

AN ORDINANCE ESTABLISHING A REVISION TO ORDINANCE 9-C PROVIDING FOR DEVELOPMENT PROVISIONS FOR ACCESSORY DWELLING UNITS IN THE CITY OF MAYWOOD PARK

THE CITY OF MAYWOOD PARK ORDAINS AS FOLLOWS:

TITLE. This Ordinance shall be known as the City of Maywood Park “ADU DEVELOPMENT PROVISIONS”.

PURPOSE. The Purpose of this Ordinance is to allow for establishment of accessory dwelling units in conjunction with a single-family dwelling consistent with requirements of Senate Bill 1051.

DEFINITIONS. An accessory dwelling unit (ADU) is a smaller, secondary home on the same lot as a primary dwelling. ADUs are independently habitable and provide the basic requirements of shelter, heating, cooking, and sanitation.

Section 1 – Approval Criteria

The City Council shall find an application for not more than one accessory dwelling per existing primary single-family dwelling is consistent with this chapter if the applicant shows compliance with the following criteria and standards:

A. A maximum of one Accessory Dwelling is allowed per legal single-family dwelling. The unit may be a detached building, in a portion of a detached accessory building (e.g., above a garage or workshop), or a unit attached or interior to the primary dwelling (e.g., an addition or the conversion of an existing floor).

B. The exterior of the proposed accessory dwelling unit shall match the main residence in terms of finish materials, roof pitch, trim, and window proportion and orientation.

Exterior finish materials. Exterior finish materials must visually match in type, size and placement, the exterior finish materials of the primary dwelling.

Windows. If the street-facing façade of the ADU is visible from the street, its windows must match, in proportion and orientation, the windows of the primary dwelling.

Eaves. If the primary dwelling has eaves, an attached ADU must have eaves that project the same distance from the building. If the primary dwelling does not have eaves, no eaves are required for the ADU.

Adjustments to these standards can be sought through an application for a variance.

C. The application is consistent with applicable building and fire safety codes.

Section 2 – Standards

ORDINANCE 9-D ADU DEVELOPMENT PROVISIONS

A. Accessory dwellings shall be consistent with the applicable setback, height and lot coverage standards applicable the property zoning.

B. An accessory dwelling shall have a maximum floor area of 1000 square feet. Accessory Dwelling shall not exceed 1000 square feet of floor area, or 75 percent of the primary dwelling's floor area, whichever is smaller. However, Accessory Dwellings that result from the conversion of a level or floor (e.g., basement, attic, or second story) of the primary dwelling may occupy the entire level or floor, even if the floor area of the Accessory Dwelling would be more than 1000 square feet.

C. An attached accessory dwelling shall not result in any new door entrance on an exterior wall facing a front yard property line. Fire escapes or exterior stairs for access to an upper level ADU shall not be located on the front of the primary dwelling.

D. Detached ADUs must be located behind the primary dwelling, unless located within a pre-existing detached structure that does not meet this standard. The building coverage of a detached ADU may not be larger than the building coverage of the primary dwelling.

E. No portion of an existing building that encroaches within a required yard setback may be converted to or used as an ADU.

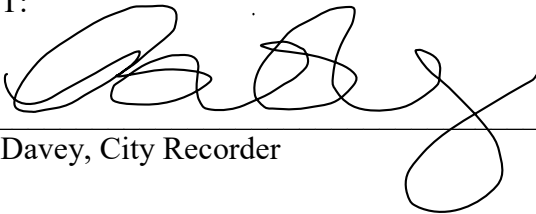
Effective Date THIS ORDINANCE TAKES EFFECT IN 30 DAYS FROM THE DATE OF ADOPTION.

PASSED and APPROVED by the City Council of the City of Maywood Park on the 6th day of August, 2018.



Mark Hardie, Mayor

ATTEST:



Bonnie Davey, City Recorder