

**CITY OF MEDICAL LAKE  
SPOKANE COUNTY, WASHINGTON  
ORDINANCE NO. 1145**

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON RELATING TO  
AMENDMENTS TO TITLE 19 OF THE MUNICIPAL CODE REGARDING  
ACCESSORY DWELLING UNITS.**

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") does not have standards for accessory dwelling units; and

WHEREAS, "dwelling unit" is defined in adopted Ordinance 1144, Section 10, new Chapter 19.160 – Definitions; and

WHEREAS, "accessory dwelling unit" is defined adopted in Ordinance 1144, Section 12, new Chapter 19.530 – Housing Types; and

WHEREAS, pursuant to RCW 36.70A.681 – Accessory Dwelling Units – Limitations on Local Regulation, the City must allow two (2) accessory dwelling units on all lots that are located in all zoning districts within an urban growth area that allow for single-family homes; and

WHEREAS, to better serve the City and its citizens, a new chapter, Chapter 19.625 – Accessory Dwelling Units, is being added to the MLMC; and

WHEREAS, the proposed amendment is in compliance with RCW 36.70A.681.

WHEREAS, a State Environmental Protection Act (SEPA) checklist and a determination of non-significance were distributed on March 2, 2026, 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 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 March 23, 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 May 19, 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 19.625 – Accessory Dwelling Units, is hereby added to the MLMC.

**19.625.010 Purpose.** The purpose of this chapter is to expand housing options by permitting accessory dwelling units (ADUs) in residential zones, consistent with RCW 36.70A.680–.681. ADUs provide opportunities for affordable housing, supplementing household incomes, aging in place, family support, and efficient land use.

**19.625.020 Applicability.** ADUs are permitted on lots that contain one or more dwelling units in a residential zone.

**19.625.030 Development Standards.** All ADUs must meet the following standards with any standards not specified herein, are determined by the Zoning District.

- A. Density. ADUs are exempt from the maximum density of the zone.
- B. Number of Units. Two (2) ADUs are allowed per lot pursuant to RCW 36.70A.681, as now or hereinafter amended.
- C. Lot Size. ADUs are allowed on lots that meet the minimum lot size of the zone.
- D. Location on Lot. ADUs may be constructed within or attached to another dwelling unit, in combination with another accessory structure, or as a stand-alone structure. ADUs shall not be located closer to the street than a single-family house.
- E. Conversion. A legally constructed structure may be converted to an ADU even if such structures does not satisfy current development standards.

- F. Size. ADUs shall not be more than 1,000 square feet in floor area.
- G. Height. ADUs shall not be more than 24 feet in height.
- H. Setbacks. ADUs shall meet the setback requirements of the specific zone, provided a zero lot line setback adjacent to an alley shall be permitted unless the City routinely plows snow on the alley.
- I. Parking. Each ADU requires one (1) parking space that meets the standards of MLMC Chapter 17.36 – Off-Street Parking.

**Section 2.** 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 3.** 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 June 2026.

\_\_\_\_\_  
Mayor, Terri Cooper

ATTEST:

\_\_\_\_\_  
Finance Director/City Clerk Koss Ronholt

APPROVED AS TO FORM:

\_\_\_\_\_  
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. 1145 passed by the City of Medical Lake City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**AN ORDINANCE OF THE CITY OF MEDICAL LAKE, WASHINGTON, RELATING TO AMENDMENTS TO TITLE 19 OF THE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS.**

**Sections 1.** Identifies the amendments to Title 19, Chapter 19.625 of the City of Medical Lake Municipal Code:

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**Section 2.** Establishes a severability clause in the event some portion of the Ordinance is held invalid.

**Section 3.** 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.

\_\_\_\_\_  
Koss Ronholt, Finance Director/City Clerk

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