

City of Medina

Comprehensive Zoning Code Update

Upcoming Public Hearing: The public is invited to attend a public hearing regarding the proposed update to Medina's zoning code. The hearing will be held at the City Council's regular meeting **on Monday, June 10, 2013, at 6:30 pm**. This is the second public hearing on the zoning code changes and provides the public an opportunity to provide comments directly to the council on the proposal. We encourage you to attend and provide your input.

To review the documents, please click on the links below.

[Draft Zoning Code](#)

[Draft Permits and Approval](#)

[Planning Commission Draft Recommendation; April 1, 2013](#)

[Planning Commission Notice of Hearing](#)

[Public Hearing Draft and Staff Report; April 23, 2013](#)

[Public Hearing Zoning Code Presentation](#)

[Zoning Code Update Summary: May 10, 2013](#)

[Zoning Code Update Supplemental Staff Report: May 10, 2013](#)

The Planning Commission makes a recommendation and sends it the City Council to be considered for adoption.

City Council Action:

[Adopted Zoning Ordinance to take effect September 2, 2013](#)

What we are doing? In 2009, the City performed a [study of its development regulations](#) with the expressed goals of:

- Creating a more user-friendly code;
- Clarifying confusing and ambiguous language, and correcting conflicting regulations;

- Eliminating redundancy whenever possible;
- Maintaining flexibility;
- Including clear intent language and performance standards;
- Ensuring permitting processes include meaningful opportunities for public input; and
- Looking for opportunities that would streamline permit processes.

**Please note that the goal of the zoning code update is not to make substantive changes to long-standing zoning standards such as setbacks, structural coverage, height, lot size, etc. Where substantive changes are proposed, they are done with the stated goals in mind.*

Why did we do the study? The Medina Zoning Code was adopted in 1956 and we still use the same code with more than 93 amendments to it. Public feedback indicated that the code had become too complicated and too confusing.

What has been adopted so far?

- New project permit review procedures;
- Procedures for amending development regulations and the zoning map;
- Procedures for amending the comprehensive plan;
- Updated building codes;
- New land division and lot line adjustment regulations;

What next? The Planning Commission and City Council will take actions to update the Medina Official Zoning Map. This update will include digitalizing the map and proposing rezones on several properties for better consistency with the uses on the site in some cases and to provide better clarity on some of those properties with more than one zoning designation. A discussion draft map is available for viewing that can be seen by linking [here](#). The Planning Commission will work with staff to develop a final draft map that will be presented at a public hearing on a future date to be determined. Individual property owners affected by the rezones will be contacted and the community will be notified as a whole.

TIMELINE OF UPDATING ZONING REGULATIONS:

- Fall 2008 discussion on preparation of zoning and permitting study
- January through April 2009 Planning Commission review of zoning and permitting study
- June 29, 2009, City Council review of zoning and permitting study
- August 24, 2010, Planning Commission review of draft zoning regulations

- September 28, 2010, Planning Commission review of draft zoning regulations
- October 26, 2010, Planning Commission review of draft zoning regulations
- January 25, 2011, Planning Commission review of draft zoning regulations
- February 16, 2011, Planning Commission review of draft zoning regulations placed on hold to focus on shoreline master program update
- June 26, 2012, Planning Commission review of draft zoning regulations
- August 28, 2012, Planning Commission review of draft zoning regulations
- September 25, 2012, Planning Commission review of draft zoning regulations
- October 23, 2012, Planning Commission review of draft zoning regulations
- January 22, 2013, Planning Commission review of draft zoning regulations