

**AN ORDINANCE ESTABLISHING REVISIONS TO ORDINANCE 9A PROVIDING FOR ZONING AND BUILDING SET-BACK REGULATIONS FOR MAYWOOD PARK'S SINGLE FAMILY RESIDENTIAL ZONING (CODE R-7).**

**THE CITY OF MAYWOOD PARK ORDAINS AS FOLLOWS:**

**TITLE.** This Ordinance shall be known as the City of Maywood Park Single Family Residential Zoning

**PURPOSE.** The Purpose of this Ordinance is to provide the City of Maywood Park with a residential zoning code of R-7. This district is defined as a Single Family Residential District with a minimum lot size of 7,000 square feet.

**Section 1 – Use**

No building, structures, or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

- A. Single family dwellings.
- B. Accessory buildings such as garages, carports, studios, pergolas, private workshops, playhouses, private greenhouses or other similar structures related to the dwelling in design, whether attached or detached.
- C. Special uses, such as parks, playgrounds, or community centers, and uses of similar nature when approved by the City Council.
- D. Signs, pursuant to the provisions of MCC 11.15.7902-.7982. *[Amended 1986, Ord. 543 § 2]*
- E. Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements.
- F. Replacement of the main dwelling structure where the dwelling footprint will differ from the original footprint must adhere to the restrictions indicated within this chapter.

## Section 2 - Restrictions

### A. Lot Size

The minimum lot size shall be 7,000 square feet. The minimum average lot width shall be 60 feet, and the minimum lot width at the building line shall be 60 feet. The minimum average lot depth shall be 80 feet.

### B. Yard Requirements

1. Front Yard. There shall be a front yard having a minimum depth of 20 feet, unless a previous building line less than this has been established, in which case the minimum front yard for interior lots shall be the average of the setbacks of the main structures on abutting lots on either side if both lots are occupied. If one lot is occupied and the other vacant, the setback shall be the setback of the occupied lot, plus one-half the remaining distance to the required 20 foot setback. If neither of the abutting side lots or tracts are occupied by a structure, the setback shall be 20 feet.
2. Side Yards. Side yards shall be a minimum of five feet, on corner lots the side yard shall be a minimum of ten feet on the side abutting the street.
3. Rear Yards. There shall be a rear yard with a minimum depth of 25 feet to the main building.
4. Corner lots may have a rear yard of not less than 5 feet if the front and side yards are not less than 20 feet.

### C. Accessory Buildings

Accessory buildings may be allowed if they fulfill the following requirements:

1. If attached to the main building or separated by a breezeway, they shall fulfill the front and side yard requirements of the main building.
2. If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, any accessory building may be located no closer than five feet from a rear and/or side lot line not fronting on a street, when in compliance with the Building Code.

### D. Off-Street Parking

Two automobile spaces on the lot shall be provided for each dwelling unit.

### E. Height Restrictions

Maximum height of any structure shall be 35 feet.

### F. Lot Coverage

The maximum area that may be covered by the dwelling unit and accessory buildings shall be 35% of the total area of the lot.

G. All lots in this district shall abut a street or shall have such other access held suitable by the City Council.

H. No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district.

**Section 3 - Exceptions**

A. Where a lot has been a deed of record of less than 60 feet in width, or an area of less than 7,000 square feet, and was held under separate ownership, or was on public record at the time this Ordinance became effective, such lot may be occupied by any use permitted in this district. In no case, however, shall a dwelling unit have a lot area of less than 3,000 square feet.

B. If topographical or other conditions exist which make these requirements unreasonable, the City Council may waive the front, side or rear yard requirements or establish setbacks deemed reasonable by the City Council.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Bonnie Davey, City Recorder