustrates two parking spaces needed per unit because the lot is over 6,000 SF. Cottage housing is shown as one parking space per unit as it often needs parking reduction to be feasible.
4. Parking spaces shown as standard 10'x20' size.

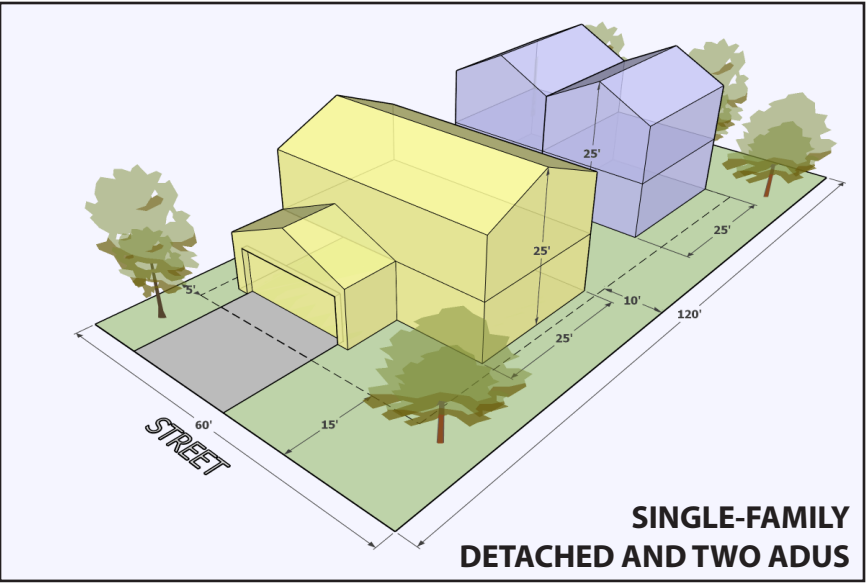
NOTE: These development scenarios are illustrative and for demonstration purposes only.



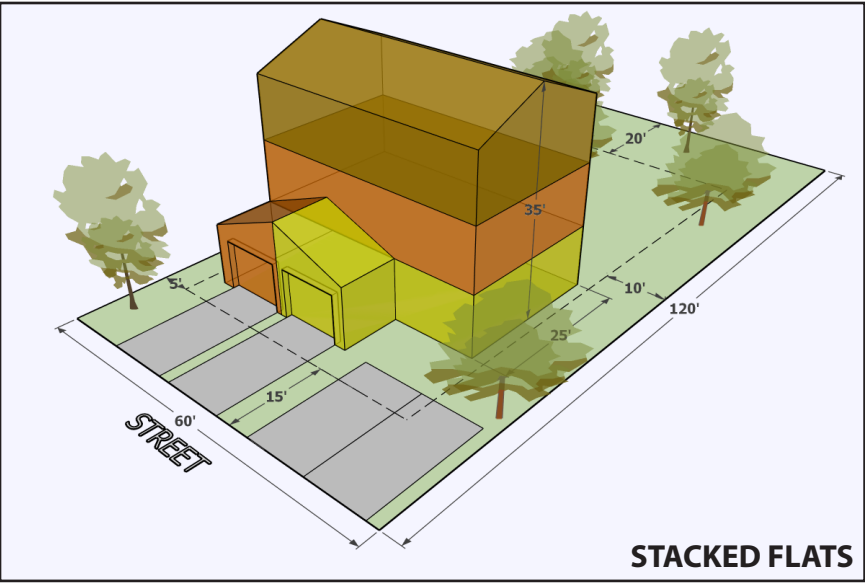
**SINGLE-FAMILY
DETACHED**



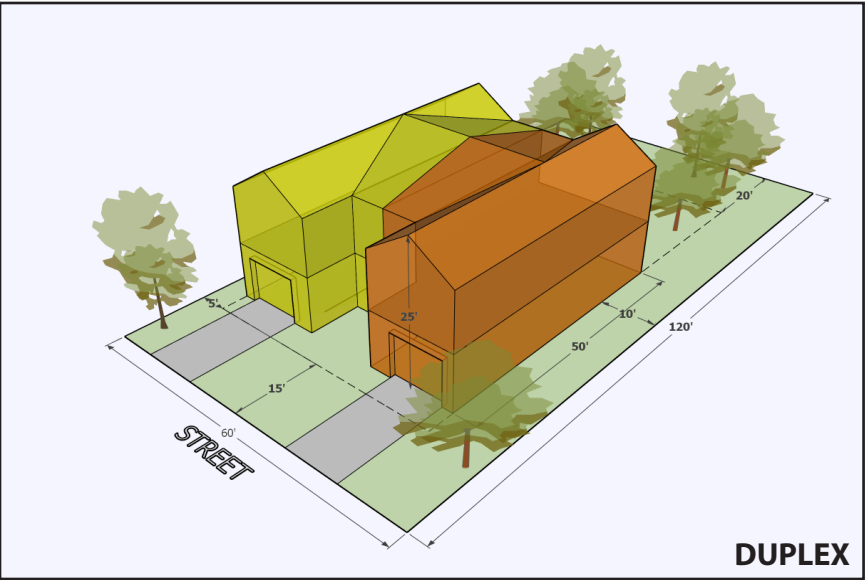
TRIPLEX



**SINGLE-FAMILY
DETACHED AND TWO ADUS**



STACKED FLATS



DUPLEX



**COTTAGE
HOUSING**



Presentation outline

- Middle housing affordability:
 - What would be affordable to whom.
 - What the market is building.
 - Kenmore policy:
 - Where it applies.
 - What it requires.
 - Exemptions.
 - Financial analysis:
 - Feasibility of various prototypes.
 - Examples of in-lieu fees.
-
- Inclusionary housing policies in other ARCH communities, focusing on:
 - Middle housing.
 - In-lieu fees.

Key Points



-
- **Middle Housing: Housing options and affordability.**
 - **Inclusionary Zoning (IZ):**
 - Proven tool used across the U.S. to create affordable housing and promote inclusive communities.
 - Higher densities increase development capacity and land value.
 - IZ requires part of the added value go to ensuring some public benefit – affordability.
 - Economic analysis used to set affordability level for a net gain to owners/developers/builders.
 - **Timing – Why Now:**
 - State law links inclusionary housing with increasing development capacity and value for landowners.



What's affordable to whom? (2024)

	Household Income Limits				Maximum Sale Prices			
Pct of AMI	1 person	2 people	3 people	4 people	1-bdrm	2-bdrm	3-bdrm	4-bdrm
100%	\$82,544	\$94,336	\$106,128	\$117,920	\$336,760	\$410,810	\$479,920	\$539,160
80%	\$61,908	\$70,752	\$79,596	\$88,440	\$262,705	\$321,950	\$377,240	\$424,630
60%	\$51,590	\$58,960	\$66,330	\$73,700	\$188,660	\$233,090	\$274,555	\$310,100

All derived from U.S. Housing and Urban Development's 4-person median family income of \$146,500.
Prices rounded to the nearest \$5. ARCH determines actual prices for each home at the time of marketing.

Assumptions:

- 7% mortgage interest for 30 years.
1% property tax rate.
\$200 per month HOA dues.
No up-front HOA contribution.
- 10% down payment.
0.85% per month mortgage insurance.
\$50 per month homeowner's insurance.



New Middle Housing Sales, Mar 2024 – Feb 2025: Not affordable for middle-income families.

Kenmore	Sales in last 12 months	Median Sale Price (rounded)	Median Sq Ft	Median Price per Sq Ft	Approx. Income Needed*	Median Pct AMI (2024)*
Condos (all)	24	\$712,353	1,487	\$507		
1 bedroom	2	\$573,852	955	\$601	\$181,300	170%
2 bedrooms	22	\$722,303	1,487	\$507	\$225,600	180%
Kirkland						
Attached ADU	6	\$1,140,000	1,320	\$828	\$350,000	260%
Detached ADU	27	\$1,200,000	1,319	\$960	\$365,000	270%
Cottages	76	\$1,567,500	1,722	\$925	\$470,000	310%
Duplex	1	\$1,250,000	1,555	\$804	\$370,000	250%
Townhouses	2	\$2,217,500	2,665	\$798	\$664,000	395%

* Adjusted for household size by number of bedrooms. Source: ARCH, Redfin.com.

Kenmore Middle Housing Inclusionary Zoning – Planning Commission Recommendation

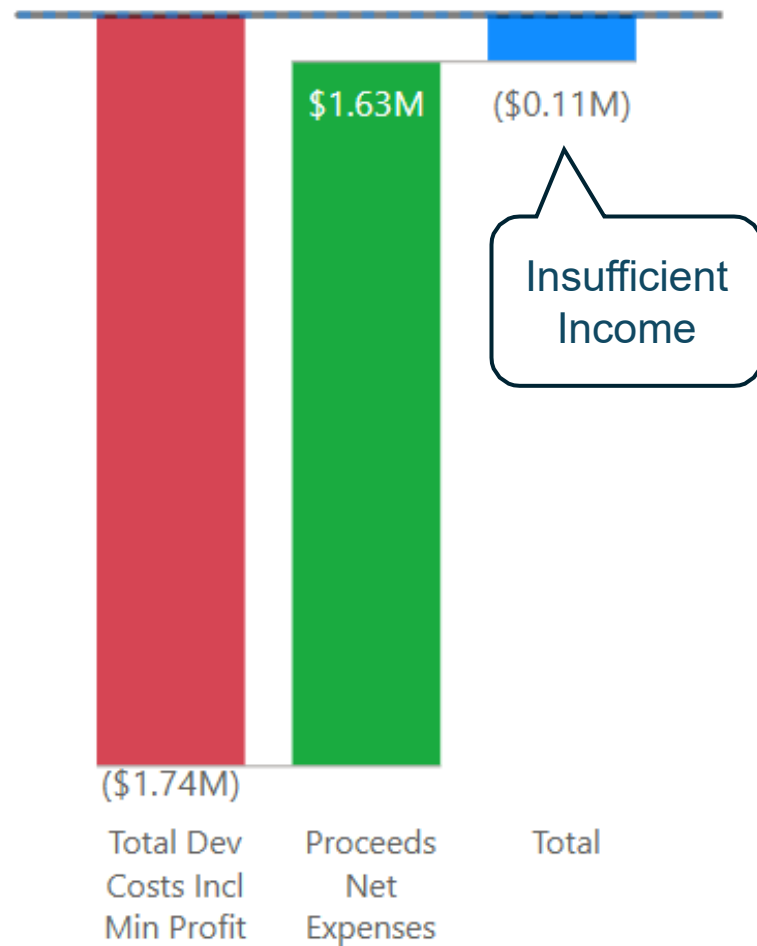


- **Applies in R-4 and R-6 zones,** regardless of proximity to transit.
 - Exception for projects allowed under existing code if vested by 12/31/2025.
- **Requires 10% Affordable:**
 - 80% AMI if owner-occupied.
 - 60% AMI if renter-occupied.
 - Fee in lieu rate set per SF based on economic modeling (currently estimated at \$6/SF).
- **Projects of 1 to 3 units are exempt:**
 - Smaller scale middle housing, single family homes and ADUS are totally exempt from building affordable units or paying in-lieu fees.
- **Projects of 4+ units:**
 - Projects of 4 – 9 units can pay a fee in lieu of fractional units.
 - Projects of 10+ units provide on-site affordable units, rounded to nearest unit.

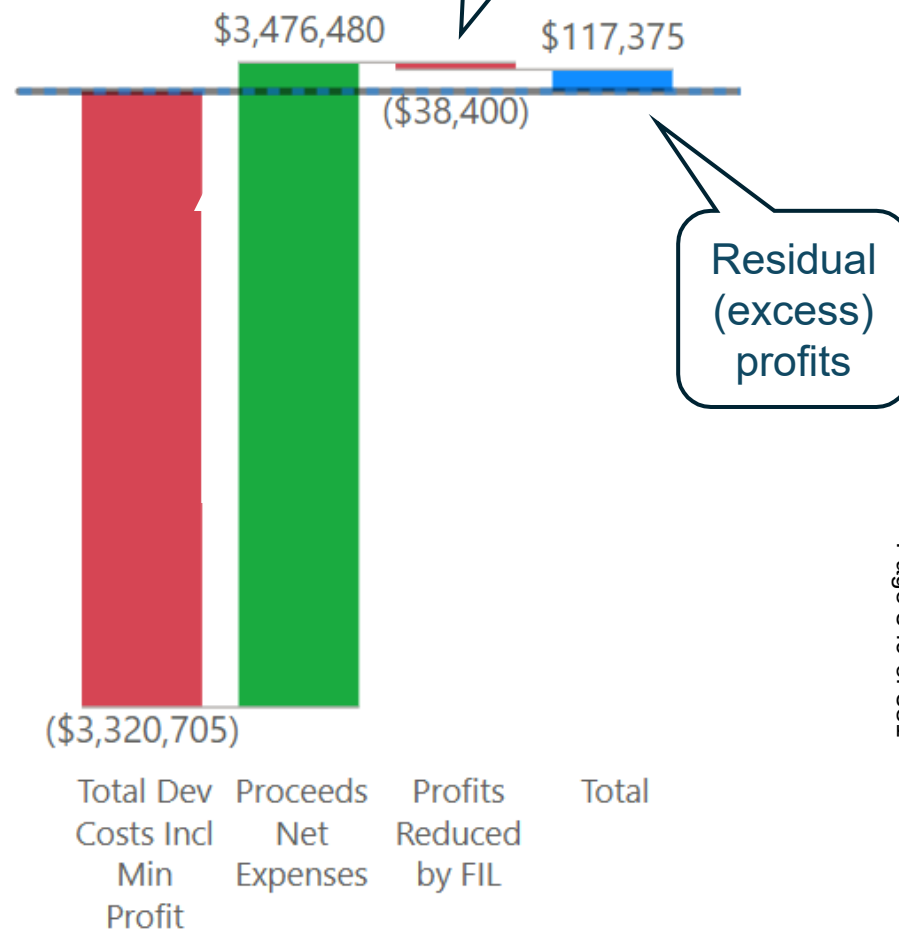
Basis for Housing Affordability Requirements

- Adding residential density – development potential – adds significant value for owners.
- Inclusionary zoning captures some of the new value for the public's benefit; can ensure some units are affordable and allow projects to remain feasible.

Low-Density SFR



Cottage Housing



Fee in lieu of 0.4 units





ARCH financial modeling of middle housing feasibility in Kenmore; one 10,000 sq ft lot with an existing home*

Not feasible (with or without an affordability requirement)

- Detached single-family home.
- Duplex.
- Triplex.
- Stacked flats.

Feasible

- Cottage housing (4).
- Townhouses (4).
- Two duplexes.
- Keep existing SFR, add a triplex.
- New detached SFR and 2 detached ADUs.

* As shown at Planning Commission meeting on 3/18/2025.

Exemption Options

- Exempt smaller projects (e.g., fewer than 4 units):
 - Better for redeveloping single lots;
 - Large, detached homes.
 - Duplexes, triplexes.
 - 1 or 2 ADUs.

- Exempt smaller units:
 - 1,000 sq ft: Releases the most affordable units, including smaller backyard cottages that homeowners might want to build for family use or rental income.
 - 1,500 sq ft: Exempts all cottages in proposed code.
 - 2,000 sq ft: Exempts all middle housing.

- Exempt existing floor area if replacing with 2 or more units on lot:
 - Replace with one home: fee applies to total sq ft.
 - Replace with 4 cottages: fee applies to net new sq ft.

1 Detached Home (replacement)

Affordability requirement of 10% of units at 80% area median income (AMI)

Financial estimate

Lot size	7,200 sq ft
Total floor area	3,600 sq ft
Unit types (ea.)	4 bedrooms
Market price (ea.)	\$2,016,000
Affordability	360% AMI
Total dev costs	\$1,933,750
Net proceeds incl required profits	\$1,955,520
Residual (excess) profit	\$21,770

	Small project exemption only	Small unit exemption only	
Threshold	4 total units	1,250 sq ft	2,000 sq ft
Provision	1 unit – exempt	3,600 sq ft unit, not exempt	3,600 sq ft unit, not exempt
Affordability requirement	0 units	0.1 units	0.1 units
Affordable units on-site	0 units	0 units	0 units
Fee-in-lieu of affordable units	\$0.	\$6 * 3,600 sq ft = \$21,600.	\$6 * 3,600 sq ft = \$21,600.
Residual profit after affordability	\$21,770.	\$170.	\$170.

3 Cottage Housing prototype

Affordability requirement of 10% of units at 80% area median income (AMI)

Financial estimate

Lot size	7,200 sq ft
Total floor area	4,500 sq ft
Unit types (ea.)	3 bedrooms
Market price (ea.)	\$840,000
Affordability	180% AMI
Total dev costs	\$2,358,821
Net proceeds incl required profits	\$2,444,400
Residual (excess) profit	\$85,579

	Small project exemption only	Small unit exemption only	
Threshold	4 total units	1,250 sq ft	2,000 sq ft
Provision	3 units – exempt	(3) 1,500-sq ft units, not exempt	(3) 1,500-sq ft units, all exempt
Affordability requirement	0 units	0.3 units	0 units
Affordable units on-site	0 units	0 units	0 units
Fee-in-lieu of affordable units	\$0.	\$6 * 4,500 sq ft = \$27,000	\$0
Residual profit after affordability	\$85,579.	\$58,579.	\$85,579.

4 Cottage Housing prototype

Affordability requirement of 10% of units at 80% area median income (AMI)

Financial estimate

Lot size	7,200 sq ft
Total floor area	4,800 sq ft
Unit types (ea.)	2 bedrooms
Market price (ea.)	\$672,000
Affordability	160% AMI
Total dev costs	\$2,495,284
Net proceeds incl required profits	\$2,607,360
Residual (excess) profit	\$112,076

	Small project exemption only	Small unit exemption only	
Threshold	4 total units	1,250 sq ft	2,000 sq ft
Provision	4 units – not exempt	(4) 1,200-sq ft units, all exempt	(4) 1,200-sq ft units, all exempt
Affordability requirement	0.4 units	0 units	0 units
Affordable units on-site	0 units	0 units	0 units
Fee-in-lieu of affordable units	\$6 * 4,800 sq ft = \$28,800.	\$0	\$0
Residual profit after affordability	\$83,276.	\$112,076.	\$112,076.



New Detached SFR + 2 Accessory Dwelling Un

Affordability requirement of 10% of units at 80% area median income (AMI)

Financial estimate

Lot size	7,200 sq ft
Total floor area	4,800 sq ft
SFR, 4 bedrooms	\$1,344,400, 250% AMI
ADUs, 2 bdrms (each)	\$560,000, 140% AMI
Total dev costs	\$2,200,452
Net proceeds incl required profits	\$2,390,080
Residual (excess) profit	\$189,628

	Small project exemption only	Small unit exemption only	
Threshold	4 total units	1,250 sq ft	2,000 sq ft
Provision	3 units – exempt	2,400-sq ft SFR, not exempt; 1,000-sq ft ADUs exempt	2,400-sq ft SFR, not exempt; 1,000-sq ft ADUs exempt
Affordability requirement	0 units	0.1 units	0.1 units
Affordable units on-site	0 units	0 units	0 units
Fee-in-lieu of affordable units	\$0.	\$6 * 2,400 sq ft = \$14,400.	\$6 * 2,400 sq ft = \$14,400.
Residual profit after	\$189,628.	\$175,228.	\$175,228.



Keep Existing Home, Add Backyard Duplex

Financial estimate

Lot size	3,600 sq ft*
Total floor area	3,000 sq ft
Unit types (ea.)	3 bedrooms
Market price (ea.)	\$705,000
Affordability	145% AMI
Total dev costs	\$1,322,044
Net proceeds incl required profits	\$1,367,700
Residual (excess) profit	\$45,656

*Using 1/2 of a 7,200 sq ft lot.

Affordability requirement of 10% of units at 80% area median income (AMI)

	Small project exemption only	Small unit exemption only	
Threshold	4 total units	1,250 sq ft	2,000 sq ft
Provision	2 units – exempt	(2) 1,500 sq ft units, not exempt	(2) 1,500 sq ft units, not exempt
Affordability requirement	0 units	0.2 units	0 units
Affordable units on-site	0 units	0 units	0 units
Fee-in-lieu of affordable units	\$0.	\$6 * 3,000 sq ft = \$18,000.	\$0.
Residual profit after affordability	\$45,656.	\$27,656.	\$45,656.

New middle housing inclusionary zoning



Sammamish

- 3 middle housing overlays (12 to 18 units per acre) on single-family zones.
- Mandatory 10% affordable at 80% AMI.
- Applies to all projects.
- Fees in lieu of fractional units.
 - Direction to invest funds in City of Sammamish.
- Exempts units <1,000 sq ft.
 - May increase to 1,500 sq ft.

Redmond

- All single-family zones consolidated to a single Neighborhood Residential.
- Mandatory 12.5% affordable (increased from 10%) at 80% AMI.
- Applies to all projects.
- Density of up to 8 units per lot.
- FAR incentives to build more units.
- Fees in lieu of fractional units.



More examples under Planning Commission recommendation; exempts projects < 4 units

Scenario	New Units in Project	Require d Affrd Units	Total Sq Ft	Sq Ft Subject to Fee	In-lieu Fee at \$6.00 per Sq Ft	On-site Affordable Units
Any housing type	1 - 3	0.0	Any amount	0	\$0	0
Single-family detached (all 3,000 sq ft)	6	0.6	18,000	18,000	\$108,000	0
Cottage Housing (4 at 1,200; 4 at 1,600)	8	0.8	11,200	11,200	\$67,200	0
Detached SFR + 2 ADUs (SFRs at 2,400; ADUs at 1,200)	9	0.9	14,400	14,400	\$86,400	0
Townhouses	14	1.0	25,200	0	\$0	1
Cottage Housing (10 at 1,200; 10 at 1,600)	20	2.0	28,000	0	\$0	2
Detached SFR + 2 ADUs	15	2.0	22,000	0	\$0	2



More examples under Planning Commission recommendation; exempts units < 1,500 sq ft

Scenario	New Units in Project	Require d Affrd Units	Total Sq Ft	Sq Ft Subject to Fee	In-lieu Fee at \$6.00 per Sq Ft	On-site Affordable Units
Any housing type	1 - 3	0.0	Any amount	0	\$0	0
Single-family detached (all 3,000 sq ft)	6	0.6	18,000	18,000	\$108,000	0
Cottage Housing (4 at 1,200; 4 at 1,600)	8	0.8	11,200	6,400	\$38,400	0
Detached SFR + 2 ADUs (SFRs at 2,400; ADUs at 1,200)	9	0.9	14,400	7,200	\$43,200	0
Townhouses	14	1.0	25,200	0	\$0	1
Cottage Housing (10 at 1,200; 10 at 1,600)	20	1.0	28,000	0	\$0	1

CITY OF KENMORE

Middle Housing and Accessory Dwelling Units Code Amendments

**City Council Special Meeting
May 5, 2025**



Study Session Overview

- Council Question Response
- Next Steps



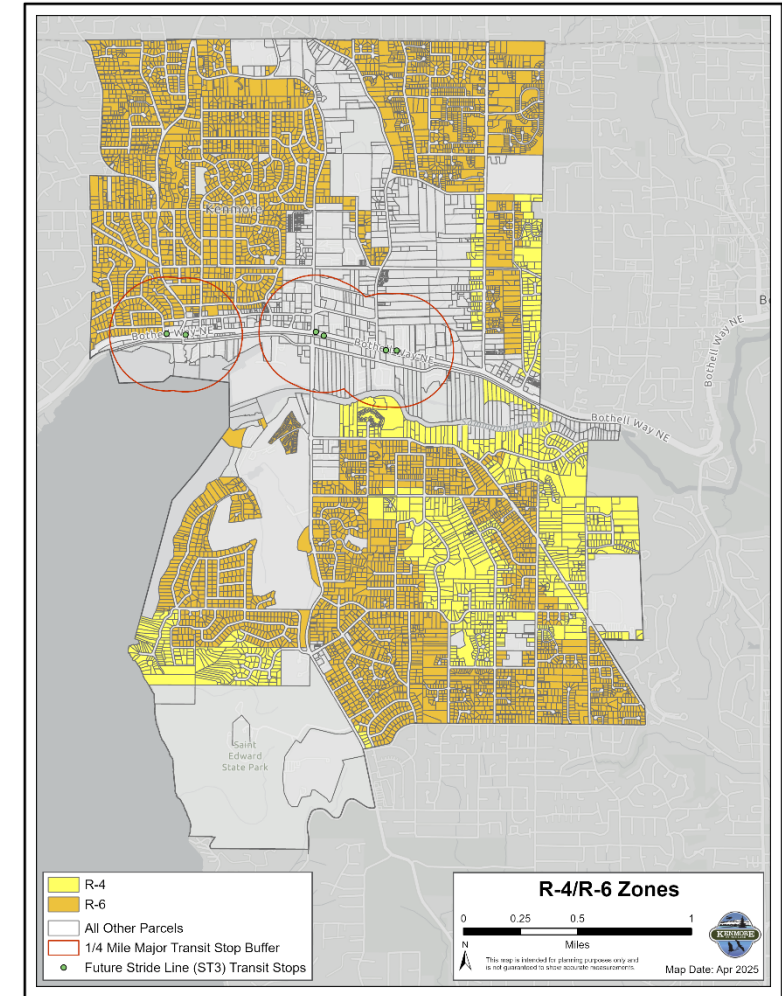
Parking Requirements

- Planning Commission made the recommendation to require 1.0 spaces per dwelling unit for duplex, triplex, fourplex, townhouses, courtyard apartments, and stacked flats for the applicable middle housing areas
- This does result in a higher standard in DC and DR zones west of 68th Avenue NE, which were not modified
- Recommendation is to match the revised standard and have one standard for these housing types in all areas.



Alternative Compliance

- Applies to R-6 zoned parcels and parcels in R-4 zone that are not adjacent to waterways (streams, rivers)
- Planning Commission recommended pursuing the Alternate to Density approach and excluding all R-1 areas and portions of R-4 areas adjacent to waterways
- Commerce has reviewed and agreed with the approach the City has taken



Standard Density and Unit Density

- Bulk density standards refer to the typical standards applicable to that zone. They are included within the draft amendments and largely did not change per planning commission direction
- The “Unit Density” standard is applicable when adding middle housing types to lots with existing single-family residences
 - Unit density allows between two and four middle housing units (if proximity to transit or affordability requirements are met) or two ADUs in addition to a single-family unit
 - This results in a total of between three and five units, provided they can meet the development standards applicable for that lot



Development Scenarios — What can be built?

- **Can be built*:**

- A single-family residence
- A single-family residence and any of the middle housing types that result in up to two additional units
- Any of the middle housing types that result in up to two additional units, without a single-family residence
- A single-family residence and two ADUs

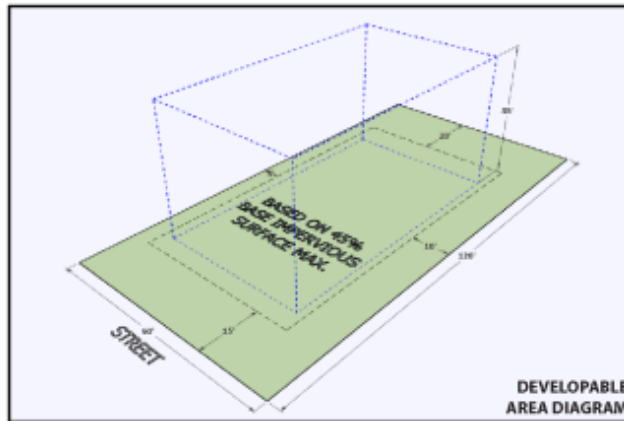
- **Can be built if within ½ mile walking distance of a major transit stop or if 1 affordable unit is provided*:**

- A single-family residence and any of the middle housing types that result in up to four additional units

- **Cannot be built:**

- Two single-family residences on one individual lot
- A single-family residence, two middle housing units, **AND** two ADUs on a lot that cannot accommodate up to four additional units per transit or affordability requirements.
- Cannot have a multiplier effect

*On lots that cannot be further subdivided, if bulk development standards on the lot can be met.



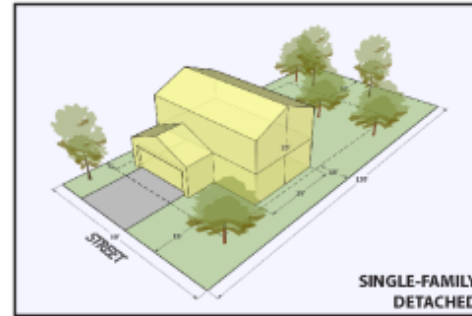
LEGEND

- SINGLE-FAMILY DETACHED
- ACCESSORY DWELLING UNIT
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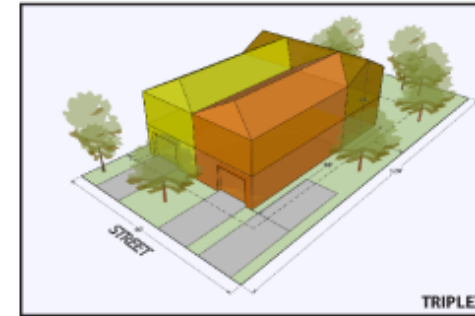
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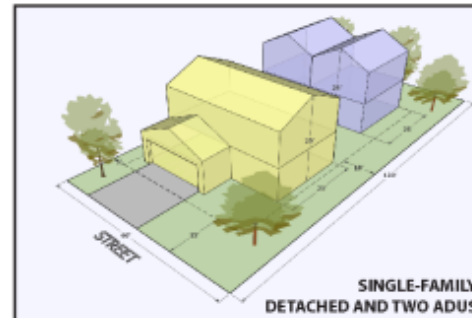
NOTE: These development scenarios are illustrative and for demonstration purposes only.



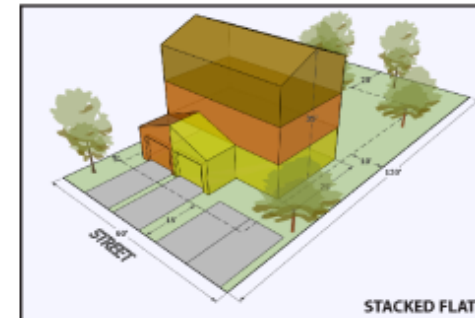
SINGLE-FAMILY
DETACHED



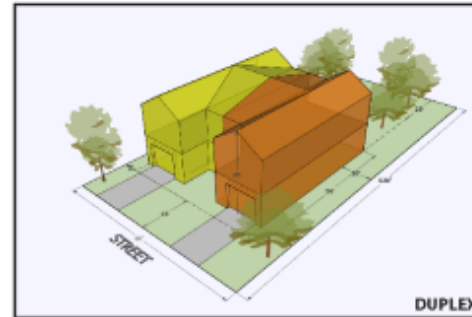
TRIPLEX



SINGLE-FAMILY
DETACHED AND TWO ADUS



STACKED FLATS



DUPLEX



COTTAGE
HOUSING

Note: This is not an exhaustive list of potential development scenarios.

Next steps

- Code amendments need to be adopted by the City of Kenmore by June 30, or State model ordinance will take effect July 1

Project Overview

- Kenmore is in the process of drafting code amendments to address requirements of HB 1110 (Middle Housing) and HB 1337 (Accessory Dwelling Units)
- Requires the City of Kenmore to adopt housing policies and implementing regulations to allow middle housing and ADUs in residential zones.
- Must be completed by June 30, 2025, or model code will apply.

Requirements	Tier 2 Requirements—over 25,000 population
Middle Housing Types	At least six of nine middle housing building types must be allowed
Base Unit Density	At least 2 units per lot
Increased Unit Density	At least 4 units per lot when near major transit or when at least 1 affordable housing unit is provided



Project Overview

- 2024 Population – Just under 25,000
- Council directed staff in January 2024 to plan for Tier 2 requirements (Over 25,000, under 75,000 in population)

Requirements	Tier 2 Requirements– over 25,000 population
Middle Housing Types	At least six of nine middle housing building types must be allowed
Base Unit Density	At least 2 units per lot
Increased Unit Density	At least 4 units per lot when near major transit or when at least 1 affordable housing unit is provided



Project Timeline

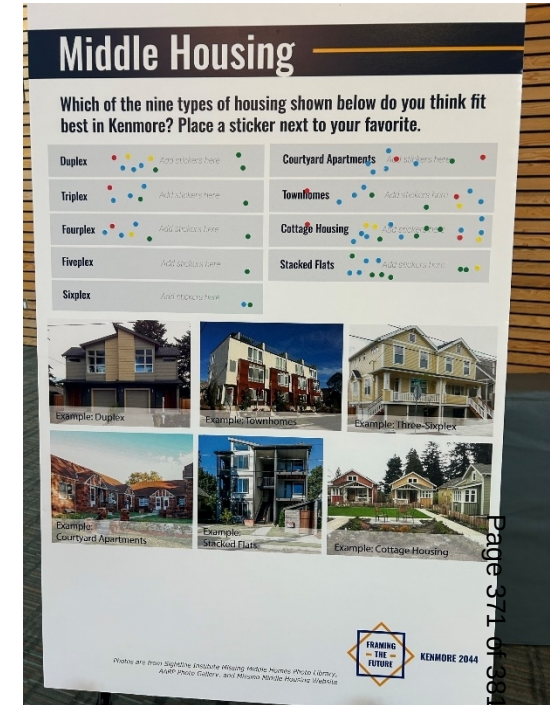
- **2022: Comprehensive Plan Amendments** to Housing & Land Use Elements adopted but not middle housing Regulations. Council requested more community engagement.
- **2023: Community Engagement** “Framing the Future of Housing”. Final report to Council 9/25/23.
- **2024: Comprehensive Plan Amendments** to Housing & Land Use Elements adopted consistent with state law.
- **2024: Community Engagement:** Open house, booth at Farmers Market, website updates, newsletter posts, social media posts.



Project Timeline

2025 Code Amendments

- Reviewed code amendments with Development Services & Public Works Departments
- Planning Commission meetings to develop and refine code amendments considering community input received through community engagement.
- Planning Commission Public Hearing: To receive community comments and feedback on proposed amendments to city codes.



Middle Housing Amendments

- Passed by legislature in 2023
- Requires the City of Kenmore to adopt housing policies and implementing regulations to allow more middle housing in residential zones.
- Units include duplexes, triplexes, fourplexes, townhouses, stacked flats, courtyard apartments, and cottage housing as permitted uses
- Maintain base development standards consistent with underlying single-family use
- Add new definitions for:
 - Permitted housing types (noted above)
 - Major transit stops
 - Parent and Unit Lots
 - Unit Density



Types of Middle Housing



Duplex



Triplex



Stacked Flats



Cottages



Townhouses



Courtyard Apartments

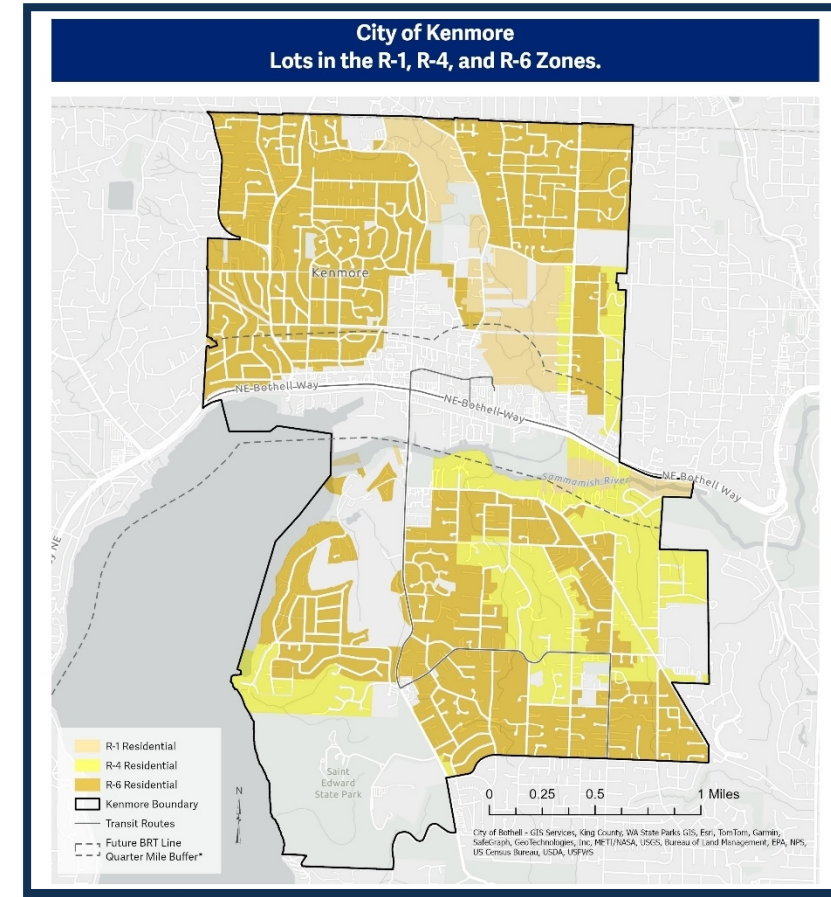
Middle Housing Amendments

- Establish unit density standards
 - 2-units per lot and 4-unit per lot standards, including applicability
- Establish affordability requirements (term, affordability levels, and covenants and deed restriction)
- Establish parking requirements for middle housing types



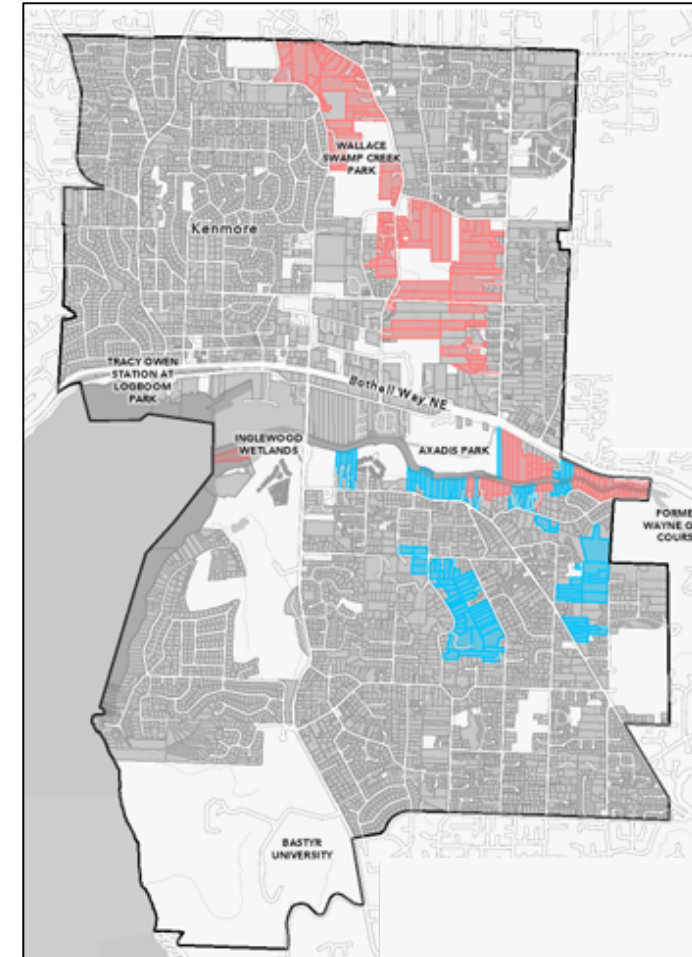
Middle Housing – Where Permitted

- Applies to R-6 zoned parcels and parcels in R-4 zone that are not adjacent to waterways (streams, rivers)
- Planning Commission recommended pursuing the Alternate to Density approach and excluding all R-1 areas and portions of R-4 areas adjacent to waterways



Middle Housing – Where Permitted

- Alternate to Density Requirements:
Permits a city to implement the unit per lot density requirements for “at least” 75 percent of lots in the city that are primarily dedicated to single-family detached residential
- Middle housing regulations **do not** apply to R-1 and R-4 parcels adjacent to waterways
- Protection of critical areas (wetlands, streams, buffers)



Public Benefits and Development Incentives

- Public benefits and development incentives include:
 - Promoting a variety of housing types
 - Increasing flexibility through setbacks
 - Promoting smaller unit types and retaining existing primary units

APPLICABLE MIDDLE HOUSING TYPE	NEIGHBORHOOD BENEFIT	DEVELOPMENT INCENTIVE
Duplex, Triplex, Cottage Housing	Building height limited to 27' with a maximum of two stories.	Reduce rear and street setbacks to 10'.
Duplex, Stacked Flat	Redevelop an existing single-family unit with a duplex or stacked flat and maintain the base floor footprint of the existing home.	Density bonus of two additional units totaling up to four units per lot
Cottage housing	Gross floor area for an individual cottage set to a maximum of 1,200 square feet.	Density bonus of up to 50% of the unit density

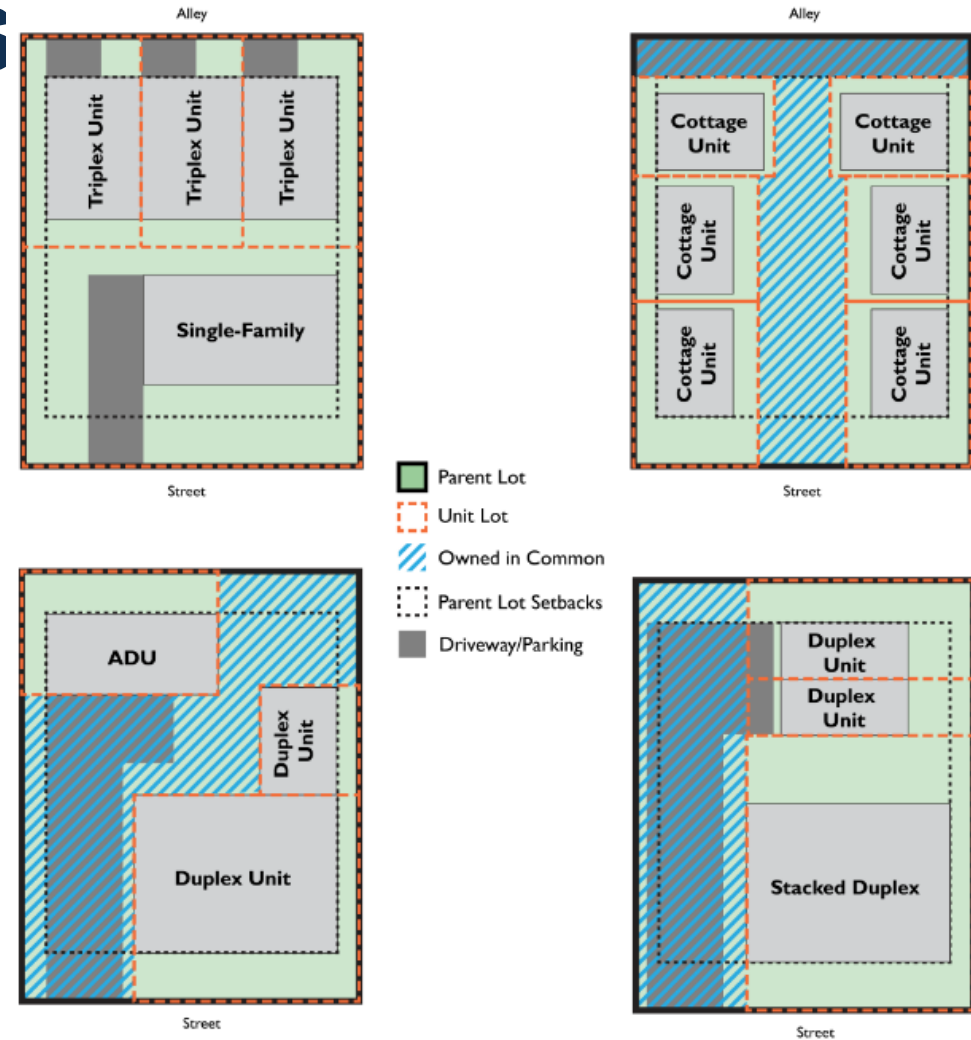
Unit Lot Subdivisions

- New Chapter 17.20 in KMC
- Required by SB 5258 (2023), cities shall include in short plat regulations procedures for unit lot subdivisions. This process allows the division of a parent lot into separately-owned (fee simple) unit lots.
- Requires development of the overall parent lot to meet bulk development standards
- Follows processes and requirements for short plats



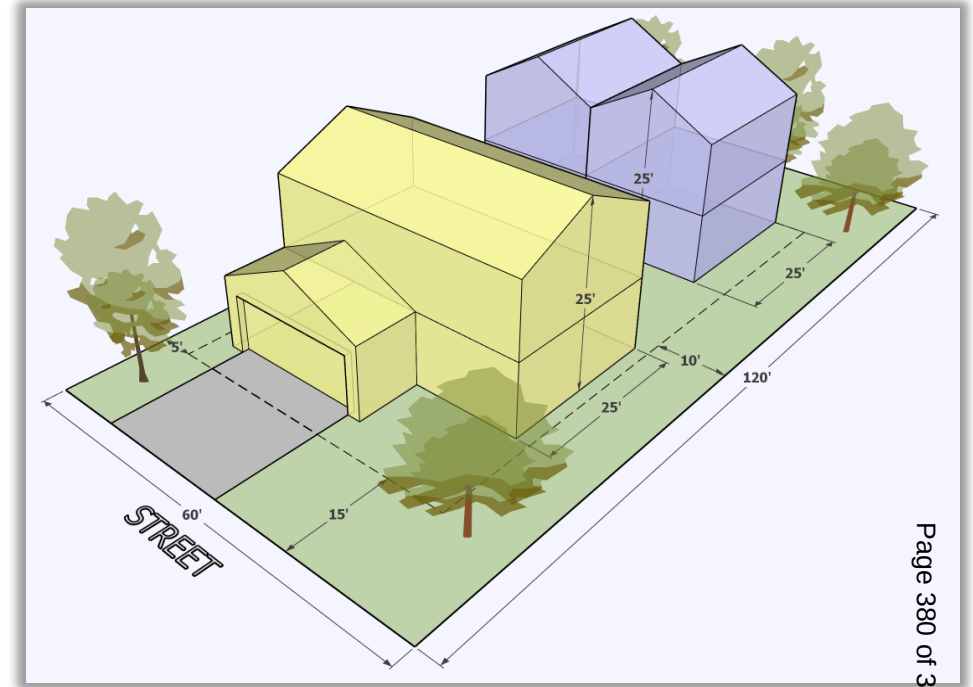
Unit Lot Subdivisions

- Provides flexibility of zoning standards, such as lot size, setbacks, and lot coverage
- Allows fee simple ownership of land for middle housing type



House with Two Accessory Dwelling Units

- Required by HB 1337 (2023), cities shall allow for up to two ADUs on all single-family zoned properties
- Requirements outlined in the bill include:
 - Remove owner occupancy requirement
 - Revise floor area maximum requirements to allow at least 1,000 square feet
 - Remove public street improvement requirement



Affordable Housing Requirements

- Apply to all residential housing developments in the R4 and R6 zones of four units or more.
- Projects creating 4 – 9 new units will require 0.4 – 0.9 affordable units. Larger projects (≥ 10 units) will require one or more affordable units.
- Homeownership units will be affordable at 80% of area median income (AMI), rental units affordable at 50% AMI.

