



City of Kenmore
Planning Commission Meeting
Agenda
Tuesday, March 3, 2026
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/89528210875>

Telephone: Dial US: +1 253 215 8782

Webinar ID: 895 2821 0875

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

If you have technical difficulties accessing the meeting virtually, please contact mkang@kenmorewa.gov.
Technical Difficulties - If the virtual component of the meeting disconnects, and we cannot resolve technical difficulties to reconnect the virtual component, the in-person meeting will continue at City Hall if there is a quorum of the body to conduct business.

1. CALL MEETING TO ORDER - 7:00 PM

2. ROLL CALL

3. 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.

4. FLAG SALUTE

5. PUBLIC COMMENTS

We welcome our community members to the Planning Commission meeting. In this forum, the Commission does not engage or dialogue with the public; the primary role is to listen. We will hear from our on-site guests first, followed by our pre-registered virtual guests. All guests must address comments to the Commission. The Clerk will acknowledge your request and call your name when it is your turn. Your time will start when we confirm that we can hear you. Please state your name and city of residence for the record and keep your comments to 3 minutes. We will not split your time with others or reset your time except by express approval

of the Chair. You can submit materials to the Clerk in advance. This meeting is being recorded. Thank you for taking the time to express your comments.

- A) **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 closes at 12:00 Noon on the day of the meeting. You will be confirmed by the Clerk. If you are having difficulty, please reach out to the Clerk at stippleleen@kenmorewa.gov.

6. CONSENT AGENDA

- A) 02.03 Meeting Minutes
 - 1. 02.03 Planning Commission Meeting Minutes

7. AGENDA ITEMS

- A) Corner Stores and ACU's
 - 1. Corner Stores and ACUs Staff Memo
 - 2. Corner Stores and ACUs Presentation

8. ADJOURNMENT

UPCOMING MEETING SCHEDULE:

- A) Tuesday, March 17, 7pm

City of Kenmore
Planning Commission Meeting Minutes
February 3, 2026 @ 7:00 PM

Planning Commission Members – In Attendance (the meeting was held onsite and virtually using the Zoom online platform)

Tracy Banaszynski, Chair

David Dorrian, Vice Chair

Edouard Lassalle

Kara Macias

Chris Olson

Dwight Thompson

Mike Vanderlinde

Staff

Debbie Bent, Community Development Director

Brittany Chue, Senior Planner

Shannon Tipple-Leen, Planning Commission Clerk

Michelle Kang, Co-Clerk

1. **CALL TO ORDER**

The meeting was called to order by Chair Banaszynski at 7:00 PM.

2. **ROLL CALL**

All commissioners present.

3. **LAND ACKNOWLEDGEMENT**

The Land Acknowledgement was read.

4. **FLAG SALUTE**

The Flag Salute was done.

5. **PUBLIC COMMENTS**

No Public comment was given.

6. **CONSENT AGENDA - APPROVAL OF MINUTES**

The Planning Commission Meeting Minutes from January 6, 2026, were approved. The consent agenda was accepted with unanimous consent.

7. **AGENDA ITEMS**

Corner Stores and Accessory Commercial Units (ACU's)

Brittany Chue gave a presentation on Corner Stores and ACU's.

The Planning Commission held an initial, wide-ranging discussion. The Planning Commission were interested in expanding neighborhood-scale commerce, but also had questions about compatibility, viability, housing impacts, and implementation. At the next Planning Commission meeting staff will bring forward information to help the Commission clarify the scope and policy direction.

Key Themes from Commission Discussion

- Definitions matter: Commissioners need clarity on what qualifies as a “corner store” versus an ACU or home-based business.
- Location is critical: Strong distinction between arterials/collectors and interior residential areas, with interest in context-sensitive standards.
- Compatibility concerns: Noise, lighting, parking, traffic, and form/scale were consistent concerns, alongside a desire to avoid strip-commercial outcomes.
- Economic realism: Questions about viability in lower-density areas, especially during downturns, and how parking requirements affect feasibility.
- Housing impacts: Concerns about loss of housing stock, conversion of owner-occupied homes to rentals, and condoization of ACUs.
- Flexibility & incubation: Interest in ACUs, food trucks, and mobile vendors as lower-barrier ways to support entrepreneurs and home-based businesses.
- Equity & access: Desire to support neighborhood convenience and walkability while recognizing historic zoning patterns and access to services.

- Community Engagement: Desire for community engagement and outreach including outreach to the business community.

MOTION – Commissioner Thompson moved to cancel the Tuesday Feb 17 meeting. Commissioner Macias seconded. Yes: 7, No: 0, Absent: 0. Motion passed.

Next Steps:

Planning Commission Meeting March 3, 2026, 7pm.

8. **ADJOURNMENT**

Vice Chair Dorrian adjourned the meeting at 9:02PM.

Planning Commission Clerk

Approved by Planning Commission on: _____



Memorandum

Date: February 24, 2026
To: Planning Commission
From: Brittany Chue, Senior Planner
Regarding: March 3, 2026, Meeting Agenda Items

At your Tuesday, March 3, 2026, meeting, staff will present information on the corner store state bill and its implications. Staff will ask discussion questions on regulations for corner stores in Kenmore and compatibility in residential zones.

The Planning Commission will continue discussions on Corner Stores and Accessory Commercial units, tentatively on April 7th and May 19th. There will be a public hearing and recommendation on July 7, 2026. Planning Commission will present their recommendations at the July 27, 2026, City Council meeting.

Attachments

Corner Stores and ACUs

1. Corner Stores and ACUs Staff Memo
 - a. Appendix A: Differences between Corner Stores, ACUs, Home Occupations, and Neighborhood Retail
 - b. Appendix B: Regulations of Different Commercial Forms Table
 - c. Appendix C: Examples of Land Uses through different Commercial Forms
 - d. Appendix D: Considerations for corner stores, ACUs, and mobile food services
 - e. Appendix E: Home Occupation Permits
2. Corner Stores and ACUs PowerPoint

Overview

This memo discusses the Washington State House Bill (HB) 1175, which introduces corner stores in residential areas. Discussion questions are provided for Planning Commissioners to define the compatibility of corner stores in Kenmore. The differences between Home Occupations, corner stores, ACUs, and other types of neighborhood retail are detailed in Appendix A, with corner stores and ACUs serving as “missing middle” commercial building and land use types. Examples of different land uses with varying intensities and zonings are also described in Appendices A-C.

Washington State HB 1175

In the current 2025-2026 legislative session, HB 1175 would require cities to allow corner stores in any zone allowing residential uses. As of February, the bill was approved by the House and is currently in Committee before it goes to Senate consideration.

HB 1175 provides the following definitions for corner stores:

- A *neighborhood café* is an establishment that serves a limited menu of food items and has at least 500 square feet of gross floor area.
- A *neighborhood store* is a convenience grocery store or mini-market that provides a variety of convenience items that may include food, beverages, and household items. A neighborhood store must have at least 500 square feet of gross floor area.

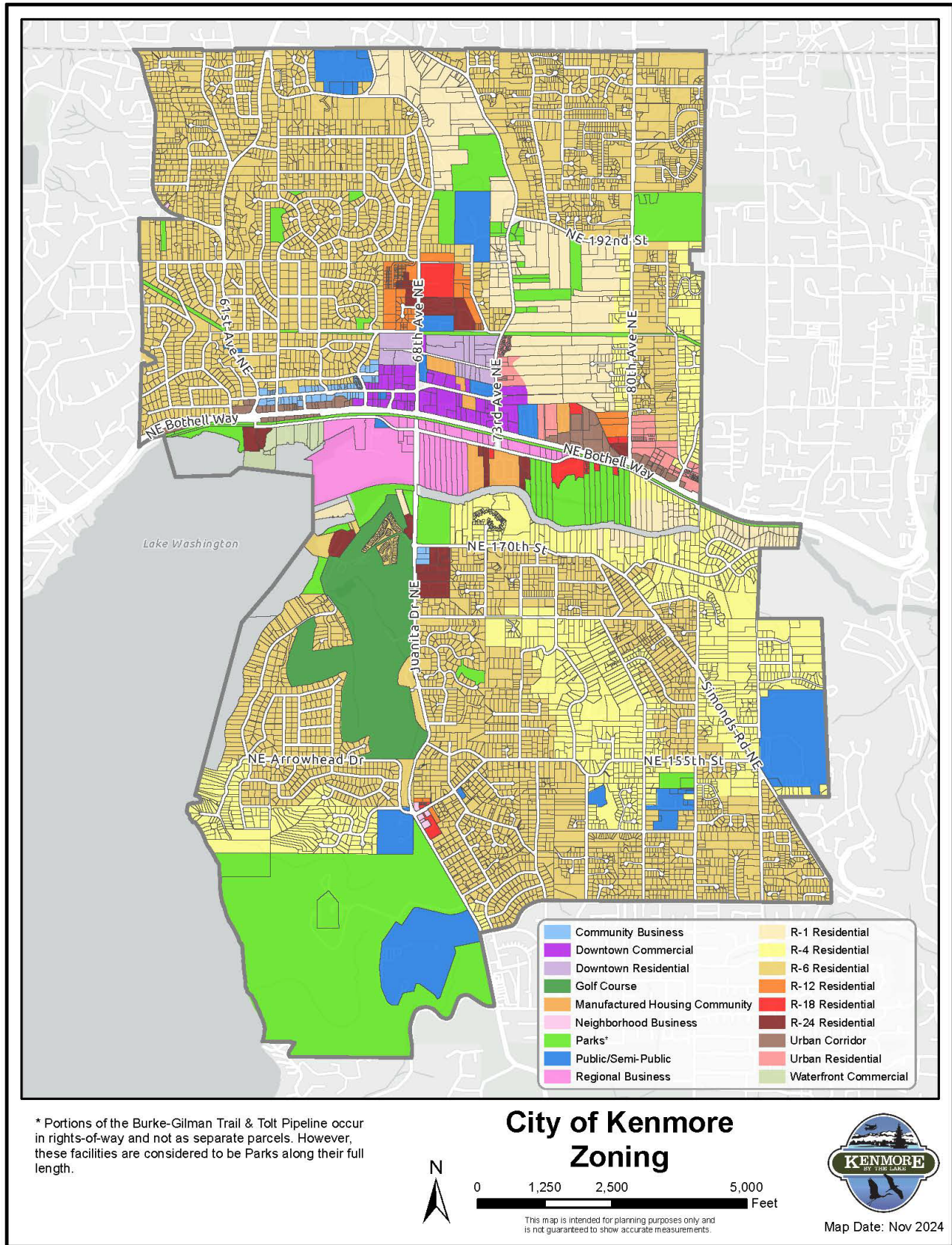
Key Provisions:

- Minimum 500 sq. ft. size
- Cities may regulate maximum size, parking requirements, and operating hours
- Businesses must be allowed to operate at least 12 consecutive hours
- Prohibitions on selling nicotine products in residential zones

Implications of HB 1175

If [HB 1175](#) passes, corner stores would be allowed in **all zones in Kenmore**, except Parks and Golf Course (see zoning map below). This means the majority of Kenmore would be mixed-use. There would be no commercial-only or residential-only zones. Provisions could be added to the bill before it is voted on (e.g., cul-de-sacs and dead-ends could be excluded), or the bill may not pass. Additionally, corner stores would be allowed to take the form of any residential building (single-family, mixed-use as an ADU/ACU or Home Occupation, townhouses, duplex, cottage courts, condos, apartments).

If the bill passes, cities would have to allow corner stores in any zone allowing residential uses and must implement these changes within two years. If the bill does not pass, Planning Commission could recommend similar changes to what is in the bill or choose different regulations for corner stores and where they should be allowed in Kenmore.



W:\GIS\Projects\Projects_Planing\2024_Comprehensive Plan\2024_Comprehensive Plan.aprx\Zoning 2024

18120 68th Ave NE, Kenmore, WA 98028

Discussion Questions

Cities can determine the following regulations for corner stores: maximum size, operating hours, parking requirements, height, setbacks, signage, and other standards (e.g., open space, impervious surface).

1. What should the maximum size be for corner stores?

Corner Store Maximum Size – City Comparison Chart

Bothell	Anacortes	Shoreline	Spokane	Seattle
2,500 sq. ft. per use; 5,000 sq. ft. per cluster; can be larger than 2,500 sq. ft. if use is unique	1,200 sq. ft. retail sales floor area; 3,200 sq. ft. gross floor area	1,200 sq. ft. in residential areas	5,000 sq. ft.	2,500 sq. ft.; commercial uses limited to the ground floor and basement

See examples below on the size of different buildings in Kenmore to help visualize potential sizes for corner stores:

Kidd Valley Hamburger: 1,320 sq. ft.



Butcher Shop Café: 1,800 sq. ft.



Pagliacci Pizza: 2,430 sq. ft.



18120 68th Ave NE, Kenmore, WA 98028

Rocky's Corner Food Mart: 2,500 sq. ft.



Kataliya Thai House: 2,728 sq. ft.



Patty's Eggnest: 2,800 sq. ft.



Pho House Deli: 3,360 sq. ft.



USPS: 3,900 sq. ft.



The Hangar/Diva Espresso: 4,576 sq. ft.



All the Best Pet Care: 5,100 sq. ft.



Additionally, some typical size ranges for homes and garages are described below:

- One-car garage: 240-336 sq. ft.
- Two-car garage: 400-576 sq. ft.
- Three-car garage: 600-800 sq. ft.
- ADU: maximum size of 1,000 sq. ft. in Kenmore
- Single-family home: 1,000-4,500 sq. ft.
- Townhouse size: 900-2,500 sq. ft.
- Condos: 700-1,500 sq. ft.
- Manufactured homes: 500-1,500 sq. ft.
- Apartments: 500-2,000 sq. ft.

***The numbers above are loose estimates based on Homes.com and Zillow.com. More extensive analysis would have to be done to find an average for these size ranges in Kenmore.

The size of existing residential units should be considered by the Planning Commission in choosing a maximum size for corner stores, as existing homes would either be converted to corner stores or become mixed-use as a Home Occupation and/or Accessory Commercial Unit.

2. What should the operating hours be for corner stores?

Corner Store Operating Hours – City Comparison Chart

Bothell	Spokane	Seattle	Shoreline	Raleigh, NC
6am-10pm M-F; 7am-10pm weekends	Hours determined by project approval	6am-10pm	Depends on land use; follows noise ordinance	7am-7pm

3. What should the parking requirements be for corner stores?

Corner Store Parking Requirements – City Comparison Chart

Bothell	Anacortes	Shoreline	Spokane	Seattle
None	Small buildings (500-1000 sq. ft.): Residential parking + 1 space per nonresidential use Larger buildings: same parking standards as commercial	No vehicle parking required; increased bicycle parking	Buildings 3,000 sq. ft. or less: no parking requirements	None

Examples of additional cities in the U.S. that have eliminated parking minimums can be found here: <https://parkingreform.org/resources/mandates-map/>

4. What should the maximum height be for corner stores?

Corner Store Maximum Height – City Comparison Chart

Bothell	Anacortes	Shoreline	Spokane	Seattle
Limited to 3 stories if adjacent to residential	Same as zoning district	Same as zoning district	Same as zoning district	32 ft. height limit, including two additional feet of height for ground floor to allow for taller ceilings and soundproofing for residential use above

5. Should the sign regulations change for corner stores or remain the same as Home Occupation and Home Industry?

Kenmore's current sign code permits home occupation and home industry signs to be limited to wall signs not exceeding six square feet.

Under HB 1175:

- Cities may set maximum square footage requirements for signage. Planning Commissioners can choose to change the current square footage requirements or keep them the same.
- If HB 1175 passes, corner stores may not have signage, displays, or advertising visible from the right-of-way for products that are illegal to sell to individuals 21 years of age.

6. Should setbacks change for corner stores or remain the same as residential? (Under HB 1175, regulations cannot be more restrictive than residential)

- Existing examples of corner stores are mostly built to the back of the sidewalk. If it is a mixed-use property with a separate building for an ACU, the ACU has the same setback as the residential use (Figure A) or the ACU is closer to the sidewalk (Figure B).

Figure A: ACUs have the same or a similar setback as the residential use



Barber Shop in Portland, Oregon



Pizza shop in Portland, Oregon

Figure B: ACUs are closer to the sidewalk than the residential use



Ice Cream Shop in Spokane, Washington



Bakery in Beaverton, Oregon

More examples of ACUs across the U.S. can be found in a StoryMap here:

https://storymaps.arcgis.com/stories/a4f851ee1fa147d2af4c6b66eaa79f27?fbclid=IwAR2it_yjiwuZrH8ownYjI5rujgqgDFIKvYc9DqUYXqoAhSptbqA811I8MyM

7. Other standards to consider (impervious surface, open space, noise ordinance, and others)?

- Reducing the setback for ACUs can increase visibility for store owners and allow more distinction between the residential and commercial use. However, reducing the setback for ACU may also reduce the open space available and increase impervious surface.
- Setting hours of operation for corner stores in residential areas can help to regulate noise. Additionally, Kenmore regulates noise under [KMC 9.05.270 Disorderly conduct](#): any person who intentionally and without lawful authority makes noise which unreasonably disturbs another is guilty of a misdemeanor.

8. Should any other land uses be allowed for corner stores (in addition to grocery stores and neighborhood cafes, including restaurants)? See the commercial land uses table below.

The table below highlights the different commercial land uses in various forms (Home Occupation, ACU, Corner Store, and Neighborhood Retail). Neighborhood café, restaurant, and convenience grocery store are highlighted because they will be allowed in residential areas if the state law, HB 1175, passes.

Some land uses allowed in Neighborhood Retail zones (Community Business and Neighborhood Business) are also allowed with Home Occupations, but have a limited scale. For example, a fitness center would be allowed in neighborhood retail, but would be limited by having fewer clients and only 1 non-resident employee with a Home Occupation permit or 4 non-residential employees with a Home Industry permit. The Planning Commission may want to consider allowing additional uses in corner stores or ACUs that are compatible with neighborhoods.

Commercial Land Uses in Different Forms

	Home Occupation & Industry (residential zones)	ACU (residential zones)	Corner Store (residential zones)	Neighborhood retail (CB and NB zones)
Mixed-use or commercial only	Mixed-use	Mixed-use or commercial only		
Land uses	Limited-scale service or fabrication activity			
		Café		
		Restaurant		
		Convenience grocery store		
	Artist studios			Artist studios
	Retail sales			Retail sales
	Personal service			Personal service
	Educational service			
	Office			Office
	Day care			Day care
				Family child-care home (CB)
				Health care & social assistance
				Indoor arts, entertainment
				Mobile food service (NB)

Some land uses are allowed for both Home Occupations and neighborhood retail in CB and NB zones: artist studios, retail sales, personal service, office, and daycare. Planning Commission should consider whether these uses would also be appropriate for corner stores.

Next Steps – Tentative Future Dates

- **April 7th**: Discussion – draft code
- **May 19th**: Discussion – any other changes
- **July 7th**: Public Hearing/Recommendation
- **July 27th**: PC Recommendation for City Council

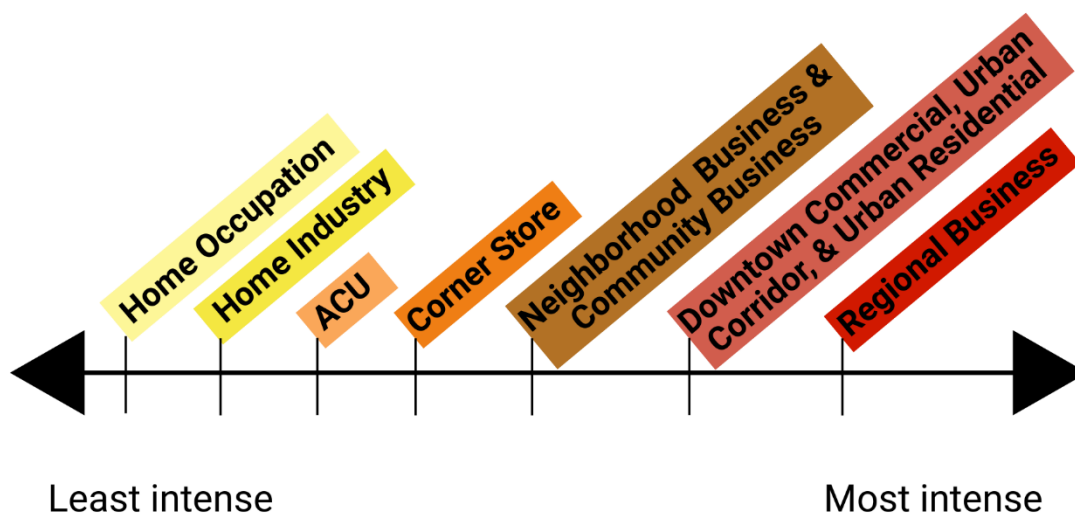
Appendix A: Differences between Corner Stores, ACUs, Home Occupations, and Neighborhood Retail

Accessory Commercial Units (ACUs) are small-scale commercial uses that are accessory to a primary residential use on the same lot, similar in concept to accessory dwelling units (ADUs). ACUs may be located within, attached to, or detached from a residence, or converted from existing residential space.

The scale below demonstrates the intensity of different commercial forms. Washington state code defines the function for corner stores as a café, restaurant, or convenience store, but it does not define form (what buildings look like or types of buildings – condos, townhouses, apartments, ACUs). Cities define building form through scale (square footage), setbacks, height, impervious surface, open space requirements, and design requirements. Additionally, cities can establish additional land uses beyond state requirements for corner stores (e.g., barbershops, personal services).

The scale below includes the following commercial forms and zonings from least intense to most intense: 1) Home Occupation, 2) Home Industry, 3) ACU, 4) Corner Store, 5) Neighborhood Retail and Community Business, 6) Downtown Commercial, Urban Corridor, and Urban Residential, and 7) Regional Business. The first four (Home Occupation, Home Industry, ACU, and Corner Store) would be in residential zones. The other zones are mixed-use.

Commercial Use Intensities



Appendix B: Regulations of Different Commercial Forms Table

The table below highlights the differences in scale, location, number of non-resident employees allowed on-site, parking requirements, height, building types, and other regulations for different commercial forms.

Neighborhood retail in Neighborhood Business and Community Business zones is the most intense in scale of the neighborhood commercial forms, and Home Occupation is the least intense in scale. Neighborhood retail in NB and CB zones can be larger in area, are concentrated along SR-522, the intersection between Juanita Dr. NE and NE 170th St, and the intersection between Juanita Dr. NE and NE 153rd Pl, and have more parking requirements than the other commercial forms.

Corner stores and ACUs are in between larger-scale neighborhood retail and Home Occupation and Home Industry permits, serving as a “missing middle” of commercial forms.

Regulations of Different Commercial Forms

	Home Occupation	Home Industry	ACU	Corner Store	Neighborhood Retail
Scale	≤ 20% of floor area of DU	≤ 50% of floor area of DU; Site area has to be at least 1 acre	Attached: ADU ≤ 1,000 sq. ft.; Detached: Lots ≥ 6,000 sq. ft. can have an ADU up to 17% of the lot area or a max. of 1,000 sq. ft; Lots < 6,000 sq. ft. can have an ADU up to 1,000 sq. ft.	Typically 500-3,000 sq. ft., Min. of 500 sq. ft. per HB 1175, cities set maximum	Some uses are limited to 5,000 sq. ft.
Location	All residential zones	All zones except R-12, R-18, R-24, UR, CB Juanita, and NB. (CUP required in R-1, R-4, and R-6)	Any zone that permits single-family development (R-1, R-4, R-6, R-12, R-18, R-24, MHC)	Any residential zone	NB and CB zones
Nonresident employees on-site	No more than 1	No more than 4			
Parking requirements	Up to 2 in total: 1 stall for nonresident employee; 1 stall for customers	Up to 5 in total: 1 stall for each nonresident employee; 1 stall for customers	None required with ADUs	Cities can choose	Based on land use
Height	Based on zoning	Based on zoning	35 ft. max.; detached ADU may not exceed one story over a detached garage or two stories if ground level	Based on zoning	Based on zoning
Other regulations		Requires a CUP in R-1, R-4, and R-6; 10 ft. of landscaping is required adjacent to right-of-way	ADUs may be sold individually from the principal unit	Cities can choose operating hours	Some uses require a CUP or are only allowed as a mixed-use
Building types	Any dwelling unit (single-family home, middle housing-townhome, duplex, triplex, stacked flats, cottage housing, apartment)	Any dwelling unit (single-family home, middle housing, townhome, duplex, triplex, stacked flats, cottage housing, apartment)	ADUs and accessory attached or detached buildings	Any residential DU or commercial building	Commercial and mixed-use buildings

*DU = dwelling unit

*CUP = conditional use permit

*ACU = accessory commercial unit

*ADU = accessory dwelling unit

Zones: UR - Urban Residential, CB - Community Business, NB - Neighborhood Business, MHC - Manufactured Housing Community

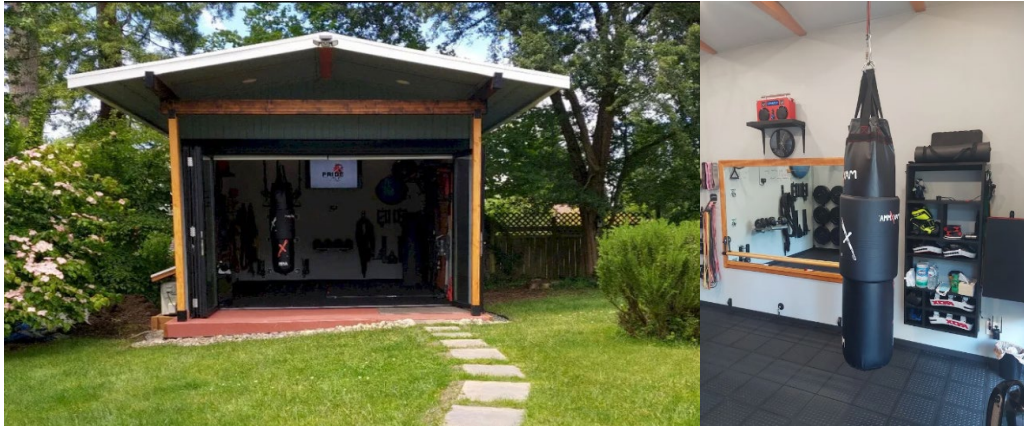
18120 68th Ave NE, Kenmore, WA 98028

Appendix C: Examples of Land Uses through different Commercial Forms

Fitness Centers

Fitness centers or gyms currently exist in Kenmore as a Home Occupation and in the following zones: Urban Corridor East, Downtown Commercial, and Regional Business.

Gym as a Home Occupation and ACU (Kenmore example – Pride Training)



Gym as a Corner Store



Fitness Center as Neighborhood Retail (requires a conditional use permit)



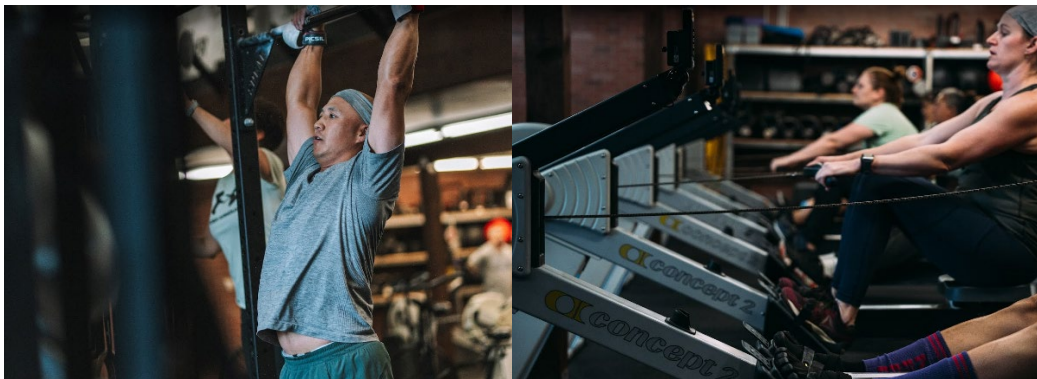
Fitness Center in Urban Corridor East (Kenmore example – Lakeview Wellness and Yoga Center)



Fitness Center in Downtown Commercial (Kenmore example – Shin's TaeKwonDo Academy)



Fitness Center in Regional Business (Kenmore example – CrossFit Kenmore)



Grocery Stores

Grocery stores are not allowed in Kenmore as a Home Occupation or Home Industry. In Kenmore, grocery or convenience stores currently exist in the following zones: Neighborhood Business, Community Business, Urban Corridor East, and Downtown Commercial. However, HB 1175 would allow grocery stores in any residential zone if it passes.

Grocery Store as an ACU (Kansas City, MO example – backyard ACU store and café)



Grocery Store as a Corner Store (Brooklyn, NY example – grocery store and deli)



Grocery Store in Neighborhood Business (Kenmore example – Rocky’s Corner Mart)



Grocery Store in Community Business (Kenmore example – Manhattan Express Grocery)



Grocery Store in Urban Corridor East (Kenmore example – Grocery Outlet)



Grocery Store in Downtown Commercial (Kenmore example – Safeway)



Grocery Store as a Regional Business



Neighborhood cafes

Neighborhood cafes are not allowed in Kenmore as a Home Occupation or Home Industry. In Kenmore, neighborhood cafes currently exist in the following zones: Neighborhood Business, Community Business, Urban Corridor East, and Downtown Commercial. Neighborhood cafes would be allowed in any residential zone if HB 1175 passes.

Neighborhood café as an ACU (Portland example – Bakery)



Neighborhood café as a Corner Store (Bothell example – Zulu's Board Game Café)



Neighborhood café as a Corner Store (Seattle example – Volunteer Park Café)



Neighborhood café in Commercial Business (Kenmore example – Fortune Inn)



Neighborhood café in Neighborhood Business (Kenmore example – Patty's Eggnest)



Neighborhood café in Downtown Commercial (Kenmore example – The Hangar/Diva Espresso)



Neighborhood café in Urban Corridor East (Kenmore example – Kataliya Thai House)



Neighborhood café in Regional Business (Kenmore example – Postdoc Brewing)



Appendix D: Considerations for corner stores, ACUs, and mobile food services

Food vendors and mobile businesses

Accessory commercial units also serve a land use type that could provide a link between shopping and retail centers and Home Occupations (see figure below).

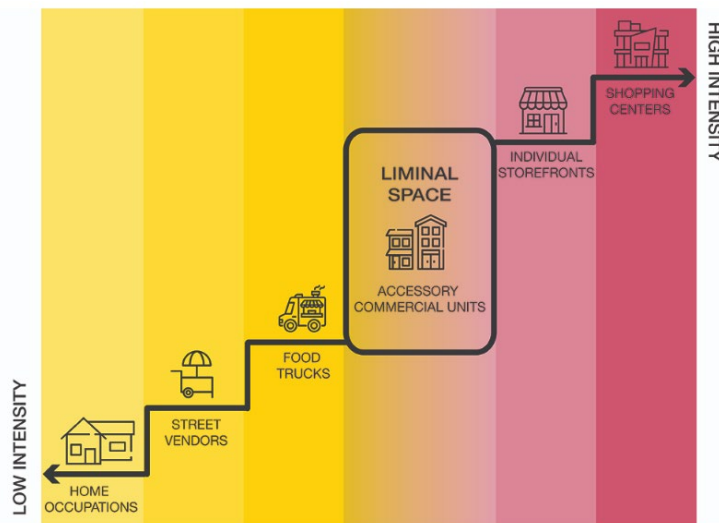


Figure 1. A spectrum of commercial use intensities (Credit: Bobby Boone)

Some temporary mobile uses, such as street vendors and food trucks, are considered lower intensity, as they are typically located in higher traffic, more visible, and walkable areas (e.g., next to retail centers and parks). Mobile food service (including food trucks or nonmotorized carts) is allowed in the following zones in Kenmore: Neighborhood Business, Regional Business, Parks, Transit Oriented Development, Urban Corridor, and Urban Residential. Mobile food service is prohibited in residential zones and Community Business.

Bothell has a [Mobile Food Incubator program](#) to help early-stage mobile food businesses learn the permitting process, operate safely, and grow with support from the city. Bothell offers restroom agreements and the site, as well as peer mentoring and education workshops for a 1-year agreement.

Portland launched a [food cart pods program](#) based on research and community surveys of cart owners, neighboring businesses, and the public. The program brings together several mobile vendors in one location that offers bathrooms, seating, and stages for entertainment. The result is multiple food cart pods with over 500 food carts in the city.

Condoization of units with corner stores

Based on the proposed state law, HB 1175, cities would have to allow neighborhood stores and cafés to be permitted in any zone allowing residential uses. The law does not specify building types for neighborhood stores and cafes, so cities would set the regulations for the

buildings. Cities have the authority to establish additional regulations provided that all such regulations adopted by a city are no more restrictive than the development regulations governing residential uses within the same zoning district.

The state law does not prohibit corner stores in condos or multifamily units. Kenmore currently allows Home Occupation and Home Industry permits in these units. However, HOA regulations may prohibit commercial uses in residential areas, but this is outside of the city's scope of regulation.

Economic incentives and sustainability

Change-of-use fee exemption

Bothell is considering adopting a change-of-use fee exemption as part of the transportation impact fee to promote the interim use of existing buildings. Building owners would only have to pay the impact fee for additional footage if the building is expanded. If the proposed fee is adopted in March, it will go into effect in April.

Kirkland also exempts impact fees for alterations of existing nonresidential structures that do not expand the usable space. City staff review applications for exemptions before the payment of impact fees.

Community recognition or awards program

New York City has an "Adopt a Bodega" program giving stores a star rating based on its achievements. The goal of the program was to boost the availability of and demand for healthy foods in NYC neighborhoods with the highest rates of poverty and chronic disease. The program involved the Health Department conducting outreach to bodegas with marketing materials, technical assistance and training, and connecting owners with local distributors, such as farmers' markets. The Health Department also conducted outreach and education in schools and day care centers, as well as partnering with a non-profit to host cooking demonstrations and nutrition workshops. Stores that demonstrated improvements in offering fresh produce and milk were recognized by the city as "star bodegas".

Financial incentives

Low-interest loans for store owners and other financial incentives can help store owners and community members to fund corner stores. Performing regular check-ins with store owners, offering training on store layout, buying, stocking, pricing, and marketing products, and continually helping store owners identify sources of funding, such as grants, loans, or tax incentives, can help with economic sustainability.

The following are examples of strategies U.S. cities are using to support grocery corner stores:

- Streamlining development approvals: Los Angeles uses a fast-track permitting and zoning program to attract grocery stores, cutting approvals from 12 steps to just 2 for qualifying retailers.
- Financial and technical incentives: New York City's Green Cart Initiative prioritizes permits, reduces fees, and provides technical assistance to vendors selling raw fruits and vegetables in targeted neighborhoods.
- Lower-cost permits for produce vendors: Chicago classifies vendors selling whole, uncut produce as "peddlers," allowing them to operate with significantly cheaper permits.
- Healthy corner store and street vending programs: The Good. To. Go. initiative in San Jose and Santa Clara County, California, encourages vendors and corner stores to stock fresh produce, nutritious snacks, and healthier beverages
- Mobile markets and partnerships: My Street Grocery in Portland partners with Whole Foods to provide mobile grocery access, vouchers for low-income residents, and meal kits with ingredients and cooking instructions.
- Farm-to-community models: Farm to Family Mobile Market in St. Louis supports local farms while bringing fresh, locally produced food directly into food deserts.
- Legalizing informal food economies: In Oakland, formerly illegal fresh-cut fruit vendors (fruteros) organized with public health and academic partners, leading to legalized mobile vending districts and shared commissary space.

Cities are successfully expanding food access by reducing regulatory barriers, incentivizing healthy food retail, supporting mobile and small-scale vendors, and partnering with community organizations.

Appendix E: Home Occupation Permits

Home Occupation permits from 2016-2026 in Kenmore can be found in the table below. Kenmore has 24 Home Occupation permits in total, and no Home Industry permits.

Year Permitted	Zone	Proposed Use	Address
2016	R-6	Application of cerakote paint to knives, flashlights, gun parts	15405 63rd Ave NE
2017	R-6	Welding and assembly of stainless steel parts	18526 71st Ave NE
2017	R-4	Engraving cups, autos, and plaques	8401 NE 169th Pl
2017	R-18	Hungarian language lifestyle counseling	15000 Juanita Dr NE
2017	R-6	Home consulting office	16511 82nd Pl NE
2017	R-6	Home baked goods sold at the Kenmore Community Market	6412 NE 196th St
2017	R-4	Private art and tattoo studio	20320 66th Ave NE
2018	R-4	Therapeutic massage	17627 83rd Pl NE
2018	Downtown Residential	Interdisciplinary artwork	6631 NE 182nd St #206
2018	R-6	Hauling business	14900 78th Ave NE
2018	R-6	Blogging, web maintenance, & consulting	6831 NE 161st St
2018	R-6	Construction business office	6015 NE 203rd St
2019	R-6	Meditative Therapy Retreat	16527 74th Ave NE
2019	R-6	Indoor farming of microgreens	6826 NE 149th St
2020	R-6	Hair salon	15970 82nd Pl NE
2021	R-6	Postpartum gift boxes with mail order sales	8221 NE 196th St
2021	R-6	Hair salon	15517 70th Ave NE
2022	R-6	Hair salon	8168 NE 165th St
2022	R-6	Personal trainer	6818 NE 149th St
2022	R-6	Computer based graphic design	18404 62nd Ave NE
2022	R-6	Home engineering office (software & gunsmithing)	5714 NE 204th St
2023	R-6	Wine making with mail order sales	5619 NE 200th Pl
2024	R-6	Abacus-based math school	14507 88th Pl NE
2026	R-6	Life insurance home office	7348 NE 150th St

CITY OF KENMORE

Planning Commission Meeting

Corner Stores and Accessory Commercial Units

March 3, 2026



Washington State House Bill (HB) 1175

Corner Stores Definitions

- **Neighborhood café:** an establishment that serves a limited menu of food items
- **Neighborhood Store:** a convenience grocery store or mini-market that provides a variety of convenience items that may include food, beverages, and household items



Zulu's Board Game Café in Bothell

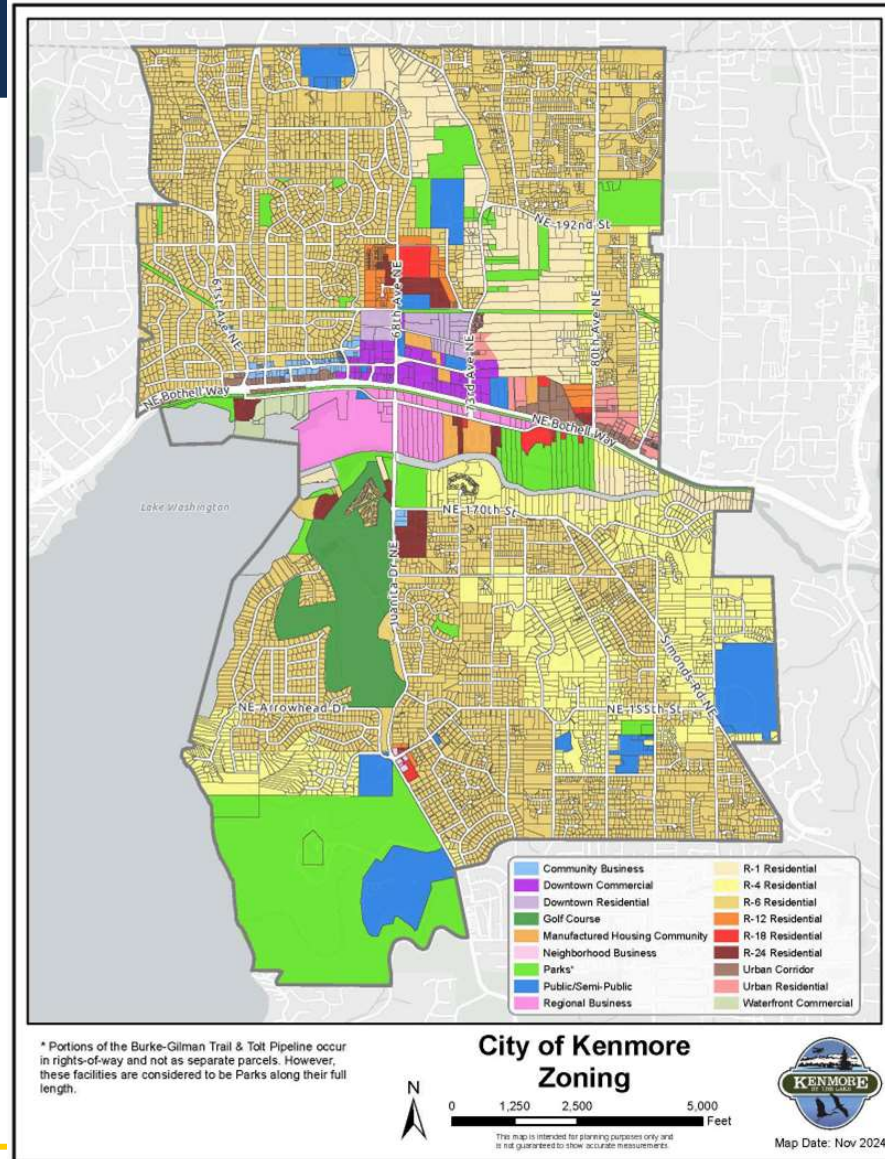
*Corner stores must have at least 500 sq. ft. of gross floor area

Corner Stores Location

- Corner stores would be allowed in **all zones** in Kenmore (except Parks and Golf Course)



Previously the Guest House
(currently Patty's Eggnest)



Grocery Store - Different Residential Forms

Single-family

ADU → ACU

ADU and ACU

Home Occupation



Townhouse

Duplex

Condo or apartment

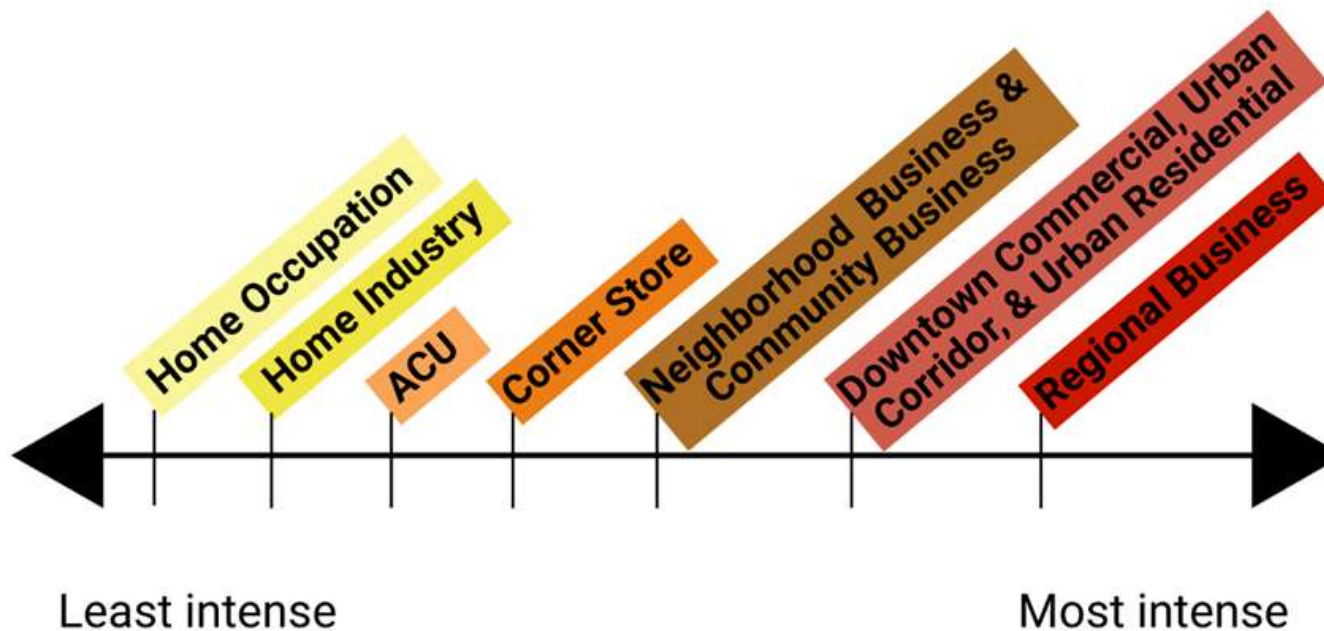
Cottage court



*Images created using ChatGPT and Canva AI

Commercial Use Intensities

- HB 1175 defines the function for corner stores as retail shops or cafes
- HB 1175 does not define the form of what buildings will look like (size, height, setbacks, open space)



Neighborhood cafes at different scales

Neighborhood café as an ACU
(Bakery, Portland)



Low

Neighborhood café as a
Corner Store
(Zulu's Board Game
Café, Bothell)



Low-Medium

Neighborhood café in
Commercial Business
(Fortune Inn, Kenmore)



Medium

Neighborhood café in
Regional Business (Postdoc
Brewing, Kenmore)



High

Discussion Questions

1. What should the **maximum size** be for corner stores?

Kidd Valley:
1,320 sq. ft.



Rocky's:
2,500 sq. ft.



The Hangar:
4,576 sq. ft.



City Comparison Chart

Bothell	2,500 sq. ft. per use; 5,000 sq. ft. per cluster
Anacortes	1,200 sq. ft. retail sales floor area; 3,200 sq. ft. gross floor area
Shoreline	1,200 sq. ft. in residential areas
Spokane	5,000 sq. ft.
Seattle	2,500 sq. ft.; commercial uses limited to the ground floor and basement

Discussion Questions

2. What should the **operating hours** be for corner stores?

Bothell	6am-10pm M-F; 7am-10pm weekends
Spokane	Hours determined by project approval
Seattle	6am-10pm
Shoreline	Depends on land use; follows noise ordinance
Raleigh, NC	7am-7pm

Discussion Questions

3. What should the **parking requirements** be for corner stores?



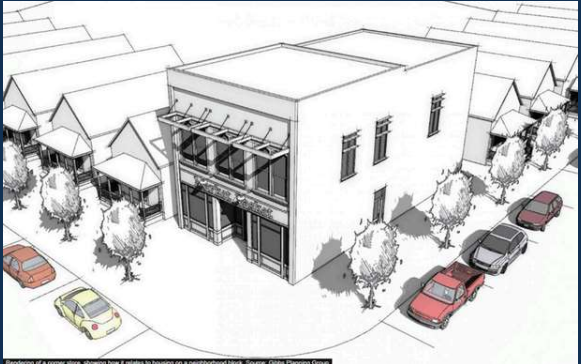
Bothell	None
Anacortes	Small buildings (500-1,000 sq. ft.): Residential parking + 1 space per nonresidential use Larger buildings: same standards as commercial
Shoreline	No vehicle parking; increased bicycle parking
Spokane	Buildings 3,000 sq. ft. or less: no parking requirements
Seattle	None



Discussion Questions

4. What should the **maximum height** be for corner stores?

Bothell	Limited to 3 stories if adjacent to residential
Anacortes	Same as zoning district
Shoreline	Same as zoning district
Spokane	Same as zoning district
Seattle	32 ft. height limit, including 2 additional ft. of height for ground floor to allow for taller ceilings and soundproofing for residential use above



Rendering of a corner store, Gibbs Planning Group



Corner store rendering, City of Seattle

Discussion Questions

5. Should the **sign regulations** change for corner stores or remain the same?

- Kenmore allows Home Occupation and Home Industry signs to be up to six square feet as a wall sign



Discussion Questions

6. Should **setbacks** change for corner stores or remain the same as residential?



ACUs with the same or a similar setback as the residential use



ACUs closer to the sidewalk than the residential use

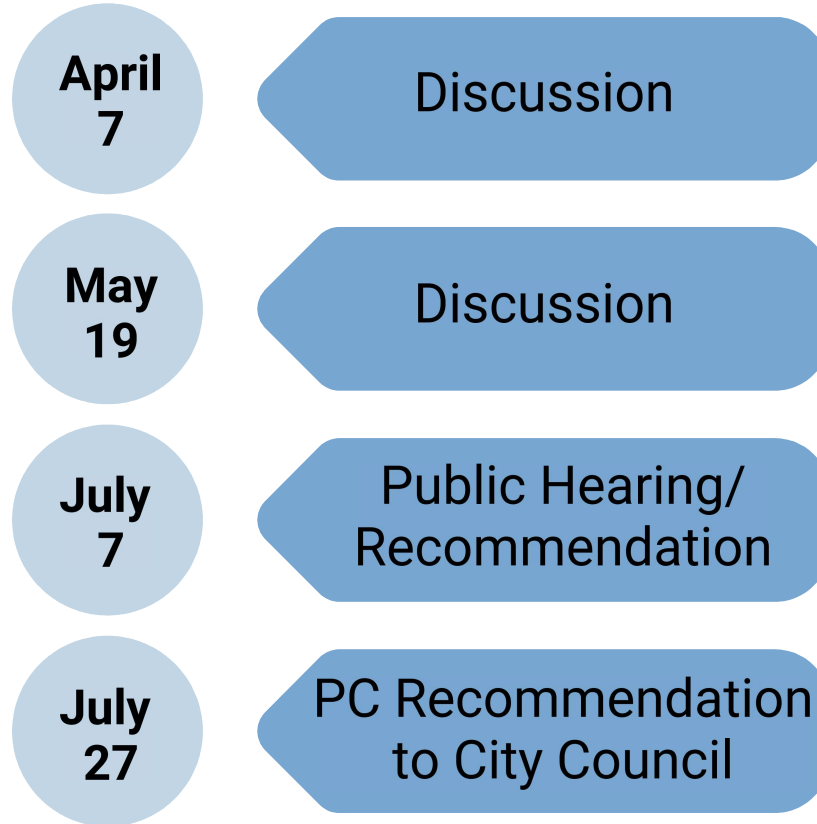


Discussion Questions

- Other standards to consider (impervious surface, open space, noise, and others)?
- Should any other land uses be allowed for corner stores (in addition to neighborhood shops and cafes)?

	Home Occupation & Industry (residential zones)	ACU (residential zones)	Corner Store (residential zones)	Neighborhood retail (CB and NB zones)
Mixed-use or commercial only	Mixed-use	Mixed-use or commercial only		
Land uses	Limited-scale service or fabrication			
		Café		
		Restaurant		
		Convenience grocery store		
	Artist studios			Artist studios
	Retail sales			Retail sales
	Personal service			Personal service
		Educational service		
	Office			Office
	Day care			Day care
				Family child-care home (CB)
				Health care & social assistance
				Indoor arts, entertainment
			Mobile food service (NB)	

Tentative Next Steps



For comments and questions:

Brittany Chue
Senior Planner, Community Development Department
bchue@kenmorewa.gov
425-984-6157

