

## ORDINANCE NO. 9F

### AN ORDINANCE ESTABLISHING REVISIONS TO ORDINANCE 9A PROVIDING FOR ZONING AND BUILDING SET-BACK REGULATIONS FOR MAYWOOD PARK'S MULTI 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 Multi 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 Multi Family Residential District.

#### Section 1 – Use

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

A. Single family dwellings.

B. Two-family dwellings.

C. Apartment dwellings.

D. 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.

E. Special uses, such as parks, playgrounds, or community centers, and uses of similar nature when approved by the City Council.

F. Signs, pursuant to the provisions of MCC 11.15.7902-.7982

G. Uses customarily incident to any of the above uses, including home occupations.

H. The City Council may attach additional conditions as to setbacks, screening, off-street parking and loading, construction standards and maintenance, which may be deemed necessary to protect public health, safety and general welfare; to protect adjacent properties and the public interest.

I. Actions taken in response to an emergency/disaster event as defined in MCC 11.15.0010 pursuant to the provisions of MCC 11.15.2282.

## **Section 2 - Restrictions**

### **A. Lot Size.**

The 7,000 square-foot minimum lot size for all dwelling units shall meet the requirements of the Multi-Family Residential District.

### **B. Yard Requirements.**

**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.

**Side Yards.** None, except property abutting a residential district, in which case the side yard on the abutting side shall be the same as the abutting property. On a side abutting a street the setback shall be a minimum of 10 feet for all structures. Side yards for dwelling units shall meet the requirements of the Multi-Family Residential District.

**Rear Yard** None. However, if a rear yard is provided, the minimum depth shall be 12 feet.

### **C. Height Restrictions.**

Maximum height of any structure shall be 35 feet.

### **D. Off-Street Parking and Loading.**

Off-street parking and loading shall be provided.

**E.** All lots in this district shall abut a street, or shall have such other access as deemed suitable by the City Council.

**F.** 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.

**G.** Signs, pursuant to the provisions of MCC .7902 - 7982.

## **Section 3 - Exceptions**

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.

## **Section 4 - Design Review**

Uses in this district, except single-family and two-family dwellings on individual lots, shall be subject to review and approval by the City Council.

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

ORDINANCE 9F

PASSED and APPROVED by the City Council of the City of Maywood Park on the 8<sup>th</sup> day of April, 2019.

A handwritten signature in black ink, appearing to read 'M. Castor', written over a horizontal line.

Matthew Castor, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read 'Bonnie Davey', written over a horizontal line.

Bonnie Davey, City Recorder