



March 23, 2023

Kenmore OKs new TOD regulations

By [JOURNAL STAFF](#)

KENMORE — The Kenmore City Council has passed Ordinance 23-0574, which includes new and amended regulations for transit oriented development (TOD) in the city.

TODs must now be a maximum height of 85 feet and have 25% of units in rental developments be affordable to those at the 50% AMI level or below and 80% AMI level for ownership housing. Multifamily projects fronting state Route 522, where Bus Rapid Transit is planned, must also provide nonresidential uses on the ground floor.

TOD standards have also been expanded and are now being incorporated into the following underlying zoning districts: the Urban Corridor (UC) zone east subarea; the Downtown Commercial zone east of 73rd Avenue Northeast. and the PSP zone (for a park and ride property on SR-522). A new Urban Residential (UR) zone has also been created that incorporates TOD standards into some multifamily areas.

The city says the goal of this ordinance is to encourage more high-density affordable TOD development “that reflects Kenmore's new importance as a high- capacity transit community, with regional obligations.”