

**CITY OF MAPLE VALLEY, WASHINGTON
ORDINANCE NO. O-17-621**

**AN ORDINANCE OF THE CITY OF MAPLE VALLEY,
WASHINGTON, RELATING TO ESTABLISHING INTERIM
REGULATIONS RELATED TO YOUTH MENTAL HEALTH
SERVICES PROVIDING FOR SEVERABILITY, AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, under the authority of RCW 35A.63.220 and RCW 36.70A.390, the City may impose interim regulations to be effective for a period of up to six months, and for six month intervals thereafter; and

WHEREAS, the City of Maple Valley considers Youth Mental Health Services to be a vital service in our community; and

WHEREAS, business uses in residential zones which do not attract significant vehicular traffic, create excessive noise, or exert undue burden on neighboring properties are currently allowed as home occupations in all residential zones in the city; and

WHEREAS, Youth Mental Health Services proposed to be provided to the youth of the Tahoma School District meet the requirements of home occupation businesses with the exception of having the owner of the property live on site;

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 18.20 “Definitions” and 18.30.060 “Allowed uses by zoning district – Community services and institutions” of the Maple Valley Municipal Code (MVMC), is hereby amended to read as follows (new text is shown in underline; deleted text is show in ~~strikethrough~~):

18.20 Definitions

Y. “Y” Definitions: ~~Reserved~~

1. “Youth Mental Health Services” means a counseling or therapy service provided by a non-profit ~~organization~~ or governmental ~~service~~organization.

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	NB2, 3	CB4	PUB	PRO	TC	REC	RLTC
Religious Institution	C	C	C	C	C5	C5	A5	A5	C5	C	C
City Hall						P	P			P	
Courthouse/Jail						P	C			C	
Community College/Vocational						C	P1	C1	P	P	P
Community/Senior Center			C	C	C5	C	P1	P1	P	P	P
Elementary School	C	C	C	C			P1	P1			P
Fire Station	C	C	C	C	C	P	P1	P1		P	P
Junior High/High School			C	C			P1	P1			P
Hospital							P1			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						C8	P8		C8	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	P1	P	P	P	P
Performing Arts Center				C			P1	P		P	P
Public Transit Facilities						C	P1	A7	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	<u>P</u>	<u>P</u>				<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

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.
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.

Section 3. Effective Period of Interim Development Regulations. This ordinance amending the City's municipal code shall be effective immediately and shall continue in effect for a period of six months, until February 28, 2018, unless earlier repealed, renewed, or modified by the City Council as provided by State law.

Section 4. Hearing. In accordance with the requirements of State law, a public hearing on these interim regulations was held within 60 days of adoption of interim regulations.

Section 5. Severability. If any section, sentence, or phrase of this ordinance should be declared 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, or phrase of this ordinance.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR BUSINESS MEETING
THEREOF ON THIS 11th DAY OF SEPTEMBER 2017.**

Sean P. Kelly, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney

Date of Publication:

Effective Date: