

# 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.

(graphic of housing scales range)

## 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:

<b><u>HB 1110</u></b> Allow middle housing in areas traditionally dedicated to single-family detached housing	<b><u>HB 1337</u></b> Allow up to two accessory dwelling units (ADUs) if regulations met
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## 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.

(5 graphics showing ADU and middle housing options)

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## 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.

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## 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.

<p><b>January 9<sup>th</sup>, 2025   Thursday</b> <b>6:00 – 8:00 pm</b> St. Thomas Episcopal Church 8398 NE 12th St Medina, WA 98039</p>	<p><b>January 15<sup>th</sup>, 2025   Wednesday</b> <b>6:00 – 8:00 pm</b> Medina City Hall Council Chambers 501 Evergreen Point Rd Medina, WA 98039</p>
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*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

[\(Graphic of timeline\)](#)

