

4010 RESIDENTIAL (R-3)

4010.10 Intent and Purpose

The Residential (R-3) district is established in order to provide high quality, attractive, and livable residential neighborhoods in Maywood. Such residential areas seek to maintain the character of the City which consists of single family detached and attached dwelling units at densities of up to 20 units per acre.

4010.20 Permitted Uses

Permitted uses in the R-3 district are largely residential but may include uses which are customarily or appropriately associated but accessory to the residential use of the property. Appendix A, Table of Permitted Uses, lists permitted uses in the R-3 district.

4010.30 Permitted Accessory Uses

Accessory uses in the R-3 district may include home occupations, recreational facilities, and other such uses clearly recognized in practice and use as necessary to the primary residential use. Appendix A, Table of Permitted Uses, lists those uses permitted as accessory uses.

4010.40 Uses Requiring a Conditional Use Permit

Certain uses may not be suitable in every location in the City and therefore require discretionary review through the Conditional Use Permit process. Appendix A, Table of Permitted Uses, lists those uses permitted as conditional uses in the R-3 district. These uses include accessory parking serving adjacent commercial or industrial development.

4010.50 Required Area

The minimum lot area for development is 5,000 square feet. The Council may require larger lot sizes in appropriate circumstances.

4010.60 Minimum Lot Width

The minimum lot width shall be 40 feet for lots with only one dwelling unit or with a primary dwelling unit and a second dwelling unit constructed pursuant to the provisions of Appendix C, Section 10, of this ordinance.

4010.70 Maximum Lot Coverage

Building coverage of the net lot area shall not exceed 65 percent.

4010.80 Maximum Density

The maximum number of permitted dwelling units shall be 20 per acre. The following shall be used to determine the number of units allowed on a lot of specified size:

<i>Lot Area in Square Feet</i>	<i>Maximum Dwelling Units</i>
0 - 5,000	1
5,001-6,500	2
6,501-8,500	3
8,501-11,000	4
11,001 or greater	One additional dwelling unit for each additional 2,000 sq. ft. of lot area

* Irrespective of its square footage, a lot with less than 50 feet in width can only have a single-family dwelling or a primary dwelling unit and a second dwelling unit constructed pursuant to the provisions of Appendix C, Section 10, of this ordinance.

4010.90 Height Limit

No structure shall exceed a height of two stories or 35 feet, whichever is greater.

4010.95 Minimum Dwelling Unit Size

The following minimum dwelling unit sizes shall apply:

<i>Number of Bedrooms in Square Feet</i>	<i>Minimum Size</i>
1. Bachelor and 1 bedroom	675
2. 2 bedrooms	850
3. 3 bedrooms	1,025
4. Per each additional bedroom	175

Residential Second Units constructed pursuant to the provisions of Appendix C 10 shall be exempt from these requirements and shall conform to the requirements specified in Appendix C 10 – Second Units.

4010.100 Yards – General

Yards shall be provided for the general purpose of improving light, air circulation, access, and general aesthetic improvements.

4010.110 Use of Yards

The following uses are prohibited in the required front and side yards of the R-3 district:

- A. Parking or storage of a car, boat, trailer, camper, or other vehicle for a period exceeding four consecutive hours except on the paved driveway which directly accesses a garage or carport; or
- B. Storage of any kind.

4010.120 Front Yards

A. General Requirement

All lots shall have a minimum required front yard setback of 25 feet.

B. Exceptions

The City of Maywood has modified front yard setback requirements in certain areas of the City. In such areas, new development shall adhere to the required setbacks as modified by the City Council. These areas are identified in Appendix D of this Ordinance.

4010.130 Side Yards

A. Interior Side Yards

- 1. First Story

Interior side yards shall be a minimum of 10 percent of the lot width. Such width shall not be less than three feet, nor shall it be required to exceed five feet, unless otherwise required by the City's building code.

- 2. Second Story

The required minimum setback for a second story shall be five feet. At the discretion of the Planning Director or, in the case of discretionary permits, the hearing body, may permit a staggered setback for the first and second stories.

B. Exterior Side Yards

When a side yard abuts public right-of-way, the minimum required setback shall be 10 feet.

4010.140 Rear Yards

A. First Story Construction

The first story shall maintain a minimum rear yard setback of 10 percent of the lot depth, but in no case shall the rear yard be less than 15 feet.

B. Second Story Construction

The second story shall maintain a minimum rear yard setback which exceeds the required first story setback by at least three feet.

4010.150 Minimum Design Standards

Every new building constructed on a lot shall maintain the roof line and general architectural style, including significant details, of existing structures on the lot.

4010.160 Privacy Standards

A. Building Separation

1. Residential structures on the same lot shall maintain a minimum separation of at least 10 feet.
2. Accessory structures shall maintain a minimum separation of at least six feet from other structures on the same lot.

B. Visual Screening

All windows of adjacent residential units shall be screened from windows of the adjacent units. Screening is to be achieved by appropriate placement of windows in adjacent units and through discretionary placement of landscaping. Windows shall be placed according to the following criteria:

1. Windows shall be offset or angled in a way that prevents a direct view into an adjacent residential unit; or
2. Windows should be located no closer to one another than permitted by Table 4010.160.

**TABLE 4010.160
WINDOW PLACEMENT STANDARDS-
LINEAR DISTANCE IN FEET**

	Window Size		
	Less than 5 square feet	5 or greater but less than 10 square feet	10+ square feet
Less than 5 square feet	5	10	15
5 or greater but less than 10 square feet	10	20	30
10+ square feet	15	30	45

4010.170 Open Space and Landscaping Standards

A. Required Space Per Unit

1. A minimum of 200 square feet of open space shall be provided for each dwelling unit.
2. In addition, a minimum of 100 square feet shall be provided as private usable open space for ground floor units. Upper story units shall have no less than 80 square feet of private usable open space per unit. Such space shall be directly accessible from the unit.
3. Required front and side yards and driveways cannot be included in the calculation to satisfy the open space standard.
4. Patios and balconies used to satisfy private open space requirements shall have a minimum area of 80 square feet and no dimension less than eight feet.

B. Common Open Space

1. When common space for the use of all residents on the lot or in the development is used to partially satisfy the 200 square foot requirement, the common space shall be conveniently accessed by all units.
2. Common open space areas shall have no dimension less than 10 feet.

C. Landscaping

1. All required open space areas on a lot which are not devoted to buildings, driveways, game courts, swimming pools, or other such uses shall be landscaped.
2. The required front yard shall contain no less than one tree of a size which requires a 15-gallon size container.
3. All landscaped areas shall be maintained in a neat and healthy condition.

4010.180 Access to Buildings Shall Be Maintained

- A. No accessory structures or architectural features shall be designed or constructed in a way that would obstruct access to any primary buildings or accessory living quarters.
- B. Fences or walls shall provide a gate or other suitable opening no less than 30 inches in width to provide access to primary or accessory structures.
- C. A minimum of six feet of clear and open space shall be maintained between permitted projections on main buildings.

4010.190 Accessory Structures and Uses

A. Location

Accessory structures shall be located only in rear and interior side yards.

B. Height

Accessory structures shall not exceed a height of 12 feet.

C. Separation

As per Section 4010.160, accessory structures shall maintain a minimum separation of six feet from all other structures.

D. Setbacks

Setback requirements and restrictions on projection are set forth in Table 4010.190, Accessory Structures in Yards.

**TABLE 4010.190
ACCESSORY STRUCTURES SETBACKS**

ACCESSORY STRUCTURE	FRONT	REAR	SIDE
	SETBACKS	MINIMUM DISTANCE REAR PROPERTY LINE; PROJECTIONS SHALL NOT EXCEED 5'	MINIMUM DISTANCE TO SIDE PROPERTY LINE (a)
Breezeways	Not permitted in front yard	5'0"	5'0"
Carports	Not permitted in front yard	30" for Support Columns	30" for Support Columns
Garage	20'0"	3'0" but no less than 15' from centerline of alley	3'0"
Lamppost	Property line	Property line	Property line
Solar collector	Not permitted in front yard	Property line	3'0"
Utility enclosures and equipment	Not permitted in front yard	3'0"	3'0"

(a) On a corner lot, structures shall not be permitted in the exterior side yard.

E. Swimming Pools

Swimming pools which are capable of holding water to a depth of 18 inches or deeper shall be located only in side or rear yards and shall be surrounded by walls or fences no less than six feet in height.

4010.200 Fences, Walls and hedges

1. Interior Side and Rear Lot Lines

Walls and fences constructed within the required interior side of rear yards shall not exceed a height of six feet.

2. Exterior Side Lot lines

Solid walls and fences shall not exceed a height of four feet within five feet of the exterior side lot line.

3. Height Within the Required Front Yard

- a. Solid fences and walls constructed within the required front yard shall not exceed 36 inches in height.
- b. Pilasters used in the construction of a fence in a required front yard shall not exceed 48 inches in height. Wrought iron in a fence constructed with pilasters shall not exceed 66 inches in height.
- c. Fences constructed entirely of wrought iron shall not exceed a height limit of 72 inches.
- d. Chain link fences shall not exceed a height of 48 inches.
- e. Ornamental pickets, regardless of material, which compose a fence shall not exceed two inches in width nor be spaced less than four inches apart.
- f. Fences constructed under permit but made nonconforming as a result of the 1989 amendment to Section 88.02.a. of the 1966 Zoning Ordinance are exempt from amortization.
- g. Corner cut-off provisions contained in Section 4070.100 shall apply.

4010.210 Second Units

Residential second units may be permitted as per the provisions of Appendix C, Section 10, of this ordinance.

4010.220 Manufactured Homes

Manufactured homes, as certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.) and as defined under the California Health and Safety Code, Section 18551, shall be

permitted as a single-family residence, subject to the following special conditions:

- A. Every mobile home shall stand on a permanent foundation.
- B. The exterior siding shall consist of either wood or stucco, as determined by the Director of Planning and Building. In determining the material to be used, the Director shall consider the types of construction materials used on existing houses in the immediate neighborhood.
- C. The roof shall have a pitch of not less than two inches vertical run by 12 inches horizontal run.
- D. The unit shall conform to all other development and use requirements applicable to primary units in the R-3 zone district.

4010.230 Condominium Developments

Condominium developments may be permitted by Conditional Use Permit, subject to the special development and use conditions specified in Appendix C of this Ordinance (see "Condominium Developments").

4010.240 Other Applicable Regulations

The following additional Sections of this Ordinance shall apply to development in the R-3 district:

- 4070 - Development Standards Applicable to All districts
- 4080 - Performance Standards
- 4090 - Right-of-Way Dedication
- 4100 - Parking and Loading
- 4110 - Signs