



Planning Commission MEETING Agenda

November 17, 2025 at 6:30 PM

City Hall Council Chambers - 210 W. 6th Ave - Virtual

The City of Kennewick broadcasts meetings on the City's website and Zoom. You can watch the broadcast or register to participate via Zoom on the Planning Commissions webpage at www.go2kennewick.com/PlanningCommission.

The public can also submit comments by either filling out an online form at www.go2kennewick.com/PCPublicComment, via e-mail to cedinfo@ci.kennewick.wa.us, or submitting written comments to Kennewick Planning Commission, P.O. Box 6108, Kennewick, WA 99336. Comments must be received no later than 4:00 p.m. on the day before the meeting.

1. CALL TO ORDER

Roll Call/Pledge of Allegiance

2. CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed under New Business.

- a. Approval of the Minutes Dated *June 2, 2025 and November 3, 2025*
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Development Code Amendment (DCA) 2025-0005, application for Amendments to Kennewick Municipal Code (KMC) Sections 17.20.010, 18.09.260, 18.09.1350, 18.09.1860, 18.09.1865, 18.12.010 A.1, 18.12.010 A.2, 18.12.190, 18.36.060 and creating a new code Section, 18.09.415. Applicant - City of Kennewick, Community Planning.

4. VISITORS NOT ON AGENDA

5. OLD BUSINESS

- a. City Council Action Updates

6. NEW BUSINESS

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF

8. ADJOURNMENT

KENNEWICK PLANNING COMMISSION
MEETING MINUTES
JUNE 2, 2025 - DRAFT

1. CALL TO ORDER:

Chairman James Hempstead called the regular meeting of the Kennewick Planning Commission to order at 6:30 p.m. All Commissioners were present in the Council Chambers.

ATTENDANCE:

Commissioners Present:

James Hempstead, *Chair*
Tina Gregory, *Vice Chair*
Mark Barger, *Commissioner*
Michelle Morales, *Commissioner*
Christopher Arneson, *Commissioner*
Douglas Perez, *Commissioner*
Ana Rahimlou, *Commissioner*

City Staff Present:

Anthony Muai, *AICP Planning Director*
Steve Donovan, *AICP*
Development Services Manager
Joseph Laris, *Assistant Planner*
Melinda Didier, *Planning Administrative Asst.*

Ms. Didier announced a quorum was established.

Chair Hempstead lead the Pledge of Allegiance.

2. CONSENT AGENDA:

MOTION: Vice Chair Gregory moved to approve the consent agenda as presented.

SECOND: Commissioner Perez.

DISCUSSION: None.

VOTE: The motion passed unanimously (7-0).

3. PUBLIC HEARINGS:

Chair Hempstead made the following statement:

“Good evening and welcome to the June 2, 2025 Kennewick Planning Commission meeting.

It is important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one, three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearings shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The Applicant or Applicant’s Representative(s) Presentation;
3. Testimony in Favor of the Request;
4. Testimony Either Neutral or Against the Request;
5. Final Applicant Comments;

6. Final Staff Comments;
7. Close the public hearing and discuss the request.”

- a. **Change of Zone (COZ) 2025-0003 – proposes to change the zoning designation of 3.81 acre of land located at 1701, 1735, and 1767 S. Union Street from Commercial, Neighborhood (CN) to Commercial, Community (CC). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property Owners are Ford Group, LLC, 4818 W. 20th Court, Kennewick, WA 99338 for Lot 1 and RSC Union LLC, PO Box 808, Manchester, WA 98353 for Lots 2 and 3.**

Chair Hempstead opened the public hearing at 6:30 p.m. for Change of Zone (COZ) 2025-0003, a zone change from CN to CC for 3.81 acres of land located at 1701, 1735, and 1767 S. Union Street.

Applicant:
Knutzen Engineering
5401 Ridgeline Drive #160
Kennewick, WA 99338

Property Owners:
Ford Group LLC
4818 W. 20th Court
Kennewick, WA 99338

RSC Union LLC
PO Box 808
Manchester, WA 98353

Mr. Laris described the application, presented the staff report, and Staff recommends the Planning Commission forward a recommendation for approval of COZ-2025-0003 to City Council.

Planning Commission Questions of Staff: Will there be any changes/additions to existing structures; will privacy from an RV park affect surrounding property values; does zone change align with the Comprehensive Plan.

Testimony by Applicant/Applicant’s Representative: Applicant/Applicant’s Representative Paul Knutzen of Knutzen Engineering spoke to his clients’ desire to have the properties change of zone approved.

Testimony in Favor of the Request: None.

Testimony Neutral/Against the Request: None.

Testimony of Those Registered on Virtual Format: None.

Staff Final Comments: None.

Public Testimony Closed at 6:48 p.m.

MOTION: Vice Chair Gregory moved that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0003 and recommend approval of the

request to City Council.

SECOND: Commissioner Arneson.

DISCUSSION: None.

VOTE: The motion passed unanimously (7-0).

4. VISITORS NOT ON AGENDA: None.

5. OLD BUSINESS:

a. CITY COUNCIL ACTION UPDATES:

Mr. Muai reported that at the City Council meeting on May 20, 2025 the Middle Housing zoning ordinance and two Development Code Amendments were approved.

6. NEW BUSINESS: The July 21, 2025 Planning Commission meeting will be a workshop; the City Clerk will present training for the commissioners on OPMA (Open Public Meeting Act), Public Records, and public meeting parliamentary procedure.

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFFBOARD COMMENTS/DISCUSSION:

Planning Commissioners expressed enthusiasm for the July 21, 2025 OPMA & Public Records Planning Commission training workshop.

8. ADJOURNMENT: Chair Hempstead concluded the meeting at 6:55 p.m.

Draft

Melinda Didier, CPT

Administrative Assistant, Community Planning

KENNEWICK PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 3, 2025 - DRAFT

1. CALL TO ORDER:

Commissioner Christopher Arneson called the regular meeting of the Kennewick Planning Commission to order at 6:41 p.m. Two Commissioners were present in the Council Chambers, one Commissioner attended remotely.

ATTENDANCE:

Commissioners Present:

Mark Barger, *Commissioner*
Christopher Arneson, *Commissioner*
Ana Rahimlou, *Commissioner*
(Remotely)

City Staff Present:

Steve Donovan, *AICP*
Development Services Manager
Melinda Didier, *Planning Administrative Asst.*

Commissioners Absent:

Tina Gregory, *Vice Chair*
Michelle Morales, *Commissioner*
Douglas Perez, *Commissioner*

Commissioner Excused:

James Hempstead, *Chair*

Ms. Didier called roll and announced a quorum was not established. The meeting was adjourned to the next regular Planning Commission meeting date – originally announced as December 1, 2025, the next regular meeting date is November 17, 2025.

No action was taken.

8. ADJOURNMENT: Commissioner Arneson concluded the meeting at 6:43 p.m.

Draft

Melinda Didier, CPT
Administrative Assistant, Community Planning



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: DCA-2025-0005

Public Hearing Date: November 17, 2025

Proposal: Amendments to Kennewick Municipal Code (KMC) Sections 17.20.010, 18.09.260, 18.09.1350, 18.09.1860, 18.09.1865, 18.12.010 A.1, 18.12.010 A.2 18.12.190, 18.36.060 and creating a new code section, 18.09.415.

Applicant: City of Kennewick

Staff Contact: Steve Donovan, Planning Manager

Background:

The Washington Legislature passed Engrossed 2nd Substitute House Bill 1998 (E2SHB 1998), in 2024. The bill requires cities and counties planning under the Growth Management Act to adopt development regulations that allow co-living housing as a permitted use. Revised Code of Washington (RCW) 36.70A.535 codifies E2SHB 1998. The city is required to have co-living housing regulations adopted by December 31, 2025.

Proposal and Analysis:

Staff propose the following amendments: all changes are in red and either underlined or strike-through:

Proposed amendment to 17.20.010(4)(e):

(4) Lots:

- (a) Residential lots having more than one abutting street shall be ten percent larger in area and wider than the minimum required by the zoning district in which located to allow for adequate setbacks;
- (b) Side lines of lots should be approximately at right angles or radial to the street.
- (c) Lots with double frontage, with the exception of corner lots, shall be avoided wherever possible;
- (d) Lots shall not have direct driveway access onto arterial or collector streets unless approved by the Traffic Engineer;
- (e) All residential lots shall abut a dedicated street for at least 30 feet unless developed with townhomes ~~or rowhouses~~, then 20 feet, however, lots developed in accord with applicable sections of Chapter 18.75 or abutting a frontage road as indicated in Section 17.20.010(2)(l) need not abut a dedicated street;
- (f) Prior to division approval, all lot corners shall be marked by a five-eighths inch diameter iron rod firmly driven into the ground to a depth of at least 24 inches. The land surveyor shall certify on the plat that the corners have been staked. Where lot corner markers are not evident, and prior to issuance of any building permit for construction within the division, a

certified statement from a professional land surveyor must be submitted to the Building Inspector, stating that all corners of the property proposed for construction are marked by an iron pin firmly driven into the ground to a depth of at least 24 inches.

Staff Analysis: Eliminate the reference to rowhouses since the definition is being entirely removed. The proposed definition of co-living housing addresses rowhouses, duplication is not necessary.

Proposed amendment to 18.09.260:

~~18.09.260: Boarding House.~~

~~Boarding House means an establishment with lodging for five or more persons where meals are regularly prepared and served for compensation and where food is placed on the table family style, without service or ordering of individual portions from a menu.~~

~~(Ord. 5180 Sec. 1, 2007)~~

Staff Analysis: Eliminate the section entirely, the proposed definition of co-living housing addresses Boarding Houses, duplication is not necessary.

Proposed 18.09.415:

18.09.415: Co-Living Housing.

Co-living housing means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building.

Staff Analysis: Establish a definition for co-living housing. The proposed definition is the same as what is established in RCW 36.70A.535(11)(a).

Proposed amendments to 18.09.1350:

18.09.1350: Multi-Family Residential Development.

Multi-Family Residential Development means developments containing buildings with two or more residential dwelling units on one lot. Multi-family residential developments are those that are designed and intended for residential occupancy in multi-family structures regardless of the type of building or ownership in which such use occurs. Examples include, but are not limited to, townhouses, duplexes, multiplexes, condominiums, and apartment houses, ~~boarding houses, and lodging houses.~~ Accessory dwelling units shall not be considered multi-family residences.

(Ord. 5180 Sec. 1, 2007)

Staff Analysis: Remove the reference to boarding houses and lodging houses since the definitions of each are proposed to be removed from the KMC.

Proposed amendment to 18.09.1860:

~~18.09.1860: Rooming House.~~

~~Rooming House means a building that is the primary residence of the owner and in which rooms are provided, by the owner, for compensation, to three or more adult persons not related by blood, marriage, or adoption to the owner.~~

~~(Ord. 5180 Sec. 1, 2007)~~

Staff Analysis: Eliminate the section entirely, the proposed definition of co-living housing addresses rooming houses, duplication is not necessary.

Proposed amendment to 18.09.1865:

~~18.09.1865: Rowhouses.~~

~~Rowhouse means a single-family dwelling on its own lot, in a series of three or more similar dwellings in one structure but on separate lots, with interior units sharing~~

~~common walls along both side property lines and end units sharing a common wall on one side property line, where parking is not incorporated within the dwelling unit.
(Ord. 5365 Sec. 8, 2011)~~

Staff Analysis: Eliminate the section entirely, the proposed definition of co-living housing addresses rowhouses, duplication is not necessary.

Proposed amendments to 18.09.2085:

18.09.2085: Townhouse.

Townhouse means a single-family dwelling on its own lot, in a series of three or more similar dwellings in one structure but on separate lots, with interior units sharing common walls along both side property lines and end units sharing a common wall on one side property line, and with parking incorporated within each dwelling unit.

(Ord. 5365 Sec. 9, 2011)

Staff Analysis: Remove the reference to having garages with each townhouse unit. Parking requirements do not mandate garages, and some townhouse developers are proposing to not have garages to keep construction costs down.

Proposed amendments to 18.12.010 A.1:

Establish zones that co-living housing is permitted in, see Exhibit 3.

Staff Analysis: RCW 36.70A.535 mandates that the city adopt development regulations by 12/31/25. Staff propose that co-living housing units be permitted in many of the residential and commercial zones that rooming and boarding houses were permitted in and eliminate references to rooming and boarding houses.

Proposed amendments to 18.12.010 A.2:

Remove references to rowhouses, see Exhibit 4.

Staff Analysis: Remove the reference to rowhouses since the definition of a rowhouse is being removed from the development regulations.

Proposed amendments to 18.12.190:

~~18.12.190: Rooming Houses and Boarding Houses.~~

- ~~(1) A rooming house or boarding house must have at least one and one-half off-street parking spaces for each individual unit bedroom.~~
- ~~(2) Only one sign not exceeding six square feet, indicating the name of the establishment, and a one square foot sign indicating room for rent are permitted.~~
- ~~(3) Cooking and sanitary facilities for all rooming houses and boarding houses must be in accord with regulations of the Benton-Franklin District Health Department.~~

~~(Ord. 5180 Sec. 1, 2007)~~

Staff Analysis: Eliminate the section entirely, the proposed definition of co-living housing addresses rooming houses and boarding houses, duplication is not necessary.

Proposed amendments to 18.36.060:

Establish parking requirements for co-living housing, see Exhibit 5.

Staff Analysis: RCW 36.70A.535(3)(ii) requires no more than .25 off-street parking spaces be provided per sleeping unit. Co-living housing is very similar to congregate care housing. Therefore, staff propose that both uses be subject to the .25 off street parking spaces per sleeping unit.

It is staff's opinion that the proposed amendments will provide clarity of the code for both staff and the public. Additionally, the amendments will ensure that the KMC follows RCW 36.70A.535.

Regulatory Controls and Policies:

- Kennewick Municipal Code Title 18
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is the City of Kennewick, Community Development, 210 W 6th Avenue, Kennewick, WA 99336.
2. The application was submitted on September 29, 2025.
3. Notice of the proposed code revision was sent to the Washington State Department of Commerce on September 29, 2025, consistent with the requirements of RCW 36.70A.106.
4. The City received confirmation of starting the 60-day/Expedited review period and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on September 29, 2025.
5. The Department of Commerce granted expedited review on October 14, 2025.
6. The City is required to comply with RCW 36.70A.535 by December 31, 2025.
7. A Determination of Non-Significance was issued on October 15, 2025.
8. The Notice of Public Hearing was published in the Tri City Herald on October 19, 2025.

Conclusion of Law:

1. The proposed amendments will provide additional housing options for the residents of Kennewick.
2. The proposed amendments comply with RCW 36.70A.535.

Staff Recommendation:

Based on the above analysis, staff recommend the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report DCA-2025-0005 and recommend approval of the amendments to KMC Sections 17.20.010(4)(e), 18.09.260, 18.09.415, 18.09.1350, 18.09.1860, 18.09.1865, 18.12.010 A.1, 18.12.010 A.2, 18.12.190 and 18.36.060.

Exhibits:

1. Staff Report
2. RCW 36.70A.535
3. KMC 18.12.010 A.1
4. KMC 18.12.010 A.2
5. KMC 18.36.060

RCW 36.70A.535**Co-living housing.**

(1) Cities and counties planning under this chapter must allow co-living housing as a permitted use on any lot located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development.

(2) A city or county subject to the provisions of this section may not require co-living housing to:

- (a) Contain room dimensional standards larger than that required by the state building code, including dwelling unit size, sleeping unit size, room area, and habitable space;
- (b) Provide a mix of unit sizes or number of bedrooms; or
- (c) Include other uses.

(3)(a) A city or county subject to the provisions of this section also may not require co-living housing to:

- (i) Provide off-street parking within one-half mile walking distance of a major transit stop; or
- (ii) Provide more than 0.25 off-street parking spaces per sleeping unit.
- (b) The provisions of (a) of this subsection do not apply:
 - (i) If a city or county submits to the department an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of (a) of this subsection will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied to the same location. The department must develop guidance to assist cities and counties on items to include in the study; or
 - (ii) To portions of cities within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

(4) A city or county may not require through development regulations any standards for co-living housing that are more restrictive than those that are required for other types of multifamily residential uses in the same zone.

(5) A city or county may only require a review, notice, or public meeting for co-living housing that is required for other types of residential uses in the same location, unless otherwise required by state law including, but not limited to, shoreline regulations under chapter **90.58** RCW.

(6) A city or county may not exclude co-living housing from participating in affordable housing incentive programs under RCW **36.70A.540**.

(7) A city or county may not treat a sleeping unit in co-living housing as more than one-quarter of a dwelling unit for purposes of calculating dwelling unit density.

(8) A city or county may not treat a sleeping unit in co-living housing as more than one-half of a dwelling unit for purposes of calculating fees for sewer connections, unless the city or county makes a finding, based on facts, that the connection fees should exceed the one-half threshold.

(9)(a) A city or county subject to the requirements of this section must adopt or amend by ordinance and incorporate into their development regulations, zoning regulations, and other official controls the requirements of this section to take effect no later than December 31, 2025.

(b) In any city or county that has not adopted or amended ordinances, regulations, or other official controls as required under this section, the requirements of this section supersede, preempt, and invalidate any conflicting local development regulations.

(10) Any action taken by a city or county to comply with the requirements of this section is not subject to legal challenge under this chapter or chapter **43.21C** RCW.

(11) For the purposes of this section, the following definitions apply:

(a) "Co-living housing" means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building. Local governments may use other names to refer to co-living housing including,

but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites.

(b) "Major transit stop" means:

(i) A stop on a high capacity transportation system funded or expanded under the provisions of chapter **81.104** RCW;

(ii) Commuter rail stops;

(iii) Stops on rail or fixed guideway systems, including transitways;

(iv) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes; or

(v) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least 15 minutes for at least five hours during the peak hours of operation on weekdays.

[**2024 c 180 s 2.**]

NOTES:

Intent—Findings—2024 c 180: "(1) The legislature makes the following findings:

(a) Washington state is experiencing a housing affordability crisis;

(b) Co-living housing is a type of housing that can provide rental homes affordable to people with moderate to low incomes without requiring any public funding, and rents in newly constructed, market-rate co-living housing in the Puget Sound region can be affordable to people with incomes as low as 50 percent of area median income;

(c) Co-living housing is a residential development with sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building;

(d) Co-living housing historically provided a healthy inventory of rental homes on the lowest rung of the private housing market, comprising up to 10 percent of housing in some cities;

(e) Starting in the mid-20th century, local governments began adopting restrictive zoning and other rules that increasingly prohibited co-living housing, or made it impractical to build or operate, and its numbers plummeted;

(f) Today, many cities and counties outright prohibit co-living housing on most of their residential land, or they enforce any number of restrictions that make it effectively impossible to build new co-living housing or to convert existing buildings into co-living housing;

(g) Co-living housing provides options for people who:

(i) Wish to lower their housing expenses by paying less for a smaller home;

(ii) Prefer a living arrangement with shared community spaces that facilitate social connections;

(iii) Wish to trade off location for space and, by living in a small home, also get to live in a high opportunity neighborhood they could not otherwise afford; or

(iv) Want a low-cost, more private alternative to having a roommate in a traditional rental;

(h) Many communities throughout Washington face a severe shortage of workforce housing, and co-living housing provides housing affordable to that income range and below, without public funding;

(i) Co-living housing reduces pressure on the limited amount of publicly funded affordable housing by providing housing that is affordable to lower income residents who might otherwise wait years for subsidized housing;

(j) Co-living housing works best for single-person households, but the housing for singles that it provides reduces demand for family-sized rentals from singles who would otherwise group together to rent large homes;

(k) Co-living housing provides a good option for seniors, especially those who want to downsize, or those who desire a living arrangement that is more social than a standard apartment. When located in walkable neighborhoods, co-living housing gives mobility options to seniors who can no longer drive;

(l) Co-living housing is well-suited for the conversion of office buildings to housing, because it typically requires less plumbing and fixtures for kitchens and bathrooms;

(m) Co-living housing is well-suited for very low-income people, supportive and recovery housing, and "housing first" homes for the formerly homeless;

(n) State building codes have established minimum sizes and other standards to ensure that co-living housing meets modern health and safety standards;

(o) Creating co-living housing near transit hubs, employment centers, and public amenities can help the state achieve its greenhouse gas reduction goals by increasing walkability, shortening household commutes, curtailing sprawl, and reducing the pressure to develop natural and working lands; and

(p) Co-living housing, because the units are small, is inherently more energy efficient than standard apartments, both saving residents money and reducing the state's energy demand.

(2) Therefore, the legislature intends to allow the creation of co-living housing as a means to address the need for additional affordable housing options for a diversity of Washington residents." [**2024 c 180 s 1.**]

18.12.010 A.1: Residential Use Table.

The following table lists uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit, Review Process III = Temporary Homeless Encampment Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted:

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Accessory Dwelling Units (See Title 18.12.020)	I	I	I	I	I		I			I						I							
Accessory uses and structures	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Animal Keeping (See Title 18.12.040)	I	I	I	I	I	I										I							
Bed and breakfast inns (5 guest rooms or less)	I	I	I	I	I		I			II						I							
<u>Co-Living Housing</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>	<u>I</u>		<u>I</u>	<u>I(8)</u>	<u>I(8)</u>	<u>I(8)</u>	<u>I(8)</u>	<u>I(8)</u>		<u>I(8)</u>	<u>I(8)</u>							<u>I(2)</u>	
Churches or religious places of worship	II	II	II	II	II	II	II		I		I	I		I	I	II							
Day Care Centers (See Section 18.12.060)				II	I		I	I	I		I	I		I		I	I	I	I	I		I	I

Family Day Care Home (see Section 18.12.070 and footnotes)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Farm Animals (see footnote 9)		I																					
Group Living I (See footnote 5)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I					I(2)	
Group Living II (See footnote 6)				I	I				I		I	I		I								I(2)	
Home occupation	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I							
Mini-Day Care Center (Located in Family Abode - Section 18.12.060)	II	II	II	I	I	II	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Mini-Day Care Center (Not located in Family Abode - See 18.12.060)				I	I		I	I	I		I	I		I	I	I	I					I	I
Mini Storage (See 18.12.130)					I						I	I		I					I	I			
Motels (See Title 18.12.140)					II					I	I	I		I	I								
Nursing homes and congregate				II	II				I		I	I		I									

care facilities (over 10 residents)																							
Nursing homes and congregate care facilities (up to 10 residents)	II	II	II	II	II		I		I		I	I		I		I							
Recreational vehicle park, transient (up to 30-day stay) (See Title 18.12.170, 180) (see also, footnote 7)																					I	I	
Residences, Middle Housing	I	I	I	I	I																		
Residences, multi-family				I	I		I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	
Residences, single-family	I	I	I	I	I	I	I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	
Rooming Houses and Boardinghouses (See Title 18.12.190)				H	H		↓																
Swimming Pools (See Title							I															I	I

18.12.240) (see footnote 10)																							
Temporary Homeless Encampments (See Title 18.12.255)	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III
Trailers, Boats, Camper Tops, Travel Trailers, Recreational Vehicles (See Title 18.12.260)	I	I	I	I	I																		

FOOTNOTES for Table 18.12.010 A-1 Residential Use Table:

- (1) No permit required for a family day care home (up to six charges). Per 18.12.070, if alterations are made a building permit will be required. A state license and city business license is required.
- (2) Residential development is permitted in the PF zone when the land will be owned and/or operated by the Kennewick Housing Authority or other public or governmental agency. Residential developments in the PF zone shall meet all requirements of this title as though it were developed in the RH zone.
- (3) Not used.
- (4) Not used.
- (5) Residential Care Homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.
- (6) Residential Care Centers are permitted outright, subject to all of the applicable provisions of this title.
- (7) Recreational vehicle storage in R districts shall refer to Title 18.12.180 and shall be subject to special provisions applicable to Master Planned subdivisions.
- (8) Subject to KMC 18.[42.140](#) and KMC 18.78.
- (9) In "RS" zones, agriculture and animal husbandry are permitted including keeping of farm animals such as horses, cows, and sheep, but maintained only on lots of at least 30,000 square feet. The keeping of farm animals must not exceed one animal per half acre.
- (10) Swimming pools considered an accessory use.

(Ord. 25-6110 Sec. 1, 2025; Ord. 25-6102 Sec. 1, 2025; Ord. 6007, Sec. 1, 2023; Ord. 5748 Sec. 1, 2018; Ord. 5729 Sec. 1, 2017; Ord. 5712 Sec. 1, 2017; Ord. 5558 Sec. 2, 2014; Ord. 5528 Sec. 2, 2013; Ord. 5462 Sec. 3, 2012; Ord. 5434 Sec. 4, 2012; Ord. 5309 Sec. 8, 2010; Ord. 5262 Sec. 2, 2009; Ord. 5204 Sec. 5, 2007; Ord. 5180 Sec. 1, 2007)

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	8,000 sf	5,500 sf	4,000 sf	3,500 sf	1 acre	5,500 sf	N/A
Min. Lot Size (Rowhouse/ Townhouse)	1,800 sf	1,800 sf	1,800 sf	1,600 sf	N/A	1,800 sf	N/A
Min. Lot Width ²	50'	45'	35'	N/A	N/A	45'	N/A
Min. Lot Width ² (Rowhouse/ Townhouse)	24'	24'	20'	20'	N/A	24'	N/A
Min. Front Yard/ Street Setback ²	15'	15'	15'	15'	15'	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	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

FOOTNOTES for Table 18.12.010 A.2 Residential Standards Table:

- (1) Maximum Density - The maximum permitted number of lots/units in the RM and RH zone is determined by dividing the gross area of the parcel in square feet by 43,560 square feet, multiplied by the allowed maximum density under table 18.12.010. The closest whole number is the permitted maximum number of lots/units. If the unit density is greater than the maximum density as calculated, then unit density will be used to determine the maximum number of middle housing units permitted on the lot.
 - (a) Unit density for RS, RL, RMH, RM, and RH zones is four middle housing units unless the lot is less than 1,000 square feet in size.
 - (i) Accessory Dwelling Units, as permitted in KMC 18.12.020, apply towards the total number of units permitted.
 - (ii) Six middle housing units per lot may be approved if at least two of those units are affordable housing meeting the following requirements, unless zoning permitting higher densities or intensities applies:

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- (A) Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:
 - (I) Rental housing: 60 percent.
 - (II) Owner-occupied housing: 80 percent.
 - (B) The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
 - (C) The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.
 - (D) The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
 - (E) The units dedicated as affordable housing shall:
 - (I) Be provided in a range of sizes comparable to other units in the development.
 - (II) The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.
 - (III) Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.
 - (b) Where maximum density exceeds unit density, maximum density will [be] used to determine the number of units permitted on a lot.
 - (2) Yards:
 - (a) Street: Building setback lines will be measured from the back of the sidewalk. Where no sidewalk exists and in the UMU district, building setback lines will be measured from the right-of-way line. (See fig. 1a-b)
 - (i) For garages that face a no-street abutting property line (side-entry garages,) the garage setback may be reduced to 15 feet from the back of the sidewalk. The street facing façade of the garage shall be treated with windows, modulations and/or architectural design elements and features that mimic the remainder of the house. Landscaping shall also be required along the street-facing façade. (See fig. 2a-b)
 - (ii) In no instance shall a vehicle or any other object be allowed to obstruct a pedestrian walkway/sidewalk.
 - (b) Rear: As measured from an existing lot line or alleyway.
 - (c) Side: Shall be five feet from the nearest side yard property line.

- (i) Single-family attached and zero-lot line housing shall have no setback on the side where the property line follows a common or zero-lot line wall.
- (ii) End units shall have a five-foot setback from the nearest side yard property line and no setback on the common wall side.
- (d) Lot Frontage: Lot frontage lines will be measured from the right-of-way line.
- (e) Where no street frontage exists, building setback and lot frontage lines will be addressed during the site plan or plat review process and must be approved by the Planning Director.

Fig. 1.a.

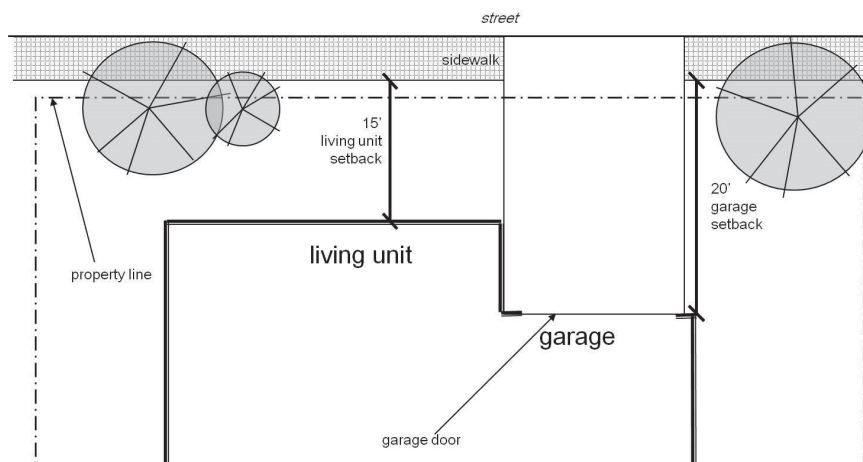


Fig. 2.a.

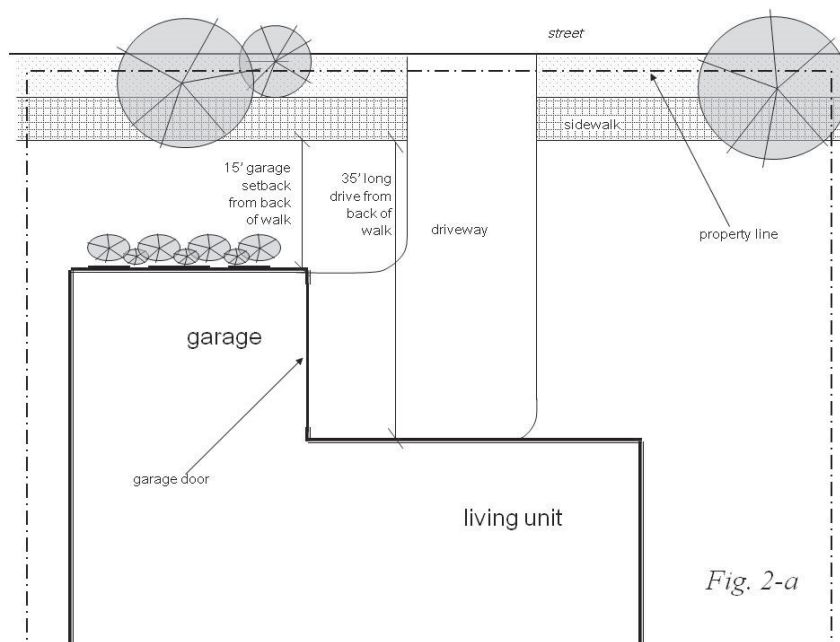
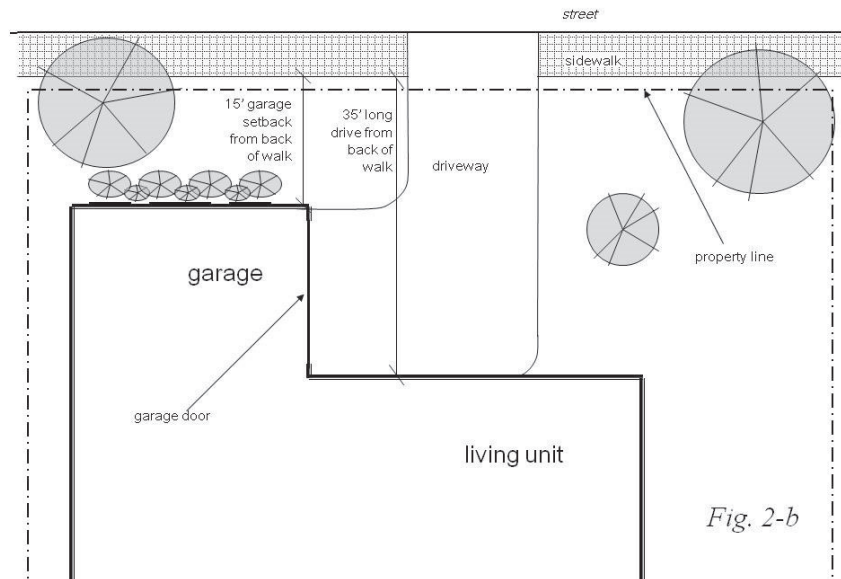


Fig. 2-a

Fig. 2.b.



(3) Open space calculations.

- (a) In multi-family developments, where the density exceeds seven units per acre and more than six units are proposed, the amount of required common open space shall equal or be greater than the minimum aggregate area of provided bedrooms based on the following formula: 300 square feet for the first bedroom and 200 square feet for each additional bedroom; exclusive of required street frontage setbacks and required parking areas. "Open area" is an area with average dimensions of not less than 15 feet by not less than 500 square feet. More than one open area may be provided in a given development. Any interpretation of this Section will be made by the Director.
- (b) Within the UMU district, new developments with a lot area of more than 20,000 square feet shall provide a pedestrian-oriented space (plaza, courtyard or similar space) of at least one percent of the site area as described below. Buildings that front on a public sidewalk and have a pedestrian-oriented commercial use facing that sidewalk are exempt from this open space requirement.
 - (i) Pedestrian-oriented space must include:
 - (A) Visual and pedestrian access including barrier-free access to the abutting structures from the public right-of-way or a non-vehicular courtyard.
 - (B) Paved walking surfaces of either concrete or approved unit paving in areas intended for foot traffic.
 - (C) On-site or building mounted lighting providing at least 0.6 foot-candles (average) on the ground.
 - (D) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - (E) Landscaping to enhance the area.
 - (F) At least 25 percent of the plaza or courtyard must be shaded by structure or tree canopy (at least ten years after planting).

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- (ii) Outdoor pedestrian-oriented space shall not include:
 - (A) Asphalt or gravel pavement (Exception: decomposed granite and other architectural surface treatments).
 - (B) Adjacent unscreened parking lots.
 - (C) Adjacent chain link fences.
 - (D) Adjacent "blank walls".
 - (E) Adjacent dumpsters or service areas.
 - (F) Outdoor storage or retail sales (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.
 - (iii) In-Lieu Provisions—Pedestrian-Oriented Space Requirement in Urban Mixed Use (UMU) District: Provided all of the following requirements are met, required publicly accessible open space in the Urban Mixed Use (UMU) District will be provided on the site containing the permitted land use.
 - (A) The proposing owner or developer shall improve and may, at their and the city's discretion, dedicate land to provide the pedestrian-oriented space requirement in accordance with the approval of the planning official, or shall pay a fee in lieu of such improvement and dedication if the planning official determines that the dedication and improvement of land is not feasible or desirable due to the physical characteristics of the site.
 - (B) The property owner or developer shall either:
 - (I) Provide and construct (and optionally dedicate) the on-site pedestrian-oriented space requirement to city design and construction standards subject to city approval or:
 - (II) Enter a voluntary agreement with the city to pay an amount equal to the city's cost of acquiring and constructing the pedestrian-oriented space requirement in another location within the same UMU District as identified and approved by the planning official.
 - (4) Mobile Home Park Requirements:
 - (a) New Mobile Home Parks: For Residential Trailer Parks developed after January 1, 1998, the following spacing standards may be utilized:
 - (i) When each primary structure has a 20-foot front and rear yard (18.09.1950) or open space, the following spacing standards apply: side-by-side, end-to-end and parallel - ten feet between each primary structure; accessory structures that meet provisions of the International Building Code must have a minimum four-foot setback between the primary structure unless attached to the primary structure, and must have a minimum six-foot setback between adjacent primary and accessory structures.
 - (b) Ten feet setback from all property lines; 20 feet from an existing right-of-way line or proposed right-of-way line whichever is greater.
 - (c) Spacing: 20 feet between mobile homes located side-by-side, end-to-end and parallel. End-to-end, ten feet if the extended outside edge does not project beyond the extended centerline of the adjacent unit. There must be 20 feet between any mobile home and any permanent structure; ten feet between any mobile home and any accessory structure unless attached to the mobile home in accord with the State of Washington and the International Building Code; ten

feet between any occupied travel trailer and any mobile home, accessory structure or permanent building. The average distance between adjacent, angular mobile homes must not be less than 20 feet with the closest point no less than ten feet.

- (d) Mobile Home Roadways: Each manufactured home must be served by at least one 30-foot-wide roadway for two moving lanes of traffic and a three-foot delineated, pedestrian walkway. If on-roadway parking is allowed, the roadway width must be increased accordingly. All roadways must be improved with asphalt, bituminous surface treatment or an equivalent.
- (5) Single-Family Homes (attached and detached); Manufactured Homes; Middle Housing:
 - (a) Intent: It is the intent of the section to set forth the terms and conditions under which single-family homes (which includes manufactured homes) and middle housing may be sited.
 - (b) Minimum siting standards: The following standards apply to the siting of all single-family homes and middle housing, whether site-built homes or manufactured homes. Where any conflict arises between these regulations and the adopted building code, the stricter standard shall apply.
 - (i) Foundation: All dwellings shall be placed on permanent foundations;
 - (ii) Minimum width: A dwelling shall not be less than 14 feet in width at the narrowest point of its first story;
 - (iii) Age of dwelling (for manufactured homes only): no manufactured home more than three years old on the date of installation or previously lived in shall be permitted on any lot.
- (6) Townhouse/~~Rowhouse~~ Development:
 - (a) There must be at least ten feet on end between groups. This space may either be end unit lots or common open space, and, if so, there may be openings in the end units;
 - (b) The number of connected units may not exceed eight;
 - (c) All units with a common wall must be constructed concurrently and be under the same ownership at the time of initial construction;
 - (d) Common walls must follow property lines and have no openings.
- (7) Urban Mixed Use District:
 - (a) Legal lots of record existing as of June 1, 2017, shall be deemed to be in compliance with the lot size restrictions, however after June 1, 2017, no lot intended for single-family use shall be created in excess of 5,000 square feet.
 - (b) Setbacks for all residential uses shall be measured from property lines.
 - (c) Building setback from front and side property lines are not required, except as mandated by the applicable local, state and federal codes.
- (8) Cottage Housing:
 - (a) Open Space. Open space shall be provide equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.
 - (b) Common Open Space.
 - (i) At least one outdoor common open space is required.
 - (ii) Common open space shall be provided equal to a minimum of 300 square feet per cottage. Each common open space shall have a minimum dimension of 15 feet on any side.

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- (iii) Orientation. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
 - (iv) Parking areas and vehicular areas shall not qualify as common open space.
 - (v) Critical areas and their buffers, including steep slopes, shall not qualify as common open space.
 - (c) Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.
 - (d) Community Building.
 - (i) A cottage housing development shall contain no more than one community building.
 - (ii) A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.
 - (iii) A community building shall have no minimum off-street parking requirement.
 - (9) Courtyard Apartments.
 - (a) Yard or Court.
 - (i) At least one yard or court is required.
 - (ii) The yard or court shall be bordered by attached dwelling units on two or three sides.
 - (iii) The yard or court shall be a minimum dimension of 15 feet on any side.
 - (iv) Parking areas and vehicular areas do not qualify as a yard or court.
 - (b) Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or yard or court.

(Ord. 25-6102 Sec. 2, 2025; Ord. 24-6074 Sec. 1, 2024; Ord. 5764 Sec. 1, 2018; Ord. 5743 Sec. 2, 2018; Ord. 5712 Sec. 2, 2017; Ord. 5647 Sec. 1, 2016; Ord. 5542 Sec. 1, 2014; Ord. 5504 Sec. 1, 2013; Ord. 5407 Sec. 4, 2012; Ord. 5365 Sec. 3, 2011; Ord. 5309 Sec. 9, 2010; Ord. 5204 Sec. 6, 2007; Ord. 5180 Sec. 1, 2007)

18.36.060: Specific Parking Requirements.

Except for the CBD zoning district, off-street parking is as follows for the uses indicated in the following table:

Uses	Required Parking
Agricultural processing plant, warehouse	1 per employee
Ambulance service	1 per ambulance plus 1 per employee on the largest shift
Animal clinic/veterinary	1 per 250 square feet of gross indoor floor area
Animal processing facility	1 per employee
Appliance and furniture sales/service	1 per 1,000 square feet of display area
Assisted living facility	1 per 4 residents plus 1 per staff on largest shift
Auction yard (excluding livestock)	1 per 300 gross square feet
Auditoria, theatres, stadia (including religious sanctuaries)	1 per 4 fixed seats or 1 per 150 square feet of floor area
Automobile impound yard	1 per 500 gross square feet of building area plus 1 per 5,000 gross square feet of outdoor storage area
Automobile sales/rental	1 per 400 gross square feet of inside display area, 1 per 2,000 gross square feet of outside display area
Automobile/truck/RV/motor-cycle service, painting, repair, body and fender works	1 per 300 gross square feet plus 2 per service bay (each space in a service bay counts as a parking space)
Bank, savings/loan and other financial institutions	1 per 300 gross square feet; if a drive-through window is provided may be reduced to 1 per 400 gross square feet
Barber/beauty shop	1 per chair and 1 per employee
Bed and breakfast	1 per guest room
Bowling alley	4 per lane plus additional required spaces for other uses
Brewery, winery and/or distillery	1 per each employee on the maximum shift plus 1 space per 4 seats in any tasting room or other visitor facility
Building supply and home improvement	1 per 300 gross square feet of retail area, 1 per 1,000 gross square feet of warehouse area, 1 per 600 gross square feet of assembly or light manufacturing area
Call center, telephone	1 per employee
Carnival, circus	1 per 400 gross square feet lot area
Carpenter shop	1 per 600 gross square feet
Carwash, self-service	2 spaces for drying and cleaning purposes per stall, plus 3 reservoir spaces in front of each stall
Casino	1 per 50 gross square feet of dining, bar, gaming and dance space, plus 1 per 2 employees
Church or other place of worship	1 per 4 seats or 8 lineal feet of bench seating; plus additional required spaces for other uses
College or university	1 per 600 gross square feet of classroom and 1 per 5 seats in principal assembly room
Community hall, club or lodge	1 per 200 gross square feet
Community recreational facility	1 per 200 gross square feet
Community residential facility	2 plus 1 per employee on maximum shift

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Composting storage/ processing, commercial	3 plus 1 per employee
Contractor's yard	1 per employee
Convalescent home, nursing home	1 per 2 beds
Convenience store	1 per 350 gross square feet, plus 2 for every 2.5 seats of on-site seating, but not less than 10. Service area at gas pumps shall not be counted as parking spaces
Dance, exhibition and assembly halls	1 per 75 square feet of gross floor area of main assembly room
Day care, child and adult	1 per employee, plus 1 per 10 children or adults
Dry cleaning, retail	The greater of 3 spaces or 1 per 300 square feet except where located in a shopping center.
Dry cleaning, laundry, linen supply plant, commercial	1 per 600 gross square feet
Dwelling, accessory apartments	1 per dwelling unit
Dwelling, congregate/ <u>co-living housing</u>	1 .25 per sleeping room
Dwelling, elderly or handicapped (two or more units)	1 per 1.5 units; a reduction of the number of parking to 1 per 2 units allowed if: a) Public transportation directly available; and b) Essential services, specifically shopping, is available within ½ mile of site; and c) A notarized agreement to provide additional off-street parking in conformance with applicable regulations if all or portion of complex converts to complex not restricted to elderly or handicapped
Dwelling, middle housing See (4) below	1 per dwelling unit on lots no greater than 6,000 square feet before subdivisions or lot splits; and 2 per dwelling unit on lots greater than 6,000 square feet before subdivisions or lot splits
Dwelling, multifamily	
Studio and 1 bedroom	1 per dwelling unit, plus 5% of total for guests
Two or more bedrooms	1.5 per dwelling unit, plus 5% of total for guests
Dwelling, single-family	2 per dwelling unit
Electrical/electronic/computer component and system manufacturing/assembly	1 per 600 gross square feet
Entertainment/recreation facilities, indoor	1 per 250 gross square feet for areas not covered below, except when located in a shopping center
Skating rink	1 per 200 gross square feet
Swimming pool/jacuzzi	1 per 100 gross square feet of water surface area
Tennis, racquetball and similar courts	2 per court
Entertainment/recreation facilities, outdoor	
Golf course	4 per hole
Golf driving range/ training center	2 per designated driving station on driving range and 1 per 500 square feet of putting/chipping green
Skating rink	1 per 200 gross square feet

Sports field	20 per acre of site
Swimming pool/jacuzzi	1 per 100 gross square feet of water surface area
Tennis, racquetball and similar courts	2 per court
Equipment rental shop	1 per 300 gross square feet of retail, office or shop use, 1 per 1,000 gross square feet of outdoor storage or display area
Equipment sales, repair, and maintenance	3 plus 1 per employee
Espresso/latte stand (no seating)	1 plus 1 per employee
Exercise facility/gym athletic club	1 per 100 gross square feet
Fire station	1 space per employee on the maximum shift
Freight forwarding	1 per 2,000 square feet
Fueling station	1 per 4 pumps
Funeral home	1 per 4 seats or 8 feet of lineal bench in chapel area
Greenhouse/nursery, commercial	1 per 400 gross square feet of indoor retail, 1 per 1,000 gross square feet of outdoor display or storage area
Hospital	1 per 4 patient beds; plus one space per doctor; plus 1 per each 3 additional employees
Hotel/motel	1 per guest room; plus additional required spaces for other uses
Kennel/animal boarding/shelter	3 plus 1 per each employee
Laboratories	1 per 600 gross square feet of office, 1 per 600 gross square feet of laboratory or shop area
Landscape materials sales	3 plus 1 per employee
Laundromat	1 per 250 square feet
Manufactured (mobile) home park	2 per dwelling unit plus 5% total for guest parking
Manufacturing	1 per employee on the maximum shift
Medical/dental clinic	5 per each doctor or dentist
Model home sales	1 per 2,000 gross square feet of sales area
Motor vehicle parts sales/service	1 per 300 square feet
Museum, libraries	1 per 800 gross square feet
Office, professional and general	1 per 250 gross square feet
Office, professional and general with drive-thru window service	3 stacking stall spaces plus 1 per 250 gross square feet
Post office, postal center	1 per 200 gross square feet of floor area plus 1 employee
Print shop	1 per 400 gross square feet
Racetrack	1 per each 4 fixed seats
Recreational vehicle park/campground	1 per RV park/campsite
Recreational vehicle sales and service	1 per 3,000 gross square feet of display area
Restaurant	1 per 4 seats, except when located in a shopping center
Restaurants with drive-in facilities	1 for each auto serving space plus 1 for every 4 seats outside the vehicle
Restaurant with drive-through window service	6 stacking stall spaces plus 1 for every 4 seats outside the vehicle
Retail sales, indoor	1 per 200 gross square feet, except when located in a shopping center

Retail sales, outdoor	1 per 5,000 gross square feet of retail sales area in addition to any parking requirements for buildings, except when located in a shopping center
Schools, professional, vocational and trade	1 per each 3.5 seats in classroom area
Schools, public and private, 7 through 12	1 per teacher; plus 1 per each other employee; plus 1 per 6 students
Schools, public and private, K through 7	1 per teacher; plus 1 per other employee
Services, retail	1 per 250 square feet except when located in a shopping center
Shopping centers	4.5 per 1,000 square feet of gross leasable area (GLA) for centers having GLA less than 400,000 gross square feet, and 5 per 1,000 gross square feet of GLA for centers having a GLA of over 400,000 gross square feet
Showroom, industrial	1 per 500 gross square feet of display area
Solid waste recycling/transfer site	3 plus 1 per each employee
Specialized training/learning schools or studios	1 per 300 gross square feet
Storage, general - indoors, warehousing	1 per each 3,500 gross square feet
Storage, general - outdoors, display	3 plus 1 per each employee
Personal services	1 per 250 square feet
Tavern	1 per 4 seats, except when located in a shopping center
Transit center	1 per each 200 gross square feet
Warehousing	1 per each 3,500 gross square feet
Wrecking, recycling, junk and salvage yards	1 per each employee plus 3 visitor spaces

- (1) Unlisted uses: The Planning Director shall determine parking requirements for any use not specifically included in the table above based on similarities with listed uses.
- (2) Single- and multi-family developments must conform to the applicable provisions of Chapter 18.75 KMC.
- (3) Commercial developments must conform to the applicable provisions of Chapter 18.78 KMC.
- (4) Middle housing parking requirements in portions of the City for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.365(7)(a), shall comply with the off-street parking requirement provided in the certification from the Department of Commerce.

(Ord. 25-6104 Sec. 1, 2025; Ord. 5854 Sec. 1, 2020; Ord. 5716 Sec. 1, 2017; Ord. 5434 Sec. 10, 2012; Ord. 5359 Sec. 2, 2011; Ord. 5180 Sec. 1, 2007)