



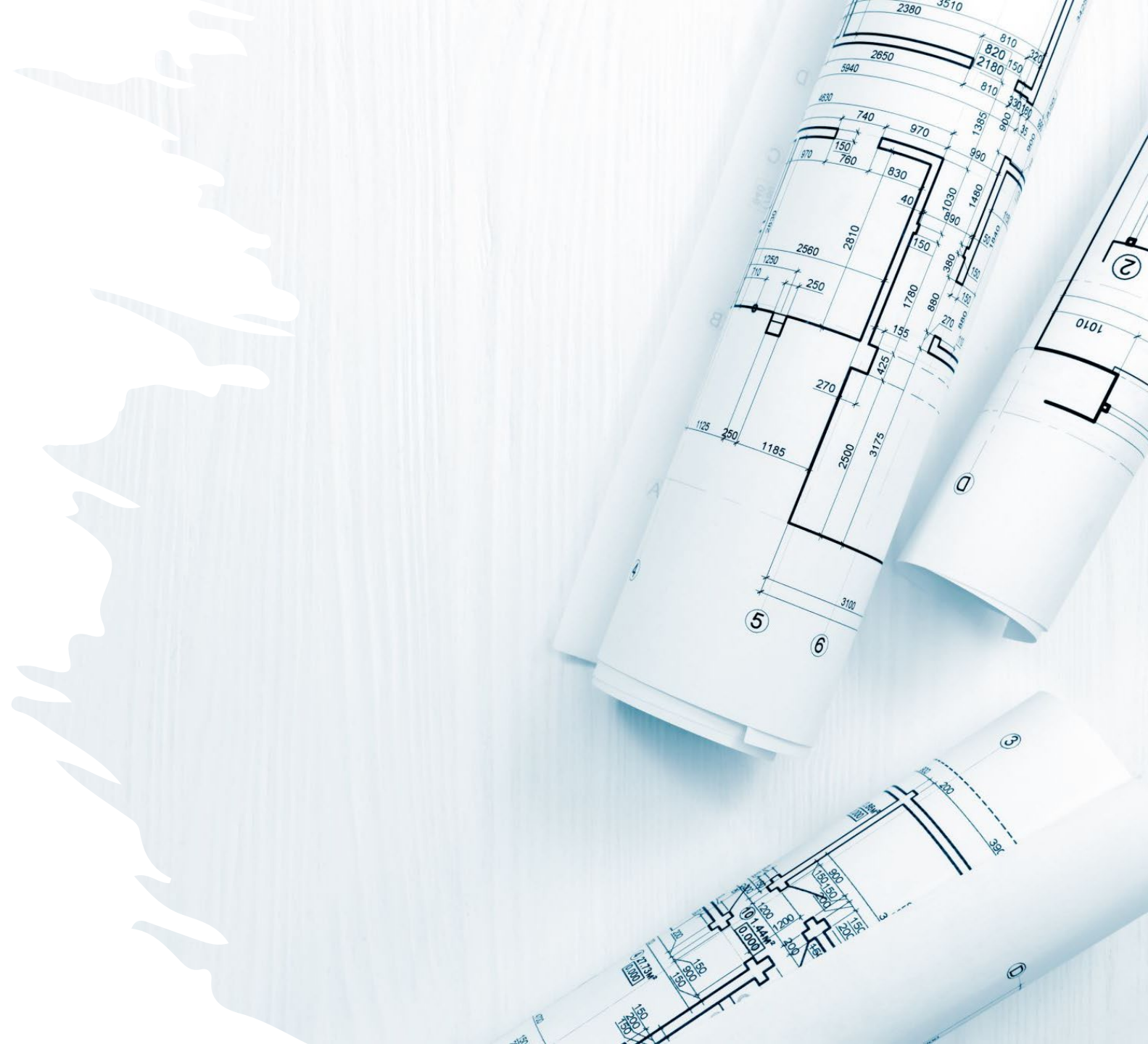
***Bulk Development
Code Amendment
Public Hearing***

MEDINA CITY COUNCIL

JUNE 14TH @ 4PM

Bulk Code Amendment – Why?

- Work Plan Item
- City Council directed Planning Commission to analyze the bulk development regulations in the code



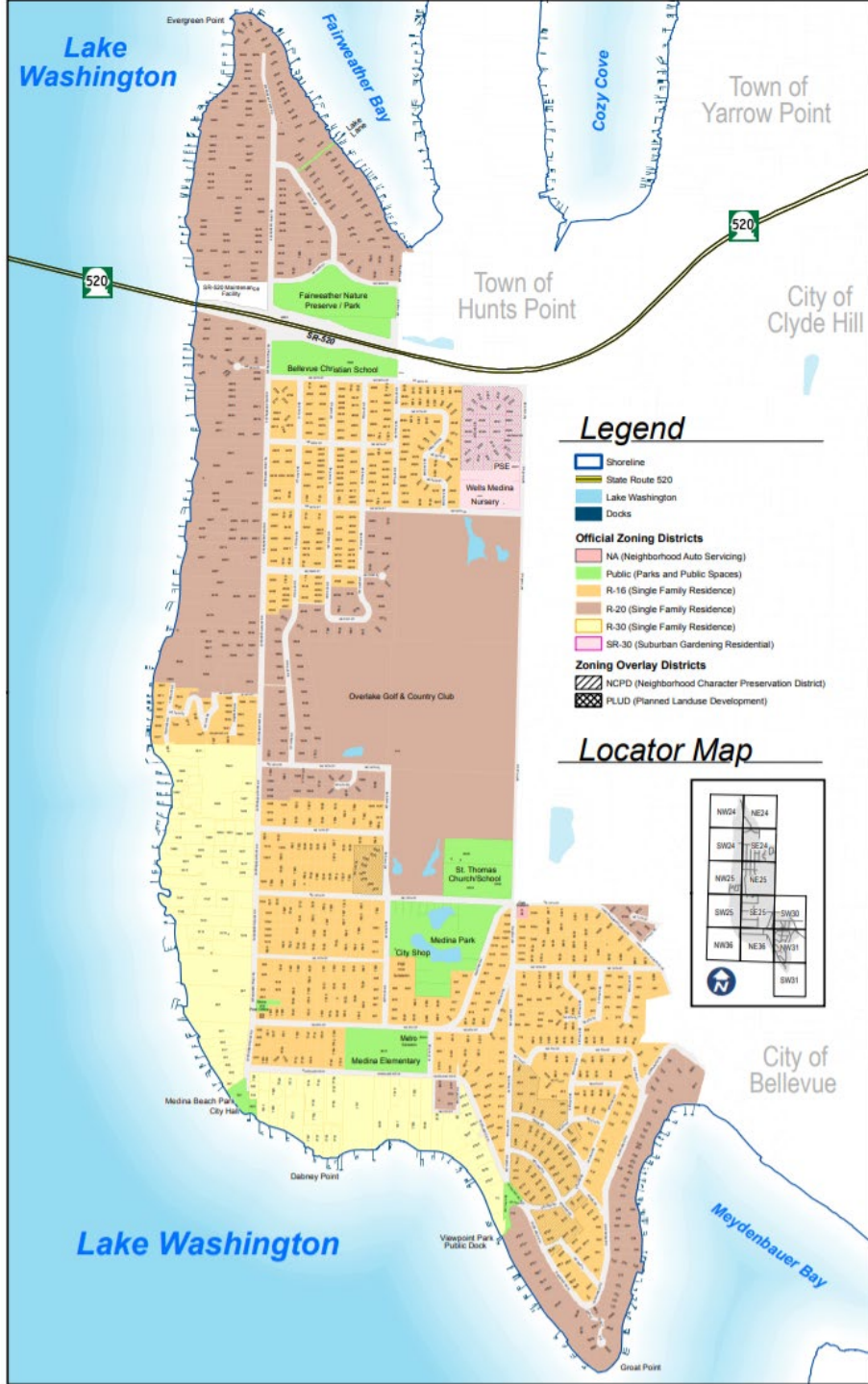
Bulk Code Amendment

- Development is regulated in **MMC 20.22 & MMC 20.23**
- Development is constrained by:
 - Maximum height
 - Setbacks
 - Maximum structural coverage
 - Maximum impervious surface

Medina's Zoning Map

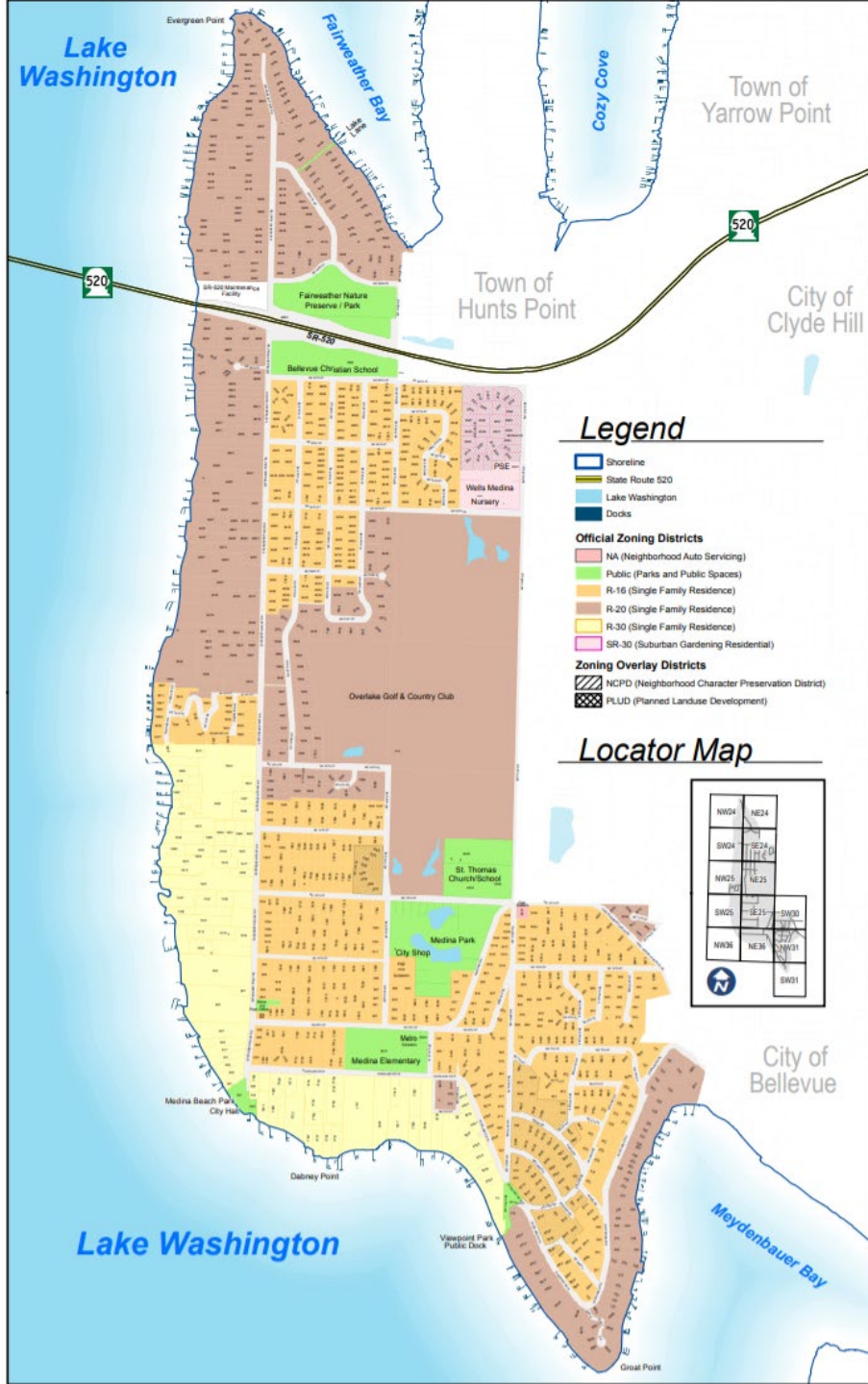
THREE MAIN ZONING DISTRICTS

R-16; R-20; R-30



Medina's Zoning Map

R-16 IS THE LARGEST DISTRICT



Medina's Zoning Map

R-16 LOTS GREATER THAN
16,000 SQUARE FEET



Structural Coverage Analysis

- INCONSISTENCIES IN R-16
 - 720 lots
 - 320 lots (44%) are larger than 16,000 square feet
 - Range from 16,001-52,707 square feet
- THESE LOTS ARE GRANTED THE SAME 25% STRUCTURAL COVERAGE
- IN R-20 AND R-30, AS LOT SIZES INCREASE, STRUCTURAL COVERAGE DECREASES

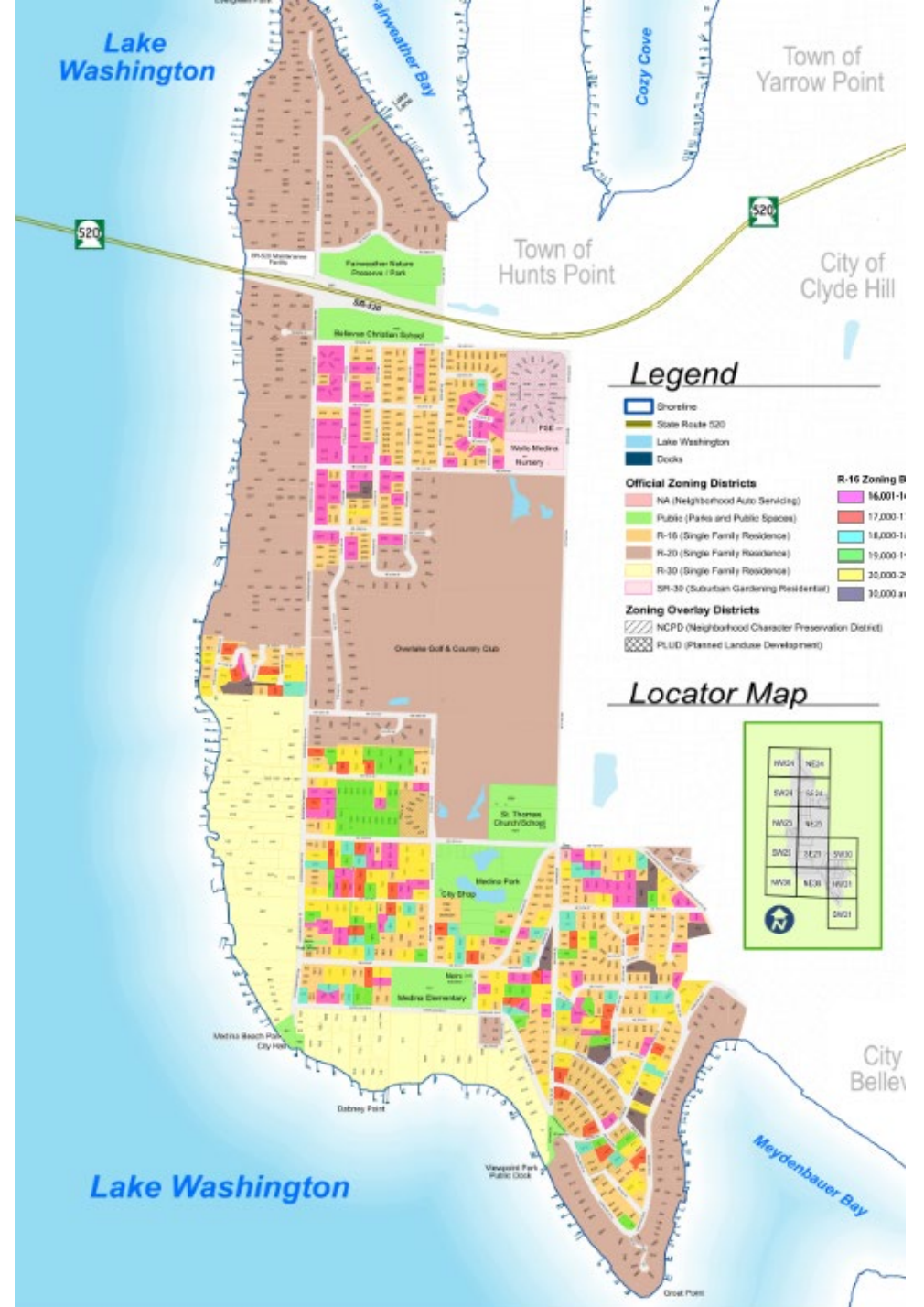


Table 20.23.020(A):

R-16 Zone Total Structural Coverage and Impervious Surface Standards

Square Footage of the Lot Area	Maximum Structural Coverage	Maximum Impervious Surface
10,000 or less	30 percent	55 percent
10,001 to 10,500	29.58 percent	55 percent
10,501 to 11,000	29.17 percent	55 percent
11,001 to 11,500	28.75 percent	55 percent
11,501 to 12,000	28.33 percent	55 percent
12,001 to 12,500	27.92 percent	55 percent
12,501 to 13,000	27.5 percent	55 percent
13,001 to 13,500	27.08 percent	55 percent
13,501 to 14,000	26.67 percent	55 percent
14,001 to 14,500	26.25 percent	55 percent
14,501 to 15,000	25.83 percent	55 percent
15,001 to 15,500	25.42 percent	55 percent
15,501 to 15,999	25.21 percent	55 percent
16,000 or greater	25 percent	55 percent
<u>16,001 to 16,500</u>	<u>24.5 percent</u>	<u>55 percent</u>
<u>16,501 to 17,000</u>	<u>24 percent</u>	<u>55 percent</u>
<u>17,001 to 17,500</u>	<u>23.5 percent</u>	<u>55 percent</u>
<u>17,501 to 18,000</u>	<u>23 percent</u>	<u>55 percent</u>
<u>18,001 to 18,500</u>	<u>22.5 percent</u>	<u>55 percent</u>
<u>18,501 to 19,000</u>	<u>22 percent</u>	<u>55 percent</u>
<u>19,001 to 19,500</u>	<u>21.5 percent</u>	<u>55 percent</u>
<u>19,501 to 29,999</u>	<u>21 percent</u>	<u>55 percent</u>
<u>30,000 and greater</u>	<u>21 percent</u>	<u>55 percent</u>

Proposed Bulk Code Amendment

Questions?