

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"	Definitions added or amended as required by State legislation.
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. Performance standards need to be added for cottage housing.	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.	Definition of Duplex reviewed by Council at 11.25.24 CC meeting
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",	Definitions added
16.12.200	"S" definitions	Yes	Add all required "S" definitions from E2SHB 1110	Added definition for "single family zones", "stacked flats". Also amended definition of single-family dwelling.	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.	Both definitions are recommended for inclusion.

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.	Council requested definition of "Unit". The term "Unit density" is required but is left for the City to define what this means and what is included.	Definitions for "unit" and "unit density" were agreed upon at 11/25/24 CC meeting
Chapter 16.14 - Development Permit Fees					
All Sections					
Chapter 16.16 - Enforcement					
All Sections					
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 from two designations. Addition of four middle housing types added.
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 with the implementing ordinance.	"Single-family" term removed.
Chapter 16.21 - Use and Occupancy Development Regulations					
16.21.030	Use table	Yes	Required middle housing types are described in RCW 36.70A.635.	Recommend adding the 4 required middle housing types to the use chart - duplexes, stacked flats, cottage housing and courtyard apartments.	4 middle housing types have been added to use chart. Also added short term rental, townhomes and low-rise apartments, which need further discussion on allowed zoning districts.
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).	This section will specify the requirements to allow for two units per lot.	Revisions made pursuant to RCW 36.70A.635(5). Further discussion warranted regarding the allowance for modifications.
Chapter 16.22 - Lot Development Standards					
16.22.020	Lot Development Standards	Possibly		Future consideration of MF-Low zoning designation.	
Chapter 16.23 - Bulk Development Standards					
All Sections					
Subtitle 16.3 - Special Development Standards					
Chapter 16.30 - City-wide uses					
16.30.010	Fences, walls, and gates	Yes		Identified need to update fence height	Placeholder for future work on fence height.

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)
16.30.090, 100 and 110	Cottage Housing, Townhouses, MF Housing	Yes, in future	Identifcation of work to follow middle housing updates	Incorporated placeholders for future work on Cottage housing, Medium Density Housing	Placeholder added for each category.
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.		Revisions made for compliance with EHB 1337. Further discussion warranted on topic of parking requirements for converted garages that meet RCW exemption.
Chapter 16.35 - Temporary Uses					
All Sections		No			
Chapter 16.36 - Noncomformity					
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			