

16.12.020. – “G” definitions.

Gazebo or *pavilion* means a fully or partly roofed or covered freestanding structure fully or partly open at the sides designed, established and installed to provide outdoor living, cooking and/or recreation.

Geologically hazardous areas means areas that may not be suited to development consistent with public health, safety or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geologic events as designated by WAC 365-190-120. In the City of Medina, types of geologically hazardous areas include erosion, landslide, and seismic hazards.

Golf course means an area with at least nine holes for playing golf, including improved tees, greens, fairways, hazards, and a driving range. Facility may include a clubhouse with related pro-shop, restaurant/food, and alcohol service.

Grade, average means the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. The calculation shall be made prior to any development activity by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.

Grade, existing; existing grade means the ground elevation existing on a lot at the time an application for a building or other development permit is filed at the city.

Grade, finished; finished grade means the ground elevation after any lot development is completed.

Grading means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

Grading when used with Chapter 16.50 MMC means any excavation, filling, removal of topsoil, or any combination thereof.

Greenhouse means a building wherein the temperature and humidity can be regulated for the cultivation of plants.

Grid system means a type of permeable pavement made with a concrete or plastic grid that contains and stabilizes gravel or topsoil and grass and allows water to infiltrate.

Ground water means water in a saturated zone or stratum beneath the surface of land or a surface water body.

Growth Management Act means Chapter 36.70A RCW, as amended.

Grubbing means to clear by digging up roots and or stumps. See "clearing."

Guests means those who occupy upon invitation of the owner or lessee without charge or other consideration for such occupancy.

Gutter, depending on its context, means:

1. On a roof, a gutter is a shallow trough fixed to the edge of a roof or eave for the carrying off of rainwater; or
2. On grade, a gutter is a channel for draining off water at the edge of a street or road.

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16.23.050 Maximum building and structure height standards.

- A. Application of maximum height standards.
 - 1. Table 16.23.050(A) establishes the maximum height standards for buildings and structures within each zoning district.
 - 2. Table 16.23.050(B) establishes the maximum height standards for buildings and structures within each overlay district.
 - 3. Areas not identified in Table 16.23.050(A) are subject to the height standards specified for the R-20/R-30 zone.
 - 4. Where Table 16.23.050(A) specifies eligibility for a height bonus, a property owner may elect to apply the additional height standards provided, that:
 - a. The total structural coverage on the lot does not exceed 13 percent, excluding the structural coverage bonus set forth in MMC 16.23.040; or
 - b. If the lot area is 16,000 square feet or less, the total structural coverage on the lot does not exceed 17½ percent, excluding the structural coverage bonus set forth in MMC 16.23.040.
- B. Maximum height for buildings and structures not located in an overlay district is measured from average grade to the highest point of a flat roof, or to the ridge of a pitched roof.
 - 1. The maximum building façade height on a downhill side of a sloping lot shall not exceed 30-feet. The building façade shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extend of the proposed building, to the top of the exterior wall façade supporting the roof framing, rafters, trusses, etc.
- C. The methods for determining the average grade of buildings and structures are set forth in MMC 16.23.060.
- D. Exemptions from maximum height requirements are set forth in MMC 16.23.070.

Table 16.23.050(A): Maximum Zoning Height Standards

Zoning District	Maximum Height (feet)	Height Bonus (feet)
R-16	25	N/A
R-20/R-30	25	30
SR-30	25	30
N-A (Neighborhood Auto)	30	N/A
Public	35	N/A

Table 16.23.050(B): Maximum Overlay Height Standards

Zoning Overlay	Maximum Height (feet)	Measurement	Height Bonus (feet)
Medina Heights	20	Lowest point of existing or finished, whichever point is lower is used	N/A
Shoreline District	See MMC 16.63.040	See MMC 16.63.040	See MMC 16.63.040

16.23.060. Measuring building and structure height.

This section establishes methods required for applying height standards and is applied in conjunction with the height standards prescribed in MMC 16.23.050.

- A. Where multiple buildings and structures are located on the same lot, and are detached from each other, the height of each building or structure shall be measured independently from the others, except:
 - 1. Excluding trellises, arbors and similar open structures, if the distance between any buildings and/or structures is less than six feet, the buildings and structures that are less than six feet apart shall be considered attached for purposes of measuring height;
 - 2. If buildings are connected by a breezeway or similar above ground types of structures, the buildings shall be considered attached for purposes of measuring height.
- B. The following shall be excluded as part of the outside exterior wall/side of a building or structure for purposes of measuring height:
 - 1. Walls adjoining window wells where the area inside of the window well does not exceed 15 square feet of open surface area;
 - 2. Attached structures (e.g., uncovered decks, porches, steps, etc.), not exceeding 30 inches above existing grade;
 - 3. Uncovered decks, porches, and verandas not qualifying for the exemption in subsection (B)(2) of this section where the space below the structure is not enclosed and not more than 25 percent of the ground surface below the structure is hardscape; and
 - 4. Areas under roof eaves including gutters and areas under balconies provided they extend 24 inches or less from the exterior wall. Gutters extending six inches or less from the outer edge of the roof eaves shall be excluded from counting towards the 24-inch limit.
- C. Average building elevation is calculated at the discretion of the applicant using one of the following methods:
 - a. At the midpoint, measured horizontally, of each exterior wall of the structure, as shown in Figure 16.23.060(C)(a), or

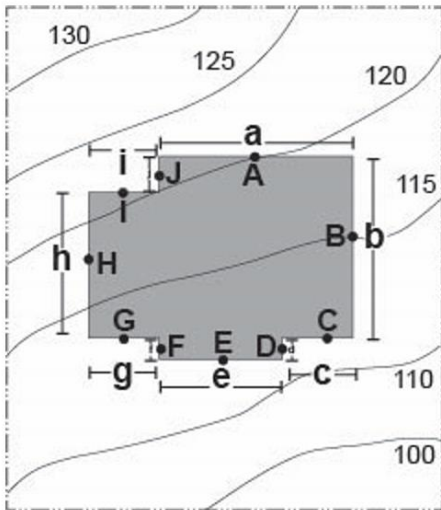
b. At the midpoint of each side of the smallest rectangle that can be drawn to enclose the structure, as shown in Figure 16.23.060(C)(b).

Figure 16.23.060(C)(a) Calculating Average Grade, Option 1

A, B, C, D...Existing ground elevation at midpoint of exterior wall

a,b,c,d...Horizontal length of exterior wall

Include the perimeter of a deck unless the deck has no walls at or below the deck level and no covering above the deck.



*Site Plan: Not to scale

Midpoint Elevation

- A = 120.0'
- B = 115.0'
- C = 113.0'
- D = 112.5'
- E = 112.3'
- F = 112.7'
- G = 113.1'
- H = 117.2'
- I = 120.4'
- J = 120.6'

Exterior Wall Length

- a = 20'
- b = 30'
- c = 7'
- d = 5'
- e = 16'
- f = 5'
- g = 7'
- h = 15'
- i = 10'
- j = 6'

Formula:
$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f) + (G \times g) + (H \times h) + (I \times i) + (J \times j) \dots}{a + b + c + d + e + f + g + h + i + j \dots}$$

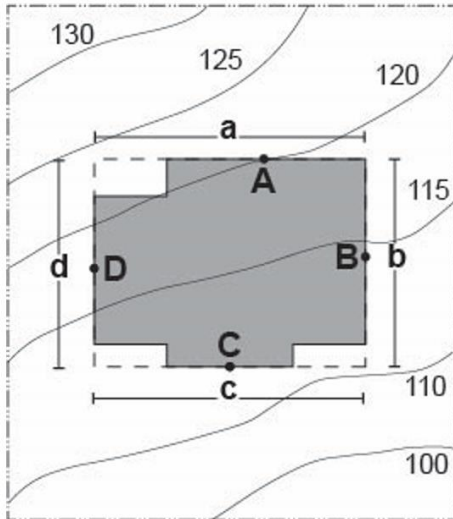
Example:
$$\frac{(120.0' \times 20') + (115.0' \times 30') + (113.0' \times 7') + (112.5' \times 5') + (112.3' \times 16') + (112.7' \times 5') + (113.1' \times 7') + (117.2' \times 15') + (120.4' \times 10') + (120.6' \times 6')}{20 + 30 + 7 + 5 + 16 + 5 + 7 + 15 + 10 + 6}$$

=
$$\frac{14041.1}{121} = 116.04' \text{ Average Grade}$$

Figure 16.23.060(C)(b) Calculating Average Grade, Option 2

A, B, C, D...Existing ground elevation at midpoint of rectangle segment

a,b,c,d...Length of rectangle segment



*Site Plan: Not to scale

Midpoint Elevation

A = 120.0'

B = 114.8'

C = 111.6'

D = 117.5'

Exterior Wall Length

a = 30'

b = 35'

c = 30'

d = 35'

Formula:
$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d)}{a + b + c + d}$$

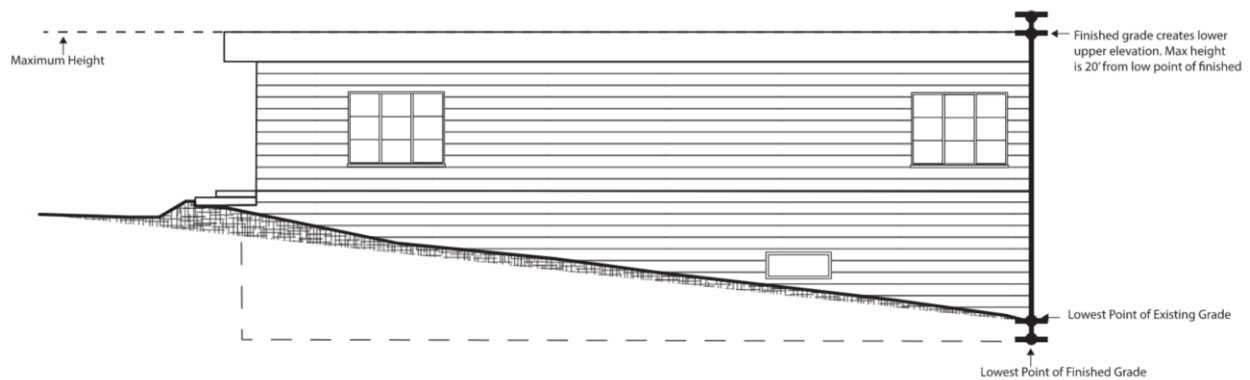
Example:
$$\frac{(120.0' \times 30') + (114.8' \times 35') + (111.6' \times 30') + (117.5' \times 35')}{30 + 35 + 30 + 35}$$

=
$$\frac{15078.5}{130} = 115.98'$$
 Average Grade

- D. For the Medina Heights Overlay, height shall be measured as shown in Figure 16.23.060(D) and as set forth in the following procedures:
1. The base elevation for measuring height shall be taken at two points where the outside of the exterior walls/sides of the proposed building or structure intersect with the following:
 - a. The lowest point of existing grade;
 - b. The lowest point of finished grade;
 2. Starting at the two base elevation points, a vertical line shall be extended by the distance of the applicable maximum height prescribed in Table 16.23.050(B).
 3. The grade and corresponding vertical line established under subsection (D)(1) of this section that has the lower upper elevation (measured from a zero-elevation surface) shall be used to measure maximum height;

4. Maximum height shall be a horizontal plane intersecting the upper elevation of the vertical line established in subsection (C)(2) of this section for measuring maximum height and shall be perpendicular to the same vertical line as shown in Figure 16.23.060(D);
5. The maximum height envelope shall be the area between the applicable grade and the horizontal height plane established in this section and shown in Figure 16.23.060(D);
6. No part of the building or structure, including roof lines, shall protrude above the maximum height envelope, except as allowed otherwise by law.

Figure 16.23.060(D Calculating Height in Medina Heights Overlay



16.23.070. - Building and structure height exceptions.

The following are exempt from the height standards in MMC 16.23.050:

- A. Spires, belfries and domes of religious facilities not intended for human occupancy provided the height is approved as part of the nonadministrative special use permit for the religious facility;
- B. Flag poles, provided the pole does not exceed:
 1. A height of 45 feet above the existing grade; and
 2. A width of 12 inches diameter at the widest point of the pole;
- C. Chimneys, chase, mechanical equipment, vents or other essential building elements required by the building codes provided:
 1. The structure or equipment does not project more than three feet above the maximum height otherwise allowed on the lot;

2. The structure or equipment does not exceed five feet in horizontal width above the maximum height otherwise allowed on the lot;
- D. Photovoltaic (PV) panels; provided, that:
1. The panels do not project more than six inches above the maximum height otherwise allowed on the lot; and
 2. Where feasible, the support structure of a roof-mounted panel is screened by extended parapets or other architecturally integrated screening;
- E. Wireless communication facilities approved pursuant to Chapter 16.37 MMC; and
- F. Exceptions specifically granted elsewhere in the Medina Municipal Code.

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