

CITY OF MEDINA, WASHINGTON

Ordinance No. 1059

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, ADOPTED PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; EXTENDING AND MODIFYING AN INTERIM OFFICIAL CONTROL RELATING TO ZONING ADOPTED UNDER ORDINANCE NO. 1052, WHICH AMENDED THE MEDINA MUNICIPAL CODE TO PROVIDE FOR MITIGATION OF CONSTRUCTION IMPACTS AND INCREASED PRIVACY AND PEACEFUL ENJOYMENT FOR RESIDENTS IN RESIDENTIAL DEVELOPMENT STANDARDS, WHICH AMENDING THE FOLLOWING SECTIONS OF THE MEDINA MUNICIPAL CODE FOR THIS PURPOSE: 16.22.030 (INCREASING SIDE YARD SETBACKS), 16.22.040 (REQUIRING LANDSCAPING FOR PROTRUSIONS INTO SETBACKS), 16.23.050 AND 16.23.060(C)&(D) (TO REMOVE THE BONUS HEIGHT OPTION), AND 16.44.040 (TO ADOPT LIGHTING LIMITATIONS FOR VACANT RESIDENCES); REVISING ORDINANCE NO. 1052 RO MAKE ADDITIONAL AMENDMENTS TO MMC 16.22.030.A, 16.22.040, 16.44.040.H ADDING AMENDMENTS TO MMC 16.22.020.A, ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; PROVIDING FOR VESTED RIGHTS, INTERPRETATION AUTHORITY, AND SETTING A PUBLIC HEARING AS REQUIRED BY STATE LAW TO TAKE TESTIMONY ON THIS EXTENSION AND MODIFICATION OF THE INTERIM OFFICIAL CONTROL ORIGINALLY ADOPTED UNDER ORDINANCE NO. 1052; PROVIDING FOR SEVERABILITY AND CORRECTIONS; DIRECTING THE PLANNING COMMISSION TO WORK ON PERMANENT REGULATIONS FOR STANDARDS TO MITIGATE CONSTRUCTION IMPACTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, within the express terms of the Growth Management Act, the Washington State Legislature has specifically conferred upon the governing bodies of Washington cities the right to establish and adopt moratoria and interim zoning controls related to land uses; and

WHEREAS, the City possesses land use jurisdiction and regulatory authority over the City's incorporated lands; and

WHEREAS, on May 27, 2025, the City Council adopted Ordinance No. 1040 to update the City's land use codes to allow for middle housing and additional accessory dwelling units consistent with State law; and

WHEREAS, with increasing density, adopting standards that allow harmony between residents are of increased importance; and

WHEREAS, in order to make sure such increased density and development does not vest to the existing bulk and development standards, the City Council deems it in the public interest to adopt an interim official control until such time and the City can process, consider and adopt updated permanent lighting regulations; and

WHEREAS, the City Council adopted Ordinance No 1052 on February 23, 2026 which is an interim official control on construction impacts mitigation (including impacts of bulk) and directed the Planning Commission to work on permanent regulations; and

WHEREAS, since that time, the Planning Commission has studied the issues and the Council has directed the project to be taken in phases with completion of Phase 1 expected to occur in the fall of 2026 with the adoption of permanent regulations that will provide additional options for owners to develop their property; and

WHEREAS, one issue that has been raised repeatedly by the public, by developers and by design professionals is the difficulty faced by narrow lots in developing without having the risk of impacts on the abutting neighbors. In order to avoid the issues of creation of new narrow lots, the City Council finds it the public interest to increase the standard width and frontage allowed for lots by amending MMC 16.22.020. This will avoid the creation of new lots that are narrow and will have significant impacts on abutting neighbors; and

WHEREAS, the interim official control imposed by Ordinance No. 1052 and extended and modified by this Ordinance promotes the public good and is necessary for the protection of public health, property, safety, and welfare; and

WHEREAS, the City Council determines that it is in the public interest, safety and welfare to extend and modify the interim official control imposed by Ordinance No. 1052 as set forth in this Ordinance; **NOW, THEREFORE**,

THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The recitals set forth above are hereby adopted as the City Council's initial findings of fact in support of the interim official control established by this ordinance. The City Council may, in its discretion, adopt additional findings after the public hearing referenced in Section 7 below.

Section 2. Interim Official Control Extended, Modified, and Renewed. As authorized by the police powers of the City as set forth, for example, in Article XI, Section 11, of the Washington State Constitution, and pursuant to statutory authority set forth, for example, in RCW 36.70A.390 and RCW 35A.63.220, the City hereby extends, modifies, and renews the interim official control, as set forth in Ordinance No. 1052, which amends the Medina Municipal Code as set forth therein and established the procedures and vesting thereunder. Except as modified by this Ordinance, all provisions of Ordinance No. 1052 shall be extended and remain in effect as extended by this Ordinance.

Section 3. Subsection A of Section 16.22.030 of the Medina Municipal Code which was amended by Section 3 of Ordinance No. 1052 is further amended to read as follows:

16.22.030. Building and structure setbacks.

- A. Table 16.22.030 establishes the minimum distance required for any part of any building or structure to be set back from the pertinent property line. The minimum setback requirements are applied to each lot by the square footage of the lot area and the corresponding setback standards in the table. (See definition of "lot area" and the definitions of "property lines" in Chapter 16.12 MMC and Figures 16.22.030(B) and (C) for establishing and delineating setbacks.)

Table 16.22.030: Minimum Building/Structure Setbacks

Square Footage of the Lot Area	Minimum Setback from the:				
	Front Property Line	Rear Property Line	Side Property Line	Side Property Line for portions of the structure above the first floor, or over 16 feet in height above finished grade, whichever is lower	Lake Washington Shoreline
Less than 10,001	25 feet	25 feet	15 feet	20 feet	See MMC 16.63.030

From 10,001 to 13,000	26 feet	26 feet			
From 13,001 to 15,000	28 feet	28 feet			
From 15,001 to 20,000	30 feet	30 feet			
Greater than 20,000	30 feet	30 feet	The greater of 15 feet or 20% of the lot width; not to exceed 20 feet	The greater of 20 feet or 25% of the lot width; not to exceed 25 feet	

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Section 4. Section 16.22.040 of the Medina Municipal Code was amended by Section 4 of Ordinance No. 1052. The first paragraph of Section 16.22.040 is further amended by this Ordinance to read as follows:

16.22.040. Protrusions into setback areas.

The following structures may be located within a setback area, except setbacks from Lake Washington, which are subject to Chapter 16.63 MMC. For structures located in side yard setbacks which are over 30 inches in height above the existing or finished grade, whichever grade is lower, the partial landscape screening standards set forth in MMC 16.30.070 shall be required:

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Section 5. Section 16.44.040 of the Medina Municipal Code which was amended in Section 8 of Ordinance No. 1052 is further amended to read as follows:

16.44.040. Minimum maintenance standards for vacant residences.

Properties containing vacant dwellings, whether under construction or complete, shall, at a minimum, be maintained as follows:

- A. The premises shall be clean, safe, and sanitary, free from waste, garbage, litter and excessive vegetation.
- B. The building and structures shall be maintained in good repair and be structurally sound. Structural members shall be free from safety, health, and fire hazards.

- C. Doors, windows, and other openings shall be weather-tight and secured against entry by birds, vermin, and trespassers. Missing or broken doors, windows, and other openings shall be covered by glass, plywood, or other weather-resistant materials and tightly fitted and secured to the opening.
- D. Exterior walls shall be free of holes, breaks, and loose or rotting materials.
- E. Foundation walls shall be animal- and vermin-proof and be maintained in a structurally sound and sanitary condition.
- F. Chimneys, decks, balconies, canopies, awnings, exhaust ducts, cornices, corbels, trim, wall facings, drains, gutters, downspouts, and similar features shall be safely anchored.
- G. Roofs and flashings shall be maintained in good repair and be structurally sound.
- H. Interior lights ~~which can be seen from outside of the dwelling~~ that are visible to or from neighboring properties shall be kept turned off except when the structure is occupied.
- I. Exterior lights shall only be on after dark if they are shielded and angled away from other properties and dwelling units. Light shall not be permitted to trespass onto other properties.

Section 6. Subsection "A" of Section 16.22.020 of the Medina Municipal Code is hereby amended to read as follows:

16.22.020. - Lot development standards.

A. The pertinent requirements for minimum net lot area, minimum lot width, and minimum street frontage applicable to each lot is determined by the zoning district in which the lot is located and the corresponding standards in Table 16.22.020.

Table 16.22.020: Lot Development Standards

Zoning District	Minimum Net Lot Area	Minimum Lot Width	Minimum Street Frontage
R-16	16,000 sq. ft.	70 <u>90</u> ft.	70 <u>90</u> ft.
R-20	20,000 sq. ft.	70 <u>90</u> ft.	70 <u>90</u> ft.
R-30	30,000 sq. ft.	90 ft.	90 ft.

Zoning District	Minimum Net Lot Area	Minimum Lot Width	Minimum Street Frontage
SR-30	30,000 sq. ft.	90 ft.	90 ft.
N-A	16,500 sq. ft.	135 ft.	135 ft.
Public	None	None	None

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Section 7. Public Hearing. Pursuant to RCW 35A.63.220 and RCW 36.70A.390, the City Council shall hold a public hearing at a City Council meeting within 60 days of adoption of this ordinance in order to take public testimony and to consider adopting further findings of fact, on or before September 25, 2026. The Council hereby schedules the public hearing for August 24, 2026.

Section 8. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this ordinance.

Section 9. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 10. Corrections. Upon the approval of the city attorney, the city clerk, and/or the code publisher is authorized to make any necessary technical corrections to this ordinance, including but not limited to the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any reference thereto.

Section 11. Effective Date; Declaration of an Emergency. The City Council hereby declares an emergency exists which necessitates that this Ordinance take effect immediately upon passage in order to ensure consistency in land use decisions and to avoid vesting to amended code. Such declaration preserves public health, safety, and welfare. This interim official control ordinance shall take effect immediately upon passage of a majority plus one of the City Council and shall remain effective for six (6) months, unless terminated earlier by the City Council. Provided, that the Council may, at its sole discretion, renew the interim official control for one or more six-month periods in accordance with state law. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City.

PASSED BY THE CITY COUNCIL OF THE CITY OF MEDINA ON THE 27th DAY OF JULY, 2026 BY A VOTE OF ☒ FOR, ☒ AGAINST, AND ☒ ABSTAINING, AND IS SIGNED IN AUTHENTICATION OF ITS PASSAGE THE 27th DAY OF JULY, 2026.

Jessica Rossman, Mayor

Approved as to form:
Inslee Best Doezie & Ryder, P.S.

Attest:

Jennifer R. Robertson, City Attorney

Dawn Nations, City Clerk

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: / AB