

**CITY OF MAPLE VALLEY, WASHINGTON
ORDINANCE NO. O-17-620**

**AN ORDINANCE OF THE CITY OF MAPLE VALLEY,
WASHINGTON, RELATING TO AMENDING THE CITY'S
MUNICIPAL CODE TO INCREASE THE ALLOWED HEIGHT IN
THE R-24 ZONE**

WHEREAS, the municipal code currently limits the maximum allowed height in the R-24 zone to 35 feet; and

WHEREAS, during review and approval of the Comprehensive Plan update in 2016 discussion occurred at both the Planning Commission and City Council of increasing the maximum allowed height in the R-24 zone to accommodate taller development; and

WHEREAS, the Planning Commission held a public hearing to solicit public comment on the proposed height addition; and

WHEREAS, the City notified the Department of Commerce and issued an anticipated SEPA Determination of Non-Significance, no comments were received; and

WHEREAS, the City Council wishes to amend zoning regulations to allow for a maximum allowed height of 60 feet in the R-24 zone.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAPLE VALLEY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings of Fact. The “Whereas” clauses above shall constitute findings of fact in support of the need to adopt the interim municipal code amendments hereafter set forth and incorporated herein.

Section 2. Section 18.40.030 of the Maple Valley Municipal Code (MVMC) entitled “Densities and dimensions – Residential zones” is hereby amended to read as follows (new text is shown in underline; deleted text is show in ~~strikethrough~~):

18.40.030 Densities and dimensions – Residential zones.

A. Table.

Density and Dimensional Standards	Zones					
	R-4	R-6	R-8	R-12	R-18	R-24
Maximum Density	4 du/acre	6 du/acre	8 du/acre	12 du/acre	18 du/acre	24 du/acre
Minimum Lot Width ³	30 feet					
Minimum Front Setback ²	10 feet ¹					
Minimum Side Setback ^{2,3}	5 feet	5 feet	10 feet	10 feet	10 feet	10 feet
Minimum Rear Setback ^{2,3}	10 feet	10 feet	20 feet ⁵	20 feet ⁵	20 feet ⁵	20 feet ⁵
Maximum Height ⁴	35 feet	35 60 feet				
Maximum Impervious Surface Coverage	55%	70%	75% ⁵	80% ⁵	80% ⁵	80% ⁵

B. Specifications.

1. At least 20 linear feet of driveway shall be provided between any garage, carport, or other fenced parking area and the street property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line.

2. Projections may extend into required setbacks as follows:

a. Fireplace structures, bay or garden windows, enclosed stair landings, closets, utility meters or similar architectural features may project into any setback, provided such projections are:

i. Limited to two per facade;

ii. Not wider than 10 feet; and

iii. Not more than 18 inches into an interior setback or 24 inches into a street setback.

b. Uncovered porches and decks which exceed 18 inches above the finished grade may project 18 inches into interior setbacks and five feet into the street setback.

c. Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the property line.

d. Eaves may not project more than 18 inches into an interior setback or 24 inches into a street setback.

e. Residential accessory structures, trellises, sheds and play equipment totaling less than 200 square feet per site may be located in the required setback when:

i. Located in the rear or side setback of a pipestem or alley load lot or in rear setback of any lot other than pipestem or alley load lot; and

ii. No portion of the building or structure is located closer than 40 inches to the property line, except that roof eaves may be located no closer than 36 inches; and

iii. The total amount of all such structures on site is limited to 25 percent or less of the length of the property lines associated with the setbacks in which the structure is located; and

iv. The height of residential accessory structures, trellises, sheds and play equipment containing enclosed areas is no more than eight and one-half feet; and

v. The height of play equipment containing no enclosed areas is no more than 10 and one-half feet.

3. These standards may be modified under the provisions for zero-lot-line and townhouse developments. Interior side setbacks may be eliminated in zero-lot-line and townhouse developments. Rear setbacks may be reduced by up to 50 percent; provided, that any portion of a structure located in the standard (prereduction) rear setback area shall not exceed a height of 15 feet.

4. The maximum height allowed may be increased pursuant to incentives in MVMC 18.40.130(J)(9).

5. Single-family detached developments in R-8 through R-24 zones shall be subject to the development standards applicable to the R-6 zone (MVMC 18.30.030(B)(12)).

Section 3. Severability. If any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. A summary of this ordinance shall be published in the official newspaper of the City, and this ordinance shall take effect and be in full force five days after publication.

Section 5. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary

corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THIS 10th DAY OF JULY, 2017

Sean P. Kelly, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Date of Publication: July 14, 2017

Effective Date: July 19, 2017