



City of Kenmore
Planning Commission Meeting
Agenda
Tuesday, July 21, 2026
7:00 PM

ZOOM - LINK: <https://kenmorewa-gov.zoom.us/j/82408312255>

Telephone: Dial US: +1 253 215 8782

Webinar ID: 824 0831 2255

REQUEST AN ACCOMMODATION HERE: kenmorewa.gov/accommodation

If you have technical difficulties accessing the meeting virtually, please contact stippleleen@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) 06.16 Meeting Minutes
1. 06.16 minutes

7. **AGENDA ITEMS**

- A) Neighborhood Retail Update
1. Neighborhood Retail Staff Memo
2. Neighborhood Retail Draft Code
- B) Housing Strategy Plan Update
1. 2026 Housing Strategy Plan Update and Memo

8. **ADJOURNMENT**

UPCOMING MEETING SCHEDULE:

- A) No meetings in August.

Next meeting September 1, 2026.

City of Kenmore
Planning Commission Meeting Minutes
June 16, 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 (virtual)

Kara Macias

Dwight Thompson

Edouard Lassalle

Chris Olson

Mike Vanderlinde

Staff

Debbie Bent, Community Development Director

Todd Hall, Principal Planner

Shannon Tipple-Leen, Planning Commission Clerk

Scott Passey, Co-Clerk

Consultant

Andrew Bjorn, Senior Planner, A Regional Coalition for Housing (ARCH)

1. CALL TO ORDER

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

2. ROLL CALL

All Commissioners were 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 June 2, 2026 were accepted with unanimous consent.

7. AGENDA ITEMS

Housing Strategy Plan

Todd Hall gave a presentation on the Housing Strategy Plan update. Andrew Bjorn from A Regional Coalition for Housing (ARCH) was in attendance for assistance with questions.

Discussion

The Planning Commission reviewed potential Housing Strategy Plan (HSP) implementation actions and discussed priorities, anticipated outcomes, and next steps. Commissioners discussed the importance of understanding how each proposed strategy would impact different affordability levels, including deeply affordable housing, moderate-income housing, and middle-income households. There was interest in evaluating the effects of each strategy and how they could be directed to achieve specific housing goals. Commissioners requested additional analysis showing how proposed actions would contribute toward meeting the City's housing targets and affordability objectives.

Staff was asked to further illustrate the connections between strategies, implementation actions, and desired outcomes using the logic model framework. Commissioners noted that clearly demonstrating how individual actions lead to housing outcomes would help both the public and decision-makers understand the rationale behind the recommendations.

Review of Existing Housing Policies and Programs

Several commissioners requested an assessment of the previous Housing Strategy Plan, including which actions have been successful, which have not been achieved, and lessons learned from implementation. Commissioners expressed interest in understanding what has worked in other jurisdictions, particularly strategies supported by local governments.

Discussion included reviewing existing transit-oriented development (TOD) policies and evaluating whether additional housing production could be achieved through refinements to current zoning regulations before pursuing entirely new policy directions. Commissioners emphasized the need to increase overall housing production to address housing shortages while providing a range of housing options and affordability levels. Discussion focused on several strategies, including:

- Permit-ready accessory dwelling unit (ADU) and middle housing plans.
- Manufactured Housing Community (MHC) preservation policies.
- Faith-based housing opportunities.
- Housing development on surplus land, excess parking lots, and other underutilized sites.
- Emergency shelters, transitional housing, emergency housing, and permanent supportive housing (STEP) housing and supportive housing opportunities.
- Small-scale housing types such as tiny homes and small-lot development.

Commissioners noted the importance of maintaining a variety of housing options, recognizing that market-rate housing will continue to provide a significant portion of future housing supply.

Permit-Ready ADU and Middle Housing Program

Commissioners generally supported further exploration of permit-ready ADU and middle housing plans. Benefits identified included reducing barriers for homeowners and non-developers and creating a more standardized and efficient development process. Questions were raised regarding the effectiveness of similar programs elsewhere. Commissioners requested additional research on permit-ready ADU programs, noting that some jurisdictions have experienced relatively low participation rates. There was also discussion about coordinating efforts across multiple jurisdictions if similar regulations could be aligned.

Staff noted the importance of balancing prescriptive standards that provide certainty while maintaining enough flexibility for homeowners and builders. Commissioners expressed support for exploring Manufactured Home Community (MHC) related policies but requested clarification regarding long-term objectives. Discussion focused on whether the goal is primarily preservation of existing communities, increased zoning flexibility, or maintaining MHCs as a future housing option.

Inclusionary Zoning and Housing Incentives

Commissioners discussed inclusionary zoning and requested additional information regarding incentives that have proven effective in other communities. There was interest in understanding which incentives successfully encourage housing production while helping jurisdictions meet affordability targets.

Commissioners emphasized the importance of monitoring housing production outcomes and ensuring that housing targets are being achieved across different income levels.

Community Engagement

Commissioners discussed the need for meaningful public engagement as the Housing Strategy Plan moves forward. Questions were raised regarding outreach plans for all twelve identified strategies and how community members, including Black, Indigenous,

and People of Color (BIPOC) communities and other stakeholders, would be involved in shaping priorities.

Staff noted that engagement efforts would vary depending on the strategy and implementation phase, with more detailed engagement occurring as specific actions are developed.

Commissioners emphasized the value of co-creating solutions with community members and expressed concern about narrowing the list of strategies before sufficient public input has occurred.

Development Costs and Housing Barriers

Discussion included potential barriers to housing production, such as frontage improvements, parking requirements, and other development costs.

Commissioners suggested further evaluation of major housing cost drivers in Kenmore. Staff noted that a comprehensive cost analysis would likely require consultant support, significant resources, and additional time, although a more limited review may be possible.

Staff also noted that public improvement requirements must be supported by an appropriate nexus and suggested reviewing whether frontage improvement requirements are established through road standards.

Prioritization of Housing Strategies

The Commission reached consensus on recommending four priority actions for further development and implementation. However, commissioners emphasized that the remaining strategies should continue to be included within the Housing Strategy Plan and not be excluded from future consideration.

Discussion focused on:

- Providing clear rationale for selecting priority actions.
- Organizing actions into short-, medium-, and long-term implementation categories.
- Maintaining flexibility to revisit priorities over time.
- Ensuring the full list of strategies remains part of the overall Housing Strategy Plan framework.

Commissioners noted that the Housing Strategy Plan should remain a dynamic document that can evolve as conditions change and new opportunities emerge.

STEP Housing Discussion

Several Commissioners expressed interest in including STEP housing within the Housing Strategy Plan discussion. Staff noted that STEP housing may be better characterized as a housing outcome rather than a standalone action and indicated that additional work would be needed to determine how best to incorporate it into the

framework.

Next Steps

Staff emphasized that the discussion represented an initial step in the Housing Strategy Plan process and that no final decisions had been made.

Staff committed to:

- Providing additional information and analysis on all twelve proposed strategies.
- Further evaluating how priority actions contribute toward housing targets and affordability goals.
- Bringing back information regarding implementation assumptions, outcomes, and potential impacts.
- Reviewing accomplishments and shortcomings of the 2017 Housing Strategy Plan.
- Continuing development of the housing needs assessment.
- Developing recommendations for future public engagement and outreach efforts.

The Commission indicated support for continuing discussion before making final recommendations regarding Housing Strategy Plan priorities.

Future Meetings:

Planning Commission Meeting July 7, 2026, 7PM

8. ADJOURNMENT

Chair Banaszynski adjourned the meeting at 9:21PM.

Planning Commission Clerk

Approved by Planning Commission on: _____



Memorandum

Date: July 10, 2026

To: Planning Commission

From: Brittany Chue, Senior Planner

Regarding: July 21, 2026, Meeting Agenda Items

At your Tuesday, July 21, 2026, meeting, staff will present recommendations on neighborhood retail and discuss draft code.

A public hearing is tentatively scheduled for September, 2026, Planning Commission meeting. Planning Commission will tentatively present their recommendations to City Council in early October.

Attachments

Neighborhood Retail

1. Neighborhood Retail Staff Memo
2. Neighborhood Retail Draft Code

Recommendation

Staff recommends implementing the draft code based on community feedback and Planning Commission direction.

Table 1. Questions for Planning Commission discussion.

Existing Definitions and Process	Proposed Changes and Questions
Sign Code: see existing sign code linked here. See pros and cons in Table 2 below. KMC 18.42.090 Residential zone signs. Signs in the downtown residential, urban residential, R and MHC zones are limited as follows: A. Nonresidential Use. 1. One sign identifying nonresidential uses, not exceeding 25 square feet and not exceeding six feet in height, is permitted; 2. Schools are permitted one sign per school or school facility entrance, which may be located in the setback. Two additional wall signs attached directly to the school or school facility are permitted; 3. Home occupation and home industry signs are limited to wall signs not exceeding six square feet. B. Residential Use. 1. One sign not exceeding two square feet is permitted; and 2. One permanent residential development identification sign not exceeding 32 square feet is permitted per neighborhood, subdivision, manufactured housing community, apartment/condominium complex, or other residential area. The maximum height for the sign shall be six feet. The sign may be freestanding or	Recommendations • Change to only allowing wall signs up to 25 sq. ft. • Continue allowing A-frame signs up to 6 sq. ft. Questions for Planning Commission: a) Would you like to allow freestanding signs in addition to wall signs and A-frame signs in residential zones?

mounted on a wall, fence, or other structure.	
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. • Prohibited in R-4—R-24 and CB West • Conditionally permitted in Community Business Juanita and Neighborhood Business	Recommendations • Change to permitted in R-4—R-24, CB, and NB • Allow only some uses (clothes, jewelry, food, blown glass, furniture) and prohibit other uses • Size: change to 2,500 sq. ft. limit for R-4—R-24 <u>Questions for Planning Commission:</u> Are you okay with keeping this definition? Do you want to allow or prohibit any of these uses? Any other recommended changes?
Mobile Food Service means an establishment engaged in preparing and serving meals and snacks for immediate consumption from motorized vehicles or nonmotorized carts.	Recommendations • Change to permitted in R-4—R-24 • Allow only nonmotorized carts or stands • Prohibit motorized vehicles (e.g., food trucks) <u>Questions for Planning Commission:</u> Are you okay with keeping this definition?

	b) Do you want to allow or prohibit any of these uses? c) Any other recommended changes?
Medical Offices 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. - Only allowed as a re-use of a public school facility in R-4–R-24, NB, and - Veterinary clinics are prohibited in R-4–R-24 - Allowed as a re-use of a surplus nonresidential facility in NB - Conditionally permitted in CB West - Allowed in CB Juanita - Therapy allowed as a Home Occupation use	<u>Questions for Planning Commission:</u> a) Are you okay with keeping this definition? b) Do you want to allow or prohibit any of these uses in R-4–R-24? c) Any other recommended changes?

Table 2. Pros and Cons for Freestanding Signs in Residential Neighborhoods.

Pros of Freestanding Signs	Cons of Freestanding Signs
More visibility at street level	Can create visual clutter (e.g., residents have strong feelings about signage)
Can support the economic viability of small businesses through increased visibility.	May generate concerns from nearby residents about increased commercialization.

Design examples for signs





There can be significant variability in sign design under Kenmore's sign code. For this reason, staff does not recommend allowing freestanding signs in residential neighborhoods. Wall-mounted signs provide adequate business identification while better maintaining the residential character of the neighborhood.

If the Planning Commission is interested in allowing freestanding signs, staff recommends first evaluating and updating the City's sign code to establish more specific design standards. This could include limiting freestanding signs to monument signs, prohibiting pole signs, and adopting standards for size, height, materials, colors, landscaping, lighting, and placement to ensure compatibility with surrounding residential development. Such an effort would require a comprehensive review of the sign code and would be a separate code amendment project.

MRSC article for reference: <https://mrsc.org/stay-informed/mrsc-insight/may-2015/sign-code-update-finding-the-sweet-spot-between-fl>

Table 3. Pros and Cons for Monument Signs vs. Pole Signs.

Monument Signs	Pole Signs
Lower profile and generally more compatible with residential areas.	Highly visible but often associated with commercial corridors and auto-oriented development.
Can be integrated with landscaping and architecture.	More visually prominent and can dominate the streetscape.
Better supports a pedestrian-oriented environment.	Prioritizes vehicle visibility over neighborhood character.
Less light spill when externally illuminated.	Internally illuminated pole signs may create nighttime impacts.

Code Amendments Table for Neighborhood Retail

Areas that are highlighted in yellow in the draft code attachment are still being researched and may be modified.

Page No.	Chapter in KMC	Topic/Proposed Text Amendment	Explanation/Impacts
1	Chapter 18.20 Technical Terms and Land Use Definitions	Technical Terms and Land Use Definitions Added definitions for accessory commercial unit.	Accessory commercial units will be allowed at a limit of 1 per lot up to 2,500 sq. ft.
2-21	Chapter 18.21 Residential Zones	Permitted Land Uses Changed Eating and Drinking Place, Personal Service, Indoor Recreational Facility, and Retail Sales from conditionally permitted uses to outright permitted uses in R-4–R-24 zones. Added light manufacturing and mobile service uses to allowed section in R-4–R-24 zones.	This supports community priorities 1-5 based on community surveys and Open Houses: 1. Eating and drinking places 2. Specialty shops 3. Neighborhood Markets 4. Fitness and Recreation 5. Clothing This will make it easier for property owners to have mixed-use or commercial only shops supporting neighborhood retail and provide residents more access to goods and services throughout residential areas in Kenmore.
22-24	Chapter 18.21 Residential Zones	Personal service, eating and drinking place and retail sales uses in R-4 through R-24 zones. Added standards for hours of operation, building type, scale and intensity, temporary structures, parking, setback, signage, and	Adding specific provisions for hours, building type, scale, intensity, parking, and other development standards helps ensure neighborhood compatibility by minimizing impacts to neighborhoods through scale, noise, and lighting.

		development standards.	
58-61	Chapter 18.73 Accessory Dwelling Units, Accessory Commercial Units, Home Occupation, Home Industry	Accessory Commercial Units (ACUs) Added standards for accessory commercial units to match accessory dwelling units, except for the size, which is up to 2,500 sq. ft. for ACUs.	Having standards for accessory commercial units helps clarify how many units are allowed in residential lots (up to 1 establishment up to 2,500 sq. ft.). Multiple land use types could still be within the one establishment (e.g., restaurant with retail sales).

Response to Planning Commission Questions

What are the steps to opening a restaurant?

1. Apply and obtain [State of Washington Business License](#)
2. Apply and obtain [Kenmore Business License](#).
3. Once the location is determined, apply for a building or land use permit through mybuildingpermit.com. Development Services, Northshore Utility District, and Shoreline Fire Department will review and approve the permit. Staff will work with the applicant to ensure code compliance, which could include pre-application meetings to discuss the project, site plan, land use, building, and utility reviews.
4. Restaurants may need additional permits, such as the Permanent Food Service Business Permit from Public Health – King County and Retail Liquor License from Washington State Liquor and Cannabis Board.
5. Once all permits have been approved and obtained from Kenmore, King County, and Washington State, and inspections have been completed, the establishment can begin operating.

Is Little Fish Swim School North a conditional use or would they become non-conforming with code updates?

- Little Fish Swim School is in the R-6 zone and operates under a conditional use permit as an outdoor recreational facility. Outdoor recreational facilities are allowed by right in the R-6 zone and swimming pools are subject to a conditional use. The allowance for outdoor recreational facilities is not changing with this code update. Therefore, the school would remain legally conforming.

Neighborhood youth center or social club with board games for youth?

- This would fall outside the scope of work for neighborhood retail but there are great examples of coffee shops and restaurants that are youth friendly. See examples below:

Bothell – Zulu’s Board Game Cafe



Portland – Geek Easy Café



Are healthcare offices feasible within 2,500 sq. ft.?

- Yes, a small clinic for general family medicine, physical therapy, dentistry, orthodontics, and medical spas and wellness can fit within 2,500 sq. ft.

What does vehicular and pedestrian traffic data look like for small-scale neighborhood retail uses?

- Traffic and pedestrian traffic data vary a lot depending on location, land use type, and right-of-way infrastructure. More research is needed on this

Appendix A – How Different Jurisdictions Define Neighborhood Retail Terms

Response to PC's request for different examples of definitions from various jurisdictions.

Eating and Drinking	
Tacoma, WA	"Eating and drinking." Establishments in which food and/or beverages are prepared and sold at retail for immediate consumption. Eating and drinking establishments include restaurants and drinking establishments as defined below: 1. "Drinking establishment" means an establishment other than a restaurant, licensed to sell alcoholic beverages for consumption on premises; that limits patronage to adults of legal age for the consumption of alcohol; and in which limited food service may be accessory to the service of alcoholic beverages. Drinking establishments may include but are not limited to taverns, saloons, bars, pubs, or cocktail lounges associated with restaurants. This use does not include brewpubs, catering services, or industrial-scale food production facilities. 2. "Restaurant" means a use in which food and/or beverage preparation and service is provided for individual consumption either on-or off-premises, and in which any service of alcoholic beverages is accessory to the service of food. This classification includes, but is not limited to, cafés, eateries, bistros, diners, restaurants, sandwich shops, and coffee shops.
Burlington, WA	"Eating and drinking establishment" means a retail sales and service use in which food and/or beverages are prepared and sold at retail for immediate consumption. Eating and drinking establishments may include on-site brewing, distilling, baking, and kitchen facilities. 1. "Eating and drinking establishment, small" means an eating and drinking establishment with a floor area of 1,000 square feet or less. 2. "Eating and drinking establishment, large" means an eating and drinking establishment with a floor area of more than 1,000 square feet.
Shoreline, WA	Eating and drinking establishments. Eating and drinking establishments are permitted in residential zones, NB, CB, MB and TC-1, 2, 3 and 4 zones, provided gambling uses as defined in this Code are not permitted. Outside entertainment that creates a noise disturbance for neighbors is not permitted after 10:00 p.m. in residential and TC-4 zones. If inside entertainment is provided in these zones, the establishment must provide sound attenuation to buffer sound to adjacent residential uses.
Tukwila, WA	"Eating and drinking establishments" means a business dedicated to the sale of food and/or beverages to the public, including restaurants, bars, tap rooms, brewpubs, coffee shops, and other similar uses, but not including nightclubs.
Milton, WA	"Restaurant"

	means any place where food or drink is prepared or served to or provided for the public, either on the premises or elsewhere, with or without charge, such as restaurants, cafes, cafeterias, dining rooms, street vendors, sandwich stands, soda fountains, drive-ins, and all other public eating and drinking establishments.
Seattle, WA	"Eating and drinking establishment" means a use in which food and/or beverages are prepared and sold at retail for immediate consumption. Eating and drinking establishments include restaurants and drinking establishments. 1."Drinking establishment" means an establishment other than a restaurant, licensed to sell alcoholic beverages for consumption on premises; that limits patronage to adults of legal age for the consumption of alcohol; and in which limited food service may be accessory to the service of alcoholic beverages. Drinking establishments may include but are not limited to taverns, saloons, brewpubs, bars, pubs, or cocktail lounges associated with restaurants. 2."Restaurant" means a use in which food and/or beverage preparation and service is provided for individual consumption either on- or off-premise, and in which any service of alcoholic beverages is accessory to the service of food.
Bothell, WA	"Eating and drinking establishment" means a retail sales and service use in which food and/or beverages are prepared and sold at retail for immediate consumption.

Tasting Room	
Kitsap County, WA	"Tasting room" means a facility or portion of a facility supporting a winery, brewery, cidery, or distillery where the public may sample products produced by the facility and which has ancillary farm-related retail sales not including restaurant style food service.
Richland, WA	"Wineries – tasting room" means an establishment engaged in the retail sales of wines.
Lewis County, WA	"Tasting room" includes both off-site tasting rooms operated by, and on-site tasting rooms operated at, a licensed distillery or craft distillery premises.
Bainbridge Island, WA	"Winery, commercial" means a form of agricultural processing that includes an establishment with facilities for making and bottling wine for sale on site and/or through wholesale or retail outlets. Uses at a commercial winery may also include the growing of fresh fruits or agricultural products for the production of wine. Accessory uses shall include wine tasting rooms at which wine tasting occurs, accessory food sales related to wine tasting occur, and wines produced on site are sold.

Skamania County, WA	"Wine or cider sales and tasting room" means a facility that is accessory to a winery or cidery and used for tasting and retail sales of wine or cider, including interior space (e.g., wine bar, sitting room) and exterior space (e.g., patio, veranda). A wine or cider sales and tasting room shall not be used for preparing or serving meals or hosting weddings, receptions, or other commercial events, unless allowed, reviewed, and approved under Section 22.12.030. A wine or cider sales and tasting room is distinct from a winery or cidery; each of these uses must be explicitly reviewed and approved.
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Image examples



Source: [Johnson Home NC](#)



Source: [Facebook](#)



Source: [Instagram](#)



Source: [Reddit](#)

CHAPTER 18.20

TECHNICAL TERMS AND LAND USE DEFINITIONS

§ 18.20.037. Accessory commercial unit (ACU).

“Accessory commercial unit”

means an accessory unit attached to or contained within the structure of the primary dwelling or detached and 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. ACUs are only permitted in R-4–R-24 zones and subject to §18.73.

CHAPTER 18.21

RESIDENTIAL ZONES

§ 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, nonmarine</i>
<i>Duplex</i> ³⁸		<i>Business service, intensive</i>
<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>Cannabis cooperative</i>
<i>Fourplex</i> ³⁸		<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>Office</i> ¹²		<i>Laboratory</i>
<i>Park</i> ¹³	<i>Temporary lodging</i> ³⁷	<i>Manufacturing, heavy</i>

Recreational facility, outdoor ^{14,15,16}		
Religious institution ¹⁷		
Resource land use ¹⁸		Retail sales, bulk
Single detached dwelling unit ^{19,20}		Secure facility
Single room occupancy ⁴⁰		Transportation
Stacked flats ³⁸		Vehicle or equipment rental
Standalone parking ²¹		Vehicle refueling station
Supportive living facility ²²		Warehousing
Triplex ³⁸		Wholesale trade
Townhouse ³⁸		
Utility facility ^{23,24}		
Eating and drinking place ^{3,29}		
Personal service ³¹		
Recreational facility, indoor ^{3,32}		
Retail sales ^{31,36}		
Manufacturing, light ⁴¹		
Mobile food service ⁴²		

Notes:

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. 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

- 1 KMC. Otherwise, *public agency or utility office* is a conditional use. All other
 2 office uses are prohibited.
- 3 13. The following conditions and limitations shall apply, where appropriate:
- 4 a. Lighting for *structures* and fields shall be directed away from residential
 5 areas;
- 6 b. *Structures* or service yards shall maintain a minimum distance of 50 feet
 7 from property lines adjoining residential zones, except for *structures* in on-
 8 site recreation areas provided under KMC § 18.30.130 or Chapter 20.47
 9 KMC. Setback requirements for *structures* in these on-site required
 10 recreation areas shall be maintained in accordance with the zoning
 11 standards for the underlying residential zone.
- 12 14. Limited to *stable* and covered riding arena. All other *outdoor recreational facility*
 13 *uses* require a *conditional use permit* except campground, RV park, and shooting
 14 range which are prohibited.
- 15 15. Covered riding arenas are subject to KMC § 18.70.030 and shall not exceed
 16 20,000 square feet unless a *conditional use permit* is obtained. Stabling areas,
 17 whether attached or detached, shall not be counted in this calculation.
- 18 16. Conditionally permitted recreational facilities are subject to the following
 19 conditions and limitations:
- 20 a. The bulk and scale shall be compatible with residential character of the area;
- 21 b. The gross floor area shall not exceed 10,000 square feet unless the
 22 *building* is on the same *site* or adjacent to a *site* where a public facility is
 23 located or unless the *building* is a nonprofit facility; and
- 24 c. Use is limited to residents of a specified residential *development* or to *sports*
 25 *clubs* providing supervised instructional or athletic programs.
- 26 17. Only as a re-use of a public school facility subject to Chapter 18.50 KMC.
 27 Otherwise, a *conditional use permit* is required.
- 28 18. Farming is permitted. All other *resource land uses* require a *conditional use permit*,
 29 except mineral extraction, which is prohibited.
- 30 19. More than one *single detached dwelling unit* may be allowed on an individual *lot*
 31 through the *conditional use permit* process. A *conditional use permit* is not
 32 required for *lots* in subdivisions, short subdivisions, unit lot subdivisions, or
 33 binding site plans approved as multiple unit *lots* or for *accessory dwelling units*.
 34
- 35 20. *Manufactured homes* and *mobile homes* are allowed only in *manufactured*
 36 *housing communities*. *Designated manufactured homes* are not restricted to
 37 *manufactured housing communities*.
- 38 21. Limited to *commuter parking lots* for users of transit, carpools or ride-share programs,
 39 provided:
- 40 a. They are located on existing parking lots for *religious institutions*, schools,
 41 or other permitted nonresidential *uses* which have excess capacity
 42 available during commuting hours; and
- 43 b. The *site* is adjacent to a designated arterial that has been improved to a
 44 standard acceptable to the *department*. Other *commuter parking lots*
 45 require a *conditional use permit*. All other *standalone parking uses* are
 46 prohibited.
- 47 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.
26. Outdoor performance center and drive-in theater are prohibited.
27. *Structures* shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
28. *Community residential facility I* only. *Community residential facility II* is prohibited.
29. Not permitted in R-1 and excluding drinking places, and limited to a maximum of 2,500 square feet of gross floor area and subject to KMC § 18.21.070.
30. *Manufactured housing communities* are not permitted in the R-1 zone.
31. Not permitted in R-1 and limited to a maximum of 2,500 square feet of gross floor area and subject to KMC § 18.21.070. Retail laundry and dry cleaning, carpet and upholstery cleaning services, pet grooming, diaper services, and rental and leasing services (NAICS 532) are prohibited.
32. Not permitted in R-1 and limited to a maximum of 2,500 square feet of gross floor area and subject to KMC § 18.21.070. Bowling center, amusement arcades, and shooting range are prohibited. Swimming pools and other indoor recreational facilities are subject to conditional use.
33. *Hydroelectric generation facilities* limited to those that comply with the following:
 - a. Any new diversion structure shall not: (1) exceed a height of eight feet as measured from the streambed; or (2) impound more than three surface acres of water at the normal maximum surface level;
 - b. There shall be no active storage;
 - c. The maximum water surface area at any existing dam or diversion shall not be increased;
 - d. An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained;
 - e. Any transmission line shall be limited to a: (1) right-of-way of five miles or less; and (2) capacity of 230 kV or less;
 - f. Any new, permanent access road shall be limited to five miles or less; and
 - g. The facility shall only be located above any portion of the *stream* used by *anadromous fish*.
34. *Nonhydroelectric generation facilities* limited to *cogeneration* facilities for on-site use only.

35. Fairground, amusement park, and stadium/arena are prohibited.
36. **Pet shops and auto supply stores are prohibited.**
37. Bed and breakfast guesthouse only, subject to the following conditions:
- The guesthouse shall be owner-occupied;
 - Meals shall be served to paying guests only (no restaurant use permitted);
 - The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;
 - Parking shall be provided as required by this title; and
 - 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 Chapter 18.75 KMC.
40. *Single room occupancy* is a permitted use in R-4 and R-6 zones but shall not be allowed in R-1.
41. **Pending Planning Commission direction for which uses would be allowed**
42. Not permitted in R-1. Motorized vehicles are prohibited. Only nonmotorized carts or stands are permitted, subject to the following standards:
- Nonmotorized carts and stands shall not be located within the public right-of-way.
 - Hours of operation are limited to 6:00 a.m. to 10:00 p.m.
 - Nonmotorized carts and stands may be placed outdoors only during approved hours of operation and shall be removed from outdoor areas outside of those hours.
- (Ord. 11-0329 § 3 (Exh. 1); Ord. 14-0384 § 5; Ord. 16-0421 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 16-0433 § 2 (Att. A); Ord. 17-0438 § 2 (Att. A); Ord. 18-0463 § 3 (Exh. 2); Ord. 19-0481 § 2 (Exh. A); Ord. 24-0607 § 2 (Exh. A(V)); Ord. 25-0630 § 2 (Exh. A); Ord. 25-0631 § 2 (Exh. A))

§ 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	ZONES		
	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> ^{2, 4}		6 du/ac	9 du/ac
Minimum Density ²			

Minimum Lot Width ⁶	35 ft. ⁷	30 ft.	30 ft.
Minimum Street Setback	20 ft. ⁷	15 ft. ^{8,9}	15 ft. ^{8,9}
Minimum Side Setback ^{5,10}	5 ft. ⁷	15 ft. total ¹¹	15 ft. total ¹¹
Minimum Rear Setback ^{5,10}	5 ft. ⁷	20 ft.	20 ft.

Table B. R-1, R-4 and R-6 Residential Zones Development Standards

STANDARDS	ZONES		
	R-1 ¹	R-4	R-6
Maximum Height ¹²	35 ft.	35 ft.	35 ft. 45 ft. ¹³
Base Impervious Surface: Percentage	30%	45%	60%
Maximum Impervious Surface: 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}

Notes:

- 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 wild-life 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 calculations apply only to *dwelling units* and not to sleeping units. *Sleeping units* are calculated as one *sleeping unit* equals one-fourth *dwelling unit*.
- 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 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 subsections (a)(1) through (a)(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 of 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. 11-0329, § 3 (Exh. 1); Ord. 16-0428, § 13 (Att. I); Ord. 16-0433, § 2 (Att. A); Ord. 19-0481, § 2 (Exh. A); Ord. 2025-0630, § 2 (Exh. A); Ord. 25-0631, § 2 (Exh. A))

§ 18.21.034. Residential zones R-4 and R-6 – Affordable housing.

Developments in zones R-4 and R-6 containing residential units shall provide affordable housing as described in Chapter 18.77 KMC. When an affordable housing unit is provided on site meeting the requirements of KMC § 18.21.030, footnote 18(a), the affordable housing requirements of KMC § 18.77.043 have been met. (Ord. 25-0630, § 2 (Exh. A))

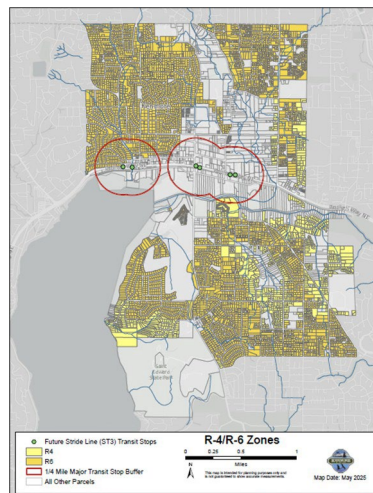
§ 18.21.035. Residential zones R-4 and R-6 – Middle housing.

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 zoned lots as identified in Figure 18.21.035.1.
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 RCW36.70A.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.

Figure 18.21.035.1. Applicable Middle Housing R-4/R-6 Zones



Source: City of Kenmore GIS

- 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 KMC § 18.77.015 and 18.77.050.

D. Consistent with all residential uses, building design standards for middle housing shall meet the requirements of Chapter 18.52 KMC, Articles III and V.

E. 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 (E)(3) of this section.

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 subsection B of this section. 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.

(Ord. 25-0630, § 2 (Exh. A))

§ 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 ²³	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		Automotive sales and service, marine
Construction and trade ⁶	Hospital ⁵	Automotive sales and service, nonmarine
Day care ⁷		Business service, intensive
Educational service ⁸		Business service, standard
Family child-care home ⁹	Regional land use ³²	Cannabis business
Fire or police facility ^{10,11,12}		Cannabis cooperative
Health care and social assistance ^{4,5,13}	Temporary lodging ³⁴	Funeral home/crematory
Manufactured housing community	Warehousing ³⁵	Laboratory
Multiple-family dwelling		Manufacturing, heavy
Office ¹⁴		
Park ¹⁵		
Recreational facility, outdoor ^{16,17}		Resource land use
Religious institution ¹⁸		Retail sales, bulk
Single detached dwelling unit ^{19,20}		Secure facility
Single room occupancy		Transportation
Standalone parking ²¹		Vehicle or equipment rental
Supportive living facility		Vehicle refueling station
Utility facility ^{22,23,24}		Wholesale trade
Eating and drinking place ^{3,28}		
Personal service ²⁹		
Recreational facility, indoor ^{3,30,31}		
Retail sales ^{29,33}		
Manufacturing, light ³⁶		

Notes:

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.
4. Permitted only as a re-use of a public school facility subject to Chapter 18.50 KMC.
5. Conditionally permitted only as a re-use of a surplus nonresidential facility subject to Chapter 18.50 KMC.
6. Permitted when:
 - a. Located in the R-24 zone; and
 - b. On a *site* in *office* or *construction and trade office uses* as of May 8, 2003; and
 - c. Part of a *mixed use development*; and
 - d. Limited to 15,000 square feet; and
 - e. No *outdoor storage* of equipment occurs. Otherwise, prohibited.
7. *Day care II* 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. Otherwise, *day care II* requires a *conditional use permit*.
8. K-12 facilities only, except vocational school which is permitted only as a re-use of a surplus nonresidential facility subject to Chapter 18.50 KMC unless a *conditional use permit* is obtained. All other *educational service uses* require a *conditional use permit*.
9. 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.

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 2,500 square feet of gross floor area and subject to KMC § 18.21.070.
 29. Limited to a maximum of 2,500 square feet of gross floor area and subject to the additional requirements in KMC § 18.21.070. Retail laundry and dry cleaning, carpet and upholstery cleaning services, pet grooming, diaper services,

and rental and leasing services (NAICS 532) are prohibited.

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. Not permitted in R-1 and limited to a maximum of 2,500 square feet of gross floor area and subject to KMC § 18.21.070. Bowling center, amusement arcades, and shooting range are prohibited. Swimming pools and other indoor recreational facilities are subject to conditional use.

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.

36. Pending PC direction for which uses would be allowed

37. Not permitted in R-1. Motorized vehicles are prohibited. Only nonmotorized carts or stands are permitted, subject to the following standards:

- a. Nonmotorized carts and stands shall not be located within the public right-of-way.

- b. Hours of operation are limited to 6:00 a.m. to 10:00 p.m.
- c. Nonmotorized carts and stands may be placed outdoors only during approved hours of operation and shall be removed from outdoor areas outside of those hours.

(Ord. 11-0329 § 3 (Exh. 1); Ord. 14-0384 § 5; Ord. 16-0421 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 17-0438 § 2 (Att. A); Ord. 18-0463 § 3 (Exh. 2); Ord. 19-0481 § 2 (Exh. A); Ord. 24-0607 § 2 (Exh. A(VI)); Ord. 25-0631 § 2 (Exh. A))

§ 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>
		<i>Health care and social assistance</i>
		<i>Hospital</i>

		Laboratory
		Manufacturing, heavy
		Manufacturing, light
		Mobile food service
		Multiple-family dwelling
		Office
		Personal service
		Recreational facility, indoor
		Recreational facility, outdoor
		Regional land use

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Table D. MHC Zone Use Allowances		
PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
		Resource land use
		Retail sales
		Retail sales, bulk
		Secure facility
		Standalone parking
		Transportation
		Utility facility
		Vehicle or equipment rental
		Vehicle refueling station
		Warehousing
		Wholesale trade

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Notes:

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1. *Day care I* is permitted. *Day care II* is permitted only as an accessory use to a religious institution, park or public housing administered by a public agency, and:

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- 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;

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- b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

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- c. Direct access to a developed arterial street shall be required in any residential zone; and

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- d. Hours of operation may be restricted to assure compatibility with surrounding development. Otherwise, *day care II* requires a conditional use permit.

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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:

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- 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. 19-0481, § 2 (Exh. A); Ord. 24-0607, § 2 (Exh. A(VII)))

§ 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	ZONES				
	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> ^{1, 2}	18 du/ac	27 du/ac	36 du/ac	72 du/ac	18 du/ac
Minimum Density ^{1, 11}	80%	75%	70%	65%	80%
Minimum Lot Width ⁴	30 ft.	30 ft.	30 ft.	30 ft.	--
Minimum Street Setback	10 ft. ⁶	10 ft. ⁶	10 ft. ⁶	10 ft. ⁶	10 ft.
Minimum Side Setback ^{3, 5}	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft. ⁷	5 ft.
Minimum Rear Setback ^{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 Impervious Surface: Percentage ¹⁰	85%	85%	85%	90%	85%
Minimum Lot Size	--	--	--	--	--

Notes:

- 1 Density calculations apply only to *dwelling units* and not to sleeping units. *Sleeping units* are calculated as one *sleeping unit* equals one-fourth dwelling unit.
- 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. 11-0329, § 3 (Exh. 1); Ord. 19-0481, § 2 (Exh. A); Ord. 25-0631, § 2 (Exh. A))

§ 18.21.055. MHC zoning exception.

A. A *manufactured housing community* land-owner 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. A single attached or detached *accessory commercial unit* shall be allowed in the R-4 through R-24 zones.

E. Parking areas are permitted within the required *setback* area from property lines, provided such parking areas are located outside of the required landscape area.

F. *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.

G. The base height shall conform to the zone in which the *use* is located.

H. *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. 11-0329, § 3 (Exh. 1); Ord. 16-0428, § 13 (Att. I); Ord. 19-0481, § 2 (Exh. A))

§ 18.21.070. Personal service, eating and drinking place, mobile food service, indoor recreational facility, light manufacturing, and retail sales uses in R-4 through R-24 zones.

Personal service uses, eating and drinking place uses, mobile food service, indoor recreational facility, light manufacturing, and retail sales uses which are located in the R-4 through R-24 zones shall be subject to the following requirements:

A. Hours of Operation

All business activities shall be limited to the hours of 6:00 a.m. to 10:00 p.m., Sunday through Saturday.

B. Building Types

Mixed-use buildings, including live-work units and accessory commercial units, are permitted.

C. Commercial-only buildings are permitted.

D. Temporary structures, including but not limited to lemonade stands, coffee stands, and similar temporary business structures, are permitted.

E. Scale and Intensity

The gross floor area of an individual establishment shall not exceed 2,500 square

feet.

F. No more than one principal commercial, accessory commercial unit, or mixed-use building shall be permitted on a site, whether existing or newly constructed. Buildings may be attached or detached.

G. Parking

No minimum off-street parking shall be required for *personal service, eating and drinking place, mobile food service, indoor recreational facility, light manufacturing, and retail sales uses* in the R-4 through R-24 zones.

Where parking is provided, it shall comply with the applicable standards of KMC 18.40.

H. Setbacks

I. Development shall comply with the setback requirements of the underlying zoning district.

J. Signs

Nonresidential signs in residential zones, including signs for home occupations and home industries, shall be limited to:

a) One wall sign not exceeding 25 square feet; or

b) One portable A-frame sign not exceeding 6 square feet.

c) Portable A-frame signs may be displayed only on the business site between 8:00 a.m. and 9:00 p.m., or during business hours, whichever ends earlier. A-frame signs shall not be located within the public right-of-way.

d) Illuminated signs in the R-4 through R-24 zones may be illuminated only during business hours between 8:00 a.m. and 9:00 p.m., or until the close of business, whichever occurs earlier.

e) Building illumination and illuminated signs shall be designed and maintained so that direct light is not projected onto adjacent residential properties or into any public right-of-way.

K. Development Standards

Open space, impervious surface, landscaping, and applicable design standards shall comply with the requirements of the underlying zoning district.

L. Noise generated by neighborhood retail uses shall comply with the requirements of KMC 8.04.

M. If the *personal service, eating and drinking place, mobile food service, indoor recreational facility, light manufacturing, or retail sales use* is located in a *building* with multifamily uses, then the commercial use shall be on the *ground floor*.

N.

(Ord. 11-0329, § 3 (Exh. 1); Ord. 17-0438, § 2 (Att. A))

§ 18.21.073. Accessory uses.

Accessory uses, when consistent with the definition in Chapter 18.20 KMC, are allowed as determined by the *city manager*.

(Ord. 17-0438, § 3 (Att. B))

§ 18.21.075. Drive-through service.

Drive-through service is prohibited in these zoning districts. (Ord. 17-0438, § 3 (Att. B); Ord. 19-0481, § 2 (Exh. A))

§ 18.21.078. Outdoor storage.

Outdoor storage is prohibited in these zoning districts. (Ord. 17-0438, § 3 (Att. B); Ord. 19-0481, § 2 (Exh. A))

§ 18.21.080. Wireless communication facilities.

Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC. (Ord. 16-0426, § 6 (Att. D))

CHAPTER 18.22
NEIGHBORHOOD BUSINESS ZONE

§ 18.22.010. Neighborhood business zone – Use allowances.

The following uses listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the neighborhood business zone:

Table A. Neighborhood Business Zone Use Allowances		
PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Arts, entertainment, indoor ^{1,2}	Automotive sales and service, marine ⁴	Adult entertainment business
Business service, standard	Automotive sales and service, nonmarine ⁴	Air transportation service
Community residential facility ⁴	Manufacturing, light	Ambulatory surgery center
Day care	Recreational facility, indoor ^{2,22}	Animal kennel/shelter
Eating and drinking place ^{2,10,28}		Arts, entertainment, outdoor
Educational service ²⁸		Auction house
Fire or police facility ¹²		Business service, intensive
Health care and social		Cannabis business

assistance ^{13,14}		
Mobile food service ²⁷		Cannabis cooperative
Multiple-family dwelling ¹⁵		Cemetery, columbarium or mausoleum
Office		College/university
Park		Construction and trade
Personal service ²⁸		Family child-care home
Religious institution		Funeral home/crematory
Retail sales ^{16,28}		Hospital
Single room occupancy ¹⁵		Laboratory
Supportive living facility ⁹		Manufactured housing community
Temporary lodging ^{18,19}		Manufacturing, heavy
Vehicle refueling station		Recreational facility, outdoor
		Regional land use
		Resource land use
		Retail sales, bulk
		Secure facility
		Single detached dwelling unit
		Standalone parking

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Table A. Neighborhood Business Zone Use Allowances		
PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
		Transportation
		Utility facility
		Vehicle or equipment rental
		Warehousing
		Wholesale trade

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Notes:

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1. Artist studios are permitted. All other *indoor arts, entertainment uses* require a *conditional use permit*.

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2. *Social card games* are prohibited.

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3. *Repealed by Ord. 18-0454.*

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4. Automotive sales are prohibited. Repair or service shall only be performed in an enclosed *building*, with no *out-door storage* of materials. Top, body, and upholstery repair shops, paint shops, and tire retreading are prohibited, as is *heavy equipment and truck repair*.

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5. *Repealed by Ord. 18-0454.*

6. *Repealed by Ord. 18-0454.*
7. *Repealed by Ord. 18-0454.*
8. *Repealed by Ord. 18-0454.*
9. Only as part of a *mixed use development* subject to the conditions of Chapter 18.50 KMC.
10. Drinking places are prohibited.
11. *Repealed by Ord. 18-0454.*
12. *Police facility* only and limited to “storefront” police offices. Such offices shall not have:
 - a. Holding cells; or
 - b. Long-term storage of stolen properties.
13. Veterinary clinics permitted subject to the following:
 - a. No burning of refuse or dead animals is allowed;
 - b. The portion of the *building* or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
 - c. The provisions of Chapter 18.70 KMC relative to animal keeping are met.
14. Social assistance permitted only as a re-use of a surplus nonresidential facility subject to Chapter 18.50 KMC.
15. Only as part of a mixed use development subject to the conditions of Chapter 18.50 KMC, except that townhouse developments are permitted subject to KMC § 17.20.125, 18.22.020, 18.30.130 and 18.50.050.
16. Used goods shops are prohibited.
17. *Repealed by Ord. 18-0454.*
18. Bed and breakfast guesthouse only. All other *temporary lodging* is prohibited.
19. Bed and breakfast guesthouse shall be subject to the following conditions:
 - a. The guesthouse shall be owner-occupied;
 - b. The number of guestrooms shall not be greater than that authorized by the International Building and Fire Codes;
 - c. Parking shall be provided as required by this title; and
 - d. 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.
20. *Repealed by Ord. 18-0454.*
21. *Repealed by Ord. 18-0454.*
22. Shooting ranges are prohibited.
23. *Repealed by Ord. 18-0454.*
24. *Repealed by Ord. 18-0454.*
25. *Repealed by Ord. 18-0454.*
26. *Repealed by Ord. 18-0454.*

27. Mobile food service is permitted subject to the following requirements:
- No permanent fencing, walls, or other *structures* shall be installed which hinder removal of the *structure* from the *site*;
 - No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;
 - Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained; permits;
 - The limited duration of the mobile vendor shall be established as a condition of approval of any applicable
 - A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC;
 - If a stand:
 - The stand shall be located on a sidewalk or near a storefront consistent with barrier-free regulations;
 - The stand location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement.
28. Each *use* is limited to maximum 5,000 square feet per *use* and 15,000 square feet total contiguous.

(Ord. 11-0329, § 3 (Exh. 1); Ord. 14-0384, § 5; Ord. 16-0421, § 2 (Att. A); Ord. 16-0426, § 5 (Att. C); Ord. 17-0438, § 2 (Att. A); Ord. 18-0454, § 2 (Exh. 1); Ord. 19-0481, § 2 (Exh. A); Ord. 24-0607, § 2 (Exh. A(VIII)); Ord. 25-0631, § 2 (Exh. A))

§ 18.22.015. Accessory uses.

Accessory uses, when consistent with the definition in Chapter 18.20 KMC, are allowed as determined by the *city manager*.

(Ord. 17-0438, § 3 (Att. B))

§ 18.22.020. Neighborhood business zone – Development standards.

The following zone-specific development standards in Table B apply in the neighborhood business zone:

Table B. Neighborhood Business Zone Development Standards	
STANDARDS	ZONE
	NEIGHBORHOOD BUSINESS
	NB
Base Density: <i>Dwelling Unit/Acre</i> ¹	8 du/ac
Maximum Density: <i>Dwelling Unit/Acre</i> ¹	24 du/ac ²
Minimum <i>Street Setback</i>	10 ft. ³ ; or 0 ft. for a mixed use <i>building</i> with commercial on the <i>ground floor</i> or for any <i>building</i> with structured parking
Minimum <i>Interior Setback</i>	20 ft. ⁴

Base Height	35 ft. 45 ft. ⁵
Maximum <i>Impervious</i> Surface: Percentage ⁶	85%

Notes:

- 1 *Sleeping units* are calculated as one *sleeping unit* equals one-fourth *dwelling unit*.
- 2 This density may only be achieved through *mixed use development* or through the application of residential density incentives or *transfer of density credits*. See Chapter 18.80 KMC.
- 3 Gas station pump islands shall be placed no closer than 25 feet to *street* front lines.
- 4 Required on property lines adjoining residential zones except when a *townhouse development* is proposed to be located adjacent to property upon which an existing *townhouse development* is located.
- 5 This base height is allowed only for *mixed use developments*.
- 6 The *impervious surface* area for any *lot* may be increased beyond the total amount permitted in this chapter subject to approval of a *conditional use permit*.

(Ord. 11-0329, § 3 (Exh. 1); Ord. 16-0428, § 13 (Att. I); Ord. 18-0454, § 2 (Exh. 1); Ord. 25-0631, § 2 (Exh. A))

§ 18.22.025. Drive-through service.

Drive-through service is permitted as an *accessory use*. *Drive-through service* shall be oriented to the side and/or rear of the *building*, and integrated into the exterior wall. Drive-through lanes shall not be located between the *street* and the main pedestrian access to the *buildings*. Modifications to these requirements may be reviewed through the site plan or building permit review process when meeting the intent of pedestrian orientation pursuant to Chapter 18.52 KMC, Downtown Design Standards.
(Ord. 17-0438, § 3 (Att. B))

§ 18.22.028. Outdoor storage.

Outdoor storage is prohibited in this zoning district. (Ord. 17-0438, § 3 (Att. B))

§ 18.22.030. Wireless communication facilities.

Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC.
(Ord. 16-0426, § 6 (Att. D))

CHAPTER 18.23 COMMUNITY BUSINESS ZONE

§ 18.23.010. Intent.

- A. The purpose of the community business zone (CB) is to provide pedestrian-friendly, *mixed use development* that both supports larger mixed use and commercial areas with its residential *development*, and provides small-scale

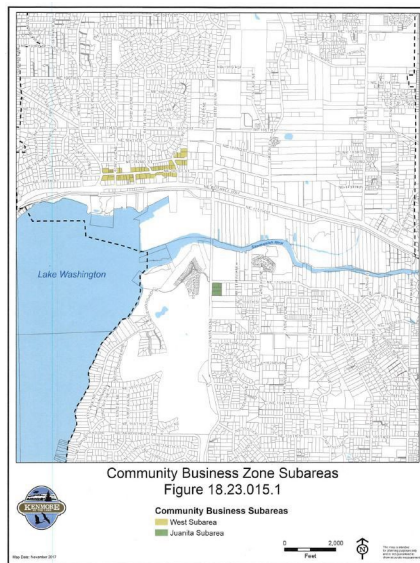
retail, office and personal services for the local community. The CB zone also provides retail and personal services in locations that are not appropriate for extensive *out-door storage* or automotive sales *uses*. These purposes are accomplished by:

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

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

§ 18.23.015. Subareas.

The community business zone is divided into two subareas: community business west and community business Juanita as depicted in Figure 18.23.015.1.



(Ord. 18-0454 § 2 (Exh. 1))

§ 18.23.020. Community business zone west subarea – Use allowances.

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the community business zone west subarea:

Table A. Community Business Zone West Subarea Use Allowances		
PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Arts, entertainment, indoor ¹	Ambulatory surgery center	Adult entertainment business

<i>Business service, standard</i>	<i>College/university</i>	<i>Air transportation service</i>
<i>Day care</i>	<i>Community residential facility</i>	<i>Animal kennel/shelter</i>
<i>Eating and drinking place²</i>	<i>Fire or police facility</i>	<i>Arts, entertainment, outdoor</i>
<i>Educational service³</i>	<i>Laboratory</i>	<i>Auction house</i>
<i>Family child-care home⁴</i>	<i>Recreational facility, indoor</i>	<i>Automotive sales and service, marine</i>
<i>Health care and social assistance⁵</i>	<i>Regional land use</i>	<i>Automotive sales and service, nonmarine</i>
<i>Multiple-family dwelling</i>	<i>Religious institution</i>	<i>Business service, intensive</i>
<i>Office</i>	<i>Supportive living facility</i>	<i>Cemetery, columbarium, or mausoleum</i>
<i>Park</i>		<i>Construction and trade</i>
<i>Personal service²</i>		<i>Funeral home/crematory</i>
<i>Retail sales^{2,6}</i>		<i>Hospital</i>
<i>Single detached dwelling unit, existing legal⁷</i>		<i>Manufactured housing community</i>
<i>Single room occupancy</i>		<i>Manufacturing, heavy</i>
<i>Standalone parking¹⁰</i>		<i>Manufacturing, light</i>
<i>Temporary lodging⁸</i>		<i>Cannabis business</i>
<i>Utility facility⁹</i>		<i>Cannabis cooperative</i>
		<i>Mobile food service</i>
		<i>Recreational facility, outdoor</i>
		<i>Resource land use</i>
		<i>Retail sales, bulk</i>
		<i>Secure facility</i>
		<i>Transportation</i>
		<i>Vehicle or equipment rental</i>
		<i>Vehicle refueling station</i>
		<i>Warehousing</i>
		<i>Wholesale trade</i>

Notes:

1. Artist studios permitted. All other *indoor arts, entertainment uses* require a *conditional use permit*, except theaters which are prohibited.
2. Permitted only as part of a *mixed use development* and must occupy 50 percent of the *ground floor at street front-age*. Each use is limited to maximum 5,000 square feet per use and 15,000 square feet total contiguous.
3. Arts and craft schools are a permitted use; all other *educational service uses* require a *conditional use permit*.

4. A *family child-care home* is permitted in an existing legal single detached dwelling unit 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.
5. Social assistance uses and veterinary offices/clinics are conditionally permitted.
6. *Outdoor retail display/sidewalk sales* and auto supply stores are prohibited.
7. Other *single detached dwelling units* are prohibited.
8. Bed and breakfast guesthouse only. *Hotels* and *motels* are prohibited.
9. *Private stormwater management facility* is a *permitted use*. Sewer lift stations and pipes/electrical wires and associated structure supports may be conditionally permitted. All other *utility facility uses* are prohibited.
10. Limited to *commuter parking lots* for users of transit, carpools or rideshare programs, provided the facilities are located on existing parking lots for *religious institutions*, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours. All other *standalone parking uses* require a *conditional use permit*.

(Ord. 11-0329, § 3 (Exh. 1); Ord. 14-0384, § 5; Ord. 16-0421, § 2 (Att. A); Ord. 16-0426, § 5 (Att. C); Ord. 17-0438, § 2 (Att. A); Ord. 18-0454, § 2 (Exh. 1); Ord. 19-0481, § 2 (Exh. A); Ord. 24-0607, § 2 (Exh. A(IX)); Ord. 25-0631, § 2 (Exh. A))

§ 18.23.025. Community business zone Juanita subarea – Use allowances.

The following uses listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the community business zone Juanita subarea:

Table A. Community Business Zone Juanita Subarea Use Allowances		
PERMITTED	CONDITIONALLY PERMITTED	PROHIBITED
Arts, entertainment, indoor ¹	Ambulatory surgery center	Adult entertainment business
Business service, standard	Automotive sales and service, marine ⁷	Air transportation service
Day care	Automotive sales and service, non-marine ⁷	Animal kennel/shelter
Eating and drinking place ²	Community residential	Arts, entertainment, outdoor

	<i>facility</i>	
<i>Educational service</i> ²	<i>Fire or police facility</i>	<i>Auction house</i>
<i>Health care and social assistance</i> ³	<i>Laboratory</i>	<i>Business service, intensive</i>
<i>Mobile food service</i> ⁴	<i>Manufacturing, light</i>	<i>Cemetery, columbarium, or mausoleum</i>
<i>Multiple-family dwelling</i> ⁵	<i>Recreational facility, indoor</i>	<i>College/university</i>
<i>Office</i>	<i>Religious institution</i>	<i>Construction and trade</i>
<i>Park</i>	<i>Supportive living facility</i>	<i>Family child-care home</i>
<i>Personal service</i> ²	<i>Vehicle refueling station</i>	<i>Funeral home/crematory</i>
<i>Retail sales</i> ²		<i>Hospital</i>
<i>Single room occupancy</i> ⁵		<i>Manufactured housing community</i>
<i>Standalone parking</i> ⁸		<i>Manufacturing, heavy</i>
<i>Temporary lodging</i> ⁶		<i>Cannabis business</i>
		<i>Cannabis cooperative</i>
		<i>Recreational facility, outdoor</i>
		<i>Regional land use</i>
		<i>Resource land use</i>
		<i>Retail sales, bulk</i>
		<i>Secure facility</i>
		<i>Single detached dwelling unit</i>
		<i>Transportation</i>
		<i>Utility facility</i>
		<i>Vehicle or equipment rental</i>
		<i>Warehousing</i>
		<i>Wholesale trade</i>

Notes:

1. Artist studios are permitted. All other *indoor arts, entertainment uses* require a *conditional use permit*.
2. Each use is limited to maximum 5,000 square feet per use and 15,000 square feet total contiguous.
3. Veterinary clinics subject to the following:
 - a. No outdoor kennels or facilities;
 - b. No burning of refuse or dead animals is allowed;
 - c. The portion of the *building* or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding *confinement areas* for *livestock*, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and

- d. The provisions of Chapter 18.70 KMC relative to animal keeping are met.
4. *Mobile food service* is permitted subject to the following requirements:
 - a. No permanent fencing, walls, or other *structures* shall be installed which hinder removal of the *structure* from the *site*; tained;
 - b. No required parking stall shall be blocked or rendered unusable as a result of the mobile vendor;
 - c. Safe ingress and egress shall be maintained. Visibility for transportation and pedestrian access shall be maintained;
 - d. The limited duration of the mobile vendor shall be established as a condition of approval of any applicable
 - e. A sign permit is required for exterior signage in accordance with the sign code, Chapter 18.42 KMC;
 - f. If a stand:
 - (1) The stand shall be located on a sidewalk or near a storefront consistent with barrier-free regulations;
 - (2) The stand location on the sidewalk or near a storefront shall provide for at least four feet of unobstructed sidewalk between the stand and the sidewalk edge for pedestrian movement.
5. Only as part of a mixed use development subject to the conditions of Chapter 18.50 KMC.
6. Bed and breakfast guesthouse only. *Hotels* and *motels* are prohibited.
7. Automotive sales are prohibited. Repair or service shall only be performed in an enclosed *building*, with no *out-door storage* of materials. Top, body, and upholstery repair shops, paint shops, and tire retreading are prohibited, as is *heavy equipment and truck repair*.
8. Limited to *commuter parking lots* for users of transit, carpools or ride-share programs, provided the facilities are located on existing parking lots for *religious institutions*, schools, or other permitted nonresidential *uses* which have excess capacity available during commuting hours. All other *standalone parking uses* require a *conditional use permit*.

(Ord. 18-0454, § 2 (Exh. 1); Ord. 19-0481, § 2 (Exh. A); Ord. 24-0607, § 2 (Exh. A(X)); Ord. 25-0631, § 2 (Exh. A))

§ 18.23.030. Accessory uses.

Accessory uses, when consistent with the definition in Chapter 18.20 KMC, are allowed as determined by the *city manager*.

(Ord. 11-0329, § 3 (Exh. 1); Ord. 17-0438, § 2 (Att. A))

§ 18.23.040. Community business zone – Development standards.

The following zone-specific development standards in Table B apply in the community business zone:

Table B. Community Business Zone Development Standards	
STANDARD	REQUIREMENT

Base Density: <i>Dwelling Units/Gross Acre</i> ¹	24
Minimum Density: <i>Dwelling Units/Gross Acre</i> ¹	18
Maximum Density: <i>Dwelling Units/Gross Acre</i> ¹	
West Subarea	36 for <i>mixed use development</i> .
Juanita Subarea	36 if affordable housing is provided as described in Chapter 18.77 KMC.
Minimum <i>Street Setback</i> ²	10 feet; or 0 feet for a mixed use <i>building</i> with commercial on the <i>ground floor</i> or for any <i>building</i> with structured parking.
Minimum <i>Interior Setback</i> ² :	
West Subarea	0 feet for commercial or <i>mixed use development</i> except for <i>interior lot lines</i> adjoining property zoned R-1 to R-6. 5 feet landscaped <i>setback</i> for residential except for <i>interior lot lines</i> adjoining property zoned R-1 to R-6. Native vegetation is encouraged. For all <i>interior lot lines</i> adjoining a property zoned R-1 to R-6 a 15-foot landscaped <i>setback</i> of native vegetation is required.
Juanita Subarea	20 feet ³
Base Height:	
West Subarea ⁴	35 feet
Juanita Subarea	35 feet 45 feet ⁵
Maximum <i>Impervious Surface</i> : Percentage	90%
Pedestrian Connections	Pedestrian connections are required to be provided in accordance with Chapter 18.52 KMC, Downtown Design Standards.

Notes:

- 1 *Sleeping units* are calculated as one *sleeping unit* equals one-fourth *dwelling unit*.
- 2 Any portion of *development* that occurs underground is exempt from property line *setback* requirements of this section.
- 3 Required on property lines adjoining residential zones.

- 4 The exceptions to height limits listed in KMC § 18.30.060 do not apply to the base height allowed in CB west. Any *development* utilizing the exception to height limits for the CB zone between 61st Avenue NE and 65th Avenue NE shall dedicate 25 percent of the average lot width above 35 feet in height as a view corridor to Lake Washington.

Exceptions to height limitations for the base height in CB west shall be:

- a. Roof *structures* housing or screening elevators, stairways, tanks, ventilating fans or similar equipment required for *building* operations and maintenance may extend up to 10 feet above the 35-foot base height for a maximum of 25 percent of the average lot width.
 - b. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, church steeples, crosses, spires, utility line towers and poles, and similar *structures* may extend up to three feet above the maximum base height of 35 feet.
 - c. Roof details or features that are used to comply with the roof form requirements of KMC
§ 18.52.220 may extend a maximum of 10 feet above the 35-foot base height.
- 5 This maximum height is allowed only for *mixed use developments*.

(Ord. 11-0329, § 3 (Exh. 1); Ord. 16-0426, § 7 (Att. E); Ord. 16-0428, § 13 (Att. I); Ord. 18-0454, § 2 (Exh. 1); Ord. 19-0481, § 2 (Exh. A); Ord. 25-0631, § 2 (Exh. A))

§ 18.23.045. Drive-through service.

Drive-through service is prohibited in this zoning district. (Ord. 17-0438, § 3 (Att. B))

§ 18.23.048. Outdoor storage.

Outdoor storage is prohibited in this zoning district. (Ord. 17-0438, § 3 (Att. B))

§ 18.23.050. Wireless communication facilities.

Use allowances and development regulations for *wireless communication facilities* are located in Chapter 18.60 KMC.
(Ord. 16-0426, § 6 (Att. D))

§ 18.23.055. Affordable housing – Juanita subarea.

Repealed by Ord. 19-0481.
(Ord. 18-0454, § 2 (Exh. 1))

CHAPTER 18.40

DEVELOPMENT STANDARDS – PARKING AND CIRCULATION

§ 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;
- C. Providing for parking and storage of bicycles;
- D. Requiring the use of permeable surfacing unless infeasible;

- 1 E. Providing safe, direct pedestrian access from public rights-of-way to *structures*
 2 and between *developments*; and
- 3 F. Requiring *uses* which attract large numbers of employees or customers to provide
 4 transit stops.
 5 (Ord. 11-0329 § 3 (Exh. 1); Ord. 16-0428 § 13 (Att. I))

6 **§ 18.40.020. Authority and application.**

- 7 A. Before an occupancy permit may be granted for any new or enlarged *building* or for
 8 a change of *use* in any existing *building*, the *use* shall be required to meet the
 9 provisions of this chapter.
- 10 B. If this chapter does not specify a parking requirement for a land *use*, the *city*
 11 *manager* shall establish the minimum requirement based on a study of
 12 anticipated parking demand. Transportation demand management actions taken
 13 at the *site* shall be considered in determining anticipated demand. If the *site* is
 14 located in an activity center or community business center, the minimum
 15 requirement shall be set at a level less than the anticipated demand, but at no
 16 less than 75 percent of the anticipated demand. In the study the *applicant* shall
 17 provide sufficient information to demonstrate that the parking demand for a
 18 specific land *use* will be satisfied. Parking studies shall be prepared by a
 19 professional engineer with expertise in traffic and parking analyses, or an equally
 20 qualified individual as authorized by the *city manager*.
- 21 C. If the required amount of off-street parking has been proposed to be provided off-
 22 site, the *applicant* shall provide written contracts with affected landowners
 23 showing that required off-street parking shall be provided in a manner consistent
 24 with the provisions of this chapter. The contracts shall be reviewed by the *city*
 25 *manager* for compliance with this chapter, and if approved, the contracts shall be
 26 recorded with the county records and elections division as a deed restriction
 27 on the title to all
 28
 29 applicable properties. These deed restrictions may not be revoked or modified
 30 without authorization by the *city manager*.
- 31 D. Where a neighborhood or subarea plan with design guidelines that includes the
 32 subject property has been adopted, the *city manager* shall base allowable waivers
 33 or modifications on the policies and guidelines in such plan.
 34 (Ord. 11-0329 § 3 (Exh. 1))

35 **§ 18.40.030. Computation of required off-street parking spaces.**

- 36 A. Except as modified in KMC § 18.40.035, 18.40.040, 18.40.050, 18.40.055 or
 37 18.40.090, off-street parking areas shall contain at a minimum the number of
 38 *parking spaces* as stipulated in the following table. Off-street parking ratios
 39 expressed as number of spaces per square feet means the usable or net square
 40 footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but
 41 are not limited to building maintenance areas, storage areas, closets, restrooms
 42 and exterior walls. If the formula for determining the number of off-street *parking*
 43 *spaces* results in a fraction, the number of off-street *parking spaces* shall be
 44 rounded to the nearest whole number with fractions of 0.50 or greater rounding
 45 up and fractions below 0.50 rounding down.
 46

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
RESIDENTIAL¹:		
<i>Single detached dwelling unit</i>	2.0 per dwelling unit	2.0 per dwelling unit
<i>Duplex, triplex, and fourplex</i>	1. 1.0 per dwelling unit; or 2. No required parking within 1/2 mile walking distance of a <i>major transit stop</i> . 3. Tandem stalls permitted.	1. 1.0 per dwelling unit; or 2. No required parking within 1/2 mile walking distance of a <i>major transit stop</i> . 3. Tandem stalls permitted.
<i>Townhouse</i>	1. 1.0 per dwelling unit; or 2. No required parking within 1/2 mile walking distance of a <i>major transit stop</i> .	1. 1.0 per dwelling unit; or 2. No required parking within 1/2 mile walking distance of a <i>major transit stop</i> .
Guest parking	1 space for every 5 units	1 space for every 5 units
<i>Apartment:</i>		
<i>Microhousing dwelling unit</i>	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.
Studio unit	1.2 per dwelling unit	1.0:du
One-bedroom unit	1.5 per dwelling unit	1.0:du
Two-bedroom unit	1.7 per dwelling unit	1.5:du

1

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
Three-bedroom unit or larger	2.0 per dwelling unit	1.7:du
Guest parking	1 space for every 5 units	1 space for every 5 units
<i>Courtyard apartments and stacked flats</i>	1. 1.0 per dwelling unit; or 2. No required parking within 1/2 mile walking distance of a <i>major transit stop</i> . 3. Guest parking required per the apartment standard in this table.	1. 1.0 per dwelling unit. 2. No required parking within 1/2 mile walking distance of a <i>major transit stop</i> . 3. Guest parking required per the standard in this table.

<i>Cottage housing</i>	1. 1.0 per 2 dwelling units; if located in areas specified in KMC § 18.21.035(B): 2. No required parking within 1/2 mile walking distance of a major transit stop.	1. 1.0 per 2 dwelling units; or 2. No required parking within 1/2 mile walking distance of a major transit stop.
<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
<i>Single room occupancy</i>	Within 1/2 mile of a major transit stop: 0 off-street parking spaces per sleeping unit. More than 1/2 mile of a major transit stop: no more than 0.25 off-street parking spaces per sleeping unit.	No minimum parking spaces required
<i>Hotel/motel</i>	1 per bedroom	1 per bedroom
<i>Bed and breakfast guesthouse</i>	1 per guest room, plus 2 per facility	1 per guest room, plus 2 per facility
<i>Other residential land uses</i>	(city manager)	(city manager)
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	–

1

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
<i>Park/playfield</i>	(city manager)	(city manager)
<i>Theater</i>	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
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 students, or 1 per 3 fixed seats in stadium

1

LAND USE	MINIMUM PARKING SPACES REQUIRED Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue	MINIMUM PARKING SPACES REQUIRED Downtown Commercial and Downtown Residential Zones West of 68th

	NE	Avenue NE
<i>Vocational school</i>	1 per school classroom, plus 1 per 5 students	1 per school classroom, plus 1 per 5 students
<i>Specialized instruction school</i>	1 per school classroom, plus 1 per 2 students	1 per school classroom, 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
<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:

1

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
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet	3 plus 1 per 350 square feet
Vehicle refueling stations w/o grocery	3 per facility, plus 1 per service bay	3 per facility, plus 1 per service bay
Vehicle refueling stations w/ grocery, no service bays	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
Wholesale trade uses	0.9 per 1,000 square feet	0.9 per 1,000 square feet
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)

Notes:

1 Tandem parking stalls shall be permitted in all residential land uses.

- 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.

1. 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.
2. Residential Land Uses. Where compliance with both parking requirements and tree retention requirements would make a proposed residential development or redevelopment infeasible, there is no minimum parking requirement in order to meet minimum tree retention 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. 11-0329 § 3 (Exh. 1); Ord. 14-0391 § 2 (Exh. 1); Ord. 16-0415 § 2 (Att. B); Ord. 16-0428 § 13 (Att. I); Ord. 17-0438 § 2 (Att. A); Ord. 19-0481 § 2 (Exh. A); Ord. 19-0488 § 5 (Exh. 3); Ord. 23-0574 § 2 (Exh. A); Ord. 24-0609 § 2 (Exh. A); Ord. 25-0630 § 2 (Exh. A); Ord. 25-0631 § 2 (Exh. A))

§ 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. 11-0329 § 3 (Exh. 1); Ord. 24-0609 § 2 (Exh. A))

§ 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. 11-0329 § 3 (Exh. 1); Ord. 24-0609 § 2 (Exh. A))

§ 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. 11-0329 § 3 (Exh. 1); Ord. 14-0391 § 2 (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 ride-share 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. 11-0329 § 3 (Exh. 1); Ord. 14-0391 § 2 (Exh. 1); Ord. 17-0438 § 2 (Att. B))

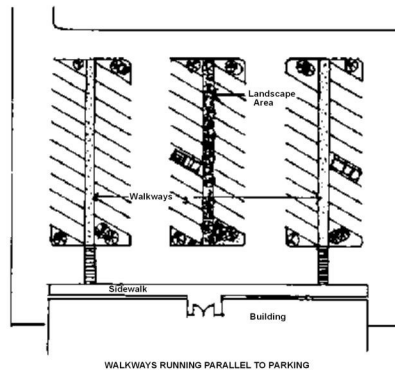
§ 18.40.100. Pedestrian and bicycle circulation and access.

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*.

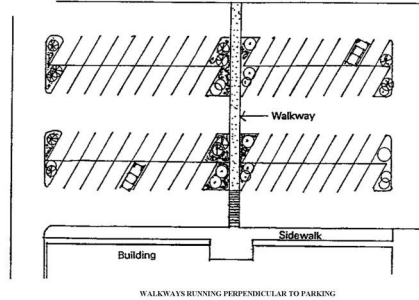
B. Residential Uses.

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.



- 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.

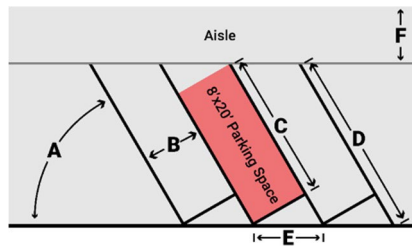
B. The minimum *parking space* and aisle dimensions for the most common parking angles are shown on the table in this subsection. For parking angles other than those shown on the chart, the minimum *parking space* and aisle dimensions shall be determined by the *city manager*. Regardless of the parking angle, one-way aisles shall be at least 12 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.

MINIMUM PARKING STALL AND AISLE DIMENSIONS					
A	B	C	D	E	F
					AISLE WIDTH

PARKING ANGLE	SPACE WIDTH (feet)	SPACE LENGTH (feet)	TOTAL LENGTH (feet)	CURB WIDTH (feet)	(TWO-WAY TRAFFIC) (feet)	(ONE-WAY TRAFFIC) (feet)
90° (Perpendicular)	8	16* 20	20	8	24	24
60°	8	16* 20	24.5	9.25	20	16
45°	8	16* 20	28	11.25	20	14
30°	8	16* 20	34	16	20	12
0° (Parallel)	8	16* 20	N/A	23	20	12

Notes:

* for compact stalls only



- C. Any *parking spaces* abutting a required landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated 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 drive-way 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*. Parking spaces in *tandem* must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, "*tandem*" is defined as having two or more vehicles, one in front of or behind the others, with a single means of ingress and egress.

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.

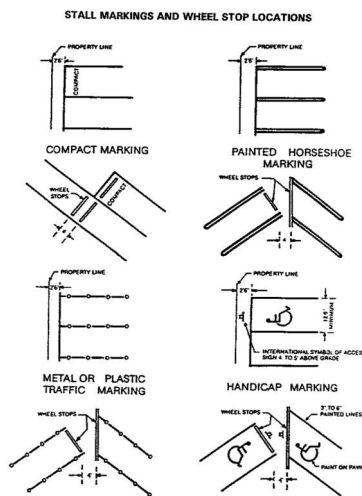
M. No dead-end *alley* may provide access to more than eight off-street *parking spaces*.

N. Any parking stalls located in enclosed *buildings* must be totally within the enclosed *building*.

- O. Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with Disabilities Act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.
- (Ord. 11-0329 § 3 (Exh. 1); Ord. 24-0609 § 2 (Exh. A); Ord. 25-0631 § 2 (Exh. A))

§ 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.



(Ord. 11-0329 § 3 (Ex1h. 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. 11-0329 § 3 (Exh. 1); Ord. 16-0428 § 13 (Att. I))

§ 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))

§ 18.42.090. Residential zone signs.

Signs in the downtown residential, urban residential, R and MHC zones are limited as follows:

A. Nonresidential Use.

1. One *sign* identifying nonresidential *uses*, not exceeding 25 square feet and not exceeding six feet in height, is permitted;
2. Schools are permitted one *sign* per school or school facility entrance, which may be located in the *setback*. Two additional *wall signs* attached directly to the school or school facility are permitted;
3. *Home occupation* and *home industry signs* are limited to *wall signs* not exceeding six square feet.

B. Residential Use.

1. One *sign* not exceeding two square feet is permitted; and
2. One *permanent residential development identification sign* not exceeding 32 square feet is permitted per neighborhood, subdivision, manufactured housing community, apartment/condominium complex, or other residential area. The maximum height for the *sign* shall be six feet. The *sign* may be freestanding or mounted on a wall, *fence*, or other *structure*.

(Ord. 11-0329 § 3 (Exh. 1); Ord. 19-0481 § 2 (Exh. A); Ord. 21-0523 § 2 (Exh. A);
Ord. 23-0574 § 2 (Exh. A))

CHAPTER 18.73

**ACCESSORY DWELLING UNITS, ACCESSORY COMMERCIAL UNITS, HOME OCCUPATION,
HOME INDUSTRY**

§ 18.73.100. Accessory dwelling units (ADUs).

- A. Up to two *accessory dwelling units*, either as *attached* or *detached accessory dwelling units*, in all areas which permit single-family development.
- B. No minimum lot size is required for an ADU.

- 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.
- 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	17% of the <i>lot</i> area up to a maximum of 1,500 square feet
Lots with an area less than 6,000 square feet	1,000 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 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.
- 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 non-conforming 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.
(Ord. 11-0329 § 3 (Exh. 1); Ord. 20-0510 § 2 (Exh. A); Ord. 25-0630 § 2 (Exh. A))

§ 18.73.105. Accessory commercial units (ACUs).

- A. Up to one *accessory commercial unit*, either as an *attached* or *detached accessory commercial unit*, in all R-4–R-24 residential zones. Multiple land use types are permitted within the one establishment, e.g., eating and drinking place and retail sales can occupy the same building. The ACU can be commercial only or mixed-use, as long as the building codes for both residential and commercial are met and the standards for ACUs and ADUs are met.
- B. No minimum lot size is required for an ACU.
- C. ACUs are subject to the same development standards as the underlying zone.
- D. Maximum ACU size: 2,500 square feet of gross floor area
- E. The maximum height for a *detached* ACU shall be the same as the underlying zoning up to a maximum height of 35 feet.
- F. No additional off-street parking spaces shall be required for an ACU.
- G. An applicant seeking to build an *accessory commercial 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 commercial unit. The required contents and form of the notice shall be set forth in administrative rules.
- H. *Detached accessory commercial units* may be sited at a property line with no setback if the property line abuts a public alley.
- I. Existing structures, including legally non-conforming structures, may be converted into *accessory commercial units* provided they meet relevant existing building code requirements.
- J. Public street improvements (e.g., frontage improvements) are not required as a condition of permitting *accessory commercial units*.
- K. *Accessory commercial units* may be sold 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 combined gross floor area of all the *dwelling units* located on the lot. 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. 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;
- D. In addition to required parking for the *dwelling unit*, on-site parking shall be provided as follows:
 1. For *specialized instruction schools*, the number of stalls shall be as required by Chapter 18.40 KMC;
- E. Sales shall be limited to:
 1. Mail order sales; and
 2. Telephone sales with off-site delivery;
- F. *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;
- G. Services to patrons shall be arranged by appointment or provided off site;
- H. 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;
- I. 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
- J. *Uses* not allowed as *home occupations* may be allowed as a *home industry* pursuant to this chapter.
(Ord. 11-0329 § 3 (Exh. 1); Ord. 17-0438 § 2 (Att. A))

§ 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;

- 1 C. The area of the *home industry* shall not exceed 50 percent of the floor area of the
2 *dwelling unit*. Areas within attached garages and storage *buildings* shall not be
3 considered part of the *dwelling unit* for purposes of calculating allowable *home*
4 *industry* area but may be used for storage of goods associated with the *home*
5 *occupation*;
- 6 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. 11-0329 § 3 (Exh. 1); Ord. 17-0438 § 2 (Att. A); Ord. 18-0454 § 2 (Exh. 1); Ord. 23-0574 § 2 (Exh. A))



Memorandum

Date: July 21, 2026

To: Planning Commission

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

Regarding: 2026 Housing Strategy Plan Update

At your Tuesday, June 21, 2026, meeting, Staff and Andrew Bjorn (ARCH) will continue the discussion on the 2026 Housing Strategy Plan (HSP) Update project.

As noted from the June meeting, Attachment 1 sets out a framework of twelve candidate actions to implement the Housing Element of the Comprehensive Plan, evaluates each against six feasibility criteria, and identifies four priority actions for near-term focus. Based on the feedback from the June 16 Planning Commission meeting, Attachment 1 was revised as follows:

- A framing paragraph at the top of each of the 12 action "Overview" sections (the problem statement before the "This project/approach/effort would include..." paragraph, which stays unchanged from the prior draft).
- "Expected Outputs" subsections. This is new for all 12 actions, listing 2–3 concrete deliverables each.
- Full "Workplan" subsections, but only for the four actions flagged as priorities in the assessment table and as discussed in June (#3 MHC Preservation, #4 Faith-Based/Surplus Lands, #8 MFTE + Inclusionary Zoning, #11 Housing Outcomes Report).

Attachments

1. Conceptual Logic Model, Potential Actions, and Revised Action Descriptions
2. June 16 Staff Report
3. 2017 Housing Strategy Plan

Kenmore Housing Strategy Plan

CONCEPTUAL LOGIC MODEL and POTENTIAL ACTIONS // July 2026

Logic Model

Introduction

ARCH staff have drafted a framework for Planning Commission discussion in the form of a logic model, which is a tool used for many years for policy development and program evaluation. Among other benefits, logic models push users to show how resources and chosen activities connect to desired outcomes.¹

Ideally, a logic model fits onto a single page; however, our starting point is a longer list of ideas, generated from the city's Comprehensive Plan Housing Element, which we (along with city staff) hope that the Planning Commission will want to distill to a smaller, more manageable work program. Therefore, we have separated the Activities or Actions column of the logic model into this document, where they can be described in greater depth. The Resources, Outputs, Outcomes, and Impacts of the logic model remain in the standard table format as an attachment. Our thinking at this stage is that the content of these four columns are more or less established in the Housing Element, and the focus of the Planning Commission's discussions will be around which Activities would best achieve the desired Outcomes and Impacts, given the expected Resources.

Key Assumptions

- ARCH Trust Fund and federal/state affordable housing funding remain available and Kenmore sustains its annual contributions.
- Manufactured housing community rezones survive the pending legal appeal and are not reversed.
- Tenant protection ordinances are actively enforced, not just adopted — and remain legally upheld.
- BIPOC communities are genuinely engaged as co-designers, not merely consulted in name.
- Market conditions continue to make density bonuses and MFTE financially attractive to developers.
- The Regional Homelessness Authority develops effective coordinated services, reducing pressure on city emergency resources.

¹ More information about logic models can be found here: [Chapter 2., Section 1. Developing a Logic Model or Theory of Change - Main Section | Community Tool Box.](#)

Logic Model Structure

Resources	Outputs (what the Activities produced)	Outcomes (measurable benefits)	Impacts (what success looks like)
<u>Subsidies & Financial Tools</u> I. Sales tax credit funds II. Local in-lieu fees III. City surplus land & public assets IV. Regional ARCH Trust Fund V. Federal, state & county funding <u>Legal & Policy Authority</u> VI. Voluntary density incentives (1998, 2019) VII. Impact fee waivers (2011) VIII. Manufactured housing community rezones (2019) IX. Multifamily Tax Exemption (MFTE) program (2019) X. Inclusionary zoning (2023) XI. Tenant protection ordinances (2022) XII. GMA & CPP authorities and guidance <u>Community & Org Capacity</u> XII. DEIA Strategic Plan (2023) XIII. Local and north & east King County community orgs XIV. ARCH staff & data XV. Racial equity analysis (Comp Plan) XVI. Nonprofit developers XVII. Faith communities XVIII. Regional Homelessness Authority	<u>Improved Development and Affordable Housing Incentives</u> - Expanded and recalibrated MFTE opportunities - Expanded and recalibrated inclusionary zoning - Revised STEP housing zoning - Utility fee reduction agreements with providers <u>Improved Renter & Resident Protections</u> - Rent-increase notice & late fee caps enforced - Move-in fee caps & payment plan rights in effect - Criminal background check restrictions upheld - Relocation assistance fund established - Anti-displacement measures accompany or precede upzones <u>Equity-Centered Policies & Accountability</u> - BIPOC-co-designed housing policies adopted - Annual racial equity housing report published - Homebuyer education programs presented to renters - Housing Choice Vouchers actively supported citywide - Anti-displacement measures enacted before upzones 2029 GMA progress report submitted to Commerce	<u>Income-Restricted Units Created or Preserved</u> <i>More households can afford to live in Kenmore because inclusionary zoning, STEP housing measures, and other incentives have created a sustained pipeline of affordable housing. Production of housing affordable to low-income (50%–80% AMI) is catching up to the pace of market-rate building and deeply affordable units (0–50% AMI) make up a growing share of new stock.</i> - New units at 0–30% AMI via STEP housing reform - Units at 30–80% AMI via MFTE, ARCH, & inclusionary zoning - Expanded density-bonus affordable units in TOD zone - For-sale units with long-term affordability covenants - Subsidized units preserved from market conversion - Affordable units distributed across neighborhoods — not concentrated in one area <u>Long-Term Housing Security for Vulnerable Households</u> <i>Lower-income residents – including (but not limited to) seniors, manufactured homeowners, people with disabilities – are less vulnerable to displacement because they have greater legal protections, affordable housing options have increased, and more affordable market-rate (“naturally occurring”) homes remain.</i> - Reduced evictions & sudden rent spikes - Manufactured housing units preserved from redevelopment; more homeowners keep their homes as they wish, and others have relocation pathways if redevelopment occurs - Subsidized units preserved — not converted to market rate - Households facing eviction can access King County emergency assistance - No census tract in Kenmore reaches “high” displacement risk - Seniors can age in place with affordable options in their neighborhoods - Homeless individuals have clear pathways into transitional & permanent housing <u>Measurable Reduction in Racial Housing Disparities</u> <i>BIPOC households have greater housing opportunities in Kenmore than in the past because they have meaningfully shaped housing policies (weren’t just consulted) and outreach programs (aren’t merely “target audiences”).</i> - More BIPOC households achieve homeownership via education & shared-equity models - BIPOC homeownership gap with White households narrows - Racial equity reports show progress on tracked indicators - New housing policies produce no racially disparate impacts	<u>Kenmore Is a Place People of All Incomes Can Call Home</u> - Housing-cost burden falls below 20% of all households - Households at 0–80% AMI have real, lasting housing choices in Kenmore - Permanent affordability mechanisms (covenants) ensure gains aren’t eroded by market pressure - Kenmore meets its proportionate share of regional affordable housing need <u>Residents Can Stay, Put Down Roots & Thrive</u> - Housing instability and involuntary displacement are rare, not routine - Vulnerable residents — seniors, people with disabilities, MHC residents, those experiencing homelessness — have secure pathways to permanent housing - Kenmore’s social fabric is strengthened by long-term, stable communities <u>Historical Exclusions Actively Remediated</u> - The legacy of racially restrictive covenants is countered by measurable, sustained investment in BIPOC housing opportunities - BIPOC households experience equal access to safe housing, good schools, parks, and economic opportunities in Kenmore - Black/African-American severe cost-burden rate begins a steady and sustainable decline - Wealth-building through homeownership is accessible across racial lines

Activities column hidden.

Potential Actions

Summary

Several actions are envisioned as options to be included as part of the City of Kenmore Housing Strategy Plan to achieve goals under the Housing Element:

1. Cost-to-Build Auditing
2. Permit-Ready ADU / Middle Housing Catalogue
3. Manufactured Home Community Preservation Policy/Program Package
4. Housing on Faith-Based and Public Surplus Lands Strategy
5. Coordinated Home Repair and Weatherization Support
6. Tenant/Homeowner Resource Hub and Landlord Anti-Displacement Engagement
7. Community Land Trust Partnerships
8. Calibrated MFTE + Inclusionary Zoning Package for Downtown and TOD Areas
9. Emerging Developer Capacity Building Program
10. Homeowner-Developer Education Program
11. Community Housing Outcomes Report
12. Modular Housing Review and Assessment

Note that these would be included under the Logic Model above under “Activities”, and would utilize the identified Resources to achieve the associated Outputs, Outcomes, and Impacts.

Assessments of Priority

The following categories are used to evaluate the feasibility and recommended priority of the action items included:

- **Cost:** What are the expected impacts to the City’s budget? This may include both short-term and long-term impacts of the policies, including both direct and indirect effects.
- **Capacity:** How much staff / consultant time would be required to complete this work? Would this divert from other priorities?
- **Efficacy:** How much will these actions contribute to the City’s housing goals and objectives, both quantitative (such as housing targets) and qualitative (improvements in housing quality).
- **Alignment:** How will these actions align with the preferences and priorities of elected officials, voters, and the broader public?
- **Time required:** What is the likely length of time required to complete these actions, or for ongoing actions, how long will it take to start up an ongoing activity?
- **Scheduling:** When is this action needed or expected to be needed? Is there an immediate need for this, or can this be implemented later?

The following table provides a preliminary evaluation of these action items based on these six indicators. From a high-level assessment, these four actions are identified as preferred to leverage available resources and meet local needs (and are highlighted in the evaluation table below):

- 3. Manufactured Home Community Preservation Policy/Program Package**
- 4. Housing on Faith-Based and Public Surplus Lands Strategy**
- 8. Calibrated MFTE + Inclusionary Zoning Package for Downtown and TOD Areas**
- 11. Community Housing Outcomes Report**

Note that in this table, darker colors are associated with actions more favorable to immediate action under the proposed HSP.

Action	Cost	Capacity	Efficacy	Alignment	Time Required	Scheduling
1. Cost-to-Build Auditing	Low to Moderate	Very High	Fair to Good	Fair	Long	Later
2. Permit-Ready ADU / Middle Housing Catalogue	Low to Moderate	High to Very High	Good	Good	Long	Near-term
3. Manufactured Home Community Preservation Policy/Program Package	Low	High	Very Good	Very Good	Long	Immediate to near-term
4. Housing on Faith-Based and Public Surplus Lands Strategy	Low to Moderate	Moderate	Good	Very Good	Medium to long	Immediate to near-term
5. Coordinated Home Repair and Weatherization Support	High	Moderate	Fair	Good	Medium	Near-term to later
6. Tenant/Homeowner Resource Hub and Landlord Anti-Displacement Engagement	Low to Moderate	Moderate	Fair	Good	Medium	Near-term
7. Community Land Trust Partnerships	Low	Low	Fair	Fair	Long	Later
8. Calibrated MFTE + Inclusionary Zoning Package for Downtown and TOD Areas	Moderate	Moderate to High	Very Good	Very Good	Medium to long	Immediate
9. Emerging Developer Capacity Building Program	Moderate	High	Fair to Good	Fair to Good	Long	Later
10. Homeowner-Developer Education Program	Moderate	High	Fair to Good	Fair to Good	Long	Later
11. Community Housing Outcomes Report	Low	Low	Fair	Very Good	Short	Immediate
12. Modular Housing Review and Assessment	Low to Moderate	High	Fair to Good	Fair	Long	Later

Action Descriptions

Workplans are provided only for the four identified above as near-term priorities (Actions 3, 4, 8, and 11); the remaining actions include Expected Outputs but not a full implementation sequence at this stage.

1. Cost-to-Build Auditing

Overview

Local development, zoning, and building codes accumulate cost and time burdens that are rarely audited holistically. This can leave the City without a clear picture of which requirements most inflate the price of housing. Similarly, there may be hidden bottlenecks or costs in City processes and requirements that will increase the cost of construction without providing meaningful value to City residents or expected occupants of new construction.

This approach would include a concerted effort to examine current development policies and regulations, and identify major development obstacles and strategies for mitigating increases in costs and development time. This would include clear recommendations for streamlining permit processing within the City, as well as guidelines for considering future policies that may have an impact on construction. Utility costs and potential infrastructure limitations may also be included as part of this discussion.

- **Housing Targeted: All.** The expected changes resulting from this analysis would potentially decrease costs for all developments, including market-rate, affordable, and shelter/emergency housing types.
- **Cost: Low to Moderate.** The primary expenditure is consultant or staff analysis time rather than capital outlays by the City. Some solutions, such as revised permitting platforms, may incur some capital costs.
- **Capacity: Very High.** An audit spanning all development, zoning, and building codes would require sustained staff and consultant effort and would compete heavily with other work program priorities. Even a limited review may require internal staff time that may be required for other tasks, and a more comprehensive review will need a third-party reviewer to complete.
- **Efficacy: Fair to Good.** Findings may inform downstream cost-reduction measures, but the level of the audit itself yields no units and depends on subsequent adoption to affect affordability.
- **Timing/Scheduling: Long term.** This would require lead time and planning to scope and initiate, and would likely require significant time for the review and especially for the implementation of proposed solutions (which may require additional work planning).

Expected Outputs

- Documented inventory of code provisions, permit steps, and infrastructure requirements that add measurable cost or time to housing projects.
- Prioritized recommendations for streamlining permit processing and amending high-impact regulations.

- Code revisions necessary for implementation.
- Screening guidelines requiring cost-to-build review before adoption of future policies (per H-4.2.7).

Comprehensive Plan Policies

H-4.2.7 Before implementing a new policy or regulation, consider how it will impact the cost to build a home.

H-4.2.21 Simplify the regulatory review and building permit process and evaluate the cost of infrastructure improvements and their impact on housing affordability.

H-4.3.3 Pursue land use policies and regulations that: (a) result in lower development costs without loss of adequate public review, environmental quality, or public safety; and (b) do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.

2. Permit-Ready ADU / Middle Housing Catalogue

Overview

One of the costs faced by builders and property owners looking to construct middle housing types is that building plans and construction documents can be a significant added cost, and permitting can add further time and expenses to a project. This can present challenges, especially for those interested in building these units but without significant experience or upfront funding for the project.

As part of this project, the City would work to procure pre-approved plan sets for different types of developments, focusing on ADUs and small-scale middle housing. These should include universal design standards so they would double as aging-in-place housing options. This may be developed as a design contest, specific procurement of plans from one or more architects, joint development of permit-ready designs with neighboring communities, or even purchasing applicable plans for redistribution.

- **Housing Targeted: ADUs/middle housing types (low to moderate income).** While these pre-approved, permit ready plans could be used regardless of income, the likely development types (ADUs, middle housing) would support units accessible at lower incomes.
- **Cost: Low to Moderate.** Procuring pre-approved plan sets is a bounded one-time expense, with modest ongoing maintenance as codes evolve. This may differ depending on what type of approach is used, however.
- **Capacity: High to Very High.** Developing or procuring universal-design plan sets and integrating them into permitting requires significant technical coordination and review capacity. This would differ by method, but the approaches would likely require compensated time from external architects and staff time for review and approvals.
- **Efficacy: Good.** Pre-approved plans directly reduce time and cost per unit and can measurably accelerate ADU and middle housing delivery. This would be strongly dependent on the focus of these plans, whether there is demand in the market, and the expected cost savings through streamlined permitting.
- **Timing/Scheduling: Near term, long period.** This project could be initiated relatively quickly, but would take time for external partners to complete plan sets and staff to provide review.

Expected Outputs

- Published catalogue of pre-approved plan sets covering ADUs and small-scale middle housing types.
- Recommendations for integration of the catalogue into permit processing to minimize timelines.
- Necessary Code amendments to implement integration.

Comprehensive Plan Policies

H-1.1.4 Consider modifications to existing development standards or development incentives which make the development of middle housing types and ADUs more feasible when maintaining existing housing on single-family lots.

- H-2.1.3 Support housing options and services that enable seniors to stay in their homes or neighborhoods.*
- H-2.2.13 Support initiatives that enable older adults and people with disabilities to remain in their communities as their housing needs evolve, such as promoting universal design or retrofitting homes for long-term use.*
- H-3.1.3 Expand allowed residential housing types in traditionally single-family zoned areas to include six of nine approved housing types.*
- H-3.1.4 Consider developing a Permit Ready program for ADUs and middle housing types to decrease the barrier to middle housing development.*
- H-4.2.21 Simplify the regulatory review and building permit process and evaluate the cost of infrastructure improvements and their impact on housing affordability.*
- H-4.3.2 Allow and accommodate accessory dwelling units in low and medium density residential districts.*

3. Manufactured Home Community Preservation Policy/Program Package

Overview

Manufactured home communities (MHCs) represent a substantial share of affordable housing that faces acute redevelopment and displacement pressure without a coordinated preservation strategy. The City includes several MHCs, many of which are located in areas experiencing redevelopment pressures, or in areas where environmental risks and impacts are a serious concern. The Comprehensive Plan highlights that there are clear needs to address these areas. In 2019 the City adopted an ordinance that established MHC zoning for the six manufactured home communities in Kenmore. The ordinance was appealed by several MHC owners and appeals were resolved October 2024. In 2019 the City Council also passed a resolution with the intent that the two MHCs located south of SR-522 are preserved long-term as MHCs and the four MHCs north of SR-522 are preserved for a ten-year period after which comprehensive plan and zoning amendments are considered for future rezones with increased density and inclusionary affordability requirements. The ten-year period is interpreted to run from the conclusion of the appeal period in 2024 through 2034.

This effort would work to focus City direction on the planned future of manufactured home communities. This would include a more comprehensive review of the current state of these locations (including ownership, deficiencies, etc.), as well as identified strategies for long-term transfer/ownership options, mitigation of potential displacement, and replacement housing. This would include a review of potential ROC (Resident-Owned Community) technical assistance providers and possible outreach/coordination.

- **Housing Targeted: MHCs and replacement housing types, low- to extremely low-income households.** These efforts are intended to address the needs for affordable housing in the community that are currently being met through MHCs. This may include ongoing management of MHCs, potentially through mid- to long-term support for maintaining these areas, and/or development of new housing that can fulfill resident needs and demands for lower-income housing options.
- **Cost: Low.** Policy development and coordination with technical assistance providers carry limited direct budget impact relative to the affordability preserved. This effort may result in future priorities for funding but would be intended for strategy development only.
- **Capacity: High.** A comprehensive review of ownership, condition, and transfer options, plus outreach and coordination, requires meaningful staff and partner engagement. This would likely require the use of external consultants to complete given current staff availability.
- **Efficacy: Very Good.** Preserving existing MHCs can help to protect deeply affordable units and mitigates displacement at a scale difficult to duplicate through new construction by maintaining affordable housing stock. Planning for alternatives can help minimize displacement in cases where long-term use of these sites for MHCs is not likely.
- **Timing/Scheduling: Immediate to near term, long period.** This project could be initiated relatively quickly, but consultant effort required for the project (especially engagement activities with residents)

would need a few months to complete and recommended changes would require additional coordination time.

Expected Outputs

- Comprehensive baseline assessment of community conditions, ownership, and deficiencies across manufactured home sites.
- Policy package covering long-term transfer and ownership options, displacement mitigation, and replacement housing, as well as necessary Code amendments for implementation.
- Long-term relationships with local organizations and residents.

Comprehensive Plan Policies

- H-1.3.2 Actively mitigate displacement risks and enhance opportunities for affordable housing through preservation and displacement prevention strategies. Includes: relocation assistance to low- and moderate-income households facing displacement; strategies to preserve manufactured housing communities at risk of redevelopment; strengthened protections for low-income renters and renters with disabilities; implementing anti-displacement measures before or alongside development capacity increases; and securing funding for anti-displacement tools and programs.*
- H-4.1.4 Support preservation of and maintain existing manufactured housing communities.*
- H-4.1.5 When displacement is unavoidable, determine who is most likely to be harmed and ensure that the brunt of the impact is not carried by the same communities in Kenmore. Support relocation assistance and development of replacement housing where feasible for very low- and low-income households. For manufactured home parks in particular, consider a funding pool to assist low- and moderate-income residents in deteriorating or obsolete manufactured homes to find alternative housing or establish preferences in nearby housing for persons giving up their homes.*

Workplan

1. Initiation and Scoping

- 1.1. Confirm scope and decision points with the Planning Commission and Council.
- 1.2. Secure the funding line (ARCH Trust Fund and/or a Commerce grant) and scope consultant support.
- 1.3. Procure consultant via RFQ or on-call roster and assemble an internal oversight team.

2. Baseline Assessment

- 2.1. Provide baseline inventory of Kenmore MHCs: parcels, current zoning and rezone status, lot/pad counts, tenure, ownership entity, and active sale or listing status, cross-referenced against Commerce supporting information.

- 2.2. Conduct a review of site condition, infrastructure availability, and site environmental risks.
- 2.3. Compile a resident profile where obtainable: income band, tenure length, primary language, and share of seniors or residents with disabilities.

3. Resident and Stakeholder Engagement

- 3.1. Conduct culturally competent, translated outreach structured as co-design.
- 3.2. Administer resident surveys and interviews on preservation preferences and interest in resident-owned conversion.
- 3.3. Convene residents and technical-assistance providers for discussions on strategies and options.

4. Strategy and Policy Development

- 4.1. Evaluate long-term zoning and disposition options.
- 4.2. Assess acquisition and conversion support, including CLT acquisition.
- 4.3. Coordinate a local tenant opportunity-to-purchase (TOPO) program.
- 4.4. Identify opportunities for displacement mitigation.
- 4.5. Prepare a funding strategy for actions that may require redevelopment for existing residents.
- 4.6. Coordinate follow-up engagement and review of draft recommendations.

5. Review, Adoption, and Implementation

- 5.1. Complete reviews with Planning Commission and Council and conduct SEPA review.
- 5.2. Support public hearings on the code amendments.
- 5.3. Adopt the zoning, TOPO, and relocation provisions.
- 5.4. Stand up the ongoing program implementation, including long-term monitoring and efforts to address affordable housing options.

4. Housing on Faith-Based and Public Surplus Lands Strategy

Overview

Publicly owned surplus parcels and underused land managed by faith institutions are often underleveraged for housing. Providing opportunities and incentives for these lands to be utilized to support affordable housing while ensuring that faith-based organizations remain financially sustainable are essential in unlocking these lands for use in meeting affordability goals.

Efforts have been coordinated already in this area, with provisions under Chapter [18.110](#) KMC outlining processes where development agreements may be reached to provide additional density for development specifically by religious organizations. However, a more comprehensive and coordinated effort would help to make the incentives for development clear to external organizations, and outline the steps the City would need to take through partnerships to encourage development on these sites.

In this action, the City would inventory surplus city parcels and underused faith-institution land and provide stronger direction on bonusing options for housing on faith-based properties. This would include providing additional zoning and development regulation changes, assisting with negotiations with government agencies, and facilitating land swaps and other management as required.

- **Housing Targeted: Market rate + low to extremely low-income multifamily housing.** For many organizations, incorporating affordable units will likely be an important consideration. These organizations may even support deeper levels of affordability than what would be feasible for a market-rate developer to provide. However, these will often be mixed-income projects to ensure short- and long-term financial feasibility.
- **Cost: Low to Moderate.** Costs center on inventory work, regulatory changes, and negotiation support rather than land acquisition, which is contributed by religious organizations and other partners.
- **Capacity: Moderate.** Developing a parcel inventory, coordinating bonusing provisions, and managing inter-agency negotiation require coordinated but bounded staff involvement. Some external expertise from ARCH may be required, but no consultant involvement is expected.
- **Efficacy: Good.** Unlocking suitable sites encourages a pipeline for affordable development, but this is contingent on partner readiness and market execution. However, comparable success in other communities indicates that this can help to unlock available capacity for new projects.
- **Timing/Scheduling: Immediate to near term, medium to long period.** This project could be initiated relatively quickly, but staff and ARCH effort required for the project would need a few months minimum to complete. While some code changes may be required, longer-term efforts are more expected with ongoing demands for coordination with external partners.

Expected Outputs

- Complete inventory of surplus city parcels and underused faith-institution land suitable for housing.
- Recommended zoning and development regulation changes enabling affordable housing and density bonuses on these sites.

- Ongoing relationships with faith-based organizations and other government organizations on potential for infill.

Comprehensive Plan Policies

- H-1.3.8 Support affordable housing development on city-owned and faith-based properties through regulations allowing for affordable housing as an accessory use and density bonuses.*
- H-2.1.5 Partner with public and private agencies to provide housing for seniors, people with disabilities, domestic violence victims, and homeless individuals and families.*
- H-4.2.3 Identify and catalogue real property owned by the City that is no longer required for its purposes and is suitable for the development of affordable housing for extremely low- to moderate-income households. Engage with community partners on how best to use these resources.*
- H-4.2.4 Use local resources, as available, to leverage other public and private funding for the creation or preservation of affordable housing.*
- H-4.2.13 Partner to Address Deeply Affordable Housing (<50% AMI): identify and leverage existing assets in partnership with public agencies, faith-based organizations, and nonprofits; remove barriers to shelter for faith institutions and community-based organizations; combine public and private resources for subsidies; prioritize local and regional resources and surplus property; invest in land acquisition; and support alternative homeownership models such as community land trusts.*

Workplan

1. Initiation and Scoping

- 1.1. Confirm scope and decision points with the Planning Commission and Council.
- 1.2. Assign the staff lead and define the ARCH support role.
- 1.3. Review existing KMC Ch. 18.110 religious-organization development-agreement provisions against RCW 36.70A.545 to establish the baseline regulatory framework.
- 1.4. Confirm compliance with HB 1859 (effective 6/11/2026), which requires the City to adopt policies providing a mandatory density bonus for affordable housing developments on religious-organization-owned property meeting the bill's low-income set-aside threshold, and reconcile this mandatory standard with the discretionary KMC 18.110 framework.
- 1.5. Confirm surplus-disposition authority under RCW 39.33.015 with the City Attorney, including whether the City has adopted implementing rules.

2. Land Inventory and Suitability Assessment

- 2.1. Inventory surplus and underused City-owned parcels, including limitations on use.

- 2.2. Inventory faith-institution-owned parcels and identify underused portions such as parking lots and vacant land.
- 2.3. Screen each site for suitability across zoning, utility and infrastructure capacity, environmental constraints, transit access, and parcel size.
- 2.4. Coordinate with King County, state agencies inventorying land under RCW 43.63A.510, and special districts on transferable surplus parcels and land-swap candidates.
- 2.5. Produce a final inventory of City-owned and faith-based sites suitable for housing.

3. Partner Engagement

- 3.1. Conduct outreach to faith institutions to gauge interest, development capacity, and financial-sustainability needs.
- 3.2. Identify affordable housing developers and community development corporations for partnership pairing.
- 3.3. Coordinate with ARCH, WSHFC, Commerce, and King County to understand funding, technical resources, and property management considerations.
- 3.4. Document engagement outcomes.

4. Regulatory and Incentive Package Development

- 4.1. Draft density bonus provisions for faith-based properties.
- 4.2. Clarify and expand KMC Ch. 18.110 to make incentives legible and reduce reliance on case-by-case development agreements.
- 4.3. Confirm implementation RCW 39.33.015 to authorize discounted or no-cost surplus-land transfer for affordable housing.
- 4.4. Enable affordable housing as an allowable use on faith-based and City-owned properties, and document available incentives such as MFTE and fee deferrals.
- 4.5. Prepare negotiation and land-swap protocols and a model disposition process.

5. Adoption and Implementation

- 5.1. Complete Planning Commission and Council review, SEPA review, and public hearings.
- 5.2. Adopt the code amendments, disposition rules, and any necessary changes to incentive provisions.
- 5.3. Confirm ongoing efforts to provide information, including publishing the site inventory and incentives, managing publicly-owned surplus parcels, and maintaining faith-based and inter-agency relationships.

5. Coordinated Home Repair and Weatherization Support

Overview

Lower-income homeowners and occupants of affordable rentals often face deferred maintenance and energy burdens that accelerate displacement due to costly utility bills, unhealthy living conditions, or even challenges with habitability and safety. However, existing repair and weatherization resources are fragmented and underutilized, meaning that potential options for preservation of this housing stock are not being used.

This project would include compiling resources and leveraging staff time to enhance available resources related to home repair, weatherization, energy efficiency, and other investment programs for lower-income homeowners or affordable rentals linked to higher risks of displacement. The City may include additional support for rotating loans or grants as part of this work, as well as bundling and leveraging existing programs where applicable.

- **Housing Targeted: Affordable housing (low to extremely low-income) + seniors housing.** Deferred maintenance and preservation needs are present with more depreciated housing types, often with lower-income rental housing options and seniors with significant equity in their homes but minimal income to provide for ongoing repairs.
- **Cost: High.** Meaningful impact depends on funding rotating loans or grants, which would require a direct and sustained budget commitment by the City.
- **Capacity: Moderate.** Compiling and bundling existing programs is achievable through existing staff time. More resources would be required, however, for the ongoing administration and recurring workload associated with managing any City resources devoted to these programs.
- **Efficacy: Fair.** Repair support improves housing quality and stability for participants but can be considered a stopgap measure, especially if severe needs for repair cannot be supported through the program.
- **Timing/Scheduling: Medium, Near term to later.** Compiling information and providing staff support for accessing resources could be initiated relatively quickly. It would require more time and coordination to develop a local funding program, which may be subject to separate budgeting challenges. Scheduling is flexible between near-term launch and later expansion, however.

Expected Outputs

- Consolidated directory of repair, weatherization, and energy efficiency programs with simplified access for residents.
- Rotating City loan or grant support established for repairs not covered by existing programs.
- Outreach and informational materials to promote available resources.

Comprehensive Plan Policies

- H-1.1.1 Encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.*
- H-1.1.3 Cooperate with King County, utility providers, or other agencies to promote the use of weatherization programs in existing housing.*
- H-1.1.6 Encourage homeowners to take advantage of existing programs and resources to maintain and preserve their homes.*
- H-1.4.5 Encourage energy and water efficiency in existing and new housing developments, as addressed in the Utilities Element.*
- H-1.4.10 Implement energy-efficient housing standards that incorporate renewable energy sources like solar and wind power to maximize sustainability.*
- H-1.4.11 Encourage home renovations that prioritize resilience, energy efficiency, and indoor air quality, helping to mitigate the impacts of natural disasters and climate change.*
- H-1.4.12 Promote the use of durable, low-maintenance building materials, high-efficiency energy systems, and low-impact development techniques to reduce housing lifecycle costs and align with the City's Climate Action Plan.*
- H-1.4.13 Encourage the remediation of older homes to eliminate potential health hazards, including lead-based paint, asbestos, and other harmful materials.*
- H-2.2.13 Support initiatives that enable older adults and people with disabilities to remain in their communities as their housing needs evolve, such as promoting universal design or retrofitting homes for long-term use.*
- H-4.1.1 Promote the use of housing rehabilitation assistance (from King County, for example) to lower-income homeowners and to landlords who rent to lower-income people.*
- H-4.1.2 Support the acquisition, rehabilitation, and preservation of existing affordable housing by agencies and organizations as an alternative to new construction.*

6. Tenant/Homeowner Resource Hub and Landlord Anti-Displacement Engagement

Overview

Tenants and homeowners facing instability can often lack a single point of access to information and legal aid, while landlord engagement on compliance and voucher acceptance remains ad hoc. As a recognized central hub for information, the City is well-positioned to serve a role as an information clearinghouse for compliance with existing state and local requirements.

To this end, the City could provide additional resources and connections to help with the issues faced by tenants and homeowners that can contribute to housing instability. This would involve developing a common hub of informational materials, as well as possible coordination with a legal aid provider intake and consultation. This may also include a paired landlord engagement campaign to consult on compliance, find resources for assisting lower-income renters, and promote HCV acceptance. This can be supplemented by Council action to improve tenant protections, which should be taken up as part of this initiative.

- **Housing Targeted: Existing low to extremely low-income housing.** This would be focused broadly on populations at risk for housing instability, which may include both tenants and homeowners. This would most likely be applicable to low- to extremely low-income households facing emergency needs, as well as the landlords/owners of their housing.
- **Cost: Low to Moderate.** A resource hub and engagement campaign would rely mainly on staff time and partner coordination, with optional legal-aid contracting as an incremental cost.
- **Capacity: Moderate.** Assembling materials, coordinating legal-aid intake, and running landlord outreach require steady but manageable staff effort, and may require additional time depending on levels of involvement and needs for updates.
- **Efficacy: Fair.** Improved access to resources can help support housing stability at the margins, but outcomes will depend on uptake and complementary tenant protections. This is best used when complementing other efforts by the City.
- **Timing/Scheduling: Medium; Near-term.** Hub assembly, legal-aid coordination, and the landlord campaign can stand up within a medium window. Near-term scheduling could pair the hub with Council action on tenant protections when this proceeds.

Expected Outputs

- Single public hub of informational materials for tenants and homeowners facing instability.
- Operational referral path to legal aid intake and consultation.
- Completed landlord engagement campaign covering compliance, assistance resources, and HCV acceptance.

Comprehensive Plan Policies

- H-1.2.1 Implement tenant protections that increase housing stability such as notice of rent increase and just cause eviction for tenants on termed leases.*
- H-1.3.2 Actively mitigate displacement risks and enhance opportunities for affordable housing through preservation and displacement prevention strategies. Includes: relocation assistance to low- and moderate-income households facing displacement; strategies to preserve manufactured housing communities at risk of redevelopment; strengthened protections for low-income renters and renters with disabilities; implementing anti-displacement measures before or alongside development capacity increases; and securing funding for anti-displacement tools and programs.*
- H-1.3.5 Identify and eliminate barriers that prevent equal access to housing and neighborhood opportunities for people of all races and backgrounds.*
- H-4.3.5 Provide residents, especially those in underserved populations, with information about affordable housing opportunities and first-time homeownership programs.*
- H-5.1.3 Support use of housing choice vouchers in Kenmore.*

7. Community Land Trust Partnerships

Overview

Permanently affordable homeownership can be challenging to promote, especially in cases where local support can be challenging to provide at a scale that would make a difference. Households priced out of conventional ownership have no local pathway to build equity under a model that retains affordability across resales, and there is no clear pipeline connecting surplus or infill parcels to land trust acquisition to support this.

This strategy would coordinate and implement partnerships with community land trusts operating in the region and bring opportunities for affordable homeownership through the land trust model. This may include drawing upon available sources of surplus properties, developing policies to encourage small-scale trusts on infill lots and converted manufactured home communities, and identifying and addressing limitations to this model present in current City regulations.

- **Housing Targeted: Permanently affordable homeownership.** This would support shared-equity ownership units serving low- to moderate-income first-time buyers, including small-scale trusts on infill lots and potentially even converted manufactured home communities.
- **Cost: Low.** City involvement is primarily coordination and regulatory enablement, with land contributed from surplus sources rather than purchased. While City resources could be provided to assist with site acquisition, this is expected to be limited at initiation.
- **Capacity: Low.** Partnering with existing regional trusts would limit the direct staffing burden on the City. Some staff time may be required for any regulatory changes necessary for these operations to function.
- **Efficacy: Fair.** The model delivers durable affordability but scales slowly, producing modest unit counts over an extended horizon.
- **Timing/Scheduling: Long-term, later start.** Trust partnerships, regulatory adjustments, and site assembly develop over an extended period, and unit delivery follows slowly. As this model has a long maturation curve relative to nearer-term priorities, other policies may be prioritized.

Expected Outputs

- Formal partnerships with community land trusts operating in the region.
- Code amendments to address regulatory barriers to shared-equity ownership.

Comprehensive Plan Policies

H-1.3.3 Foster equitable outcomes by collaborating with communities most affected by past and present racially exclusive land use and housing practices. Includes: targeted actions to address negative impacts on BIPOC households; partnership with community-based organizations and BIPOC individuals; support for anti-displacement efforts and wealth building within BIPOC communities; and ensuring fair housing laws and best practices are upheld.

- H-4.1.7 Develop strategies to increase the sustained supply of affordable housing, including market-rate and income-restricted units.*
- H-4.2.8 Focus on projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color (BIPOC) communities.*
- H-4.2.9 Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops.*
- H-4.2.13 Partner to Address Deeply Affordable Housing (<50% AMI): identify and leverage existing assets in partnership with public agencies, faith-based organizations, and nonprofits; remove barriers to shelter for faith institutions and community-based organizations; combine public and private resources for subsidies; prioritize local and regional resources and surplus property; invest in land acquisition; and support alternative homeownership models such as community land trusts.*
- H-4.3.4 Promote the creation of diverse ownership housing opportunities in Kenmore, encompassing different styles, sizes, and affordability levels.*

8. Calibrated MFTE + Inclusionary Zoning Package for Downtown and TOD Areas

Overview

Kenmore's existing Multifamily Tax Exemption program predates Downtown's possible designation as a Countywide Growth Center and is not calibrated to expected TOD market conditions. Set-aside percentages, AMI targets, and bonus structures may be adjusted to better fit local conditions and provide improved outcomes. This is essential, as these are the City's highest-capacity growth areas and should deliver as many affordable units through a tuned incentive package.

The effort would revise the existing Multifamily Tax Exemption program in Kenmore with an inclusionary zoning program that would consider the Downtown and the TOD area. This initiative would set affordability set-aside percentages, AMI targets, and bonus heights or FAR at levels that are feasible for development while optimizing the income-restricted units that can be received to meet City housing targets. This may also include potential upzoning and possible expansions to areas of interest, as well as realignment to the potential Countywide Growth Center.

- **Housing Targeted: New multifamily in Downtown and TOD areas, including low- and very low-income housing.** The focus would be on income-restricted rental units within mixed-income buildings, typically serving low- to moderate-income households at MFTE-range AMI levels, to be delivered alongside market-rate units in the City's densest districts.
- **Cost: Moderate.** While this does not represent any direct costs to the City, there is the potential for lost tax revenue and shifted tax burdens onto other property owners. This will scale based on the uptake of the program.
- **Capacity: Moderate to High.** Setting set-aside percentages, AMI targets, and bonus structures at feasible levels requires substantial technical and financial analysis. This would require partnering with ARCH or an outside consultant, with appropriate staff support.
- **Efficacy: Very Good.** A well-calibrated package can generate a significant share of income-restricted units in the City's highest-capacity areas. This would likely result in 10% of total housing yields for projects in these areas.
- **Timing/Scheduling: Medium to long term with an immediate start.** Feasibility calibration and code adoption fit a medium window, but the upzoning process and other legislative changes may need longer. Immediate scheduling, however, could capitalize on development interest in the Downtown/TOD areas.

Expected Outputs

- Market context and development feasibility study to provide the rationale for setting specific conditions for MFTE and inclusionary zoning in the identified residential targeted areas.
- Amendments to the Code to implement the layered MFTE and inclusionary zoning program.

Comprehensive Plan Policies

- H-3.2.2 When higher densities are applied to residential and mixed-use development in the Downtown, include requirements for the provision of affordable housing.*
- H-3.2.3 Offer density bonuses and density transfers, where appropriate, to achieve a compact, vital Downtown, as well as meet environmental and affordable housing goals.*
- H-3.2.6 East of Downtown, in the area of transit-supportive development near the Park and Ride, require long-term low-cost housing as a condition of development.*
- H-4.2.5 Use density bonuses, inclusionary programs, and other methods with mixed-use and multi-family developments to provide housing affordable to extremely low- to moderate-income households.*
- H-4.2.17 Consider implementing a policy that requires a percentage of affordable housing units in new residential developments.*
- H-4.2.18 Preserve and explore expanding regulatory incentives to promote the development and preservation of affordable ownership and rental housing, including density bonuses, reduced impact fees, expedited permits, or other methods.*
- H-4.2.19 Consider offering incentives such as density bonuses, reduced parking requirements, and flexible design standards to developments that include a certain percentage of affordable units.*

Workplan

1. Initiation and Scoping

- 1.1. Provide a high-level summary of the Kenmore MFTE program against current RCW 84.14, including the implications of the station-area 20-year exemption and urban-center amendments.
- 1.2. Confirm scope and decision points with the Planning Commission and Council
- 1.3. Identify a feasibility consultant through procurement or coordinate ARCH technical support, with an assigned staff lead.

2. Market and Feasibility Analysis

- 2.1. Compile market context covering rents, land values, construction costs, and the development pipeline in the Downtown and TOD areas.
- 2.2. Model development feasibility across building prototypes to test set-aside percentages, AMI targets, and bonus height or FAR.
- 2.3. Identify scenarios that maximize income-restricted units while preserving feasibility.
- 2.4. Assess tax-shift and forgone-revenue implications under low, moderate, and high uptake scenarios.

2.5. Produce a market and feasibility study establishing the rationale for the program parameters.

3. Program Design

- 3.1. Design the layered MFTE structure across the 8, 12, and 20-year tiers, calibrated to the study and including station-area 20-year eligibility.
- 3.2. Design the inclusionary zoning requirement under RCW 36.70A.540 with offsetting density bonus and incentives, set-aside percentage, and AMI targets (rental near 50 percent AMI, ownership near 80 percent AMI).
- 3.3. Define upzoning or FAR and height bonuses to support the inclusionary zoning element.
- 3.4. Confirm affordability covenant terms, compliance monitoring, and annual reporting consistent with RCW 84.14.100.

4. Regulatory Drafting and Adoption

- 4.1. Draft the code amendments implementing the layered MFTE and inclusionary zoning program.
- 4.2. Complete SEPA review and, where upzoning is included, the associated legislative process.
- 4.3. Adopt the RCW 84.14.040 resolution of intent designating the residential targeted areas and hold the required public hearing.
- 4.4. Adopt standards and guidelines for application review, including station-area requirements.
- 4.5. Publish program guidance, application materials, and the incentive schedule for developers.

9. Emerging Developer Capacity Building Program

Overview

The pool of developers delivering housing in Kenmore can be limited. Smaller local actors, particularly those rooted in BIPOC, nonprofit, and faith-based communities, may face structural barriers in technical knowledge, predevelopment capital, and regulatory navigation. This concentration limits both total delivery capacity and who participates in the economic benefits of development. Without deliberate capacity building, community-connected projects may lack sponsors able to execute them, and wealth-building opportunities will continue to bypass the communities the Housing Element prioritizes.

For this strategy, the City would coordinate an educational cohort program that could support smaller local development, especially those involving BIPOC, nonprofit, and faith-based communities. This would be used to help expand local technical, financial, and regulatory capacity to deliver housing in Kenmore. This could include a developer training curriculum, predevelopment grants or revolving loan access, mentorship pairings with established affordable housing developers, and priority access to city-owned or surplus parcels. In addition to ensuring additional capacity, this would diversify who builds housing in the community, and provide opportunities for economic development and wealth-building.

- **Housing Targeted: Small-scale affordable and community-based projects.** These would focus on units delivered by emerging local developers, potentially serving low- to moderate-income households, with emphasis on projects sponsored by BIPOC, nonprofit, and faith-based organizations. This would be intended to promote moderate-income projects, likely owner-occupied.
- **Cost: Moderate.** A cohort program with training, mentorship, and predevelopment support carries recurring program costs, potentially including grant or loan capital. While this may not be completely the responsibility of the City, some seed funding would be required at minimum.
- **Capacity: High.** Curriculum design, mentorship pairing, and parcel access coordination demand significant ongoing program administration. This may be outside of the City's current capacity, and may require external partnerships.
- **Efficacy: Fair to Good.** The program builds durable local capacity and diversifies development, though housing outcomes materialize gradually over a long horizon. This would also require sustained effort to be a success.
- **Timing/Scheduling: Long-term, later implementation.** Cohort recruitment, training cycles, and first projects unfold across multiple years. Later scheduling allows the program to draw on parcel pipelines established by nearer-term actions.

Expected Outputs

- Training materials and course sequences for cohorts of emerging local developers, with emphasis on BIPOC, nonprofit, and faith-based participants.
- Predevelopment grants or revolving loan access deployed to cohort projects.
- Mentorship pairings with experienced affordable housing developers.

- Additional avenues for technical support from the City.

Comprehensive Plan Policies

- H-1.3.1 Support policies, practices, and programming that promote and retain diversity, and ensure equity and inclusion in Kenmore.*
- H-1.3.3 Foster equitable outcomes by collaborating with communities most affected by past and present racially exclusive land use and housing practices. Includes: targeted actions to address negative impacts on BIPOC households; partnership with community-based organizations and BIPOC individuals; support for anti-displacement efforts and wealth building within BIPOC communities; and ensuring fair housing laws and best practices are upheld.*
- H-1.3.4 Partner with historically marginalized communities disproportionately affected by past and present racial housing and land use disparities to create equitable opportunities.*
- H-4.2.1 Support efforts of private developers, both for-profit and not-for-profit, to preserve or develop affordable housing, including housing with on-site services, for extremely low-, very low-, low- and moderate-income families. Includes: integrating affordable housing into publicly owned property proposals; supporting nonprofit applications for CDBG, HOME, and other funding; partnering with nonprofit developers; expediting permitting for affordable projects; and considering elimination of parking requirements within 1/4 mile of major transit stops and expanding the MFTE program.*
- H-4.2.8 Focus on projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color (BIPOC) communities.*
- H-4.3.4 Promote the creation of diverse ownership housing opportunities in Kenmore, encompassing different styles, sizes, and affordability levels.*

10. Homeowner-Developer Education Program

Overview

HB 1110 and HB 1337 granted Kenmore homeowners substantial new rights to add ADUs, split lots, and build middle housing, but exercising those rights requires navigating design, contracting, financing, and permitting processes that most owners have never encountered. Early adopters of new middle-housing rights tend to be higher-wealth households with existing access to capital and professional networks. Without targeted education and navigation support, the supply potential of owner-initiated infill goes unrealized and its benefits concentrate inequitably.

A public education initiative could equip existing Kenmore homeowners to navigate ADU construction, lot splits, and middle housing development on their own properties under HB 1110 and HB 1337 frameworks. The program would include workshops, a project navigator function, pre-vetted contractor and designer lists, and financing guidance covering ADU loans and renovation products. Outreach should specifically target lower-income owners, BIPOC households, and renters considering ownership, addressing equity in who benefits from new middle-housing rights.

- **Housing Targeted: Owner-initiated ADUs, middle housing on lot splits.** Predominantly low- to moderate-income market-rate infill on existing single-family lots. Outreach would especially target lower-income owners, BIPOC households, and renters pursuing ownership so new middle-housing rights are exercised equitably.
- **Cost: Moderate.** Workshops, a navigator role for the City, and vetted contractor and financing resources would represent a recurring but specific program cost. This could be shared with external partners and other local governments.
- **Capacity: High.** Sustained outreach, curriculum, and navigator support, with targeted equity engagement, would require significant ongoing staff effort. This would need partnerships as some of the expertise would not be available within the City.
- **Efficacy: Fair to Good.** Equipping homeowners can unlock incremental infill supply, though realized production depends on individual owner follow-through.
- **Timing/Scheduling: Long-term, later initiation.** Program development and repeated workshop cycles extend across a long horizon, and owner projects would be completed on individual timelines. Note that later scheduling could allow the program to be built on the permit-ready catalogue if available.

Expected Outputs

- Informational materials, recurring workshop series, and navigator functions guiding owners through ADU, lot split, and middle housing processes.
- Published pre-vetted contractor and designer lists and financing guidance covering ADU loans and renovation products. (Note that this may include connections with modular housing manufacturers.)
- Support materials for property owner-initiated permit applications for ADUs, lot splits, and middle housing. (Note that this may include connections with permit-ready design catalogues.)

Comprehensive Plan Policies

- H-1.1.1 Encourage private reinvestment in residential neighborhoods and private rehabilitation of housing by providing information, technical assistance, and referrals to appropriate agencies and organizations.*
- H-1.1.4 Consider modifications to existing development standards or development incentives which make the development of middle housing types and ADUs more feasible when maintaining existing housing on single-family lots.*
- H-1.1.6 Encourage homeowners to take advantage of existing programs and resources to maintain and preserve their homes.*
- H-1.4.15 Develop design guidelines, standards, or other measures to: (a) promote compatibility between new and existing housing; (b) connect multifamily developments with surrounding neighborhoods to enhance community cohesion; and (c) facilitate the integration of attached and detached accessory dwelling units into residential areas.*
- H-3.1.3 Expand allowed residential housing types in traditionally single-family zoned areas to include six of nine approved housing types.*
- H-3.1.4 Consider developing a Permit Ready program for ADUs and middle housing types to decrease the barrier to middle housing development.*
- H-4.3.2 Allow and accommodate accessory dwelling units in low and medium density residential districts.*
- H-4.3.5 Provide residents, especially those in underserved populations, with information about affordable housing opportunities and first-time homeownership programs.*
- H-5.1.5 Encourage existing housing providers and private lenders to conduct homebuyer education seminars for potential first-time homebuyers, including outreach to current renters to inform them about homeownership opportunities.*

11. Community Housing Outcomes Report

Overview

Kenmore adopts housing goals and targets through the HSP and Housing Element, but progress against them will need to be tracked and reported in a consistent public-facing format. Elected officials, staff, and residents need a shared factual baseline for judging which policies are working, and recalibration decisions rely on anecdote rather than evidence. The absence of routine reporting also weakens accountability, since commitments made in plan adoption carry no recurring public checkpoint.

The City would provide an annual public-facing report to track progress against the HSP and Housing Element. This would provide detailed information to the public about progress across major topic areas, to help institutionalize accountability and provide information that can be included in open discussion regarding policy recalibration. This can be paired with regular information from ARCH, the Washington Center for Real Estate Research, and other data sources on housing. This can also be coordinated to align with other City reporting and/or major decisions such as the budgeting process.

- **Housing Targeted: All housing types tracked citywide.** The report would monitor production, preservation, and affordability outcomes across the full spectrum, from deeply affordable to market-rate. It would produce no units directly but would inform targeting of every other action.
- **Cost: Low.** An annual report would leverage existing City, ARCH, and regional data sources, keeping direct costs to recurring staff time only.
- **Capacity: Low.** Assembling and publishing a report from established data streams is a comparatively light lift that can align with existing reporting cycles. However, note that this would likely require support from partners, such as ARCH, PSRC, and WCRER.
- **Efficacy: Fair.** The report institutionalizes accountability and informs decisions but does not itself produce housing outcomes. It would be useful and effective only if it were used specifically as part of work in this area.
- **Timing/Scheduling: Short-term and immediate launch.** The first edition can be assembled within a short window from existing ARCH and research data. Immediate scheduling establishes the baseline year and aligns publication with the budgeting cycle. Note that these efforts are also being pursued by other agencies (e.g., PSRC, Commerce, WCRER, ARCH), and could work in partnership with them.

Expected Outputs

- Processes for collecting consistent indicator sets covering production, preservation, affordability, and equity measures.
- Annual public-facing report tracking progress against the HSP and Housing Element.
- Reports to Council on specific areas of interest within housing policy based on collected data.

Comprehensive Plan Policies

- H-1.3.5 Identify and eliminate barriers that prevent equal access to housing and neighborhood opportunities for people of all races and backgrounds.*
- H-1.3.6 Track progress in reducing racial and other inequalities in housing and neighborhood options. Identify controllable factors within Kenmore that contribute to disparities and take corrective actions.*
- H-3.1.7 Zone sufficient buildable land to accommodate Kenmore's projected housing need, meet allocated housing growth targets, and accommodate its allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing and permanent supportive housing.*
- H-4.2.15 Develop meaningful, measurable targets and strategies to encourage the creation of affordable housing that meets local demands and monitor progress towards fulfilling these goals.*
- H-4.2.2 Participate in A Regional Coalition for Housing (ARCH) to help develop and preserve affordable housing in the community and region. Maintain data demonstrating the impact in the City of Kenmore and communicate the results to the community.*
- H-5.1.1 Utilize the City's Diversity, Equity and Inclusion (DEI) program to ensure that city housing policies, programs, regulations, or decisions do not result in housing discrimination.*

Workplan

1. Initiation and Scoping

- 1.1. Confirm scope, audience, and reporting cadence with Council and staff, aligned to the budgeting cycle.
- 1.2. Assign the staff lead and define partner roles for ARCH, PSRC, Commerce, and WCRER.
- 1.3. Establish the baseline reporting year and confirm alignment with existing City and regional reporting.

2. Indicator Framework and Data Sourcing

- 2.1. Define indicator sets covering production, preservation, affordability, and equity, mapped to HSP and Housing Element targets.
- 2.2. Evaluate equity measures responsive to H-1.3.6, disaggregated where data allow.
- 2.3. Identify data sources and owners for each indicator, including MFTE annual reporting under RCW 84.14.100 and City permit data.
- 2.4. Confirm data-sharing arrangements with ARCH, PSRC, Commerce, and WCRER.
- 2.5. Establish a repeatable data-collection and quality-assurance process.

3. Baseline Report Development

- 3.1. Assemble the first-edition dataset and compute baseline-year metrics.
- 3.2. Draft the public-facing reporting structure and supporting visualizations.
- 3.3. Review with partners and internal stakeholders for accuracy.

4. Publication and Council Reporting

- 4.1. Publish the annual public-facing report tracking progress against the HSP and Housing Element.
- 4.2. Deliver targeted Council reports on specific policy areas drawn from the data.
- 4.3. Schedule releases to inform the budgeting cycle and policy-recalibration discussions.

5. Institutionalization

- 5.1. Codify the report as a recurring annual deliverable with a defined owner and calendar.
- 5.2. Refresh indicators and data partnerships each cycle.
- 5.3. Feed findings into recalibration of other HSP actions, including the MFTE and inclusionary zoning package.

12. Modular Housing Review and Assessment

Overview

Modular, panelized, and prefab assembly methods can materially lower per-unit construction costs and timelines, yet their use in Kenmore is minimal. Local permitting workflows, code interpretation questions, financing structures unfamiliar to lenders, and uncertainty about regional manufacturer capacity all impose friction that conventional stick-built projects avoid. Without a technical assessment, the City cannot determine which of these barriers are within its control or how a streamlined modular pathway should be structured.

To address this, the City would pursue a technical study to assess how development and building regulations and permitting process could help to leverage modular, panelized, and prefab assembly construction approaches to lower per-unit costs for ADUs, middle housing, and affordable multifamily projects in Kenmore. This would cover state and local code conformance, permitting workflow adjustments, financing implications, and identification of regional manufacturers. The deliverables would include recommendations on a revised, streamlined permit pathway for modular projects and targeted area for code updates.

- **Housing Targeted: ADUs, middle housing, and affordable multifamily via off-site construction.** Cost-reduction benefits flow to price-sensitive product types serving low- to moderate-income households, where per-unit savings most directly affect feasibility and rents. Note that while single-detached homes could also be supported, this would not be a primary focus of this work.
- **Cost: Low to Moderate.** A technical study would discuss the likelihood of necessary changes and City expenditures associated with this work. This could include modifications to workflows, new permitting processes, and even on-call inspection expertise. However, the full scope is not known.
- **Capacity: High.** Assessing code conformance, permitting workflows, financing implications, and manufacturer capacity requires substantial technical study effort. This would require external consultant support.
- **Efficacy: Fair to Good.** Findings could streamline a modular permit pathway and reduce costs, though impact depends on adoption and market response.
- **Timing/Scheduling: Long; Later.** The study itself spans code, permitting, financing, and manufacturer analysis, and pathway adoption follows separately. Later scheduling reflects its supporting role relative to immediate regulatory priorities, especially those that highlight more immediate opportunities to improve housing yields.

Expected Outputs

- Technical study covering code conformance, permitting workflows, financing implications, and regional manufacturer capacity.
- Recommended streamlined permit processes for modular, panelized, and prefab projects, with an associated implementation strategy.

- Targeted list of code amendments enabling off-site construction methods.

Comprehensive Plan Policies

- H-1.1.5 Allow for and encourage the development of small houses on small lots to provide diverse housing options, promote neighborhood housing diversity, promote housing affordability, and minimize environmental impacts through more sustainable development.*
- H-1.4.12 Promote the use of durable, low-maintenance building materials, high-efficiency energy systems, and low-impact development techniques to reduce housing lifecycle costs and align with the City's Climate Action Plan.*
- H-3.1.1 Ensure zoning regulations accommodate a range of housing styles and types in appropriate locations, including single-family detached dwellings, size-limited houses on smaller lots, duplexes, triplexes, cottage housing, townhouses, apartments, accessory dwellings, manufactured homes, and other types.*
- H-3.1.2 Ensure access to diverse housing options that cater to various household sizes, types, tenures, and income levels by implementing inclusive planning tools, regulations, and policies to boost housing supply and diversity citywide. Includes encouraging units suitable for large households, eliminating regulatory obstacles to housing diversity, and promoting a wide range of housing types through incentives and programs.*
- H-3.1.4 Consider developing a Permit Ready program for ADUs and middle housing types to decrease the barrier to middle housing development.*
- H-4.2.7 Before implementing a new policy or regulation, consider how it will impact the cost to build a home.*
- H-4.2.21 Simplify the regulatory review and building permit process and evaluate the cost of infrastructure improvements and their impact on housing affordability.*
- H-4.3.1 Allow designated manufactured homes built to state standards on single-family lots.*
- H-4.3.3 Pursue land use policies and regulations that: (a) result in lower development costs without loss of adequate public review, environmental quality, or public safety; and (b) do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.*

Alignment with Comprehensive Plan Housing Element Goals / Objectives

		1. Cost-to-Build Auditing	2. Permit-Ready ADU / Middle Housing Catalogue	3. Manufactured Home Community Preservation Policy/Program Package	4. Housing on Faith-Based and Public Surplus Lands Strategy	5. Coordinated Home Repair and Weatherization Support	6. Tenant/Homeowner Resource Hub and Landlord Anti-Displacement Engagement	7. Community Land Trust Partnerships	8. Calibrated MFTE + Inclusionary Zoning Package for Downtown and TOD Areas	9. Emerging Developer Capacity Building Program	10. Homeowner-Developer Education Program	11. Community Housing Outcomes Report	12. Modular Housing Review and Assessment
GOAL H-1	PROMOTE AND MAINTAIN STRONG, DIVERSE, EQUITABLE, AND INCLUSIVE RESIDENTIAL NEIGHBORHOODS.												
OBJECTIVE H-1.1	Encourage repair and maintenance of existing housing.		X			X	X				X		X
OBJECTIVE H-1.2	Support housing stability through tenant protections for renters.						X						
OBJECTIVE H-1.3	Prioritize and pursue social justice and equity in housing policies, regulations, and programs when considering zoning changes or capital projects. In particular consider impacts on marginalized people, with a particular focus on Black, Indigenous, and People of Color (BIPOC) communities.			X	X		X	X		X		X	
OBJECTIVE H-1.4	Promote safe, physically accessible, well maintained, and well-designed residential environments with associated open spaces.					X					X		X

		1. Cost-to-Build Auditing	2. Permit-Ready ADU / Middle Housing Catalogue	3. Manufactured Home Community Preservation Policy/Program Package	4. Housing on Faith-Based and Public Surplus Lands Strategy	5. Coordinated Home Repair and Weatherization Support	6. Tenant/Homeowner Resource Hub and Landlord Anti-Displacement Engagement	7. Community Land Trust Partnerships	8. Calibrated MFTE + Inclusionary Zoning Package for Downtown and TOD Areas	9. Emerging Developer Capacity Building Program	10. Homeowner-Developer Education Program	11. Community Housing Outcomes Report	12. Modular Housing Review and Assessment
GOAL H-2	PROVIDE HOUSING OPPORTUNITIES AND ZONE SUFFICIENT LAND IN KENMORE TO ACCOMMODATE PROJECTED HOUSING NEEDS FOR VULNERABLE POPULATIONS.												
OBJECTIVE H-2.1	Provide opportunities for the development of short-term and permanent housing for vulnerable populations.		X		X								
OBJECTIVE H-2.2	Support and promote community facilities and programs that are important to the safety, health, and social needs of residents.		X			X							
GOAL H-3	PLAN APPROPRIATE LAND USE DESIGNATIONS AND ZONING CATEGORIES TO ACCOMMODATE PROJECTED HOUSEHOLD GROWTH.												
OBJECTIVE H-3.1	Plan for an adequate supply of land to accommodate projected household growth.		X								X	X	X
OBJECTIVE H-3.2	Identify and support Kenmore's Downtown as a center for commercial, civic, cultural, park, and higher density housing uses and activities consistent with its designation as a Countywide Growth Center.	X							X				

		1. Cost-to-Build Auditing	2. Permit-Ready ADU / Middle Housing Catalogue	3. Manufactured Home Community Preservation Policy/Program Package	4. Housing on Faith-Based and Public Surplus Lands Strategy	5. Coordinated Home Repair and Weatherization Support	6. Tenant/Homeowner Resource Hub and Landlord Anti-Displacement Engagement	7. Community Land Trust Partnerships	8. Calibrated MFTE + Inclusionary Zoning Package for Downtown and TOD Areas	9. Emerging Developer Capacity Building Program	10. Homeowner-Developer Education Program	11. Community Housing Outcomes Report	12. Modular Housing Review and Assessment
GOAL H-4	MAKE ADEQUATE PROVISIONS FOR A PROPORTIONATE AMOUNT OF THE EXISTING AND PROJECTED COUNTYWIDE NEED FOR HOUSING AT ALL INCOME LEVELS.												
OBJECTIVE H-4.1	Encourage retention of the existing housing stock in Kenmore as a source of affordable housing.			X		X		X					
OBJECTIVE H-4.2	Adopt programs and regulations that support housing affordable to extremely low-, very low-, low-, and moderate-income households, comparable to the countywide need.	X	X		X			X	X	X		X	X
OBJECTIVE H-4.3	Provide zoning and development standards that integrate affordable housing compatibly into the community.	X	X		X		X	X		X	X		X
GOAL H-5	ACKNOWLEDGE THE HISTORICAL INEQUITIES THAT LIMITED THE ABILITY OF ALL RESIDENTS TO LIVE IN THE NEIGHBORHOOD OF THEIR CHOICE AND WORK TO REDUCE DISPARITIES IN ACCESS TO NEIGHBORHOODS WITH GOOD SCHOOLS, PARKS, AND OTHER AMENITIES.												
OBJECTIVE H-5.1	Promote fair housing for all persons regardless of race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.						X				X	X	

June 16, 2026 Staff Report – 2026 Housing Strategy Plan Update

Purpose

The intent of this report is to provide a summary of the potential actions that could be carried out by the Housing Strategy Plan, highlight the four priority actions recommended through staff review, and request direction to advance them into a focused work program.

Background

The City of Kenmore originally adopted a Housing Strategy Plan in 2017 to identify and prioritize near-term land use and programmatic strategies for addressing affordable housing. Since adoption, the City has taken significant steps to implement these strategies, but the original Housing Strategy Plan was developed prior to several significant policy and legislative changes. In particular, the 2024 Comprehensive Plan update established Kenmore's housing goals, objectives, and policies that must be implemented through an updated, action-oriented HSP.

To focus the efforts of the HSP into what can be workable and practical to achieve with available resources in a reasonable time, staff have translated that policy framework into action using a logic model, a tool that links available Resources to Activities, and in turn to the Outputs, Outcomes, and Impacts the City seeks. Staff and ARCH developed twelve candidate actions to prioritize possible actions and help develop a targeted, manageable work program that the City can use to help deliver needed housing outcomes. This is described in more detail in the memo in the Attachment.

Prioritizing Actions in the HSP

Candidate Actions

The attached memo describes twelve candidate actions:

- Cost-to-Build Auditing
- Permit-Ready ADU and Middle Housing Catalogue
- Manufactured Home Community Preservation Policy and Program Package
- Housing on Faith-Based and Public Surplus Lands Strategy
- Coordinated Home Repair and Weatherization Support
- Tenant and Homeowner Resource Hub with Landlord Anti-Displacement Engagement
- Community Land Trust Partnerships
- Calibrated MFTE and Inclusionary Zoning Package for Downtown and TOD Areas
- Emerging Developer Capacity Building Program
- Homeowner-Developer Education Program
- Community Housing Outcomes Report
- Modular Housing Review and Assessment

These potential actions were developed with the objective of providing as much coverage as possible of the goals and policies in the City’s Comprehensive Plan Housing Element. The memo includes a more detailed table that evaluates how these actions specifically address individual policies and objectives.

Evaluation Approach

Each action was evaluated against six criteria to gauge feasibility and recommended priority:

- **Cost.** Expected impact on the City’s budget, both direct and indirect.
- **Capacity.** Staff and consultant time required, and the effect on other priorities.
- **Efficacy.** Contribution to the City’s housing goals, measured quantitatively and qualitatively.
- **Alignment.** Fit with the priorities of elected officials, voters, and the broader public.
- **Time Scale.** Length of time required to complete or stand up the action.
- **Schedule.** How soon the action is needed.

The full evaluation matrix, with a rating for each action on every criterion, is provided in the attachment.

Priority Actions

Based on the evaluation, four actions are recommended as near-term priorities because they best leverage available resources and meet more immediate local needs:

- **Manufactured Home Community Preservation.** Low cost with strong alignment and efficacy. Protects an important source of unsubsidized affordable homeownership and addresses near-term displacement risk.
- **Housing on Faith-Based and Public Surplus Lands.** Leverages existing public and faith-based land at modest cost, with strong alignment. Expands the inventory of sites available for affordable housing.
- **Calibrated MFTE and Inclusionary Zoning for Downtown and TOD Areas.** High efficacy and alignment, on a near-term schedule. Captures income-restricted units as the Downtown and TOD area develop.
- **Community Housing Outcomes Report.** Low cost and effort. Institutionalizes accountability by tracking annual progress against the HSP and Housing Element targets.

Key Housing Strategy Topics

For reference, the table below identifies key housing strategy topics and how each of the existing three guiding documents addresses them.

Topic Area	2024 Housing Element	DEIA Strategic Plan	2017 HSP Status
ADUs	Expand per HB 1110/1337; potential for significant new supply	Allow diverse housing types (2.3.3)	Review completed 2020; further updates required
Middle Housing	Duplexes, triplexes in low-density zones near transit	Allow diverse housing types (2.3.3)	Comp Plan amendments 2022/24; regulations adopted 2025

Topic Area	2024 Housing Element	DEIA Strategic Plan	2017 HSP Status
TOD/Dense Corridors	High-density housing along SR-522 & Downtown	Implement TOD regulations (2.3.4)	TOD district with MFTE established 2019
Manufactured Housing	Preserve as unsubsidized affordable homeownership	Diverse housing types; equity focus	MHC overlay mostly complete; future rezoning pending
Affordable Housing Incentives	MFTE, density bonuses, inclusionary zoning	Prioritize affordable/attainable housing (2.3.2)	Density incentives, MFTE, Spencer 68 project complete
Tenant Protections	Just cause eviction, rent notice requirements	Implement tenant protections (2.3.5)	Protections adopted 2021/2022
Emergency/STEP Housing	Plan for and allow per HB 1220; 587 emergency beds needed	Housing & Human Services access (Goal 7)	Code amendments recently approved.
Equity & Anti-Displacement	Racial equity analysis; anti-displacement policies	DEIA-centered planning (2.1.1)	Equity analysis completed; policies adopted in 2024 Element
Permitting/Process	Fast-track affordable housing projects	Expedite plan review (2.3.1)	Special permit process adopted 2021
Community Engagement	Inclusive engagement in planning	Affirmative outreach to underrepresented groups (1.1.3)	Ad hoc; needs systematic approach

Key Issues for Discussion

Staff requests that the Planning Commission:

- Confirm or adjust the four priority actions for near-term focus;
- Provide direction on sequencing and on any actions to add or defer; and
- Authorize staff and ARCH to develop scopes, schedules, and resource estimates for the prioritized actions to support a future recommendation to Council.

With respect to the recommended actions:

- Is this analysis accurate? Are there other elements that should be included?
- Are there other actions or initiatives that should be considered?
- Do the four priorities reflect the Commission's priorities, or should other actions replace them in consideration?
- How many actions should the initial work program carry, and over what planning horizon?
- Are there actions that should be explicitly deferred or set aside at this stage?

References

The discussion is organized around the goals, objectives, and policies established in these key documents:

- [2024 Housing Element of the Comprehensive Plan](#)
- [City of Kenmore Diversity, Equity, Inclusion & Accessibility \(DEIA\) Strategic Plan 2023–2028](#)
- [2017 Housing Strategy Plan](#)
- [Racial Equity Analysis Summary \(2023\)](#)
- [Eastside for All Report \(2023\)](#)

Housing Strategy Plan (Adopted January 23, 2017)

Strategy	Housing Element Policy	Priority
A. REGULATORY APPROACHES.		
1. Infill/Increased Capacity/ Housing Diversity.		
a. Consider some form of overlay zoning for senior housing linked to providing some affordable housing.	H-1.3.1	Tier 1
b. Allow flexible reuse of tax-exempt or publicly-owned sites through a special process to increase housing supply and enable more diverse forms of housing, if linked to providing some affordable housing.	H-1.3.1	Tier 1
i. Possible opportunity at Park-and-Ride.		
c. Consider provisions, including design guidelines, to allow some flexibility in single family neighborhoods for small scale housing (e.g. cottages, duplexes).	H-1.3.2	Tier 2
d. Modify land use and building codes to maximize economical wood frame construction:		
i. Allow 6-story wood frame construction.	H-3.3.3	Tier 3
ii. Increase zoning code height limits.		
e. Provide a flexible development process for preserving environmentally constrained property that accommodates alternative building types.	H-1.2.7; H-3.3.3	Tier 2
f. For multifamily housing, consider code amendments to limit project sizes based on height, setbacks, and/or FAR, not units per acre.	H-1.3.2	Tier 2
g. Reduce number of projects subject to SEPA:		
i. Expand projects eligible for categorical exemptions	H-1.4.1; H-3.3.3	Tier 2
ii. Complete planned action EIS for targeted neighborhoods (planning areas).		
h. Consider code amendments to facilitate rental property preservation:		
i. Rental inspection program.	H-3.1	Tier 3
ii. Consider provisions to limit conversion of rental housing to condominiums.		
2. Support for Special Needs Housing.		
a. Ensure development regulations address housing accessibility.	H-1.2.2	Tier 2
b. Consider ordinance to prohibit Housing Choice Voucher discrimination.	H-3.3.4	Tier 3
c. Consider revisions to land use incentive program to link voucher units to affordable units.	H-3.2.1	Tier 2
3. Affordable Housing.		
a. Consider expanding density bonuses, adding density transfers, and other methods with mixed-use and multi-family developments:	H-1.2.8;	
i. Review and consider expanding density bonuses, including mandatory programs with increased development capacity in mixed-use and multi-family zones.	H-1.4.2; H-3.2.4	Tier 1
ii. Encourage layering local incentives to create greater affordability (e.g. MFTE w/ density incentives).		

b. Consider strategies for preserving existing affordable housing:		
i. Density transfers from affordable properties to areas where additional density has been proposed.	H-3.1	Tier 1
ii. Manufactured housing community overlay (e.g. Bothell).		
c. Accessory dwelling units:		
i. Review current code provisions.	H-3.3.2;	
ii. Review permitting process and fees / utility requirements.	H-1.3.2	Tier 1
iii. Clemency program to legalize existing ADUs.		
d. Expedite permitting for projects with affordable housing.	H-3.2.1.d	Tier 3
B. DIRECT & INDIRECT ASSISTANCE.		
1. Direct Assistance.		
a. Provide local funding assistance for affordable housing:		
i. Continue or expand use of city general funds.		
ii. Dedicated local revenue source(s) for affordable housing		
- Property Tax Levy / Portion of revenue resulting from new growth (e.g. construction sales tax). - New source authorized by state legislation (see regional/state initiatives). - Local Voluntary Employers Fund.	H-3.2.5	Tier 1
b. Explore ways to utilize existing and/or new funding programs to address local conditions.	H-3.2.5	
i. Target preservation and rehabilitation of existing manufactured housing and multifamily housing (including small properties).	H-3.1	Tier 1
ii. Funding to assist low- and moderate-income residents if displaced in existing manufactured or multifamily housing.	H-3.1.2	Tier 1
iii. Homeownership programs:	H-3.2.5	Tier 2
- Downpayment assistance program for first-time homeowners. - Support for affordable ownership units such as land trusts, sweat equity (Habitat).	H-3.2.1	Tier 2
	H-3.2.5	Tier 2
iv. Revolving loan fund to support 4% tax credits.		
	H-3.2.5	Tier 2
v. A revolving land loan program (REDI).		
	H-3.2.1	Tier 1
vi. Support development of emergency and permanent housing with services for homeless individuals and households.		
	H-3.2.5	Tier 2
vii. Fund infrastructure that supports affordable housing development (e.g. streetscape/park)		
	H-3.2.5	Tier 2
viii. Funding for home visits, meals.	H-2.1.3	Tier 2
c. Review permit/impact fees for affordable housing.		
i. Reduce development permit fees for projects with affordable housing	H-3.2.1	Tier 3
d. Utilize non-cash subsidies, such as credit enhancement.	H-3.2.1	Tier 3

2. Indirect Assistance

a. Support applications by housing developers for capital and operating assistance of local affordable housing projects.	H-3.2.1.c	Tier 1
b. Information/referral/outreach.		
i. Information to seniors regarding housing options; e.g., ARCH website, other efforts	H-2.1.3	
ii. Accessory dwelling units: community education and outreach.	H-3.3.2	Tier 2
iii. Promote use of weatherization programs.	H-1.2.2	
v. Promote Universal Design awareness.		
c. Encourage residential energy and water efficiency as addressed in Utilities Element.	H-1.2.4	
i. Support water conservation programs of the NUD.	U-4.1.1	
ii. Promote use of water conservation features in design or rehab of residential structures.	U-4.1.3	
iii. Promote higher density and infill developments that are located near major transportation and transit links	U-4.3.4	Tier 3
iv. Encourage the rehabilitation of existing buildings as an alternative to demolition, where appropriate, to encourage the conservation of energy, building materials, and historic preservation.	U-4.3.5	
d. Increase transportation access between special needs housing and community facilities and programs: sidewalks, ramps, etc.	H-2.2.2	Tier 3
e. Partner with employers to provide affordable housing for their employees.	H-3.2.1	Tier 3

C. REGIONAL & STATEWIDE INITIATIVES.

a. Promote housing repair/rehabilitation assistance (e.g., from King County) for homeowners and landlords.	H-3.1.1	
i. Participate in regional Universal Design rehab program.	H-1.2.2	Tier 2
b. Support various housing-related consumer protection programs.		
i. Resources to tenants facing eviction due to temporary financial hardships (e.g. housing stabilization program).	H-3.1.1	Tier 1
ii. Foreclosure counseling/ assistance.	H-3.2.5	Tier 3
iii. Financial counseling/ first-time buyer classes.	H-3.2.5	
c. Collaborate with other local governments (directly and through PSRC and other organizations) on regional housing strategies, including programs serving homeless.	H-3.2.7	Tier 1
d. Work with other cities in evaluating county, state, and federal legislation and funding that address local housing efforts	H-3.2.8	Tier 1
e. Transportation services—work with providers.	H-2.2.2	Tier 2

D. OVERSIGHT & MONITORING.

1. General Monitoring.

a. Monitor land supply to accommodate growth, including affordable housing, multifamily housing, and special needs housing.	H-1.3.1	
b. Monitor the range of affordable housing types and locations, how created, etc.		
i. Monitor impacts of local incentive programs (e.g. creation of affordable housing in TOD District Overlay zone, ADUs, fee waivers).	H-1.3.2; H-1.1.3;	
ii. Inventory existing rent-restricted assisted housing and affordable market rate housing.	H-1.2.5;	
iii. Review land use/building/fire code provisions and recommend amendments as needed to reduce development costs (without sacrificing adequate review, environmental quality, etc.)	H-3.3.3	

2. Monitoring of Specific Housing Issues.

- a. Review code provisions of single-room occupancy or mini-suites in multifamily/mixed-use zones. H-1.3.2
- b. Amend building codes to allow prefabricated and new building technologies (e.g. cross-laminated timber). H-3.3.3
- c. Consider regulations to limit short-term rentals.
- d. Review and consider provisions for shared housing, including rooming/ boarding houses. H-2.1.1.a
- e. Monitor the benefits of energy and water efficiency programs. H-1.2.4
- f. Participate in or cooperate with Affirmatively Furthering Fair Housing study to ensure that no city programs, regulations, or actions result in housing discrimination.
- g. Monitor accessibility between special needs housing and community facilities and programs. H-2.2.2

3. Monitoring of Previous City Efforts.

- a. Evaluate parking standards for multifamily housing (note—City allows parking studies to modify parking requirement): H-3.3.3
- i. Evaluate parking standards for affordable units created through land use standards.
- b. Housing options and services enabling seniors to stay in their homes or neighborhoods:
 - i. Permit group homes with supportive services.
 - ii. Review codes to ensure reasonable accommodation for adult family homes. H-2.1.3
 - iii. Monitor adult family home and group home licenses and capacity.
- c. Monitor use of housing repair/rehab assistance and Home Repair Program for low/moderate income homeowners (see support for countywide program). H-3.1.1
- d. Review provisions for reducing impact fees for projects with affordable housing. H-3.2.4
- e. Surplus land available for affordable housing:
 - i. Inventory of city-owned and other public property real property for potential suitability. H-3.2.3
 - ii. Prioritize affordable housing integrated into proposals for development of publicly-owned properties. H-3.2.1.a