

**CITY OF MEDICAL LAKE  
SPOKANE COUNTY, WASHINGTON  
ORDINANCE NO. 1144**

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON, RELATING  
TO AMENDMENTS TO TITLES 17 AND 19 OF THE MUNICIPAL CODE REGARDING  
ZONING DISTRICTS, CONDITIONAL USES, AND VARIANCES.**

WHEREAS, the City of Medical Lake (City) is a fully planning city under the Growth Management Act (GMA); and

WHEREAS, pursuant to RCW 36.70A.070, the City must have a Comprehensive Plan with a land use element that establishes population densities, building intensities, and general land use distributions; and

WHEREAS, pursuant to RCW 36.70A.040, the City must have development regulations that implement the Comprehensive Plan; and

WHEREAS, Zoning Districts and associated regulations implement the Comprehensive Plan's land use element; and

WHEREAS, the Medical Lake Municipal Code (MLMC) has ten (10) zoning districts found in Chapters 17.16 – R-1 Single-Family Residential, 17.18 – R-1P Single-Family Planned Residential, 17.20 – R-2 Two-Family Residential, 17.24 – Multiple-Family Residential, 17.26 – Parks, Open Space, 17.27 – Schools and Public Land, 17.28 – C-1 Commercial, 17.29 – Mixed-Use, 17.32 – L-1 Light Industrial, and 17.35 – Institutional; and

WHEREAS, to better serve the City and its citizens, new chapters, Chapter 19.510 – Zoning Districts, Chapter 19.520 – Uses, Chapter 19.530 – Housing Types, Chapter 19.540 – Density and Lot Standards, Chapter 19.550 – Development Standards, are being added to the MLMC to eventually replace the existing zoning districts; and

WHEREAS, to better serve the City and its citizens, new chapters, Chapter 19.160 – Definitions, Chapter 19.170 – Measurements, Chapter 19.605 – Primary Building Design Standards, Chapter 19.610 – Accessory Buildings to Residents, Chapter 19.620 – Cottage Housing, and 19.730 – Essential Public Facilities, are being added to the MLMC to supplement the zoning district standards; and

WHEREAS, to better serve the City and its citizens, MLMC 17.48 – Variances, Special Uses and Appeals, is being replaced with Chapter 19.690 – Variance Review, and Chapter 19.790 – Conditional Use Review.

WHEREAS, the official zoning map is not being updated with this Ordinance; and

WHEREAS, the existing and newly adopted zoning districts will coexist until the official zoning map is revised; and

WHEREAS, a State Environmental Protection Act (SEPA) checklist and a determination of non-significance were distributed on January 30, 2026, and no comments were received and the DNS is retained; and

WHEREAS, the City of Medical Lake Planning Commission (Planning Commission) considered the proposed text amendments at a properly noticed public hearing on February 26, 2026 and March 26, 2026, so as to receive public testimony; and

WHEREAS, at its March 26, 2026, meeting, the Planning Commission voted to recommend approval of the amendments; and

WHEREAS, pursuant to RCW 36.70A.106, on February 20, 2026, the City provided the Washington State Department of Commerce with a sixty (60) day notice of its intent to adopt the amendment(s) to the MLMC; and

WHEREAS, on April 7, 2026, the City of Medical Lake City Council (City Council) discussed the proposed text amendments at a properly noticed open public hearing; and

WHEREAS, the City Council considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, this Ordinance is supported by the staff report and materials associated with this Ordinance, including documents on file with the City; and

WHEREAS, this Ordinance is also supported by the professional judgment and experience of the City staff who have worked on this proposal; and

WHEREAS, the City Council determined that the proposed amendments are in accord with the Comprehensive Plan, will not adversely affect the public health, safety, or general welfare, and are in the best interest of the citizens and property owners of the City; and

WHEREAS, the City Council determined that the proposed amendments are consistent with the goals and requirements of the GMA.

NOW, THEREFORE, the City Council of the City of Medical Lake, Washington does ordain as follows:

**Section 1.** Amendment. Chapter 17.48 – Variances, Special Uses and Appeals, is hereby deleted in its entirety from the MLMC.

**Section 2.** Amendment. MLMC Section 17.16.050 – Conditional Property Uses, is hereby amended as follows.

The following conditional uses may be permitted in the R-1, single-family residential zoning district through a conditional use permit as described in MLMC Chapter *19.790 – Conditional Use Reviews 17.48, Variances, Conditional Use Permits and Appeals.*

- (1) Churches, schools, hospitals and government;
- (2) Dependent care housing;
- (3) Essential public facilities other than secure community transition facilities.

**Section 3.** Amendment. MLMC Section 17.18.050 – Conditional Property Uses, is hereby amended as follows.

The following conditional uses may be permitted in the R-1P, single-family planned residential zoning district through a conditional use permit as described in MLMC Chapter *19.790 – Conditional Use Reviews 17.48, Variances, Conditional Use Permits and Appeals.*

- (1) Churches, schools, hospitals and government;
- (2) Dependent care housing;
- (3) Essential public facilities other than secure community transition facilities.

**Section 4.** Amendment. MLMC Section 17.20.050 – Conditional Property Uses, is hereby amended as follows.

The following conditional uses may be permitted in the R-2 two-family residential zoning district through a conditional use permit as described in MLMC Chapter *19.790 – Conditional Use Reviews 17.48, Variances, Conditional Use Permits and Appeals.*

- (1) Churches, schools, hospitals, and government;
- (2) Dependent care housing;
- (3) Essential public facilities other than secure community transition facilities.

**Section 5.** Amendment. MLMC Section 17.24.050 – Conditional Property Uses, is hereby amended as follows.

The following conditional uses may be permitted in the R-3 zoning district through a conditional use Permit as described in MLMC Chapter *19.790 – Conditional Use Reviews 17.48, Variances, Conditional Use Permits and Appeals.*

- (1) Churches, schools, hospitals, and government;
- (2) Dependent care and special need housing;
- (3) Essential public facilities other than secure community transition facilities;
- (4) Community center.

**Section 6.** Amendment. MLMC Section 17.28.040 – Conditional Property Uses, is hereby amended as follows.

The following conditional use may be permitted in the C-1 zone through a conditional use permit as described in MLMC Chapter *19.790 – Conditional Use Reviews 17.48, Variances, Conditional Use Permits and Appeals.*

- (1) Home businesses operated by residential property owners.

**Section 7.** Amendment. MLMC Section 17.35.015 – Conditional Property Uses, is hereby amended as follows.

The following conditional property use may be permitted in the institutional zoning district through a conditional use permit as described in MLMC *Chapter 19.790 – Conditional Use Reviews. ~~by the hearing examiner in accordance with Chapter 2.80, Hearing Examiner, Chapter 17.48, Variances, Conditional Use Permits and Appeals, and Chapter 16.04, Permit Process. Development and performance standards shall be consistent with those outlined in this chapter unless otherwise approved by the hearing examiner. A final decision shall be made within one hundred twenty days from receiving a completed application:~~*

- (1) Secure community transition facilities.

**Section 8.** Amendment. MLMC Section 17.46.060 – Conditional Use Permit Required, is hereby amended as follows.

Secure community transition facilities shall obtain conditional use permit approval prior to applying for building or occupancy permits. The conditional use permit shall be subject to the

material and procedural requirements contained in *MLMC Chapter 19.790 – Conditional Use Reviews* ~~Chapter 17.48 of the Medical Lake Municipal Code~~ and the essential public facilities element of the Medical Lake Comprehensive Plan. Conditional use permits for secure community transition facilities shall include operational or design-related conditions to address concerns related to ensuring adequate sex offender treatment, currency of licensing, continued community safety and well-being and public education and outreach.

**Section 9.** Amendment. MLMC Section 17.52.040 – Additional conditional use permit criteria for monopole I, monopole II, and lattice tower, is hereby amended as follows.

In addition to the conditional use permit criteria specified in MLMC *Chapter 19.690 – Conditional Use Review* ~~Section 17.48.080, Conditional Use Permits and Section 17.48.090, Conditional Use Permits—Conditions and Requirements~~, the following specific criteria shall be met before a conditional use permit can be granted:

(1) Visual Impact.

(A) Antennas may not extend more than fifteen feet above their supporting structure, monopole lattice tower, building, or other structure.

(B) Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and designed to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

(C) Accessory equipment facilities used to house wireless communications equipment should be located within buildings. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped.

(D) Landscaping. Landscaping, as described herein, shall be required to screen personal wireless service facilities as much as possible, to soften the appearance of the cell site. The city may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping.

(E) Screening. The visual impacts of a personal wireless service facility shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures. The following landscaping and buffering shall be required around the perimeter of the monopole I, monopole II, and lattice tower and accessory structures except that the city may waive the standards for those sides of the facility that are not in public view. Landscaping shall be installed on the outside of fences. Further, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or as a supplement to landscaping requirements:

(i) A row of evergreen trees a minimum of six feet tall at planting a maximum of six feet apart shall be planted around the perimeter of the fence, and

(ii) A continuous hedge at least thirty-six inches high at planting capable of growing to at least forty-eight inches within eighteen months shall be planted in front of the tree line referenced above.

(iii) In the event that landscaping is not maintained at the required level, the city after giving thirty days' advanced written notice may maintain or establish the landscaping and bill both the owner and lessee for such costs until such costs are paid in full.

(2) Noise. As a condition the service provider of the wireless communication facilities (WCF) will need to provide information regarding the dB reading associated with the structure as measured from the nearest property line.

(3) Other Application and Conditional Use Criteria—FCC Preemption. In any proceeding regarding the issuance of a conditional use permit under the terms of this chapter, federal law prohibits consideration of environmental effects of radio frequency emissions to the extent that the proposed facilities comply with the Federal Communications Commission regulations concerning such emission.

**Section 10. Amendment.** MLMC Chapter 19.160 – Use Classifications (reserved), is hereby replaced in its entirety by Chapter 19.160 – Definitions.

All of the terms in this title have their commonly accepted dictionary meaning unless they are specifically defined in this chapter.

*Accessory Building.* A building that is subordinate to and incidental to the primary building(s). Accessory buildings are clearly secondary in size, purpose, and/or function.

*Accessory Use.* A use or activity which is a subordinate part of a primary use and which is clearly incidental to a primary use on a site.

*Adult Family Home.* A residence where care is provided to adults as defined in RCW 70.128.010.

*Building.* Something constructed to shelter, support, or contain people, animals, or property, and is meant to be occupied or used for a purpose.

*Carport.* A roofed building that lacks one or more full-height walls, for the purpose of storing motor vehicles. A carport may be freestanding or attached to another building.

*Child Care Center.* An agency that provides child care as defined in RCW 43.216.010.

*Development.* All improvements on a site, including buildings, other structures, parking and loading areas, landscaping, utilities, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.

*Dwelling Unit.* A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy by a person or group of people.

*Easement.* A grant of rights by a property owner that allows others to use the owner's property for a specific purpose, such as access, or to locate utilities.

*Eave.* Projecting overhang at the lower border of a roof and extending from a primary wall or support.

*Family Daycare Provider.* The care of children in a residence as defined in RCW 43.216.010

*Garage.* A roofed building for the purpose of storing motor vehicles. A garage may be freestanding or attached to another building.

*Home Occupation.* A business activity that is carried out on the same site as a Dwelling Unit, and which is accessory to the Household Living use on the site.

*Main Entrance.* A primary entry point for pedestrians into a building, intended for use by the general public, such as residents, employees, customers, clients, or visitors, and typically serves as the most significant or frequently used doorway or access route into the building.

*Manufactured Home.* A HUD-certified, factory-built home constructed after June 15, 1976, built on a permanent chassis, and intended for residential use when connected to utilities.

*Mobile Home.* A factory-built dwelling built before June 15, 1976.

*Modular Home.* A factory-built dwelling that meets state and local building codes rather than HUD standards.

*Planning Official.* The City official(s) appointed or retained by the City to administer and enforce this title and associated regulations and other such codes and regulations as the City may so designate.

*Primary Building.* A building or combination of buildings of principal importance or function on a site. In general, the primary use of the site is carried out in a primary building.

*Street Frontage.* The part of a site that abuts a street.

*Short-Term Rental.* A Dwelling Unit or portion of a Dwelling Unit that is rented to guests for less than thirty (30) consecutive days.

**Section 10. Amendment.** Chapter 19.170 – Measurements, is hereby added to the MLMC.

[The following sets standards for calculating measurements.](#)

*Average Grade.* The average grade is the average elevation of the finished ground level around the building, measured at the midpoint of each building face.

*Building Coverage.* The area that is covered by buildings or other roofed structures, measured by the footprint. Building coverage also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than six (6 ) feet above grade. Eaves are not included in building coverage.

*Density.* Density is measured using the gross area of a parcel(s).

*Distances.* Distances are measured along a horizontal plane, not by following the topography of the land.

*Height.* Height is measured from the average grade to the top point of the building, except for pitched roofs, which are measured to the midpoint between the peak and the top of the wall.

*Lot Area.* The total horizontal area within the boundary lines of a lot, expressed in square feet or acres.

*Setback.* The required horizontal distance between a building or structure and a lot line, measured perpendicular to that lot line.

**Section 11.** Amendment. The 19.500s, Zoning chapters, are hereby added to the MLMC as follows:

## **19.500s – Zoning**

### **Chapter 19.510 – Zoning Districts**

19.510.010 Purpose. The following zoning districts are created to ensure that different types of development occur in the appropriate places so that the City may function safely, efficiently, and predictably. These zoning districts have been created to carry out the goals of the Comprehensive Plan.

19.510.020 Applicability. Zoning Districts are depicted on the Official Zoning Map pursuant to MLMC Chapter 140 – Zoning Map Administration. The allowed uses, housing types, density and lot standards, and development regulations are in MLMC Chapter 19.520 – Uses, Chapter 19.530 – Housing Types, Chapter 19.540 – Density and Lot Standards, and Chapter 19.550 – Development Standards.

19.510.030 Zoning Districts.

*Low-Density Residential.* The LDR Zone is intended to preserve and expand neighborhoods with detached single-family housing. This zone also provides for middle-income housing via Accessory Dwelling Units, group living, and cottage housing.

*Medium-Density Residential.* The MDR Zone is intended to preserve and enhance older residential areas near commercial centers that provide middle-income housing.

*Central Business District.* The CBD Zone is intended to preserve and enhance the downtown area with a mix of uses, including commercial and residential. This zone encourages pedestrian-oriented design.

*Mixed-Use.* The MU Zone is intended to provide for larger scale commercial and residential development.

*Public Facilities.* The PF Zone is intended to recognize the different nature of those services provided by public entities.

### **Chapter 19.520 - Uses**

19.520.010 Purpose. This Chapter creates use categories based on function, activity, services, products, physical characteristics, and/or site factors. The use categories provide a systematic basis

for assignment of present and future uses to zones and carries out the goals of the Comprehensive Plan.

19.520.020 Applicability. Based on the zone, uses are allowed, prohibited, or require a conditional use as prescribed in Table 19.520-1 Use Categories.

#### 19.520.030 Use Types

*Primary Use.* An activity or combination of activities of principal importance on the site. One of the main purposes for which the land, buildings or structures are intended, designed, or ordinarily used. A site may have more than one (1) primary use.

*Allowed Use.* Uses allowed in each zone are listed in Table 19.520-1 Use Categories, with a "Y". These uses are allowed if they comply with the development standards and other regulations of this Title.

*Conditional Use.* Uses that are allowed if approved through the conditional use review process are listed in Table 19.520-1 Use Categories, with a "CU". These uses are allowed provided they comply with the conditional use approval criteria for that use, the development standards, and other regulations of this Title.

*Accessory Use.* Uses listed in Table 19.520-1 Use Categories, with an "A" are only allowed as accessories to the primary use.

*Prohibited Use.* Uses listed in Table 19.520-1 Use Categories, with an "N" are prohibited. Existing uses in categories listed as prohibited may be subject to the regulations of MLMC Chapter 17.43 – Nonconforming Use.

#### 19.520.040 Use Categories

*Agriculture.* Agriculture includes activities that raise, produce or keep plants or animals.

*Basic Utilities.* Basic Utilities are infrastructure services which need to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be public or privately provided. All public safety facilities are Basic Utilities. Accessory uses include offices and parking. Examples include water and sewer pump stations, sewage disposal and conveyance systems, electrical substations, water towers and reservoirs, energy production, data centers, water quality and flow control facilities, water conveyance systems, water harvesting and re-use conveyance systems and pump stations, stormwater facilities and conveyance systems, telephone exchanges; mass transit stops or turn arounds, wireless communication facilities, and public safety facilities, including fire and police stations.

*Commercial Parking.* Commercial Parking facilities provide parking that is not accessory to a specific use.

*Community Services.* Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, such uses provide the service on the site or have employees at the site on a regular basis. Accessory uses include offices, food preparation, dining, and parking. Examples include libraries, museums, senior centers, community centers, hospices, drug and alcohol centers, social service facilities, housing shelters, vocational training for persons with disabling conditions, and charitable meal service or food distribution centers.

*Daycare.* Daycare use includes day or evening care of two (2) or more children outside of the children's homes, for a fee. Daycare uses also include the daytime care of teenagers or adults who need assistance or supervision. Accessory uses include offices, food preparation, dining, recreation, and parking. Examples include child care centers, preschools, before and after school programs, and adult daycare programs.

*Essential Public Facility.* Facilities that are typically difficult to site. Siting of essential public facilities is regulated by RCW 36.70A.200. Examples include airports, state education facilities and state or regional transportation facilities, regional transit authority facilities, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, and secure community transition facilities.

*Group Living.* Group Living is the residential occupancy of a congregate housing facility. Tenancy is typically arranged on a month-to-month basis or longer period. Group Living often includes a common eating area for residents. The residents may or may not receive any combination of care, training, or treatment. Accessory uses include parking, storage, food preparation, dining, laundry, and recreation facilities. Examples include dormitories, convalescent and nursing homes, and single-room occupancy housing, group homes for people with disabling conditions, and residential programs for drug and alcohol treatment.

*Household Living.* Household Living is the residential occupancy of a Dwelling Unit. Tenancy is arranged on a month-to-month basis or longer period. Accessory uses include parking, storage, raising pets, recreational activities, hobbies, agriculture, certified childcare, and home occupations. Examples include houses, townhouses, plexes, and apartments. Adult Family Homes are considered Household Living.

*Manufacturing and Production.* Manufacturing And Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Accessory uses include offices, warehouses, storage yards, and parking. Examples include processing food, coffee roasting, breweries, woodworking and cabinet making, movie and video production, and sign making.

*Medical Centers.* Medical Centers include uses providing medical or surgical care to patients and offering overnight care. Accessory uses include offices, laboratories, food preparation, dining, and parking. Examples include hospitals.

*Offices.* Office uses are characterized by activities conducted in an office setting that focus on the provision of goods and services, usually by professionals. Accessory uses include parking and storage. Examples include lawyers, accountants, architects, engineers, medical and dental clinics, scientists, and real estate agents.

*Parks.* Parks are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Accessory uses include concessions and parking.

*Retail Sales and Service.* Retail Sales and Service firms sell, lease or rent new or used products to the general public and/or provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses include offices, storage, manufacturing,

and parking. Examples include stores, banks, personal care services, laundromats, art/photo studios, dance/music classes, urgent medical care, veterinarians, restaurants, bars, entertainment, clubs, vocational schools, and repair services.

*Schools.* This category includes public and private schools at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education. Accessory uses include offices, recreation, food preparation, dining, before and after school care, and parking.

*Self Service Storage.* Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property. Accessory uses include security and leasing offices.

*Religious Institutions.* Religious Institutions are intended to primarily provide meeting areas for religious activities. Accessory uses include offices, recreation, food preparation and distribution, dining, parking, and daycare. Examples include churches, temples, synagogues, and mosques.

*Temporary Lodging.* Temporary lodging is the residential occupancy of a room(s) or Dwelling Unit with a tenancy of less than thirty (30) days. Accessory uses include parking, recreational activities, food preparation, and dining. Examples include hotels, motels, and short-term rentals.

*Vehicle Service.* Vehicle Service firms service passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Accessory uses include offices, sales of parts, vehicle storage, and parking. Examples include gas stations, repair shops, tire sales and mounting, oil change shop, and auto detailing.

*Warehouse.* Warehouse firms are involved in the storage, or movement of goods for themselves or other firms. Accessory uses include offices and fleet parking.

*Waste Related.* Waste-Related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods from the biological decomposition of organic material. Accessory uses include offices, parking, and storage. Examples include composting and sewer treatment plants.

*Wholesale.* Wholesale sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. Accessory uses include offices, warehouses, and parking.

**Table 19.520-1 Use Categories.**

<b>Use Categories</b>	<b>Low-Density Residential</b>	<b>Medium-Density Residential</b>	<b>Central Business District</b>	<b>Mixed Use</b>	<b>Public Facilities</b>
Agriculture	A	A	N	A	A
Commercial Parking	N	N	CU	Y	A
Community Service	CU	CU	Y	Y	Y
Daycare	CU <sup>6</sup> /A <sup>2</sup>	CU <sup>6</sup> /A <sup>2</sup>	Y	Y	Y

Essential Public Facility	CU	CU	CU	CU	CU
Group Living	CU <sup>5,8</sup>	CU <sup>5,8</sup>	Y	Y	Y
Household Living	Y	Y	Y <sup>4,7</sup>	Y <sup>4,7</sup>	N
Manufacturing and Production	A <sup>1</sup>	A <sup>1</sup>	Y	Y	A
Medical Centers	N	N	N	Y	Y
Office	A <sup>1</sup>	A <sup>1</sup>	Y	Y	Y
Parks	Y	Y	Y	Y	Y
Religious Institutions	CU	CU	Y	Y	A
Retail Sales and Service	A <sup>1</sup>	A <sup>1</sup>	Y	Y	A
Schools	N	N	Y	Y	Y
Self-Service Storage	N	N	N	Y	N
Temporary Lodging	N/CU <sup>9</sup>	CU	Y	Y	A
Utilities <sup>3</sup>	Y	Y	Y	Y	Y
Vehicle Service	N	N	N	Y	A
Warehouse	N	N	N	Y	A
Waste-Related	N	N	N	N	Y
Wholesale	N	N	N	Y	N

<sup>1</sup> Use is limited and allowed only through a home occupation permit per MLMC Chapter 17.45 – Home Occupation Permit.

<sup>2</sup> Family Daycare Providers are considered Home Occupations and are allowed without a Conditional Use Review.

<sup>3</sup> Wireless Communications may require a Conditional Use Review as stipulated in MLMC Chapter 17.52 – Wireless Communications Facilities.

<sup>4</sup> Household Living is not allowed on the ground floor within 100 feet of the public right-of-way of SR 902, Lake Street, and Lefevre Street.

<sup>5</sup> Adult Family Homes are considered Home Occupations and are allowed without a Conditional Use Review.

<sup>6</sup> Child Care Centers are allowed without a Conditional Use Review.

<sup>7</sup> New housing in existing buildings may not be subject to all development standards per RCW 35A.21.440 and 36.70.810.

<sup>8</sup> Group Living that meets the definition of “Co-Living” in RCW 36.70A.535 is exempt from a Conditional Use Review.

<sup>9</sup> Short-term rentals are allowed if approved through a Conditional Use Review pursuant to MLMC 19.790 – Conditional Use Review.

Y = Yes, allowed

N = No, not allowed, prohibited

CU = Allowed only if approved by a Conditional Use Review pursuant to MLMC 19.790 – Conditional Use Review

A = Accessory, allowed only as an accessory to the primary use

## **Chapter 19.530 – Housing Types**

19.530.010 Purpose. Defining housing types serves to plan for unique sizes, densities, infrastructure needs, and impacts on traffic.

19.530.020 Applicability. Based on the zone, housing types are allowed, prohibited, or require a conditional use as prescribed in Table 19.530-1 Housing Types.

19.530.030 Housing Types

*Accessory Dwelling Unit.* A self-contained Dwelling Unit within or on the same lot as a detached single-family house.

*Apartment Building.* A building with 7 or more Dwelling Units.

*Cottage Housing.* Dwelling Units that are detached yet sit on a single lot. The units may be rented or sold as condominium units. May include community buildings for activities such as cooking, dining, gathering, and recreating.

*Group Living.* See definition in MLMC Chapter 19.520.040 Use Categories.

*Mixed-Use Building.* A building with both residential units and one (1) or more non-residential uses. Parking does not qualify as a non-residential use.

*Multi-Dwelling Development.* Except for cottage housing, a grouping of individual buildings where each building contains one (1) or more Dwelling Units. The land underneath the buildings is not divided into separate lots.

*Plexes.* Buildings that contain two (2) to six (6) Dwelling Units and sit on a single lot. The units may be rented or sold as condominium units.

*Single-Family House.* Also known as detached single-family house. A Dwelling Unit that is not attached to another Dwelling Unit.

*Townhouse.* Also known as an attached single-family house. A Dwelling Unit that is attached to another Dwelling Unit, extends from foundation to roof and has a yard and/or right-of-way on not

less than two (2) sides. These Dwelling Units are divided by fire walls, sit on individual properties and are sold individually.

**Table 19.530-1 Housing Types**

<b>Housing Type</b>	<b>Low-Density Residential</b>	<b>Medium-Density Residential</b>	<b>Central Business District</b>	<b>Mixed Use</b>	<b>Public Facilities</b>
Accessory Dwelling Unit	Y <sup>1</sup>	Y <sup>1</sup>	N	N	N
Apartment Building	N	N	Y	Y	N
Cottage Housing	CU	Y	N	N	N
Group Living	CU	Y	Y	Y	Y
Plexes	N	Y	N	Y	N
Mixed Use Buildings	N	N	Y	Y	N
Multi-Dwelling Development	N	Y	Y	Y	N
Single-Family House	Y	Y	N	N	N
Townhouse	N	Y	N	Y	N

<sup>1</sup> Allowed only as an accessory to a detached single-family house.

Y = Yes, allowed

N = No, not allowed, prohibited

CU = Allowed if approved by a Conditional Use Review pursuant to MLMC Chapter 19.790 – Conditional Use Review

### **Chapter 19.540 – Density and Lot Sizes**

19.540.010 Purpose. Density and lot size standards assist in planning for infrastructure and transportation impacts as well as the layouts of subdivisions. Furthermore, they contribute to community character and carry out the goals of the Comprehensive Plan.

19.540.020 Applicability. Based on the zone, lot size and densities are prescribed in Table 19.540-1 Density and Lot Size Standards.

**Table 19.540-1 Density and Lot Size Standards**

<b>Standards</b>	<b>Low-Density Residential</b>	<b>Medium-Density Residential</b>	<b>Central Business District</b>	<b>Mixed-Use</b>	<b>Public Facilities</b>
Minimum Lot Area	6,000 sf	5,000 sf <sup>1</sup>	none	none	none

Minimum Lot Width	60 feet	50 feet <sup>2</sup>	none	none	none
Minimum Street Frontage	30 feet	30 feet <sup>2</sup>	12 feet	12 feet	12 feet

<sup>1</sup> Townhouses require 1,500 square feet

<sup>2</sup> Townhouses require 15 feet

19.540.030 Substandard Lots. All substandard lots created prior to January 1, 1984, shall be exempt from the minimum lot size, minimum street frontage, and minimum lot width requirements set forth in this Chapter.

### Chapter 19.550 – Development Standards

19.550.010 Purpose. Development standards influence the look, feel, and functionality of a place, contributing to the community character and ensuring that new development meets the City’s vision as set forth in the Comprehensive Plan.

19.550.020 Applicability. Development standards are based on the use, the building type, and the zone in which the site is located.

19.550.030 Basic Development Standards. Based on the zone, the development standards are prescribed in Table 19.550-1 Development Standards.

**Table 19.550-1 Development Standards**

Standards	Low-Density Residential	Medium-Density Residential	Central Business District	Mixed Use	Public Facilities
Maximum Density	1 unit per lot <sup>1</sup>	1 unit per 2,000 sf	none	none	none
Maximum Building Coverage	40%	60%	none	none	none
Maximum Height <sup>5</sup>	35 feet	35 feet	45 feet	45 feet	45 feet <sup>2</sup>
Maximum Front Setback <sup>8</sup>	none	none	10 feet	none	none
Minimum Front Setback <sup>6,8</sup>	15 feet	15 feet	0	10 feet	10 feet
Minimum Garage Entrance Setback <sup>3,7</sup>	5 feet/20 feet	5 feet/20 feet	5 feet/20 feet	5 feet/20 feet	5 feet/20 feet
Min. Interior Side Setback <sup>6,8</sup>	5 feet	5 feet <sup>4</sup>	0	0	5 feet
Min. Street Side Setback <sup>6,8</sup>	10 feet	10 feet	0	10 feet	10 feet

Minimum Rear Setback <sup>6,8</sup>	15 feet	15 feet	0	0	5 feet
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<sup>1</sup> 1 unit per 6,000 sf for cottage housing.

<sup>2</sup> Buildings that are 200 feet or more from a lot line may be up to 65 feet.

<sup>3</sup> 5-foot alley setback, 20-foot street setback.

<sup>4</sup> Does not apply to the attached side of a townhouse.

<sup>5</sup> Maximum height does not apply to chimneys, vents, small mechanical structures, and flagpoles. Roof-mounted solar energy panels may exceed the height limit by 48 inches.

<sup>6</sup> Chimneys, eaves, uncovered steps and ramps, and other similar features may project two (2) feet into the setback.

<sup>7</sup> Applies to carports.

<sup>8</sup> Fences are allowed within the setback and are regulated by MLMC Chapter 17.37 – Fences and Hedges.

**Section 12. Amendment.** The 19.600s, Additional Development Standards chapters, are hereby added to the MLMC as follows:

## **19.600s – Additional Development Standards**

### **Chapter 19.605 - Primary Building Design Standards.**

19.605.010 Purpose. These design standards help buildings face the street so people can easily see what is happening around them. This improves safety and helps discourage crime. The standards also make the street more interesting to walk along, support pedestrian activity, and help homes and businesses feel more connected to the public space.

19.605.020 Main Entrance. At least one (1) main entrance for each primary building shall face the street, be within forty-five (45) degrees of the street, or open onto a porch facing the street. See exception for Cottage Housing in MLMC Chapter 19.620 - Cottage Housing.

19.605.030 Windows. At least fifteen (15) percent of the area of each facade that faces a street lot line shall be windows or main entrance doors. Windows used to meet this standard shall allow views from the building to the street. Glass block does not meet this standard. Windows in garage doors do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard. To count toward meeting this standard, a door shall be at the main entrance and facing a street lot line.

19.605.040 Width. Residential primary buildings shall be a minimum of twenty-four (24) feet wide except townhouses which shall be a minimum of twenty (20) feet wide.

### **Chapter 19.610 - Accessory Buildings with Residences.**

Accessory buildings provide storage for vehicles, machinery, equipment, seasonal items, and other items that are not traditionally stored in a residence. They also provide space for hobbies, recreation, and outdoor activities. Accessory buildings used for Accessory Dwelling Units are regulated in MLMC Chapter 19.625 – Accessory Dwelling Units.

19.610.010 Purpose. The purpose of accessory buildings standards is to prevent residential lots from becoming overbuilt, diminishing neighbors' privacy and light, while providing flexibility for the above uses and maintaining an attractive front yard.

19.610.020 Standards. In the residential zones, Accessory buildings are subject to the following standards:

- A. An Accessory Building attached to the primary building shall meet the setback requirements of the zone.
- B. The interior side setback and rear setback for a detached Accessory Building shall be five (5) feet.
- C. A detached Accessory Building shall be located no closer to the street than the primary building.
- D. An Accessory Building shall not be taller than twenty-four (24) feet.
- E. The cumulative building coverage for all Accessory Buildings shall not exceed seventeen percent (17%) of the site area.

## **Chapter 19.620 – Cottage Housing**

19.620.010 Purpose. The purpose of the cottage housing standards is to provide an alternative residential development pattern that increases housing choice, supports efficient use of land and infrastructure, promotes a pedestrian-oriented neighborhood character, and preserves critical areas. These standards are intended to ensure that cottage housing developments are designed around usable common open space, foster a sense of community, protect critical areas, and achieve a scale and form compatible with surrounding residential areas.

19.620.020 Conditional Use Review. Cottage housing developments located in the Low-Density Residential Zone require a Conditional Use Review as stipulated in MLMC Chapter 19.790 – Conditional Use Review.

19.620.030 Building Coverage. The maximum building coverage for each house is one thousand two hundred (1,200) square feet, including the garage.

19.620.040 Common Outdoor Area. A minimum of one (1) outdoor area that meets the following standards is required. The developer may choose to provide more than one (1) outdoor area.

- A. If a single outdoor area is provided, it shall be centrally located. If multiple outdoor areas are provided, they shall be central to a cluster of houses.
- B. Four hundred (400) square feet of outdoor space is required per unit. The minimum area of any individual outdoor area is 2,000 square feet with minimum dimensions of twenty (20) feet.

- C. The outdoor area(s) shall be contiguous, usable, and serve as a community gathering place. They shall contain amenities such as tables, benches, trees, shrubs, planter boxes, garden plots, drinking fountains, gazebos, play structures, sport courts, or pools.
- D. Stormwater treatment areas shall not be considered common outdoor areas.

19.620.050 Main Entrances. Each Cottage shall have a main entrance that faces the street or a common outdoor area. The main entrance shall open onto a covered porch that is a minimum of sixty (60) square feet in area.

19.620.060 Maintenance and Ownership. Cottage Housing developments shall be owned and maintained by a homeowners' association, land trust, or other approved entity. Covenants, Conditions, and Restrictions (CC&Rs) shall be approved by the City prior to approval.

19.630.070 Parking. Cottages may have individual parking in a driveway, a carport, or a garage. Parking and driveways shall not be located between a house and common area. Common parking areas may also be provided in a surface lot or in a parking structure. The minimum number of parking spaces is one space per unit and one guest space per four units.

19.630.080 Pedestrian Connections. All main entrances shall be connected by paved pedestrian paths at least six (6) feet in width and meet ADA standards. This pedestrian path network shall be connected to any common outdoor area, common parking area, and the public street. The pedestrian path network shall not be gated.

19.630.090 Separation. House foundations shall be a minimum of ten (10) feet apart. Minor features such as eaves and bay windows may protrude up to two (2) feet.

19.630.100 Streets. Public streets shall be provided when they are necessary to ensure transportation connectivity with the surrounding areas. Interior circulation may be provided by shared driveways. No public or shared driveway shall be gated. There shall be a minimum of two points of vehicular ingress/egress for the development.

19.630.110 Undeveloped Area. On sites larger than five (5) acres, at least ten percent (10%) of the site shall be designated as undevelopable. This area may contain critical areas, their buffers, and stormwater treatment facilities. Undeveloped areas do not count towards common outdoor areas.

## **Chapter 19.690 – Variance Review**

19.690.010 Purpose. The regulations of this Title are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply City-wide, but because of unique situations, some sites are difficult to develop in compliance with the regulations. The Variance Review process provides a mechanism by which the regulations in this Title may be modified if the proposed development continues to meet the intended purpose of those regulations.

19.690.020 Applicability. The Variance Review process may be applied to any development standard in Title 19 – Land Use and Development.

19.690.030 Application. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the amendment being requested;
- C. Any studies, reports, or documentation to support the request;
- D. A written response to the approval criteria in MLMC Section 19.690.050 Approval Criteria;
- E. A SEPA checklist; and
- F. The application fee.

19.690.040 Process. Variance Reviews are processed through a Type III review with the Medical Lake Planning Commission holding a public hearing and making a recommendation to the City Council, which shall make the final decision. The Type III review process is found in MLMC Section 19.270.040, Type III reviews.

19.690.050 Approval Criteria. Variance Reviews shall meet all the following criteria for approval:

- A. Granting the variance will equally or better meet the purpose of the development standard to be modified; and
- B. Any impacts resulting from the variance are mitigated to the extent practical.
- C. The variance does not create any substantial negative impacts on the surrounding area.

**Section 12. Amendment.** The 19.700s, Special Use Standards chapters, are hereby added to the MLMC as follows:

## **19.700s Special Use Standards**

### **Chapter 19.730 – Essential Public Facilities**

19.730.010 Purpose. The purpose of this Chapter is to provide a process for siting and review of an Essential Public Facility. The siting process is regulated by RCW 36.70A.200.

19.730.020 Regional Siting Process. Per an interlocal agreement, the process for siting Essential Public Facilities in Spokane County shall be administered by Spokane County. When the siting process is complete and the final site is within the corporate boundaries of the City of Medical Lake, the proposal will be subject to a Conditional Use Review.

19.730.030 Conditional Use Review. Essential Public Facilities that have completed the Spokane County Regional Siting Process, require a Conditional Use Review as stipulated in MLMC Chapter 19.790 – Conditional Use Review.

### **Chapter 19.790 – Conditional Use Review**

19.790.010 Purpose. Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject

to the conditional use regulations because they may have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. The conditional use review provides an opportunity to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

19.790.020 Applicability. A Conditional Use Review is required for those uses with a CU designation in Table 19.520-1 Use Categories.

19.790.030 Applications. The following must be submitted to the City for an application to be deemed complete:

- A. An appropriate City application form;
- B. A written description of the amendment being requested;
- C. Any studies, reports, or documentation to support the request;
- D. A written response to the approval criteria in MLMC 19.790.050 Approval Criteria;
- E. A SEPA checklist; and
- F. The application fee.

19.790.040 Process. Conditional Use Reviews are processed through a Type III review with the Medical Lake Planning Commission holding a public hearing and making a recommendation to the City Council, which shall make the final decision. The Type III review process is found in MLMC Section 19.270.040, Type III reviews.

19.790.050 Approval Criteria. Conditional Use Reviews shall meet all the following criteria for approval:

- A. The proposal is compatible in scale, character, and intensity with nearby land uses and the zoning district.
- B. There are adequate public services available and sufficient to serve the use.
- C. The proposal does not create any substantial negative impacts on the surrounding area. These impacts include, but are not limited to, noise, odor, light, parking, and traffic.
- D. The proposal aligns with the goals and policies of the Comprehensive Plan.
- D. The variance does not create any substantial negative impacts on the surrounding area.

**Section 13.** Severability. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or 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 14.** Effective Date. This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this \_\_\_\_\_ day of April 2026.

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Mayor, Terri Cooper

ATTEST:

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Finance Director/City Clerk Koss Ronholt

APPROVED AS TO FORM:

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City Attorney, Sean P. Boutz

Date of Publication:

Effective Date:

City Medical Lake  
124 S. Lefevre Street  
Medical Lake, WA 99022  
509-565-5000

## **NOTICE OF ORDINANCE PASSED BY MEDICAL LAKE CITY COUNCIL**

The following is the title and summary of Ordinance No. 1144 passed by the City of Medical Lake City Council on the \_\_\_\_ day of April, 2026.

### **AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON, RELATING TO AMENDMENTS TO TITLES 17 AND 19 OF THE MUNICIPAL CODE REGARDING ZONING DISTRICTS, CONDITIONAL USES, AND VARIANCES.**

**Sections 1-12.** Identifies the specific additions, amendments, and deletions, as applicable, to the following sections of the City of Medical Lake Municipal Code:

- The Medical Lake Municipal Code (MLMC) has ten (10) zoning districts found in Chapters 17.16 – R-1 Single-Family Residential, 17.18 – R-1P Single-Family Planned Residential, 17.20 – R-2 Two-Family Residential, 17.24 – Multiple-Family Residential, 17.26 – Parks, Open Space, 17.27 – Schools and Public Land, 17.28 – C-1 Commercial, 17.29 – Mixed-Use, 17.32 – L-1 Light Industrial, and 17.35 – Institutional; and
- New chapters, Chapter 19.510 – Zoning Districts, Chapter 19.520 – Uses, Chapter 19.530 – Housing Types, Chapter 19.540 – Density and Lot Standards, Chapter 19.550 – Development Standards, are being added to the MLMC to eventually replace the existing zoning districts; and
- New chapters, Chapter 19.160 – Definitions, Chapter 19.170 – Measurements, Chapter 19.605 – Primary Building Design Standards, Chapter 19.610 – Accessory Buildings to Residents, Chapter 19.620 – Cottage Housing, and 19.730 – Essential Public Facilities, are being added to the MLMC to supplement the zoning district standards; and
- MLMC 17.48 – Variances, Special Uses and Appeals, is being replaced with Chapter 19.690 – Variance Review, and Chapter 19.790 – Conditional Use Review.

**Section 13.** Establishes a severability clause in the event some portion of the Ordinance is held invalid.

**Section 14.** Establishes an effective date for Ordinance No. 1144 for five (5) days after publication of the Ordinance, or a summary thereof, in the official newspaper of the City, as provided by law.

The full text of the Ordinance is available at the City of Medical Lake offices as identified above. A copy will be mailed to any citizen without cost upon request from the City's Clerk's office.

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Koss Ronholt, Finance Director/City Clerk

Published: \_\_\_\_\_