

GAP ANALYSIS | City of Medina - Middle Housing Development Regulations

City of Medina - Middle Housing Development Regulations

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					
16.00.010	Title	No			
16.00.020	Statement of Purpose	Possibly		Recommend including language including middle-housing	Undetermined
Subtitle 16.1 - Administration of Unified Development Code					
Chapter 16.10 - Administration - General Provisions					
16.10.010	Compliance	No			
16.10.020	Minimum requirements	Possibly		Recommend inclusion of Middle Housing	Undetermined
16.10.030	Conflicts	No			
16.10.040	Administrative authority	No			
16.10.050	Interpretations	No			
16.10.060	Compliance with other laws	No			
16.10.070	City liability	No			
16.10.080	Responsibility for compliance	No			
16.10.090	Severability	No			
Chapter 16.12 - Definitions					
16.12.010	General Provisions	No			
16.12.020	"A" definitions	Yes	Add all required "A" definitions from SMO Section 3- Definitions		Complete
16.12.030	"B" definitions	No			
16.12.040	"C" definitions	Yes	Add all required "C" definitions from See SMO Section 3- Definitions		Complete
16.12.050	"D" definitions	Yes	Recommend adding definition for "duplex" (SMO section 3)		Complete (only duplex, no dwelling)
16.12.060	"E" definitions	No			
16.12.070	"F" definitions	Possibly	Recommend adding definitions for "fourplex" "fiveplex" (SMO section 3)		Complete
16.12.080	"G" definitions	No			
16.12.090	"H" definitions	No			
16.12.100	"I" definitions	No			
16.12.110	"J" definitions	No			
16.12.120	"K" definitions	No			
16.12.130	"L" definitions	No			
16.12.140	"M" definitions	Yes			

16.12.150	"N" definitions	No			
16.12.160	"O" definitions	No			
16.12.170	"P" definitions	No			
16.12.180	"Q" definitions	No			
16.12.190	"R" definitions	No			
16.12.200	"S" definitions	Yes		Add all required "S" definitions from SMO Section 3- Definitions & recommend addition of "Sixplex" definition (SMO section 3)	Complete
16.12.210	"T" definitions	Possibly		Required definition of "Townhouses", recommended addition of "Tier 3 city"	Complete
16.12.220	"U" definitions	Possibly		Recommend addition of "unit density" definitions (SMO section 3)	Complete
16.12.230	"V" definitions	No			
16.12.240	"W" definitions	No			
16.12.250	"X" definitions	No			
16.12.260	"Y" definitions	No			
16.12.270	"Z" definitions	No			
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 SMO Section 4, 5, 6	Recommend revising terminology to remove word "single family" and refer to "Residential" only for Land Use Designations	Complete
16.20.020	Adoption of official zoning map	Possibly		New zone could be considered, but recommend removing term "single family" from zonig district names. Zoning map will need to be updated.	Complete
16.20.030	Zoning map interpretations	No			
Chapter 16.21 - Use and Occupancy Development Regulations					
16.21.010	Purpose	No			
16.21.020	Permitted uses, prohibited uses	No			
16.21.030	Use table	Yes	See required elements of SMO Section 4 See required elements of SMO Section 4,6,7	Recommend added the 4 housing types to the use chart	
16.21.040	Accessory Uses	Possibly	(examine 5-B for possibe HB 1337 compliance)		Do not see any needed changes
16.21.050	Similar Uses	No			

The term "Middle Housing" has been added. Suggest adding duplex and other MH types. Language in footnotes added RE where MH is NOT permitted. Location and language need

16.21.060	Maximum dwelling units on a lot	Yes	See required elements of SMO Section 5	Complete, but further revisions necessary after Team review (specifically 16.21.060 (A)(3) &
Chapter 16.22 - Lot Development Standards				
16.22.010	Purpose	No		
16.22.020	Lot Development Standards	Yes	See required elements of SMO Section 7,8 (possibly 4,5)	Do not see any needed changes
16.22.030	Building and structure setbacks	Yes	See required elements of SMO Section 7,8 (possibly 4,5)	Recommendations included in Word Doc (additional setback figure)
16.22.040	Protrusions into setback areas	No	See SMO Section 7,8 (possibly 4,5)	
16.22.050	Corner lot optional setback	Possibly		
16.22.060	Property lines defined as rear and side	No		
16.22.070	Curved property lines	No		
Chapter 16.23 - Bulk Development Standards				
16.23.010	Purpose	No		
16.23.020	Structural coverage and impervious surface standards	Yes	See required elements of SMO Section 7	Is structural coverage the same as lot coverage? (if so: update tables (A) & (B))
16.23.030	Calculating structural coverage	No		
16.23.040	R-20, R-30 and SR-30 structural coverage bonus	Possibly		Recommend considering additional Middle housing bonuses
16.23.050	Maximum building and structure height standards	Yes	See required elements of SMO Section 7, 8	
16.23.060	Measuring building and structure height	No		
16.23.070	Building and structure height exceptions	No		
16.23.080	Determining original grade	No		
Subtitle 16.3 - Special Development Standards				
Chapter 16.30 - City-wide uses				
16.30.010	Fences, walls, and gates	No		
16.30.020	Signs	No		
16.30.030	Location identity signs	No		
16.30.040	Reconstruction, remodeling, expansion of nonresidential uses	No		
16.30.050	Works of art	No		
16.30.060	Residential off-street parking	Yes	See required elements of SMO Section 9	Complete
16.30.070	Landscape screening	Possibly	See required elements of SMO Section 7 (specifically (A)(1)), Section 8 (specifically (H))	Do not see any changes needed
16.30.080	Residential driveways	Possibly	See required elements of SMO Section 10	Do not see any changes needed
Chapter 16.31 - Limited Uses				
All sections		No		
Chapter 16.32 - Special 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	Possibly	See required elements of SMO Section 4, 5 (possible HB 1337 compliance)		Partially complete. Revise parking reqs for compliance with new
16.34.030	Off-site accessory uses	No			
16.34.040	Accessory recreational facilities	No			
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					
16.39.010	Purpose	No			
16.39.020	Applicability	Possibly		Are stated zones correct?	Do not see any needed changes
16.39.030	Design standards	Yes	See required elements of SMO Section 7, 8, and primarily 9		Do not see any needed changes
16.39.040	Parking Lanscaping	Possibly	See required elements of SMO Section 7, 8		Do not see any needed changes
16.39.050	Directors discretion	No			