

PUBLIC NOTICE OF AN INTRODUCTION OF AN ORDINANCE  
BY THE CITY COUNCIL OF THE CITY OF HAYWARD

AN ORDINANCE ADDING SECTION 10-1.2740 TO CHAPTER 10 (PLANNING, ZONING, AND SUBDIVISIONS) OF THE HAYWARD MUNICIPAL CODE TO REVISE AND UPDATE REGULATIONS RELATED TO THE DEVELOPMENT OF ACCESSORY DWELLING UNITS

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HAYWARD DOES ORDAIN AS FOLLOWS:

Section 1. Provisions. The City Council incorporates by reference the findings contained in Resolution No. 17-161 approving the text changes to the Hayward Municipal Code requested in Zoning Text Amendment Application No. 201701087.

Section 2. Chapter 10, Planning, Zoning, and Subdivisions of the Hayward Municipal Code, which establishes development standards and regulations for all zoning districts within City boundaries, is hereby amended to add certain text and delete certain provisions related to the development of Accessory Dwelling Units (commonly referred to as in-law units, secondary dwellings, or granny flats), introduced herewith and as specifically shown in this Ordinance.

**CHAPTER 10 – PLANNING, ZONING, AND SUBDIVISIONS**

**ARTICLE 1 – ZONING ORDINANCE**

**SECTION 10-1.200 – SINGLE FAMILY RESIDENTIAL DISTRICT (RS)**

SEC. 10-1.215 - USES PERMITTED.

SEC. 10-1.245 - MINIMUM DESIGN AND PERFORMANCE STANDARDS.

**SECTION 10-1.300 - RESIDENTIAL NATURAL PRESERVATION DISTRICT (RNP)**

SEC. 10-1.315 - USES PERMITTED.

**SECTION 10-1.400 - MEDIUM DENSITY RESIDENTIAL DISTRICT (RM)**

SEC. 10-1.415 - USES PERMITTED.

**SECTION 10-1.500 - HIGH DENSITY RESIDENTIAL DISTRICT (RH)**

SEC. 10-1.515 - USES PERMITTED.

**SECTION 10-1.600 – RESIDENTIAL-OFFICE DISTRICT (RO)**

SEC. 10-1.615 - USES PERMITTED.

**SECTION 10-1.2740 - ACCESSORY DWELLING UNITS.**

SEC. 10-1.2741 PURPOSE.

SEC. 10-1.2742 DEFINITIONS.

SEC. 10-1.2743 LOCATION CRITERIA.

SEC. 10-1.2744 DESIGN AND DEVELOPMENT STANDARDS.

SEC. 10-1.2745 ADDITIONAL PROVISIONS FOR THE CONVERSION OF EXISTING STRUCTURES TO CREATE ACCESSORY DWELLING UNITS.

SEC. 10-1.2746 PARKING.  
SEC. 10-1.2747 PERMIT REQUIRED.  
SECTION 10-1.3500 – DEFINITIONS  
SEC. 10-1.3510 - USES AND ACTIVITIES DEFINED.

**ARTICLE 2 – OFF-STREET PARKING REGULATIONS**

SEC. 10-2.310 RESIDENTIAL USES.

**ARTICLE 24 – SOUTH HAYWARD BART FORM BASED CODE**

SEC. 10-24.230 BUILDING CONFIGURATION  
SEC. 10-24.500 DEFINITIONS AND RULES OF INTERPRETATION

**ARTICLE 25 – MISSION BOULEVARD CORRIDOR FORM BASED CODE**

SEC. 10-25.230 BUILDING CONFIGURATION  
SEC. 10-25.600 DEFINITIONS AND RULES OF INTERPRETATION

Section 3. Severance. Should any part of this Ordinance be declared by a final decision by a court or tribunal of competent jurisdiction to be unconstitutional, invalid, or beyond the authority of the City, such decision shall not affect the validity of the remainder of this Ordinance, which shall continue in full force and effect, provided that the remainder of the Ordinance, absent the unexcised portion, can be reasonably interpreted to give effect to the intentions of the City Council.

Section 4. Effective Date. In accordance with the provisions of Section 620 of the City Charter, the Ordinance shall become effective immediately upon adoption.

Introduced at a regular meeting of the City Council of the City of Hayward, held the 30<sup>th</sup> day of October 2017, by Council Member Zermeño.

This ordinance will be considered for adoption at the meeting of the Hayward City Council, to be held on November 7, 2017, at 7:00 p.m., in the Council Chambers, 777 B Street, Hayward, California. The full text of this Ordinance is available for examination by the public in the Office of the City Clerk.

Dated: November 3, 2017  
Miriam Lens, City Clerk  
City of Hayward