

Medina's New Housing Laws: Middle Housing and ADU Legislation

What is Middle Housing?

The term “Middle Housing” includes various residential options ranging in scale between traditional single-family homes and large apartment complexes. It aims to enhance housing diversity while preserving the overall character and aesthetic of communities.

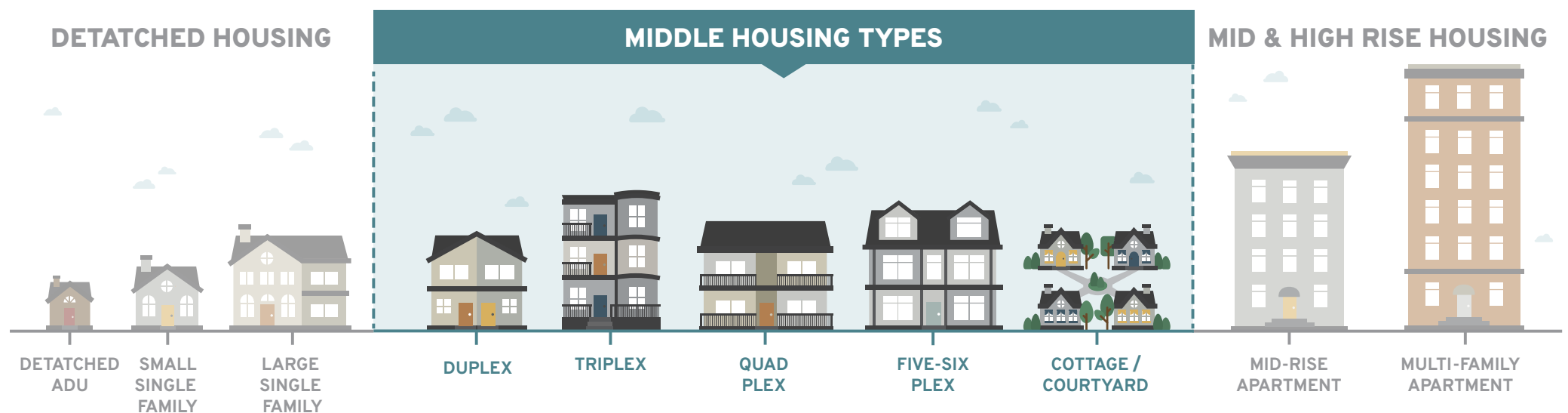


Image credit: SCJ Alliance.

Why is Medina Incorporating Middle Housing into the Development Regulations?

Washington State has passed several housing bills that require communities, including Medina, to accommodate middle housing in their development regulations. The most substantial are:

HB 1110

Allow middle housing in areas traditionally dedicated to single-family detached housing.

HB 1337

Allow up to two accessory dwelling units (ADUs) if regulations met.

What Will Middle Housing Look Like for Medina?

Since Medina is a Tier 3 city, it is required under the Growth Management Act to provide up to two units per lot. These two units may take on several configurations:

1. A Single-Family House with up to Two Accessory Dwelling Units (Attached or Detached)
2. Duplex
3. Two-Unit Stacked Flats
4. Two-Unit Cottage Housing
5. Two-Unit Courtyard Apartments

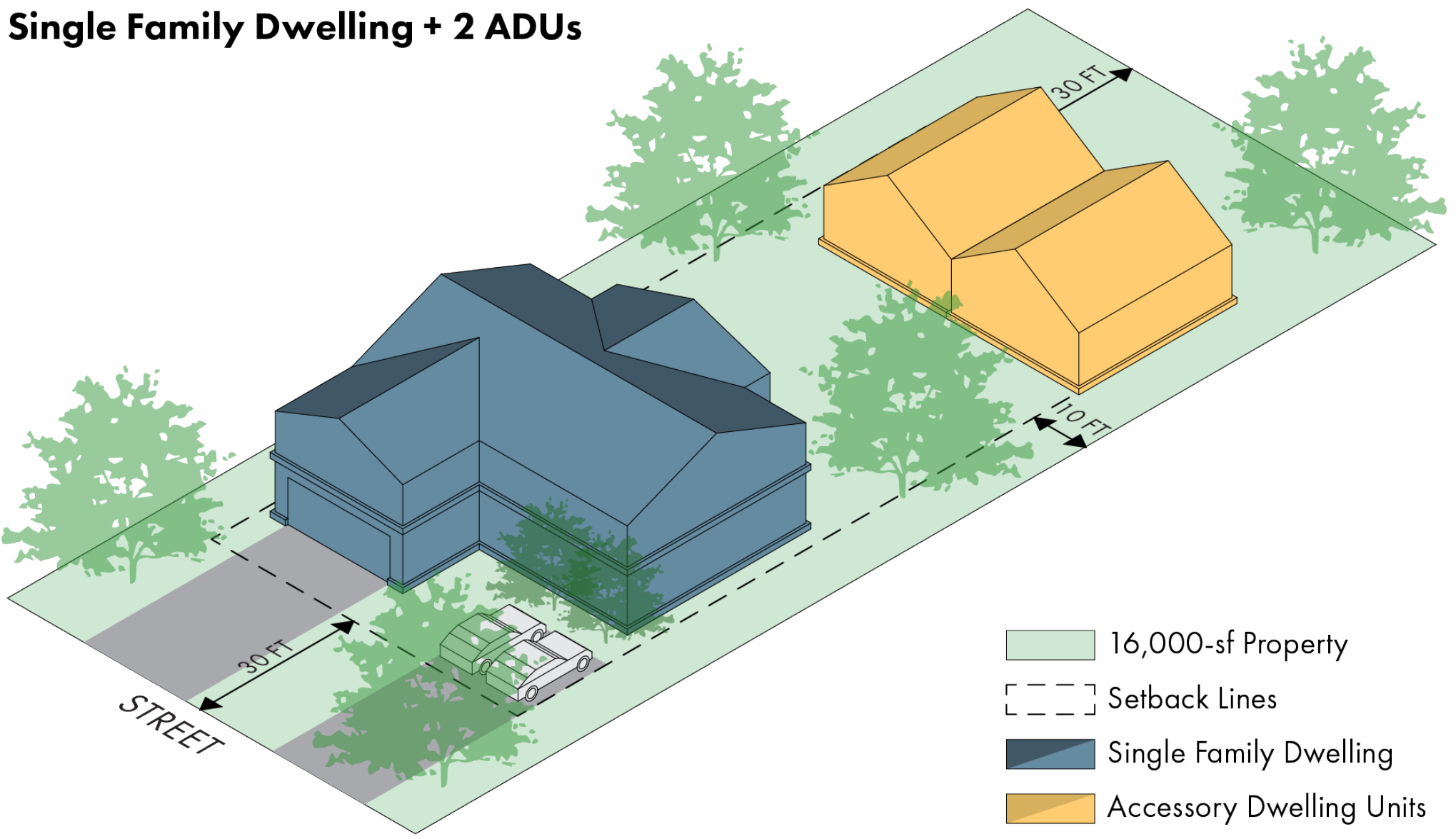
All units must still comply with development standards set for individual lots, meaning that the total of all units on any lot must comply with the existing height, setbacks, and lot coverage requirements.

Other cities categorized as Tier 1 or Tier 2 must allow higher densities and more middle housing types per the requirements of [HB 1110](#).

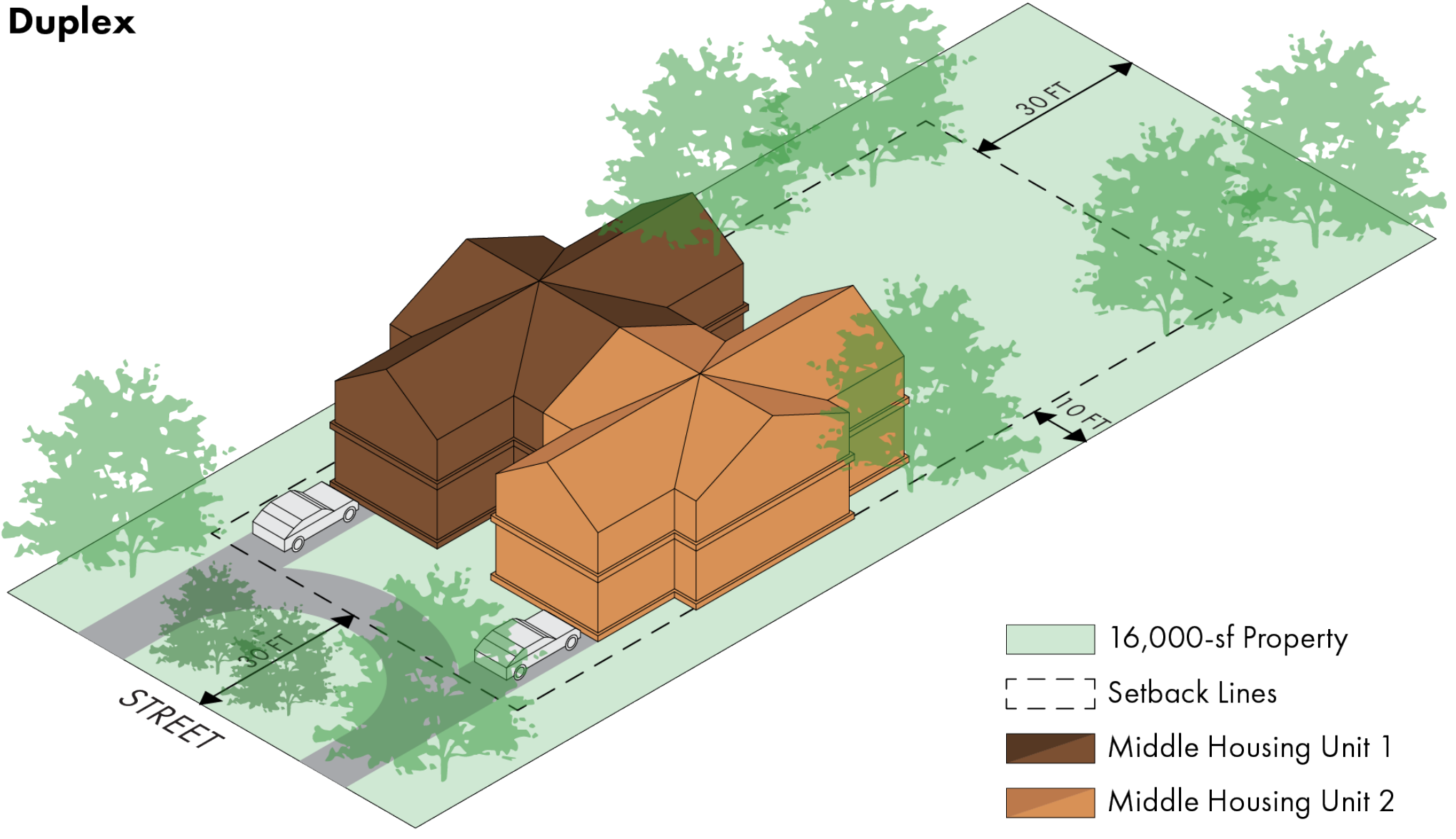
Middle Housing Options for Medina

These graphics show an example of how the different options available under the new development regulations can be applied to a 16,000-SF lot in an R-16 Zone. For more information on regulating middle housing, refer to the FAQ section.

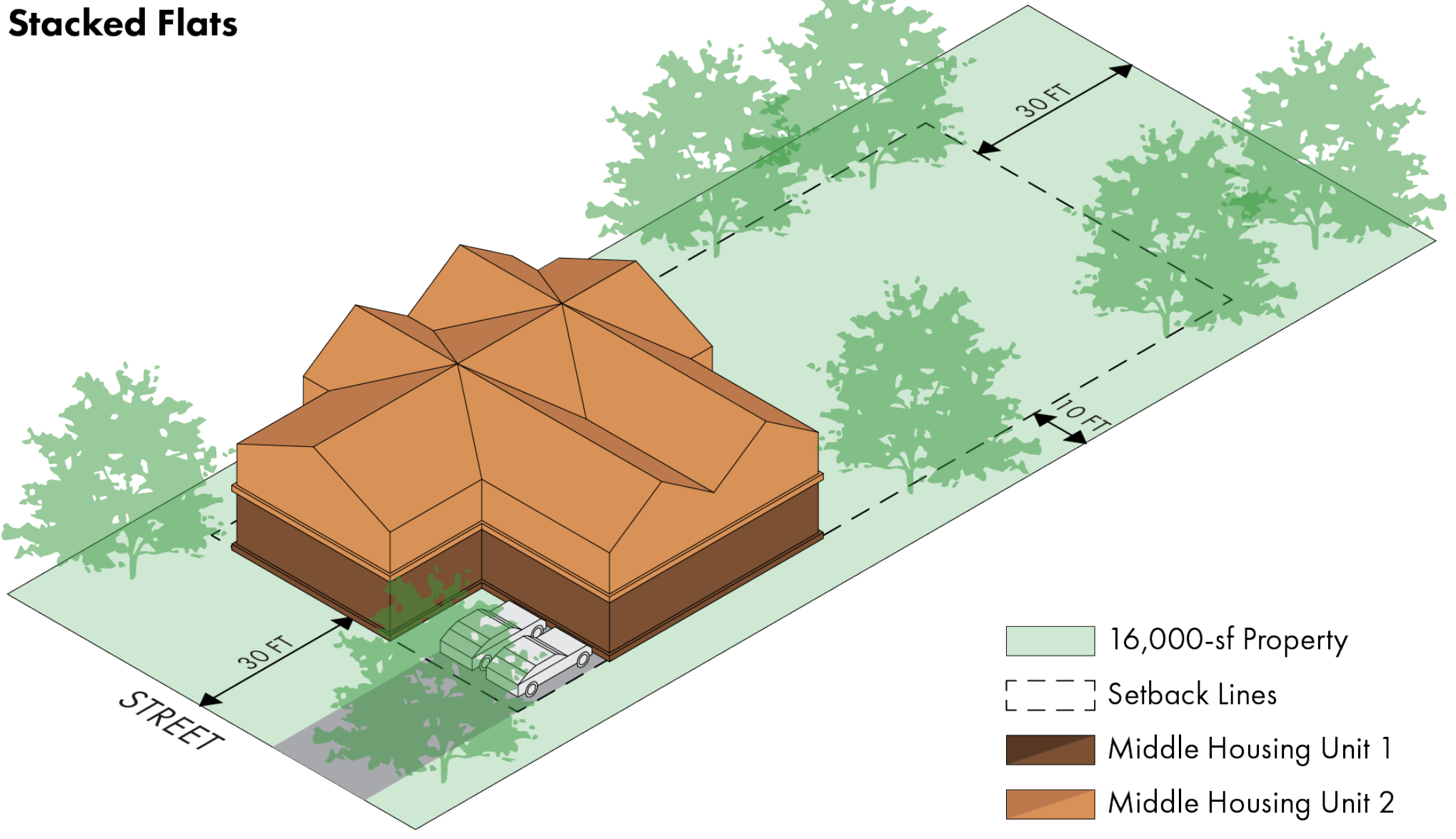
Single Family Dwelling + 2 ADUs



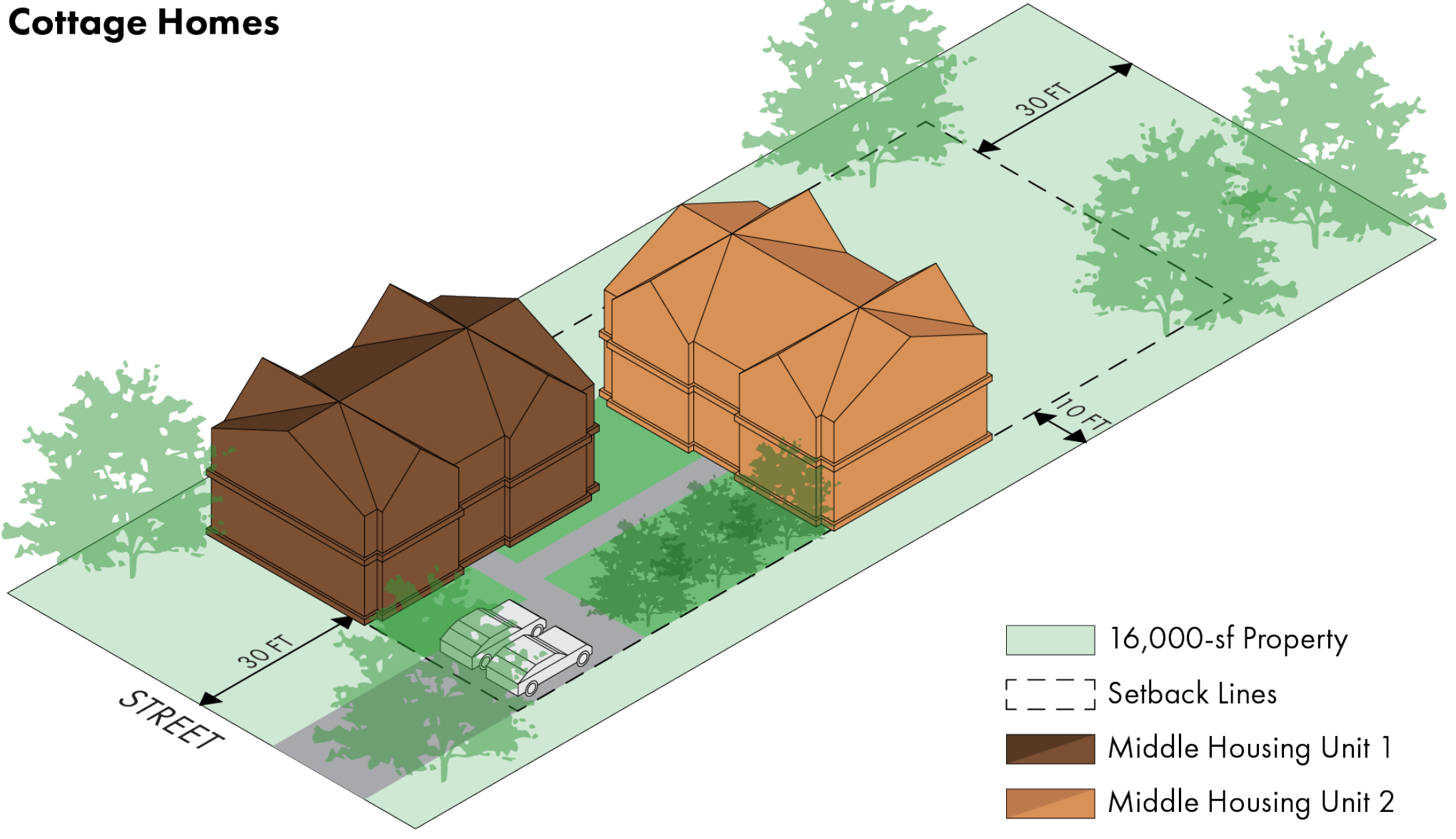
Duplex



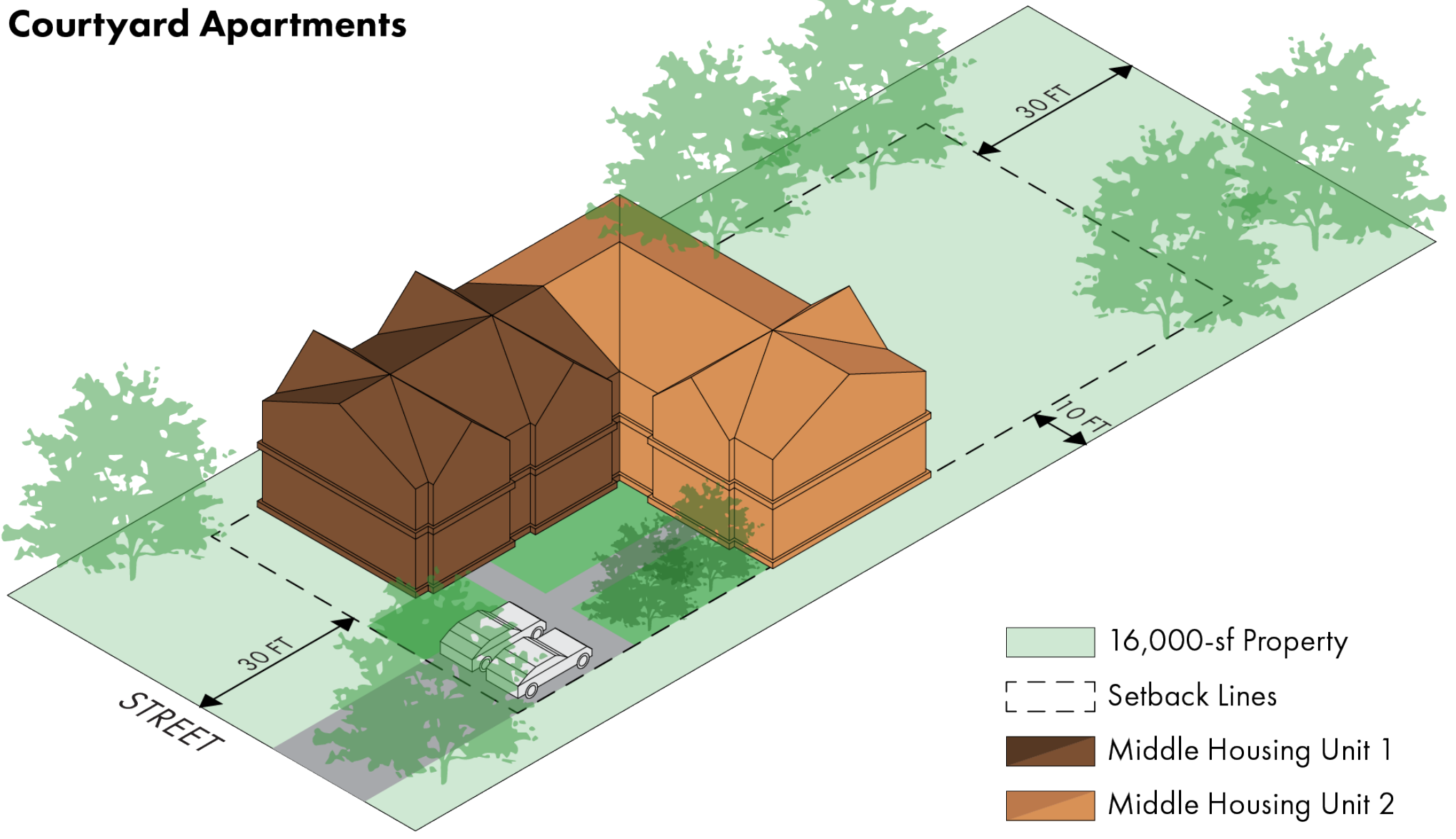
Stacked Flats



Cottage Homes



Courtyard Apartments



FAQs

What is middle housing?

The term “Middle Housing” includes various residential options ranging in scale between traditional single-family homes and large apartment complexes. Middle housing types are often designed to look like single-family homes.

Why is Medina developing middle housing regulations?

Medina is required to allow middle housing under the state’s HB 1110, which aims to address the statewide housing shortage.

What is the deadline for the City to adopt the required middle housing policies into Medina’s code?

Middle housing regulations must be adopted by June 30th, 2025, allowing certain middle housing options in residential neighborhoods.

Will the city build middle housing?

The City of Medina is not responsible for building middle housing. Property owners will be allowed to build middle housing on their private property.

How will middle housing regulations impact single-family homes?

Single-family homes will remain an allowable use in residential neighborhoods. Middle housing regulations are intended to offer additional housing options.

How will middle housing impact the character of neighborhoods in Medina?

While middle housing utilizes the same scale and aesthetic as single-family homes, middle housing development may increase the density of neighborhoods in Medina over time as more property owners choose to build two units per lot.

How will the city regulate middle housing development?

Middle housing must comply with development standards set for individual lots, meaning that it must comply with the existing heights, setbacks, and lot coverage requirements identical to those for single-family homes.

Is middle housing the same as affordable housing?

Middle housing does not necessarily imply a focus on affordability. Middle housing informs housing size and number of units, and not the cost to rent or own.

If my existing single-family home takes up most of the allowable structural coverage, can I build an ADU on my lot?

ADUs must still comply with and are subject to the normal development regulations that apply to single-family homes, such as lot coverage, setbacks, and maximum impervious surface area, etc., which may preclude ADUs on a lot.

Stay Engaged!

The city of Medina will be hosting two in-person informational events about the upcoming development regulations update. Please join us to share your thoughts and learn more about this important project, which will impact all communities in Medina.

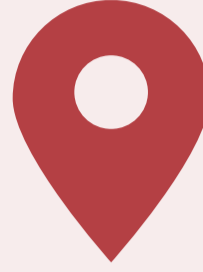
Upcoming Events

Thurs., January 9TH, 2025



Thursday, January 9TH, 2025, from 6:00–8:00^{PM}
St. Thomas Episcopal Church
8398 NE 12th St
Medina, WA 98039

Wed., January 15TH, 2025



Wednesday, January 15TH, 2025, from 6:00–8:00^{PM}
Medina City Hall Council Chambers
501 Evergreen Point Rd
Medina, WA 98039

Links

You can fill out the community survey [here](#).

You can also submit your comments online [here](#).

Sign up for emails and updates on middle housing [here](#).

Project Timeline

Project Stage

Project Kickoff

Gap analysis of existing development code and state requirements.

Code Drafting

Use gap analysis to inform needed development code updates for compliance with state requirements.
Prepare draft development code updates.
Apply feedback from the city council and planning commission to the draft development code update.

Finalizing Full Draft

Finalize the draft development code updates, and submit the draft to Commerce.
Consider feedback from the community in developing the draft development code update.

Adoption Procedures

Consider feedback from the community in developing the final code update.
Complete SEPA Checklist and submit the final development regulation updates to Commerce.
Adopt final approved development regulation updates.

Engagement Actions

Periodic Meetings

Attend periodic meetings with Medina's city council and planning commission.

Engagement Kickoff

Attend periodic meetings with Medina's city council and planning commission.
Update the project website with current information about the project and important dates and events.
Schedule in-person engagement events and send invites to the community.
Develop and launch community survey (through Q1 2025).

Open House & Report

Attend periodic meetings with Medina's city council and planning commission.
Hold in-person engagement events to inform residents about middle housing in Medina.
Report on survey outcomes.
Distribute flyers and other informational materials to the community.

Wrap Up

Attend periodic meetings with Medina's city council and planning commission.
Hold in-person engagement events with the community.
Distribute flyers and other informational materials to the community.
Summarize results of middle housing development code updates on the website.

'24
Q3

'24
Q4

'25
Q1

'25
Q2