

GAP ANALYSIS | City of Medina - Middle Housing Development Regulations

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Prepared by SCJ Alliance

Title 16 - Unified Development Code

Code Section	Title	Changes needed?	Recommendations	Notes	Status
Subtitle 16.0 - Introduction to the Unified Development Code					
All Sections		No			
Subtitle 16.1 - Administration of Unified Development Code					
Chapter 16.10 - Administration - General Provisions					
16.10.020	Minimum requirements	Yes	Remove use of "single-family"	With middle housing legislation, removing the use of "single-family" in (B)(2) would be a required change.	Term removed since last discussion on 11/6.
Chapter 16.12 - Definitions					
16.12.020	"A" definitions	Yes	Add required "A" definitions from E2SHB 1110.	Added required definition for "administrative design review". Also amended definition of "accessory building" since last review (11/6).	Definitions added. Amended since last discussion on 11/6.
16.12.040	"C" definitions	Yes	Add all required "C" definitions from E2SHB 1110. Recommend adding "condominium" consistent with state law.	Removed definition of "cottage". Added required definitions for "cottage housing" and "courtyard apartments". Recommend adding "condominium" definition.	New definition added since last discussion on 11/6.
16.12.050	"D" definitions	Yes	"Duplex" is undefined in state legislation. The City has the ability to adopt its own definition.	Current definition is from Commerce guidance documents.	Further discussion warranted by the City.
16.12.140	"M" definitions	Yes	Add all required "M" definitions from E2SHB 1110 and ESHB 2321	Added definitions for "Major transit stop" and "Middle Housing", Added definition for "single family zones", "stacked flats". Also amended definition of single-family dwelling.	Definitions added
16.12.200	"S" definitions	Yes	Add all required "S" definitions from E2SHB 1110		Definitions added
16.12.210	"T" definitions	Possibly	Add required "T" definition from E2SHB 1110, recommended addition of "Tier 3 city" from State Model Ordinance section 3.	Added definition of "Townhouse". Also added recommended definition of "Tier 3 City" from commerce guidance materials.	Definitions added. Further discussion warranted regarding applicability. No amendments since 11/6
16.12.220	"U" definitions	Recommended	Recommend addition of "unit density" definition from State Model Ordinance section 3. State legislation has left this term undefined for cities to determine. Recommended definition of "unit" added per City Council discussion.	"Unit density" term is left for the City to define what this means and what is included.	Definition included. Further review warranted. New definition added since 11/6.

Chapter 16.14 - Development Permit Fees						
All Sections		No				
Chapter 16.16 - Enforcement						
All Sections		No				
Subtitle 16.2 - Land Use						
Chapter 16.20 - Establishment of Zoning						
16.20.010	Comprehensive plan and zoning	Yes	See required elements in State Model Ordinance Section 4, 5, 6 and RCW 36.70A.635(1)(c).	Recommend revising terminology to remove word "single family" and refer to "Residential" only for Land Use Designations.		"Single-family" term removed. Addition of four middle housing types added, but warrants further review.
16.20.020	Adoption of official zoning map	Recommended	See RCW 36.70A.635(1)(c).	New zone could be considered, but recommend removing term "single family" from zonig district names. Zoning map will need to be updated.		"Single-family" term removed.
Chapter 16.21 - Use and Occupancy Development Regulations						
16.21.030	Use table	Yes	See required elements of State Model Ordinance Section 4 and language in RCW 36.70A.635.	Recommend added the 4 housing types to the use chart		4 middle housing types have been added to use chart. Further discussion warranted. Also added short term rental to the chart.
16.21.060	Maximum dwelling units on a lot	Yes	See required elements of State Model Ordinance Section 5 and RCW 36.70A.635(5).			Revisions made pursuant to RCW 36.70A.635(5). Further discussion warranted. Amended since 11/6 for clarity consistent with updated Commerce guidance.
Chapter 16.22 - Lot Development Standards						
All Sections		No				
Chapter 16.23 - Bulk Development Standards						
All Sections		No				
Subtitle 16.3 - Special Development Standards						
Chapter 16.30 - City-wide uses						
16.30.060	Residential off-street parking	Yes	See required elements of State Model Ordinance Section 9 and RCW 36.70A.635(6)	Provisions for off-street parking for middle housing added		Complete. Changes are requirements under RCW 36.70A.635(6)
Chapter 16.31 - Limited Uses						
All sections		No				
Chapter 16.32 - Speical Uses						
All Sections		No				
Chapter 16.33 - Historical Uses						
All Sections		No				
Chapter 16.34 - Accessory Uses						
16.34.010	General Provisions	No				

16.34.020 Accessory dwelling units Yes

See required elements of State Model Ordinance Section 4, 5 (and EHB 1337 compliance). Amended subsections A, C, D.5, and D.6 consistent with updated guidance and PC discussions.

Amended since 11/6 with updated guidance and PC discussions. Revised parking reqs for compliance with new legislation EHB 1337. Further discussion warranted.

Chapter 16.35 - Temporary Uses

All Sections No

Chapter 16.36 - Nonconformity

All Sections No

Chapter 16.37 - Wireless Communication Facilities

All sections No

Chapter 16.38 - Small Wireless Facilities

All Sections No

Chapter 16.39 - Parking

All sections No