

CITY OF KENNEWICK
ORDINANCE NO. 25-6100

AN ORDINANCE RELATING TO DEFINITIONS AND ADDING SECTIONS
18.09.504, 18.09.508, 18.09.585, 18.09.596, 18.09.735, 18.09.775, 18.09.2007,
18.09.2027, 18.09.2035, 18.09.2097, and 18.09.2105 OF THE KENNEWICK
MUNICIPAL CODE

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. Section 18.09.504 of the Kennewick Municipal Code, be, and the same hereby is,
added to read as follows:

18.09.504: Cottage Housing.

Cottage Housing means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

(Ord. 25-6100 Sec. 1, 2025)

Section 2. Section 18.09.508 of the Kennewick Municipal Code, be, and the same hereby is, a
dded to read as follows:

18.09.508: Courtyard Apartments.

Courtyard Apartments means up to four attached dwelling units arranged on two or three sides of a yard or court.

(Ord. 25-6100 Sec. 2, 2025)

Section 3. Section 18.09.585 of the Kennewick Municipal Code, be, and the same hereby is, a
dded to read as follows:

18.09.585: Duplex.

Duplex means a residential building with two attached dwelling units.

(Ord. 25-6100 Sec. 3, 2025)

Section 4. Section 18.09.596 of the Kennewick Municipal Code, be, and the same hereby is, a
dded to read as follows:

18.09.596: Middle Housing.

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 including

duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

(Ord. 25-6100 Sec. 4, 2025)

Section 5. Section 18.09.735 of the Kennewick Municipal Code, be, and the same hereby is, added to read as follows:

18.09.735: Fiveplex

Fiveplex means a residential building with five attached dwelling units.

(Ord. 25-6100 Sec. 5, 2025)

Section 6. Section 18.09.775 of the Kennewick Municipal Code, be, and the same hereby is, added to read as follows:

18.09.775: Fourplex.

Fourplex means a residential building with four attached dwelling units.

(Ord. 25-6100 Sec. 6, 2025)

Section 7. Section 18.09.2007 of the Kennewick Municipal Code, be, and the same hereby is, added to read as follows:

18.09.2007: Sixplex.

Sixplex means a residential building with six attached dwelling units.

(Ord. 25-6100 Sec. 7, 2025)

Section 8. Section 18.09.2027 of the Kennewick Municipal Code, be, and the same hereby is, added to read as follows:

18.09.2027: Stacked Flat.

Stacked flat means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor is a separate dwelling unit and may be separately rented or owned.

(Ord. 25-6100 Sec. 8, 2025)

Section 9. Section 18.09.2035 of the Kennewick Municipal Code, be, and the same hereby is, added to read as follows:

18.09.2035: Story, Half

Story, Half means the portion of a building between the top floor and a sloping roof, with at least two opposite exterior walls meeting the sloping roof not over three feet above such floor level.

(Ord. 25-6100 Sec. 9, 2025)

Section 10. Section 18.09.2097 of the Kennewick Municipal Code, be, and the same hereby is, added to read as follows:

18.09.2097: Triplex.

Triplex means a residential building with three attached dwelling units.

(Ord. 25-6100 Sec. 10, 2025)

Section 11. Section 18.09.2105 of the Kennewick Municipal Code, be, and the same hereby is, added to read as follows:

18.09.2105: Unit Density.

Unit Density means the number of dwelling units allowed on a lot, regardless of the size of the lot.

(Ord. 25-6100 Sec. 11, 2025)

Section 12. This ordinance shall be in full force and effect July 1, 2025.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, and signed in authentication of its passage this 20th day of May, 2025.

Attest:

GRETLE J. CRAWFORD, Mayor

KRYSTAL JOHNSTON,
City Clerk

Approved as to Form:

LAURENCIO SANGUINO,
City Attorney

DATE OF PUBLICATION:

ORDINANCE EFFECTIVE DATE:

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