

ORDINANCE NO. 2004-501

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VILLA PARK AMENDING
SECTION 23-6.10 OF CHAPTER XXIII
OF THE VILLA PARK ZONING ORDINANCE
RELATING TO ACCESSORY USES: R ZONES**

THE CITY COUNCIL OF THE CITY OF VILLA PARK HEREBY ORDAINS AS FOLLOWS:

SECTION 1: Section 23-6.10 b of Chapter XXIII of the Villa Park Municipal Code is hereby amended to read as follows:

b. *Detached Private Garages, Carports and Accessory Buildings; Construction and Placement.* The construction or placement of detached private garages, carports and accessory buildings on any building site used for residential purposes in E-4 and R-1 Zones shall conform to the regulations set forth below and in Schedule I, except as otherwise specified in this Chapter.

1. Detached private garages, carports and accessory buildings may be constructed or placed in any portion of a building site in an E-4 or R-1 Zone except within the following areas:
 - (a) Within the ultimate right-of-way, as defined, shown as existing on the Master Plan of Arterial Highways or within the ultimate right-of-way, as defined, or any local or private street;
 - (b) Within the setback area established by the provisions of this Chapter or by the designation of a building line on a precise plan of highway alignment or an official zoning map.
2. Application for Conditional Use Permit. A conditional use permit is required for any accessory building or structure in excess of twelve (12) feet in height, necessary and customary or incidental to a principal use permitted in residential zones and not otherwise exempt by law, and shall be filed in accordance with the provisions of Article 23-19 of Chapter XXIII. Provided that a conditional use permit is required for any accessory buildings or structures which are fully enclosed, 120 square feet or greater, and greater than 7 feet in height.
3. Administrative Approval. Any accessory building or structure twelve (12) feet in height or less, necessary and customary or incidental to a principal use permitted in residential zones and not otherwise exempt by law, or covered by other provisions of this Chapter, may be approved by the City Manager after site plan review for conformity with the provisions of this Chapter. Provided that accessory buildings or structures which are fully enclosed, 120 square feet or greater, and greater than 7 feet in height are not subject to administrative approval.

4. Attachment to Primary Structure. If any detached private garage, carport or accessory building is subsequently sought to be attached to a primary structure, it must either conform to all regulations for the primary structure or approval must first be obtained by a conditional use permit, in accordance with Article 23-19 of Chapter XXIII.

PASSED AND ADOPTED by the City Council of the City of Villa Park at a regular meeting held on the day of , 2004.

Patricia L. Bortle, Mayor
City of Villa Park

ATTEST:

George J. Rodericks, City Clerk
City of Villa Park

STATE OF CALIFORNIA)
) §
COUNTY OF ORANGE)

I, **GEORGE J. RODERICKS**, City Clerk of the City of Villa Park **DO HEREBY CERTIFY** that the foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Villa Park held on the day of , 2004, and was carried by the following roll call vote, to wit:

AYES: **COUNCILMEMBERS:**
NOES; **COUNCILMEMBERS:**
ABSENT: **COUNCILMEMBERS:**

George J. Rodericks, City Clerk
City of Villa Park