

CITY OF MEDINA, WASHINGTON

Ordinance No. xxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MEDINA, WASHINGTON, RELATING TO ZONING, ADDING A NEW CHAPTER 16.25 TO THE MEDINA MUNICIPAL CODE (MMC) TO REQUIRE OUTDOOR LIGHTING TO MEET CERTAIN STANDARDS THEREIN, REVISING MMC 16.34.040.C.5 FOR CONSISTENCY WITH NEW CHAPTER 16.25 MMC, AND AMENDING MMC 16.80.030 FOR GENERAL HOUSEKEEPING PURPOSES; ADOPTING FINDINGS IN SUPPORT OF THIS ORDINANCE; TERMINATING THE INTERIM OFFICIAL CONTROL THAT WAS IMPOSED UNDER ORDINANCE NO. 1043 AND EXTENDED UNDER ORDINANCE NOS. 1050 and XXXX; PROVIDING FOR SEVERABILITY AND CORRECTIONS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Medina is a code city operating under Title 35A RCW, among other laws; and

WHEREAS, in Title 16 of the Medina Municipal Code, the City Council has established the City's development regulations; and

WHEREAS, Medina is a code city which is governed by the provisions of the Growth Management Action (Chapter 36.70A RCW); 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 lighting 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. 1043 on June 23, 2025 which was an interim official control on lighting and directed the Planning Commission to work on permanent lighting regulations; and

WHEREAS, the interim official control imposed under Ordinance No. 1043 promotes the public good and is necessary for the protection of public health, property, safety, and welfare; and

WHEREAS, on December 8, 2025, the City Council extended the interim official control imposed under Ordinance No. 1043 by adoption of Ordinance No. 1050 in order to allow the Planning Commission to complete its work; and

WHEREAS, on June 8, 2026, the City Council extended the interim official control imposed under Ordinance No. 1043 by adoption of Ordinance No. 1050 by passage of Ordinance No. XXXX in order to allow the Planning Commission to complete its work; and

WHEREAS, this Ordinance was submitted to the Department of Commerce for expedited review on DATE, 2026; and

WHEREAS, on DATE, 2026, the City's SEPA official issued a determination of nonsignificance for the proposed amendments, which was published and provided to the public in accordance with WAC 197-11-510, and there have been no appeals; and

WHEREAS, over the past year, the Planning Commission has studied this issue, worked on a draft ordinance, and conducted a public hearing on the substance of this Ordinance on DATE, 2026; and

WHEREAS, following the public hearing, the Planning Commission recommended adoption by the City Council; and

WHEREAS, the City Council, after careful consideration of the recommendation from the Planning Commission, all public comment, and the Ordinance, finds that this Ordinance is consistent with the City's Comprehensive Plan and development regulations, the Growth Management Act, Chapter 36.70A RCW, and that the amendments herein are in the best interests of the residents of the City and further advance the public health, safety and welfare; and

WHEREAS, this Ordinance was considered at a regular City Council meeting on DATE, 2026 and the City Council deems it in the public interest to approve it as proposed;
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 this ordinance.

Section 2. A new Chapter 16.25 is hereby added to the Medina Municipal Code to read as follows:

Chapter 16.25 OUTDOOR LIGHTING ON PUBLIC AND PRIVATE PROPERTY

16.25.010 Purpose.

16.25.020 Definitions.

16.25.030 Applicability.

16.25.040 Exemptions.

16.25.050 General standards.

16.25.060 Prohibited.

16.25.070 Submittals.

16.25.080 Figures of acceptable shielding and direction of outdoor light fixtures.

16.25.010 Purpose.

The purpose of this chapter is to provide regulations that preserve and enhance the view of the dark sky; promote health, safety, security, and productivity; and help protect natural resources. The provisions of this chapter are intended to control glare and light trespass. It is the intent of this chapter to provide standards for appropriate lighting practices and systems that will enable people to see essential detail in order that they may undertake their activities at night, facilitate safety and security of persons and property, and curtail the degradation of the nighttime visual environment. This chapter is intent on reducing lighting conflicts between property owners, and preserving the naturally dark sky for the benefit of residents, visitors, wildlife, and the environment.

16.25.020 Definitions.

The following terms have the following definitions for purposes of this chapter:

- A. *Accent lighting* means any luminaire that emphasizes a particular object or draws attention to a particular area for aesthetic purposes.
- B. *Candela* means the unit of measure for luminous intensity.

- C. *Color temperature* means the color appearance of light emitted by a light source described using a nominal value stated in kelvins (K).
- D. *Cut-off angle* (of a luminaire) means the angle, measured from the lowest point between a vertical line from the center of the lamp extended to the ground and the first line of sight at which the bare source is not visible.
- E. *Director* means the director of development services for the City of Medina.
- F. *Fixture* (also called a "luminaire") means a complete lighting unit including the lamps, together with the parts required to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.
- G. *Foot-candle* means a measure of illuminance or a measure of how bright a light appears to the eye. One foot-candle is equal to one lumen per square foot. As an example, a typical 60-watt incandescent lamp (840 lumens) produces an illuminance of 0.1 foot-candles at a distance of about 25 feet.
- H. *IES (Illuminating Engineering Society)* means an American National Standards Institute (ANSI)-recognized Standards Development Organization. ANSI/IES Recommended Practices are universally recognized as authoritative references for lighting applications.
- I. *Lamp* means the light-producing source installed in the socket portion of a luminaire.
- J. *Light level* means the maintained luminance or illuminance value.
- K. *Light pollution* means general sky glow caused by the scattering of artificial light in the atmosphere and resulting in decreased ability to see the natural night sky.
- L. *Light trespass* means any light emitted by an outdoor luminaire that shines directly beyond the property on which the luminaire is installed or indirectly shines beyond the property on which the luminaire is installed at a brightness (illuminance) that exceeds 0.1 foot-candles at the property line. This term includes light extending above a commercial building from a sky light.
- M. *Lumen* means a unit of measure of the luminous flux of a light source.
- N. *Luminaire*. See definition for "fixture" (subsection D of this section).
- O. *Outdoor lighting fixture* means a luminaire outside of an enclosed building or structure or any luminaire directed such that it primarily illuminates outdoor areas.
- P. *Seasonal lighting* means outdoor or site lighting that is portable, temporary, decorative, and used in connection with holidays and

traditions. This includes, but is not limited to, string lighting, icicle lighting, and lighted inflatables, none of which are intended for general illumination.

- Q. *Security lighting* means illumination used specifically to protect people, property, and infrastructure from criminal threat.
- R. *Shielding* means that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture. Shielding includes fixtures composed of opaque material as long as no light rays are emitted by the fixture above the horizontal plane running through the lowest point of the fixture.
- S. *Spotlight* means any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.
- T. *Temporary or periodic event* means an occasion or activity that occurs for no more than 12 hours and relates to special events, festivals, community benefits, or personal celebrations.

16.25.030 Applicability.

- A. All outdoor lighting fixtures installed on private and public property shall comply with this chapter. This chapter does not apply to interior lighting; provided, however, that if it is determined by the director that any interior lighting emitting light outside of the building or structure in which it is located creates a light trespass, the interior lighting shall be subject to the requirements of this chapter. Types of outdoor lighting to which this chapter applies include, but are not limited to, lighting for:
 - 1. Buildings and structures including, but not limited to, overhangs and canopies;
 - 2. Parking lot lighting;
 - 3. Security lighting;
 - 4. Landscape lighting;
 - 5. Driveway lighting;
 - 6. Patio or deck lighting;
 - 7. Lighting on docks and piers;
 - 8. Street lighting.
 - 9. Outdoor lighting employed during construction or development activities, which shall comply with Section 16.44.040 of this code.
- B. The city's departments of development services and public works shall administer and enforce this chapter.

- C. In the event of a conflict between the requirements of this chapter and any other requirement of the City of Medina Municipal Code, the more restrictive requirement shall apply.

16.25.040 Exemptions.

The following are exempt from the provisions of this chapter:

- A. Traffic control signals and devices;
- B. Street lights installed prior to the effective date of the ordinance codified in this chapter; provided, that when a street light fixture becomes inoperable, any replacement street light fixture shall be subject to the provisions of this chapter;
- C. Temporary emergency lighting (i.e., fire, police, repair workers) or warning lights;
- D. Moving vehicle lights;
- E. Navigation lights (i.e., radio/television towers, docks, piers, buoys) or any other lights where state or federal statute or other provision of the City of Medina Municipal Code requires lighting that cannot comply with this chapter. In such situations, lighting shall be shielded to the maximum extent possible, and lumens shall be minimized to the maximum extent possible, while still complying with state or federal statute;
- F. Seasonal lighting does not have to be shielded; provided, that it does not have a brightness of more than 0.1 foot-candles at the property line on which they are installed;
- G. Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction, events on private property), provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less;
- H. Downward cast security lighting, provided the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less, unless the luminaire emits light only upon detected motion, in which case color temperature is not limited to 2,700K;
- I. Lighting installed within the vessel of a pool, spa, or hot tub, provided the lighting does not cause light trespass;
- J. Exterior stairway illumination, provided the illumination is not cast upward and is otherwise consistent with adopted building codes.

16.25.050 General standards.

A. The following general standards shall apply to all nonexempt outdoor lighting fixtures and accent lighting:

- 1. All light trespass is prohibited.

2. Outdoor lighting fixtures, other than accent lighting, must be shielded and aimed downward, and shall be installed at the minimum height necessary. Examples of acceptable and unacceptable light pollution control shielding are shown in Figures 1 through 4 in section 16.25.080. The shield must mask the direct horizontal surface of the light source. The light must be aimed to ensure that the illumination is only pointing downward onto the ground surface, with no escaping direct light permitted to contribute to light pollution by shining upward into the sky.
3. Outdoor lighting shall have a rated correlated color temperature of 2,700K or less.
4. All outdoor lighting fixtures and accent lighting shall be designed, installed, located and maintained such that light trespass is essentially nonexistent (see Figure 3 in section 16.25.080).
5. Outdoor lighting fixtures and accent lighting shall not directly illuminate public waterways, unless it is a navigational light subject to state or federal regulations.
6. Accent lighting shall be directed downward onto the illuminated object or area and not toward the sky or onto adjacent properties (see Figure 4 in section 16.25.080), except that lighting used to accent landscaping or driveways may be directed at an upward angle that does not exceed 45 degrees from a horizontal plane parallel to the ground, provided that the lighting does not cause light trespass and has a rated correlated color temperature of 2,700K or less. Direct light emissions of such accent lighting shall not be visible above the roof line or beyond the building, structure, or object edge.
7. Spotlighting on landscaping and foliage shall be limited to 150 watts incandescent (2,020 lumens output).

16.25.060 Prohibited.

A. The following fixtures (luminaires) are prohibited:

1. Searchlights for any purpose other than temporary emergency lighting or as allowed by a special event license;
2. Laser lights or any similar high-intensity light for outdoor use or entertainment, when projected above the horizontal plane;
3. Quartz lamps;
4. Mercury vapor lamps.
5. Lighting at vacant residences, whether under construction or complete, except as authorized in Section 16.44.040 of this code.

B. No lighting shall be allowed on sports courts or accessory recreational facilities, whether the sport court or accessory

recreational facility is public or private, except as allowed by MMC 16.25.040(J).

C. The city reserves the right to further restrict outdoor lighting including, but not limited to, pole height, and level of illumination, when it is deemed to be in the best public interest consistent with the purpose of this chapter.

16.25.070 Submittals.

All building permit applications which include the installation of outdoor lighting fixtures shall demonstrate compliance with the requirements of this chapter by indicating the location and type of lighting used on the site plan submitted with the building permit application. Building permit applications shall include an outdoor lighting plan with a lighting schedule that includes:

- A. Luminaire identifications (i.e., manufacturer, model number, correlated color temperature, type);
- B. Luminaire quantities;
- C. Correlated color temperature (Kelvin) for each fixture, and;
- D. Installation locations.

The lighting schedule shall include both permanent luminaires and temporary luminaires used during construction.

16.25.080 Figures of acceptable shielding and direction of outdoor light fixtures.

The following four figures illustrate acceptable and unacceptable outdoor lighting fixtures:

Figure 1: Wall-Mounted Lighting Fixtures



Figure 2: Freestanding Outdoor Lighting Fixtures

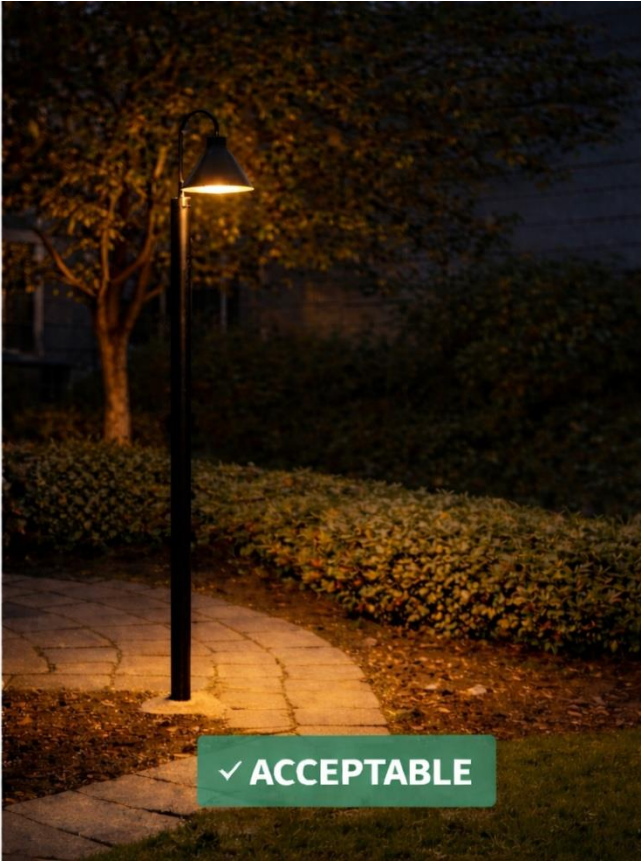


Figure 3: Outdoor Lighting Fixtures—Street and Lot Light Cut-Off at Property Line

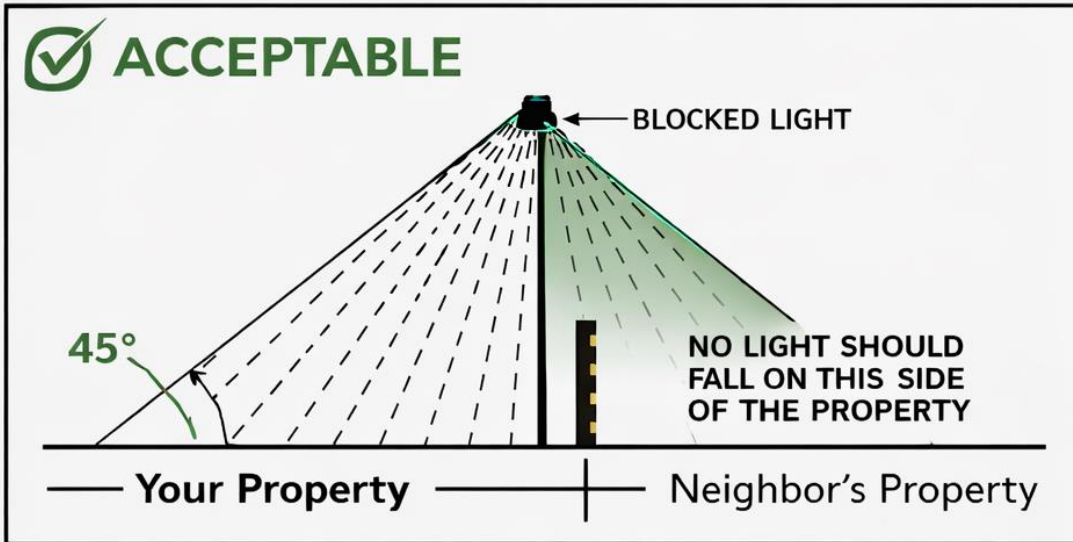
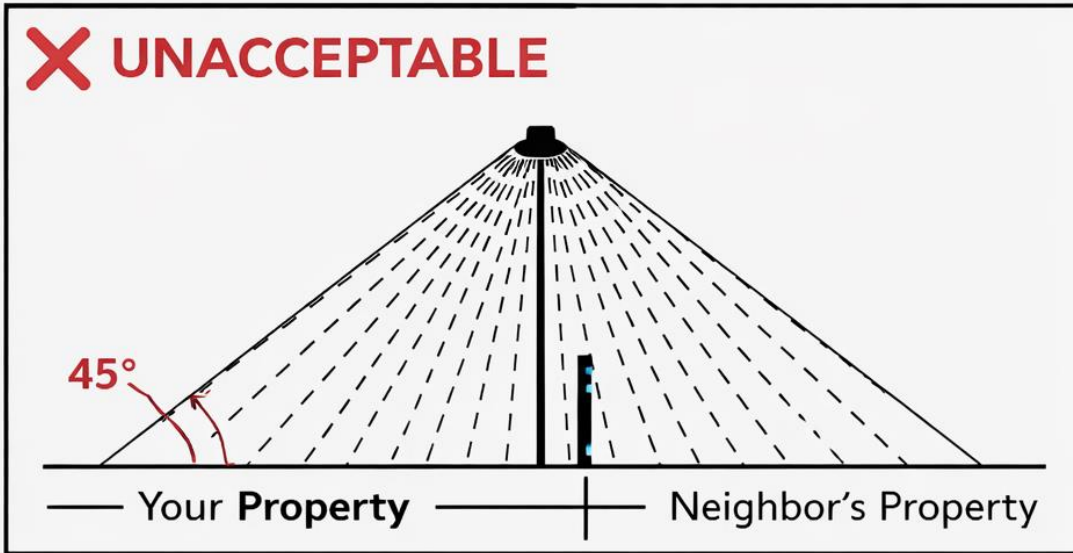
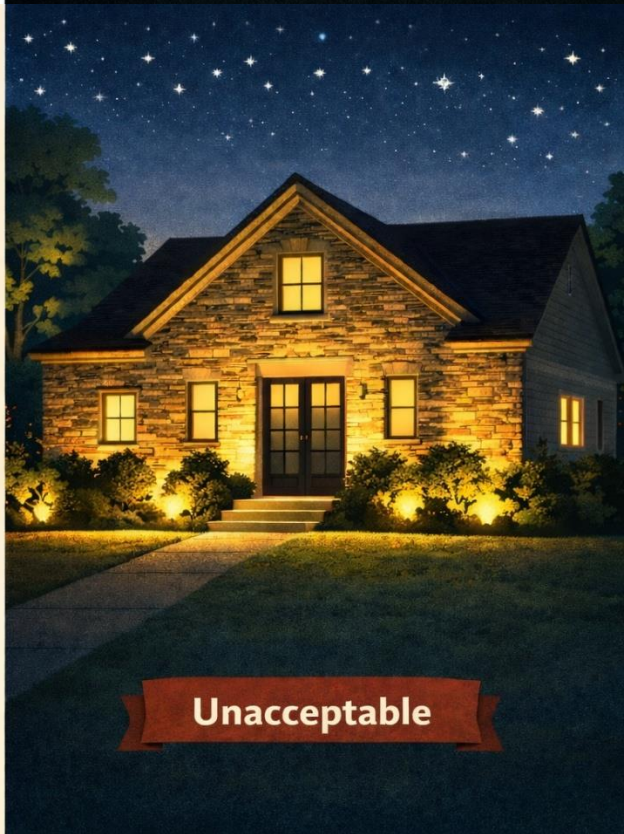
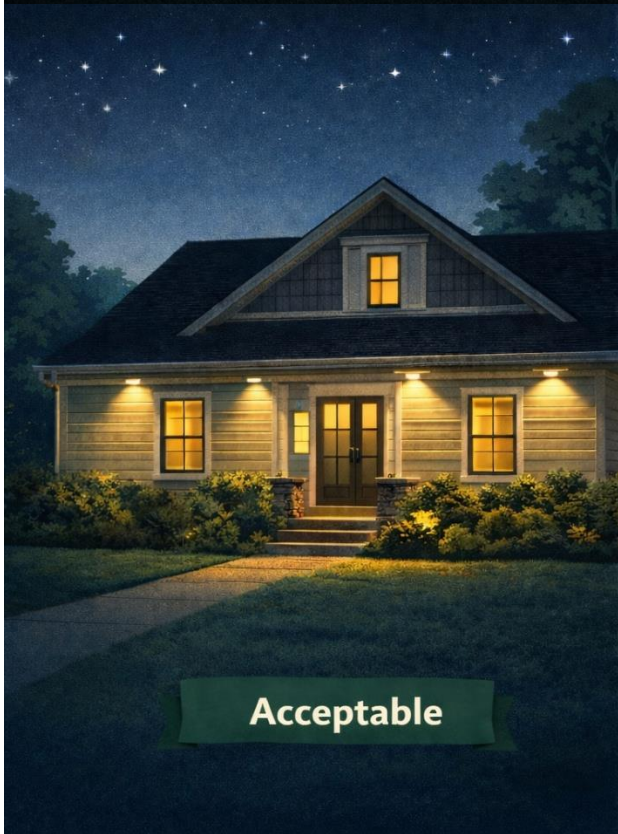
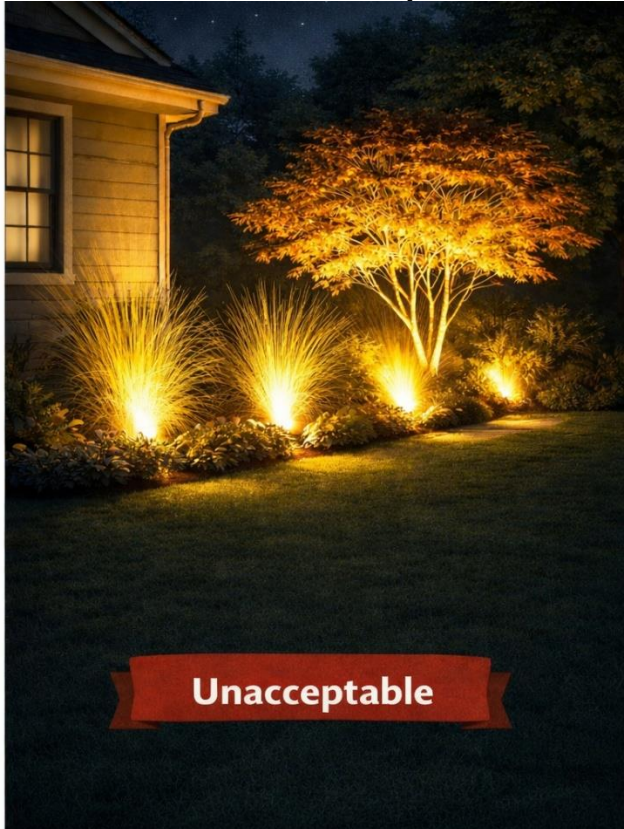
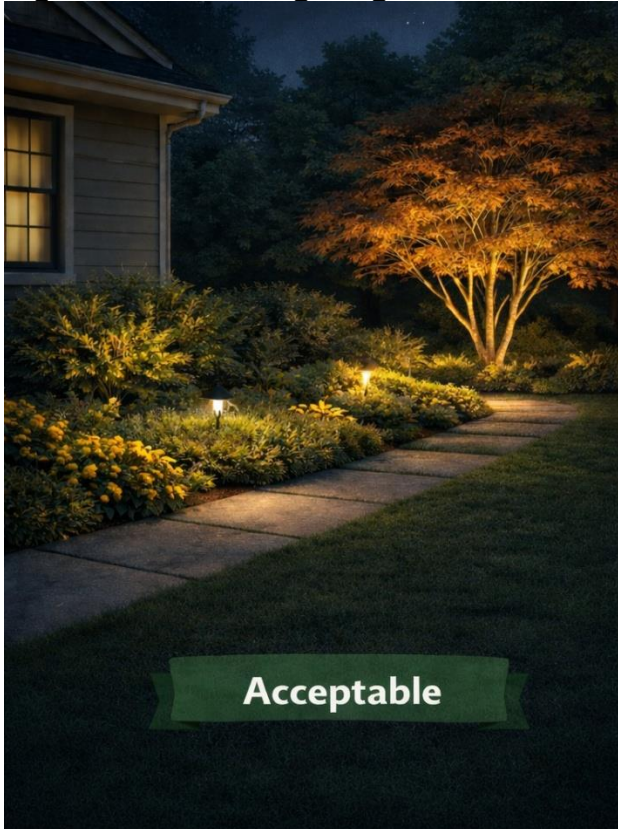


Figure 4: Accent Lighting: Shielded & Downcast vs. Unshielded & Upward Cast



Section 3. Subsection “C.5” of Section 16.34.040 of the Medina Municipal Code is hereby amended to read as follows:

16.34.040. Accessory Recreational Facilities.

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C. Development standards.

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5. Major recreational facilities that protrude into setback areas shall comply with the following requirements:

- a. Solid landscape screening pursuant to MMC 16.30.070 shall be installed along the perimeter of the lot from which the facility is set back, such that the use is concealed year-round from public streets, private lanes, and nearby properties;
- b. ~~All lighting shall be oriented or shielded such that the lighting does not shine or spill over onto neighboring properties or Lake Washington.~~ No lighting shall be allowed on sports courts or accessory recreational facilities, except lighting installed within the vessel of a pool, spa, or hot tub, provided the vessel lighting does not cause light trespass;
- c. Fences and barriers shall meet all development and building code requirements; and
- d. Additional mitigation measures may be required such as, but not limited to, restricted hours of use, limitations on lighting, increased screening, altered location, etc., to minimize any negative impacts generated by the use of the accessory recreational facility.

Section 4. Subsection “C” of Section 16.80.030 of the Medina Municipal Code is hereby amended to read as follows:

16.80.030. General Provisions.

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C. Vesting. Building permit applications shall vest in accordance with RCW 19.27.095. Subdivision applications shall vest in accordance with RCW 58.17.033. Other project permit applications shall not result in vesting for the project; ~~however, all permits shall be processed under the development regulations in effect at the time of submission of a completed permit application as defined herein and all application fees are paid.~~ In addition, vesting for a project only includes vesting to land use control ordinances and does not apply to fees, procedural regulations, or stormwater regulations.

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Section 5. Repeal of Interim Official Control. The Interim Official Control which was imposed under Ordinance No. 1043 and extended under Ordinance Nos. 1050 and XXXX is hereby terminated upon the effective date of this Ordinance. The public hearing for Ordinance No. XXXX on July 27, 2026 is hereby canceled.

Section 6. Severability. If any section, sentence, clause, or phrase of this Ordinance should be held to be unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 7. 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 8. Publication. This Ordinance shall be published by an approved summary consisting of the title.

Section 9. Effective Date. This Ordinance shall be effective five days after publication as provided by law.

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