City Council Workshop Agenda
May 13, 2025 at 6:30 PM
City Hall Council Chambers - 210 W 6th Ave and Virtual

The City of Kennewick broadcasts Council meetings on the City's website at https://www.go2kennewick.com/CouncilMeetingBroadcasts.
Written public comment is accepted pursuant to KMC 2.04.047.

1. Middle Housing Code Amendments

To Assure Disabled Persons The Opportunity To Participate In Or Benefit From City Services, Please Provide Twenty-Four (24) Hour Advance Notice For Additional Arrangements To Reasonably Accommodate Special Needs. Please Be Advised That All Kennewick City Council Meetings Are Audio And Video Taped

Council Agenda Coversheet	Item Number:	1.	Date:	5/13/2025	Category: Policy Review
	Item Type:	Presentation			
	Subject:	Middle Housing Code Amendments			
	Department:	Community Planning			

Summary

In 2023, the Washington State Legislature adopted HB 1110 in response to the need for an additional 1,000,000 homes by the year 2044. This bill seeks to “bridge the gap” in housing types between large single-family homes and apartments by requiring local jurisdictions to allow middle housing development in all residential zones where detached single-family homes are permitted to be built. The anticipated outcome is that there will be an increase in housing options and that those options will be more affordable than traditional single-family homes.

Cities with a population over 75,000, which includes Kennewick, must allow at least four middle housing dwelling units on every residential lot with an allowance for two additional units if they meet affordability requirements as outlined in the bill. Additionally, cities must regulate middle housing in the same manner in which they regulate single-family homes and must process permits for middle housing in the same manner as well; however, the applicable building, fire and energy codes still apply.

Staff has worked to gather feedback from the community and from an advisory committee comprised of representatives from the Planning Commission, Home Builders Association of the Tri-Cities, Kennewick Housing Authority, Tri-Cities Association of Realtors and the public to review survey results and drafts of the proposed code amendments. The advisory committee provided invaluable feedback and guidance during the review process.

The proposed amendments aim to increase housing options, encourage affordable housing, and provide flexibility in design. Adoption of these amendments will bring Kennewick’s development standards into compliance with state law and HB 1110.

Attachments:

1. Presentation

Middle Housing

Draft Code Amendments

HB 1110
"Missing Middle Housing Bill"

Estimated Housing Shortage

- State adopted legislation to address housing shortage
  - Estimated over 1,000,000 housing units needed by 2044
  - Middle housing to help close the gap

- "Middle housing" means buildings that are **compatible in scale, form, and character with single-family houses** and contain two or more attached, stacked, or clustered homes…"
  - Middle housing types include:
    - Duplex
    - Triplex
    - Fourplex
    - Fiveplex
    - Sixplex
    - Townhouse
    - Stacked flat
    - Courtyard apartments
    - Cottage Housing

Middle Housing Examples

Regulating Middle Housing

- HB 1110 requires dwelling unit increases on all lots primarily zoned for single-family dwellings
  - 4 units per lot by right
  - 6 units per lot if 2 are affordable
    - Must remain affordable for 50 years
    - Covenant or deed restriction required

Regulating Middle Housing (c

- Single-family design standards will be applicable
  - Current standards contained in KMC 18.12.010 A.2.(5)
    - Permanent foundation
    - Minimum 14’ at narrowest point
- All other dimensional requirements applicable
  - Lot size, lot width, lot frontage, setbacks, height, etc.
- Parking
  - Lots less than 6,000 sf – 1 parking space per unit
  - Lots 6,000 sf or more – 2 parking space per unit

Regulating Middle Housing (c

- Plan review process to follow that of single-family
  - No separate site plan process
  - Sensitive Area regulations still apply where applicable
    - Shoreline, critical areas, etc.

Public Outreach

Public Outreach

- Public engagement occurred in summer
  - Outreach at events, surveys, stakeholder engagement, etc.
  - Over 1,000 responses
- Summary of feedback used to guide policy and code development
- Advisory Committee meetings
  - Late December through February
  - Reviewed feedback and proposed language
    - Provided guidance in finalizing the draft language

Draft Code Proposal

Definitions (KMC 18.09)

- Added definitions of each middle housing type
- Added definition of middle housing
- Added definition of unit density

Development Standards (KMC 18.[illegible])

- Middle housing permitting in all residential zones
- Table of Site Development Standards updated
  - Footnotes for:
    - Unit density
      - 4 units per lot in every zone
      - +2 allowed if affordable
    - Cottage Housing and Courtyard Apartments
      - Open space requirement and standards to meet definition

Development Standards (KMC 18.12)

18.12.010 A.2: Table of Residential Site Development Standards.

Minimum and maximum residential standards are identified in the following table.

	RS[5, 8, 9]	RL[5, 8, 9]	RM[3, 4, 5, 6, 8, 9]	RH[3, 4, 5, 6, 8, 9]	RTP[3, 4, 5]	RMH[6, 8, 9]	UMU[3, 7]
Max. Density[1]	N/A	N/A	13	27	13	4	N/A
Unit Density[1a]	6	6	6	6	N/A	6	N/A
Min. Lot Size	~~10,500~~8,000 sf	~~7,500~~5,500 sf	4,000 sf	~~4,000~~ 3,500 sf	1 acre	~~7,500~~ 5,500 sf	N/A
Min. Lot Size (Rowhouse/ Townhouse)	~~N/A~~1,800 sf	~~N/A~~1,800 sf	1,800 sf	1,600 sf	N/A	~~N/A~~1,800 sf	N/A
Min. Lot Width[2]	~~60'~~ 50'	~~60'~~ 45'	~~50'~~ 35'	N/A	N/A	~~60'~~ 45'	N/A
Min. Lot Width[2] (Rowhouse/ Townhouse)	~~N/A~~24'	~~N/A~~ 24'	20'	20'	N/A	~~N/A~~ 24'	N/A
Min. Front Yard/ Street Setback[2]	15'	15'	15'	15'	15'	~~20'~~ 15'	See KMC 18.80
Min. Garage Setback[2]	20'	20'	20'	20'	20'	20'	N/A
Min. Side Yard Setback[2]	5'	5'	5'	5'	5'	5'	0'
Min. Rear Yard Setback[2]	15'	15'	15'	15'	15'	15'	5'
Max. Height	35' or 2.5 stories, whichever is less	35' or 2.5 stories, whichever is less	35'	45'	N/A	~~30'~~ 35' or 2.5 stories, whichever is less	N/A
Min. Lot Frontage[2]	30'	30'	30'	30'	30'	30'	20'
Min. Lot Frontage[2] (Rowhouse/ Townhouse)	N/A	N/A	20'	20'	N/A	N/A	N/A

Off-Street Parking (KMC 18.36

- Off-street Parking
  - 1 parking space per unit on lots 6,000 sf or less
  - 2 parking spaces per unit on lots over 6,000 sf
  - Parking and driveways required to be paved

- Single-family Residential Design Standards
  - Changed to *Single-family and Middle Housing Design Standards*
  - Shared driveway requirements to be modified to allow additional units/lots
  - Working with Fire Prevention and Public Works on final numbers

Residential Design Standards (KMC 18.75)

- Single-family Residential Design Standards
  - Changed to *Single-family and Middle Housing Design Standards*
  - Shared driveway requirements to be modified to allow additional units/lots
    - Currently only 2 lots without street frontage is permitted
    - Proposed to allow any number of lots and/or units if shared drive is at least 20’ wide
      - 12’ wide permitted if:
        - 2 or fewer units/lots; or
        - All units have residential sprinklers; or
        - Approved alternative

Administrative Amendments

- Other chapters modified to reference middle housing, but no changes to development standards or requirements
  - KMC 18.03: General Provisions
  - KMC 18.21: Landscaping
  - KMC 18.42: Land Use Permits
  - KMC 18.75: Residential Design Standards
    - *Multi-family Residential Design Standards*

Utilities (KMC 14.09 & 14.22)

- Update to regulations regarding utilities
  - No more than 2 units may share 1 water and 1 sewer service
  - Service lines may be upsized to provide service to more than 2 units on a single service line
  - If units are converted to condominiums or if the property is subdivided to sell units individually, independent connections will be required prior to approval of condo plat or subdivision.

Questions?