

Exhibit A to  
Ordinance O-21-726

MVMC Section 18.20.020

D. "D" Definitions.

1. "Day care center, adult" means a State-licensed facility which provides supervision and care for a group of elderly or disabled adults who cannot safely be left alone, for a period of less than 24 hours per day.
2. "Day care center, child" means a facility, licensed by the State, which regularly provides care for a group of children for a period less than 24 hours per day. The term shall include, but is not limited to, facilities commonly known as "day care facilities," "day care centers," and "preschools." See "Family child care home" for child care located in a residence.
3. "Density" means the number of dwelling units or lots within a specified area calculated by dividing the number of dwelling units or lots by the gross acres (see "gross acreage").
4. "Department" means the City of Maple Valley Community Development Department.
5. "Development" means any manmade change to improved or unimproved real property, including, but not limited to, buildings or other structures, placement of manufactured homes/mobile homes, mining, dredging, clearing, filling, grading, paving, excavation, drilling or the subdivision of property.
6. "Development Permit" means any document granting, or granting with conditions, an application for a land use designation or redesignation, zoning or rezoning, subdivision, site plan, Building Permit, variance or any other official action of the City having the effect of authorizing the development of land.
7. "Development plan" means a plan drawn to scale, indicating the proposed use, the actual dimensions and shape of the lot to be built upon, the exact sizes and locations on the lot of buildings already existing, if any, and the location on the lot of the proposed building or alteration, yards, setbacks, landscaping, off-street parking, ingress and egress, and signs.
8. "Development standards" means regulations including but not limited to setbacks, landscaping, screening, building height, site coverage, signs, building layout, parking and site design and related features of land use.
9. "Director" means the Director of the Community Development Department or designee.
10. "Discretionary Land Use Permit" means a document granted by official action of the City which authorizes the development or use of land pursuant to the final development plan approval.
11. "District" means an area designated by the Maple Valley Development Code and zoning map with specific boundaries in which lie specific zones that are described in the Development Code.
12. "Dormitory" means a residence hall providing sleeping rooms for students enrolled in a secondary boarding or post-secondary educational institution to which it is an accessory use.
13. "Dripline" means the maximum circumference of the existing tree crown as located on site.
- ~~1413.~~ "Drive-through windows/facilities" means any portion of a building or structure from which business is transacted directly with customers located in a motor vehicle during such business transactions. This definition shall not include retail fueling stations and car washes.
- ~~1514.~~ "Dwelling" means a building or portion thereof designed exclusively for human habitation, including single-family, two-family and multiple-family dwellings, accessory dwelling

Exhibit A to  
Ordinance O-21-726

units, modular homes, manufactured homes and mobile homes, but not including congregate residences, nursing homes, dormitories, hotels, or motels, or public facilities such as fire stations.

~~1615. “ Dwelling, multiple-family” means a residential building dwelling designed for occupancy by containing three or more families, with the number of families in residence not exceeding the number of dwelling units provided.~~

~~1716. “ Dwelling, single-family” means a detached residential dwelling unit designed for and occupied by one family only that is not physically attached to any other dwelling unit, except where approval has been granted for an accessory dwelling unit.~~

~~17. “ Dwelling, two family” means a detached residential building containing two dwelling units, designed for occupancy by not more than two families, but not including a single-family dwelling with an approved accessory dwelling unit.~~

~~18. “ Dwelling unit” means one a room, or rooms connected together within a dwelling, configured as described herein and occupied or intended to be occupied by one family only as living accommodations independent from any other family on a monthly or longer basis, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease on a monthly or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure or on the same property and containing independent cooking and sleeping facilities. A dwelling unit shall be a separate area that includes: 1) a complete food preparation area containing a sink, a stove or range, a refrigerator, and a countertop; 2) a bathroom containing a toilet, and a shower or bathtub; and 3) one or more sleeping rooms. For the purposes of this definition, a separate area is an area having direct access to the exterior of the building or access to the exterior via hallways, stairways, and elevators that are primarily ingress/egress routes to the exterior rather than leading to common kitchens and living areas.~~

E. “E” Definitions.

1. “Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

2. “Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

~~3.1. “Examiner” means the City of Maple Valley Hearing Examiner.~~

P. “P” Definitions.

1. “Park” means a tract of land designated and used by the public for active and passive recreation as defined within the City of Maple Valley Parks, Recreation, Cultural and Human Services Plan.

2. “Parking space or parking stall” means any off-street space intended for the use of vehicular parking with ingress or egress to the space easily identifiable.

Exhibit A to  
Ordinance O-21-726

3. “Permanent supportive housing” is one or more subsidized, leased dwelling units with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in the Residential Landlord Tenant Act, chapter 59.18 RCW.

4. “Police station” means a protection/law enforcement center operated by a governmental agency including administrative offices, storage of equipment, temporary detention facilities, and the parking of vehicles; excluding correctional institutions.

~~5.4.~~ “Professional office” means an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which primarily use training or knowledge of a technical, scientific or other academic discipline rather than manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of merchandise as a primary activity.

~~6.5.~~ “Public sanitary sewer” means any sewer facility other than a side sewer, either owned or operated by, or within the jurisdiction of, the City.

~~7.6.~~ “Public transit facilities” means transit centers, park and ride lots, and other major facilities related to public transportation; does not include bus stops, which are permitted in all zones.

T. “T” Definitions.

1. “Townhouse” means single-family attached dwelling units that occupy space from the ground to the roof and share a common wall with one or more adjacent dwelling unit(s), having open space on at least two sides, but not necessarily having a side yard.

2. “Tract” means any parcel of land, lot, building site, or contiguous combination thereof devoted to or intended to be devoted to a principal use and any other uses customarily accessory thereto.

3. “Trade, retail” means the sale or rental of goods and merchandise for final use or consumption.

4. “Transitional housing” means one or more dwelling units owned, operated, or managed by a nonprofit organization or governmental entity in which supportive services are provided to individuals and families that were formerly homeless, with the intent to stabilize them and move them to permanent housing within a period of not more than twenty-four months, or longer if the program is limited to tenants within a specified age range or the program is intended for tenants in need of time to complete and transition from educational or training or service programs.

Exhibit A to  
Ordinance O-21-726

**18.30.030 Allowed uses by zoning district – Residential.**

A. Table.

USE	ZONING DISTRICT										
	R-4/6	R-8	R-12	R-18/24 <sup>15</sup>	NB	CB	PUB	PRO	TC	REC	RLTC
Dwelling, Single-Family	P	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>				P <sup>2-13</sup>			
Factory-Built Home	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>				P <sup>2-13</sup>			
Townhouse	C <sup>4</sup>	P	P	P				P <sup>2-13</sup>	A		
Group Home	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>		P <sup>3</sup>					
Bed and Breakfast	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>							
Dwelling, Multiple-Family		C	P	P	P <sup>6</sup>	P <sup>11</sup>			P <sup>2</sup>		
Permanent supportive housing	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>			C <sup>16</sup>	C <sup>16</sup>	
Transitional housing	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>	C <sup>16</sup>			C <sup>16</sup>	C <sup>16</sup>	
Retirement Home			P	P							
Senior Assisted Housing	P <sup>3</sup>	P <sup>3,14</sup>	P <sup>3,14</sup>	P <sup>3,14</sup>		P <sup>3</sup>					
Nursing Home	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>	P <sup>3</sup>		P <sup>3</sup>					
Home Occupation	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>					A <sup>7</sup>		
Accessory Dwelling Unit	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>	A <sup>8</sup>							
Dormitories										A	A
Caretaker Dwelling Unit					A <sup>9</sup>	A <sup>9</sup>	A <sup>9</sup>	A <sup>9</sup>	A <sup>9</sup>	A <sup>9</sup>	A
Animals	A <sup>10</sup>	A <sup>10</sup>	A <sup>10</sup>	A <sup>10</sup>	A <sup>10</sup>	A <sup>10</sup>			A <sup>10</sup>		

B. Specific Requirements.

1. Mobile, manufactured and modular homes shall be subject to the following development standards:

- a. The home comprises at least one 14-foot-wide by 60-foot-long section or two parallel sections each of not less than 12 feet wide by 36 feet long;
- b. The home must be placed on a permanent foundation similar to that required of other residential construction;

Exhibit A to  
Ordinance O-21-726

- c. The home was originally constructed with and now has a pitched roof with a slope no less than three-inch rise to 12-inch run, and the roof must be an integral part of the home and shall be made of either composition, shakes or shingles (wood or metal);
  - d. The home has exterior siding similar in appearance to siding materials commonly used on conventional site-built single-family residences;
  - e. All requirements of this title and other applicable regulations must be met.
2. The first floor of vertical mixed uses in the TC zone shall have commercial uses on the entirety of the ground floor. Horizontal mixed uses shall incorporate a minimum of 25 percent of the site footprint to include commercial uses. Retail and office uses shall be oriented to the street frontage. Rental offices, private gymnasiums, conference rooms, recreation areas, and other nonpublic spaces shall not count toward the required commercial area.
3. Group homes, senior assisted living homes and nursing homes shall be subject to the following development standards:
- a. The home shall be limited to individuals who need special care due to sensory, mental, or physical disabilities and who are considered handicapped or who are otherwise within the scope of [42 U.S.C. 3602](#);
  - b. The home shall be licensed by an appropriate agency of the State;
  - c. The home shall conform to the development standards of this code applicable to other residential uses in the zone in which it is located; and
  - d. Off-street parking spaces meeting the requirements of this code shall be provided.
4. Townhouse units located within the R-4, R-6 and PRO zones as applicable shall be limited to no more than 50 percent of the total units within a development and limited to buildings with no more than four attached units. A Conditional Use Permit is not required for townhouse units on lots in a subdivision designed and designated for townhouse units.
5. Bed and breakfasts shall meet the following development standards:
- a. The facility must serve as an accessory use to the permanent residence of the operator;
  - b. The only meal to be provided to guests shall be breakfast and it shall only be served to guests taking lodging in the facility;

Exhibit A to  
Ordinance O-21-726

- c. Guest rooms shall be limited to three or fewer;
  - d. Length of stay shall be no longer than two consecutive weeks; and
  - e. Adequate off-street parking of one space for each guest room plus the required minimum two spaces for the residence shall be provided, and the parking shall not be in the required front yard unless it is screened from the street with at least Type I landscaping and is compatible with the surrounding neighborhood.
6. Residential uses allowed as a part of a development at second story and above only in the Neighborhood Business zoning district.
7. Home occupations shall be subject to the following restrictions:
- a. The total area devoted to all home occupation(s) shall not exceed 20 percent of the floor area of the total dwelling unit;
  - b. There shall be no visible permanent change in the appearance of the dwelling unit, such as signs, lighting, exterior display, or permanent (longer than 60 days) unscreened outdoor storage of material or equipment, which would attract attention to the home occupation conducted therein;
  - c. No more than one nonresident shall be employed on site by the home occupation(s);
  - d. The following activities shall be prohibited:
    - i. Automobile, truck and heavy equipment repair;
    - ii. Auto body work or painting;
    - iii. Parking and storage of heavy equipment; and
    - iv. Storage of building materials for use on other properties;
  - e. The home occupation(s) shall not generate pedestrian traffic or vehicular traffic or parking demand unreasonable for the district or neighborhood in which it is located;
  - f. In addition to required parking for the dwelling unit, on-site parking shall be provided as follows:
    - i. One stall for a nonresident employed on site by the home occupation(s); and

Exhibit A to  
Ordinance O-21-726

ii. Minimum one additional stall for patrons when services are rendered on site; and to prevent visual and traffic impacts, the home occupation may use or store no more than one vehicle for the pickup of materials used by the home occupation or the distribution of products from the site;

g. The home occupation(s) shall not use equipment or processes which generate noise, vibration, dust, glare, fumes, odors, radio/television/electrical interference, fire hazards, or any other nuisance-like effect to any greater or more frequent extent than that which is normal to the district or neighborhood in which it is located.

8. Accessory dwelling units shall comply with the following development standards:

a. Only one accessory dwelling shall be permitted per lot;

b. The accessory dwelling must be in the same building as the principal residence when the lot is less than 10,000 square feet in area;

c. The primary residence or the accessory dwelling unit shall be owner occupied;

d. The accessory dwelling unit shall not be larger than 50 percent of the living area of the primary residence;

e. At least one additional off-street parking space shall be provided; and

f. The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.

9. Caretaker units may be allowed, subject to the following restrictions:

a. Only one caretaker dwelling unit shall be permitted for each primary use or multi-tenant building;

b. At least one additional off-street parking space shall be provided; and

c. The caretaker dwelling unit may only be occupied by a watchman, custodian, manager, or property owner for the subject property.

10. Animals may be kept as an accessory to a residential use in accordance with animal control regulations and subject to the following conditions:

a. Small Animals.

i. Small animals kept indoors as household pets shall not be limited in number.

Exhibit A to  
Ordinance O-21-726

ii. Small animals kept outdoors shall be limited to five, unless the resident obtains a hobby kennel license from King County Animal Control.

iii. Structures for the keeping of small animals outdoors such as aviaries, apiaries, kennels, runs, cages, etc., shall be set back from property lines a minimum of 10 feet.

b. Large Animals.

i. Large animals are limited to one per each one-half acre of property.

ii. Enclosures or structures for the housing of large animals shall be set back from property lines a minimum of 20 feet.

iii. Large animals not kept within enclosures shall be restricted to roaming areas which are set back a minimum of 10 feet from property lines.

iv. The keeping of large animals on properties containing streams, wetlands, shorelines or other protected water sources shall be in compliance with critical area requirements.

11. The first floor of vertical mixed uses in the CB zone shall have commercial uses on the entirety of the ground floor. Horizontal mixed uses shall incorporate a minimum of 25 percent of the site footprint to include commercial uses when the site has frontage on SR-169, SR-516, or Witte Road. Commercial uses shall be oriented to the street frontage. Horizontal mixed uses not fronting on the above streets shall incorporate a minimum of 10 percent of the site footprint to include commercial uses. Retail and office uses shall be oriented to the street frontage. Rental offices, private gymnasiums, conference rooms, recreation areas, and other nonpublic spaces shall not count toward the required commercial area.

12. Single-family detached development in Multifamily zones (R-8 through R-24) shall be subject to the development standards applicable to single-family detached development in the R-6 zone.

13. Single-family and townhouse residential developments are allowed as accessory uses in the PRO zones:

a. When utilizing less than 50 percent of the amount of land area dedicated toward the primary recreational use.

b. At a maximum density of one dwelling unit per gross acre.

Exhibit A to  
Ordinance O-21-726

c. Subject to the development standards set forth in Chapter [18.40](#) MVMC for single-family development in the R-4 zone.

14. Density may be calculated at the rate of 0.5 dwelling units per senior assisted housing unit. To qualify for this density calculation, and as a condition of development permit approval, the applicant must record with the King County Assessor a covenant that runs with the land stating that the building(s) will be used for senior assisted living housing. This covenant shall not be released without the express written approval of the City of Maple Valley. Prior to releasing the covenant, the City shall determine that the intended use of the property meets density requirements for the current zoning of the property.

15. Senior housing and similar uses are required in the R-24 zone north of SE 240th Way.

16. The number of permanent supportive housing units and transitional housing units allowed on any given property shall be no more than the number of standard dwelling units that would be allowed under the zoning of the property, PROVIDED THAT in no case shall the number of permanent supportive housing units and transitional housing units allowed on any given property exceed ten. No permanent supportive housing unit or transitional housing unit may be located within half a mile of another property than contains permanent supportive housing or transitional housing. Each unit of permanent supportive housing or transitional housing shall be limited to occupancy by one family as that term is defined in the MVMC. All permanent support housing units and transitional housing units shall be within a quarter mile walking distance to a metro transit bus stop. Permanent supportive housing or transitional housing shall not be located within a half mile of emergency housing and emergency shelters.

(Ord. O-16-598 § 1(B) (Exh. B); Ord. O-12-499 § 3; Ord. O-12-490 § 3; Ord. O-11-438 § 2; Ord. O-07-351 § 5; Ord. O-03-235 § 1; Ord. O-01-169 § 1; Ord. O-00-133 § 1; Ord. O-99-109 § 1).

## 18.30.040 Allowed uses by zoning district – Commercial.

A. Table.

USE	ZONING DISTRICT										
	R-4/6	R-8	R-12	R-18/24	NB <sup>4, 7, 13</sup>	CB <sup>8</sup>	PUB	PRO	TC <sup>8</sup>	REC	RLTC
Adult Entertainment/Facility										P <sup>1</sup>	
Family Child Care Home	P	P	P	P		P					
Car Wash					C <sup>12</sup>	P				P	A
Child Day Care/Adult Day Care	C	C	C	C	P	P			P	P	P
Eating/Drinking Establishment					P	P		A <sup>15</sup>	P	P <sup>3</sup>	P <sup>3</sup>

Exhibit A to  
Ordinance O-21-726

USE	ZONING DISTRICT										
	R-4/6	R-8	R-12	R-18/24	NB <sup>4, 7, 13</sup>	CB <sup>8</sup>	PUB	PRO	TC <sup>8</sup>	REC	RLTC
Electric Vehicle Charging Stations					P	P	P	P	P	P	P
Fueling Station – Retail					C <sup>11</sup>	P <sup>6, 16</sup>			P <sup>16</sup>	P	
Fueling Station – Commercial										P	A
Funeral Home						P				P	
Hotel/Motel						P				P	P
Medical/Dental Clinic					P	P			P	P	P
Veterinary Clinic					P <sup>10</sup>	P			P	P	P
Self-Storage						C <sup>18</sup>			A	P	
Office/Bank/Financial Institution					P	P			P	P	P
Graphics/Reproduction					P	P			P <sup>9</sup>	P	P
Personal Services					P	P			P	P	P
Health Clubs, Fitness Centers, Spas					P <sup>5</sup>	P		A <sup>14</sup>	P	P	P
Retail – General					P <sup>7</sup>	P		A <sup>14</sup>	P	P <sup>3</sup>	P <sup>3</sup>
Retail – Vehicle Sales/Rental										P	
Theater/Bowling Alley/Arcade						P			P	P	P
Vehicle Repair – Major									P <sup>17</sup>	P	A
Vehicle Repair – Minor						P			P <sup>17</sup>	P	A

B. Specific Requirements.

1. Adult uses are subject to the following conditions:

- a. No adult use shall be located nearer than 600 feet from any other adult use;
- b. No adult use shall be located nearer than 600 feet from any public or private school, church, public park, day care center or residential use or zoning district;
- c. Distances shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property or parcel upon which the proposed use is to be located to the nearest point of the parcel or property of the land from which the proposed use is to be separated.

2. Reserved.

Exhibit A to  
Ordinance O-21-726

3. Allowed as an accessory use, intended primarily for the use of employees of a principally permitted use. Eating and drinking establishments cannot exceed 10 percent of gross leasable floor area (GLFA) of the building in which they are located.
4. Drive-through windows/facilities are subject to the following:
  - a. Limited to drugstores and banks or accessory to a food and beverage use providing in-store service with at least 500 square feet and not more than 2,000 square feet of gross floor area in the Neighborhood Business zone.
  - b. One drive-through facility is allowed per contiguous NB zoning district that contains a minimum of 10,000 square feet of GLFA.
  - c. In the event that a property proposed for a drive-through facility lacks the 10,000-square-foot GLFA, the property owner shall enter into a written agreement with the adjacent property owner to utilize the adjacent property's GLFA to obtain the required square footage.
  - d. Drive-through facilities must be used for purposes consistent with the allowed use (e.g., drive-through ATM machines are allowed only in conjunction with a bank).
5. May occupy no more than 20 percent of the GLFA of the building in which located.
6. A 25-foot setback is required from gas pumps to property lines.
7. No individual use in the Neighborhood Business zone may exceed 10,000 square feet in gross floor area unless through incentives defined in MVMC [18.70.070](#). The maximum GFA with incentives shall be 15,000 square feet for a single use.
8. The maximum size for an individual use in the Community Business and Town Center zones is 200,000 square feet. Any individual use exceeding 60,000 square feet in gross floor area is considered a large commercial use and is subject to, and must comply with, the large commercial use requirements contained within MVMC [18.40.150](#).
9. Graphics/reproduction uses will not produce excessive noise, dust, odors, light and glare, heavy vehicular traffic, or contaminants released to the environment.
10. Subject to the following:
  - a. Limited to small animals.
  - b. No burning of refuse or cremation of dead animals is allowed.

Exhibit A to  
Ordinance O-21-726

c. The portion of the building or structure in which animals are kept or treated shall be soundproofed to comply with noise levels defined in WAC [173-60-040](#).

d. All run areas shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material.

11. Limited to four dispensers (eight fueling points). Propane and natural gas storage tanks may be located outside and above ground. All above ground storage tanks shall be screened.

12. Subject to the following:

a. Allowed only as an accessory use to fueling station – retail.

b. Limited to tunnel car washes.

c. Hours of operation are limited to 7:00 a.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 10:00 p.m. on weekends.

13. Prior to opening for business, the applicant must establish that the facility complies with Chapter [173-60](#) WAC, Maximum Environmental Sound Levels.

14. All nonresidential accessory uses may occupy no more than 10 percent of the amount of land area dedicated toward the primary use to which the accessory use is related. More than one accessory use is permitted, provided the cumulative size of several accessory uses is limited to 10 percent of the land area of the primary use.

15. Limited to a maximum gross floor area equal to no more than 10 percent of the area of the lot on which the building or buildings are located, up to a maximum of 20,000 square feet.

16. a. The fueling station shall be a minimum of 150 feet from any major arterial if more than eight petroleum fueling points.

b. The fueling station shall include a minimum of four electrical vehicle charging stations pursuant to City EV standards if there are more than eight petroleum fueling points.

c. The fueling station is allowed a maximum of six petroleum dispensers (12 fueling points).

d. Internal and up-lit illumination of the canopy and pumps is prohibited.

Exhibit A to  
Ordinance O-21-726

e. Lighting on the underside of the canopy shall be full cut off with a maximum of 25 foot-candles and shielded if required to prevent glare and light trespass.

f. Signage conforming to Chapter [18.50](#) MVMC may be located on the canopy.

g. The fueling station shall conform to the design standards contained in MVMC [18.70.040](#).

17. Major and minor vehicle repair is permitted on sites no larger than one acre in size. The maximum gross floor area of all uses related to vehicle repair on an individual site shall be no greater than 9,000 square feet.

18. New self-storage uses are not permitted on a parcel or parcels with frontage on Maple Valley Highway (SR-169), Kent-Kangley Rd. (SR-516), or Witte Road. (Ord. O-16-598 § 1(B) (Exh. B); Ord. O-12-499 § 4; Ord. O-12-492 § 2; Ord. O-12-490 § 4; Ord. O-11-438 § 3; Ord. 09-394 § 1; Ord. 09-391 § 1; Ord. O-09-378 § 1; Ord. O-08-362 § 1; Ord. O-07-351 § 6; Ord. O-03-235 § 1; Ord. O-02-186 § 2; Ord. O-01-154 § 1; Ord. O-01-150 § 1; Ord. O-00-143 § 2; Ord. O-00-134 § 1; Ord. O-00-133 § 1; Ord. O-99-109 § 1).

## 18.30.060 Allowed uses by zoning district – Community services and institutions.

A. Table.

USE	ZONING DISTRICT											
	R-4/6	R-8	R-12	R-18/24	NB <sup>2,3</sup>	CB <sup>4</sup>	PUB	PRO	TC	REC	RLTC	LEG
Religious Institution	C	C	C	C	C <sup>5</sup>	C <sup>5</sup>	A <sup>5</sup>	A <sup>5</sup>	C <sup>5</sup>	C	C	
City Hall						P	P			P		
Courthouse/Jail						P	C			C		
Community College/Vocational						C	P <sup>1</sup>	C <sup>1</sup>	P	P	P	
Community/Senior Center			C	C	C <sup>5</sup>	C	P <sup>1</sup>	P <sup>1</sup>	P	P	P	
Elementary School	C	C	C	C			P <sup>1</sup>	P <sup>1</sup>			P	
<b>Emergency Housing</b>						<b>C<sup>9</sup></b>				<b>C<sup>9</sup></b>		
<b>Emergency Shelters</b>						<b>C<sup>9</sup></b>				<b>C<sup>9</sup></b>		
Farmers Market							P					P
Fire Station	C	C	C	C	C	P	P <sup>1</sup>	P <sup>1</sup>		P	P	
Junior High/High School			C	C			P <sup>1</sup>	P <sup>1</sup>			P	

Exhibit A to  
Ordinance O-21-726

USE	ZONING DISTRICT											
	R-4/6	R-8	R-12	R-18/24	NB <sup>2,3</sup>	CB <sup>4</sup>	PUB	PRO	TC	REC	RLTC	LEG
Hospital							P <sup>1</sup>			P	P	
Correctional Facility							C			P		
Recreational Use						P	P	P	P	P	P	
Library	C	C	C	C			P	P	P	P	P	
Museum							P	P	P	P	P	
Police Station						C <sup>8</sup>	P <sup>8</sup>		C <sup>8</sup>	C	C	
Public Park, Passive	P	P	P	P	P	P	P	P	P	P	P	
Public Park, Active	C	C	C	C	P	P	P <sup>1</sup>	P	P	P	P	
Performing Arts Center				C			P <sup>1</sup>	P		P	P	
Public Transit Facilities						C	P <sup>1</sup>	A <sup>7</sup>	P	P	P	
Utilities, Major or Regional	C	C	C	C		P	P	P	C	C	C	
Utilities, Minor or Local	P	P	P	P	P	P	P	P	P	P	P	
Municipal Public Works and Road Maintenance Facilities	C	C	C	C	C	C	P	C	P	P	C	
Youth Mental Health Services	P	P				P	P	P	P	P	P	

B. Specific Requirements.

1. Requires master plan approval.

2. Drive-through windows/facilities are limited to drugstores and banks or accessory to a food and beverage use providing in-store service with at least 500 square feet and not more than 2,000 square feet of gross floor area in the Neighborhood Business zone. One drive-through facility is allowed per contiguous NB zoning district that contains a minimum of 10,000 square feet of GLFA.

3. No individual use in the Neighborhood Business zone may exceed 10,000 square feet in gross floor area unless through incentives defined in MVMC [18.70.070](#). The maximum GFA with incentives shall be 15,000 square feet for a single use.

4. No individual use in the Community Business zone may exceed 60,000 square feet in gross floor area. Uses in the Town Center zone are limited to 100,000 square feet and shall comply with MVMC [18.40.150](#).

5. Religious institutions/community/senior centers with a GFA of less than 2,000 square feet do not require a Conditional Use Permit.

Exhibit A to  
Ordinance O-21-726

6. Religious institutions may be permitted accessory to an existing or allowed PUB use, but must be contained within the structures dedicated toward the primary PUB use and may not occupy separate detached facilities.

7. All nonresidential accessory uses may occupy no more than 10 percent of the amount of land area dedicated toward the primary use to which the accessory use is related. More than one accessory use is permitted, provided the cumulative size of several accessory uses is limited to 10 percent of the land area of the primary use.

8. The number of temporary holding cells is limited to six.

9. The occupancy of an emergency shelter or emergency housing facility shall be limited to no more than ten families or forty people, whichever is fewer. There shall be no more than one continuously operating emergency shelter in the city and no more than one continuously operating emergency housing facility within the city. As used herein, the phrase "continuously operating" is intended to exclude emergency shelters and emergency housing facilities that are needed to respond temporarily to a natural disaster or other similarly acute emergency that has caused unexpected homelessness within the city. No continuously operating emergency shelter may be located within a half mile of a continuously operating emergency housing facility. No continuously operating emergency housing facility may be located within a half mile of a continuously operating emergency shelter. Emergency housing and emergency shelters shall not be located within a half mile of permanent supportive housing or transitional housing units.

(Ord. O-20-692 § 1; Ord. O-18-639 § 2; Ord. O-16-598 § 1(B) (Exh. B); Ord. O-13-545 § 2; Ord. O-12-499 § 6; Ord. O-12-492 § 3; Ord. O-12-490 § 6; Ord. O-11-438 § 5; Ord. O-10-415 § 2; Ord. O-09-392 § 1; Ord. O-09-391 § 2; Ord. O-07-351 § 8; Ord. O-03-235 § 1; Ord. O-00-133 § 1; Ord. O-99-109 § 1).