

ORDINANCE O-4924

AN ORDINANCE OF THE CITY OF KIRKLAND AMENDING CHAPTER 35 OF KIRKLAND ZONING CODE RELATING TO ZONING AND LAND USE IN THE HOUGHTON EVEREST NEIGHBORHOOD CENTER (HENC) 1 ZONE TO INCORPORATE REFERENCES TO THE HOUGHTON VILLAGE DEVELOPMENT PLAN; FILE NO. CAM25-00957.

1 WHEREAS, in 2022, the City completed its purchase of real property in Kirkland known
2 as the Houghton Village property; and
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4 WHEREAS, City Council identified a vision for future redevelopment of the Houghton
5 Village property to potentially serve public purposes, such as affordable housing, school space,
6 non-profit program space, neighborhood shops, arts and cultural space, and/or City
7 recreational space; and
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9 WHEREAS, in 2023 and 2024, the City conducted extensive engagement with the
10 community at large, adjacent and nearby property owners, community organizations,
11 neighborhood associations, and City boards and commissions to provide Council with
12 feedback regarding community objectives to inform the formation of a Development Plan for
13 the Houghton Village property; and
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15 WHEREAS, in 2024, the City initiated a public process to draft a Development Plan for
16 the Houghton Village property, including a public hearing before the City Council on November
17 18, 2025; and
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19 WHEREAS, on December 9, 2025, City Council adopted the Houghton Village
20 Development Plan with the passage of Ordinance O-4915; and
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22 WHEREAS, the adopted Development Plan contains specific development standards
23 regarding height and parking that will be applicable to any development proposal subject to
24 the adopted Development Plan, and these standards are different than the general standards
25 adopted in the HENC 1 zone; and
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27 WHEREAS, included in Ordinance O-4915 was Council's direction to the City Manager
28 to transmit to the Council, no later than March 3, 2026, the Kirkland Zoning Code changes
29 necessary to incorporate the Houghton Village Development Plan and its specific standards
30 regarding height and parking into the HENC 1 standards; and
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32 WHEREAS, also included in Ordinance O-4915 was Council's direction pursuant to
33 Kirkland Municipal Code (KMC) 3.32.020 that City Council shall hold the required public
34 hearing on the zoning code changes; and
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36 WHEREAS, Council, following public notice as required by Kirkland Zoning Code (KZC)
37 160.40, held a public hearing on February 3, 2026, on the amendment proposals and received
38 public testimony; and
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40 WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has been a
41 SEPA Addendum to the 2015 Comprehensive Plan Update & Totem Lake Planned Action
42 Ordinance Final Environmental Impact Statement issued by the responsible official pursuant
43 to WAC 197-11-625 (File No. SEP25-00875); and
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45 WHEREAS, in a public meeting on February 3, 2026, the Council considered the SEPA
46 determination made by the City's SEPA Responsible Official and public hearing record; and
47

48 WHEREAS, the Council finds that adopting these zoning code changes will allow future
49 implementation of the Houghton Village Development Plan, which will benefit the Kirkland
50 community.
51

52 NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:
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54 Section 1. Section 35.10.060 of the Kirkland Zoning Code (KZC), and the
55 corresponding portions of Ordinance No. O-4922 § 7 (2026), is amended as follows, with new
56 text shown in underline:
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58 **35.10.060 HENC 1, HENC 3 Zones**
59

60 1. In HENC 1 and 3 zones:

- 61 a. At least 75 percent of the total gross floor area located on the ground floor of all
62 structures on the subject property must contain retail establishments, restaurants,
63 taverns, hotels or motels, or offices. These uses shall be oriented to a pedestrian-
64 oriented street, a major pedestrian sidewalk, a through-block pathway or the Cross
65 Kirkland Corridor.
66
- 67 b. Adjacent to NE 68th Street, 106th Avenue NE, 108th Avenue NE, 6th Street South and
68 the Cross Kirkland Corridor (CKC), any portion of a structure greater than two stories
69 in height must be stepped back from the facade below by an average of 15 feet with a
70 minimum step back of five feet.
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72 The Planning Official is authorized to allow rooftop deck and/or garden structures within
73 the step back area.
74

75 The Planning Official is authorized to allow a reduction of the required upper story step
76 back by no more than five feet subject to the following:

- 77 1) Each square foot of additional building area proposed within the setback is offset
78 with an additional square foot of public open space (excluding area required for
79 sidewalk dedication) at the street level.
- 80 2) The public open space is located along the sidewalk frontage and is not covered
81 by buildings.
- 82 3) The design and location is consistent with applicable design regulations.
83

- 84 c. Development adjoining the Cross Kirkland Corridor shall comply with the standards of
85 KZC 115.24. Safe public pedestrian connections through sites to the Cross Kirkland
86 Corridor are required (for approximate locations see Plate 34O).
87
- 88 d. Minimum 14-foot-wide sidewalks are required along 106th Avenue NE, 108th Avenue
89 NE and 6th Street South on the side of the right-of-way that abuts HENC 1; and on
90 both sides of NE 68th Street.
91
- 92 e. Drive-in and drive-through facilities are allowed for gas stations and drug stores. All
93 other drive-in and drive-through facilities are prohibited.
94

2. In the HENC 1 zone:

- a. No more than 20 percent of the gross floor area for any building may include office uses. This requirement does not apply to the area in HENC 1 that is located north of NE 68th Street between the Cross Kirkland Corridor and what would be the northern extension of 106th Avenue NE.
- b. Structure height may be increased to 35 feet above ABE if:
 - 1) A development of four acres or less includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area.
 - 2) A development of more than four acres includes at least one grocery store, hardware store, or drug store containing a minimum of 20,000 square feet of gross floor area and one grocery store, hardware store, or drug store containing a minimum of 10,000 square feet of gross floor area.
 - 3) The site plan is approved by the Planning Official and includes public gathering places and community plazas with public art. At least one of these public areas must measure a minimum of 1,500 square feet with a minimum width of 30 feet.
 - 4) The commercial floor is a minimum of 13 feet in height.
 - 5) Maximum allowed lot area per residential dwelling unit is 900 square feet or 48 units per acre.
 - 6) Development shall be designed, built and certified to achieve or exceed the high performing building standards described in KZC 115.62.
 - 7) At least 10 percent of the units provided in new residential developments of four units or greater shall be affordable housing units, as defined in Chapter 5 KZC. See Chapter 112 KZC for additional affordable housing requirements and incentives.
- c. For properties north of NE 68th Street developed under the Houghton Village Development Plan adopted by City Council, maximum building height may be increased to 5 stories.

3. In the HENC 1 zone north of NE 68th Street, for properties developed under the Houghton Village Development Plan adopted by City Council, minimum parking requirements are established in the adopted Development Plan.

Section 2. Chapter 35.40 KZC, and the corresponding portions of Ordinance No. O-4920 § 5 (2025), is amended to read as follows, with the new text shown in underline and the intentional omission of unchanged sections indicated with three asterisks (** *); all other provisions of these sections remain unchanged and in full force:

35.40 Development Standards
Development Standards Table – Commercial Zones (BN, BNA, FHNC, BC 1, BC 2, BCX, HENC 1, HENC 3)

(Refer to KZC 35.20, Permitted Uses Table, to determine if a use is allowed in the zone; see also KZC 35.30, Density/Dimensions Table)

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
35.40.010 Assisted Living Facility	1	A ¹⁴	1.7 per independent unit. 1 per assisted living unit. ^{16, 17}
35.40.020 Attached or Stacked Dwelling Units	1	A ¹⁴	1.2 per studio unit. ^{16, 17} 1.3 per 1 bedroom unit. ^{16, 17}

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)	
			1.6 per 2 bedroom unit. ^{16,17} 1.8 per 3 or more bedroom unit. ^{16,17} See KZC 105.20 for visitor parking requirements. See DS-2. ^{16,17}	
35.40.030*	Reserved			
35.40.040	Church	C	B ¹⁴	1 for every four people based on maximum occupancy load of any area of worship. ^{3,17}
35.40.050	Community Facility	C ⁴	B ¹⁴ BN, BNA: B ⁵	See KZC 105.25. ¹⁷
35.40.060	Convalescent Center	C BN, BNA: B ⁵	B ¹⁴	1 for each bed. ¹⁷
35.40.070	Entertainment, Cultural and/or Recreational Facility	B BNA: B ⁵	E ¹⁴ BNA: D	See KZC 105.25. ¹⁷
35.40.080	Government Facility	C ⁴	B ¹⁴ BN, BNA: B ⁵	See KZC 105.25. ¹⁷
35.40.090	Hotel or Motel	B	E ¹⁴	1 per each room. ^{7,17}
35.40.100	Mini-School or Mini-Day-Care Center	D BN, BNA: B ⁵	B ¹⁴	See KZC 105.25. ^{8, 9, 16, 17}
35.40.110	Nursing Home	C BN, BNA: B ⁵	B ¹⁴	1 for each bed. ^{16,17}
35.40.120	Office Use	BN, BNA: B ⁵ HENC 1, HENC 3, BC 1, BC 2: C FHNC, BCX: B	D ¹⁴	1 per each 300 sq. ft. of gross floor area. ^{13,17}
35.40.130	Private Lodge or Club	C BN, BNA: B ⁵	B ¹⁴	1 per each 300 sq. ft. of gross floor area. ¹⁷
35.40.140	Public Park	Development standards will be determined on a case-by-case basis.		
35.40.150	Public Utility	A ⁴	B ¹⁴ BN, BNA: B ⁵	See KZC 105.25. ¹⁷
35.40.160	Restaurant or Tavern	BN, BNA: B ⁵ FHNC, BC 1, BC 2, BCX: B ¹⁰ HENC 1, HENC 2: B	E ¹⁴ BN, BNA: D	1 per each 100 sq. ft. of gross floor area. ^{15, 16, 17}
35.40.170*	Retail Establishment other than those specifically listed in this zone, selling goods, or providing services	B	E ¹⁴	1 per each 300 sq. ft. of gross floor area. ^{16,17}
35.40.180*	Retail Establishment providing banking and related financial services	B ⁵	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area. ^{16,17}
35.40.190*	Retail Establishment providing laundry, dry cleaning, barber, beauty or shoe repair services	B ⁵	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area. ^{16,17}
35.40.200	Retail Establishment providing storage services	A	E	See KZC 105.25.
35.40.210*	Retail Establishment providing vehicle or boat sales or vehicle or boat service or repair	A	E	BC 1, BC 2: See KZC 105.25. ^{11, 16}
35.40.220*	Retail Establishment selling drugs, books, flowers, liquor,	B ⁵	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area. ^{16,17}

Use	Landscape Category (Chapter 95 KZC)	Sign Category (Chapter 100 KZC)	Required Parking Spaces (Chapter 105 KZC)
hardware supplies, garden supplies or works of art			
35.40.230* Retail Establishment selling groceries and related items	B ⁶	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area. ^{10,17}
35.40.240* Retail Variety or Department Store	B ⁶	E ¹⁴ BN, BNA: D	1 per each 300 sq. ft. of gross floor area. ^{10,17}
35.40.250 School or Day-Care Center	D BN, BNA: B ⁶	B ¹⁴	See KZC 105.25. ^{9,12,17}
35.40.260* Reserved			
35.40.270 Vehicle Service Station	A	E ¹⁴ BNA: D	See KZC 105.25.

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Development Standards (DS) Special Regulations:

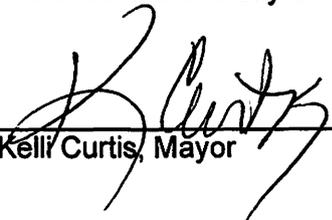
DS-17. See KZC 35.10.060(3).

Section 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

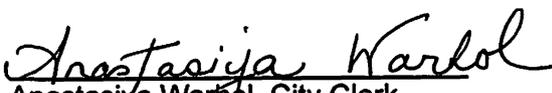
Section 4. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and publication in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this 3rd day of February, 2026.

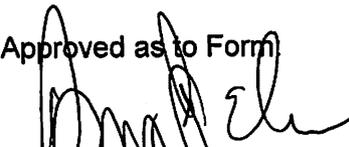
Signed in authentication thereof this 3rd day of February, 2026.


Kelli Curtis, Mayor

Attest:


Anastasiya Warhol, City Clerk

Publication Date:
02/09/2026

Approved as to Form

Darcey Eilers, City Attorney

PUBLICATION SUMMARY
OF ORDINANCE NO. 4924

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1 SECTION 1. Amends Kirkland Zoning Code (KZC) Section 35.10.060 related to
2 HENC 1 and HENC 3 Zones.
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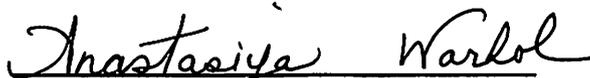
4 SECTION 2. Amends Chapter 35.40 KZC related to the development standards for
5 the commercial zones.
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7 SECTION 3. Provides a severability clause for the ordinance.
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9 SECTION 4. Authorizes publication of the ordinance by summary and establishes the
10 effective date as five days after publication of summary.
11

12 The full text of this Ordinance will be mailed without charge to any person upon request
13 made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City
14 Council at its meeting on the 3rd day of February, 2026.
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16 I certify that the foregoing is a summary of Ordinance O-4924 approved by the Kirkland
17 City Council for summary publication.


Anastasiya Warhol, City Clerk