



CITY OF MEDINA

501 EVERGREEN POINT ROAD | PO BOX 144 | MEDINA WA 98039-0144
TELEPHONE 425-233-6400 | www.medina-wa.gov

History of Height in Medina

Prior to 1955

N/A – County regulations, if applicable

December 11, 1955 (*All zoning districts*) – 30 ft.

30 ft. measured from the highest point of finished grade at the building's wall to the highest point of the roof proper

February 17, 1976 (*All zoning districts*) Introduces 36 ft. limit from low point of original grade

30 ft. from highest point of original grade at the building's wall to the highest point of the roof proper, but not more than 36 ft. from the lowest point of original grade at the building's wall to the highest point of the roof proper

April 14, 1986 (*All zoning districts*) More structural coverage = less height (20 ft./26 ft.)

30 ft. from the highest point of original grade at the building's wall to the highest point of the roof proper, but not more than 36 ft. from the lowest point of original grade at the building's wall to the highest point of the roof proper

Except

Buildings and accessory structure may occupy 25% structural coverage if all buildings are limited to 20 ft. from the highest point of original grade at the building's wall to the highest point of the roof proper but no more than 26 ft. measured from the lowest point of the original grade and the building's wall to the highest point of the roof proper

September 8, 1986 (*R-16*) Limited to 25 ft. from the lowest point of original grade

Height limited to 25 ft. measured from the **lowest** point of original grade at the building's wall to the highest point of the roof proper

25% structural coverage

July 12, 1993 (*All zoning districts*) Introduces low point of finished

30 feet measured from the highest point of original grade or the finished grade, whichever is lower, at the building's wall to the highest point of the roof property, but not more than 36-feet measured from the lowest point of original or finished grade whichever is less at the building's wall to the highest point of the roof proper. (17 ½ structural)

25 feet from the highest point of original grade or finished, whichever is lower but no more than 26-feet measured from the lowest point of original grade at the building's wall to the highest point of the roof proper

June 13, 1994 (R-16) Removes low point of finished

Height limited to 25 ft. measured from the lowest point of original grade at the building's wall to the highest point of the roof proper

April 12, 1999 (R-20, R-30) Removes low point of finished; Different heights for different structural coverages in R-30

R-30- Structural coverage limited to 13%

Height – limited to 30 ft. measured from the highest point of original grade or finished, whichever is lower, at the building's wall height to the highest point of the roof proper but not more than 36 ft. measured from the lowest point of original or finished grade, whichever is lower at the building's wall to the highest point of the roof proper

Buildings and structures may occupy 21% of the lot if the height of all buildings is limited to no more than 25 ft. from the lowest point of original grade at the building's wall to the highest point of the roof proper

For lots 16,000 sq. ft. or less, if any structure exceeds 25' height restriction, max structural coverage is 15%

For lots 16,000 sq. ft. or less, if no structure exceeds 25', structural coverage may be 25%

R-20 – Height is 25-ft from the lowest point of original grade to the highest point of the roof proper

February 9, 2004 – (All zoning districts) Put low point of finished back in, limited to 28 ft.

25 feet from the lowest point of original grade to the highest point of the roof proper and limited to 28 feet from the lowest point of finished to the highest point of the roof proper

June 8, 2009 – (R-16) Included 36-ft. additional limit for lots on a slope

Measured as a vertical distance of 25 ft. above the original grade or 28 ft. above the finished, whichever is lower;

Measurement shall be taken at the exterior walls of the building or structure at the lowest and highest points of the designated grade to a plane essentially parallel to the lowest and highest points of the designated grade; and

When a building or structure is located on a slope, there shall be an additional height limit of 36-ft. between the lowest point of original grade measured at the exterior walls of the building or structure and the highest point of the building or structure.