

ROLL CALL VOTING:		
	YES	NO
Mayor Wendy Pray (tie only)	[X]	[]
Council Member Dorel Kynaston	[X]	[]
Council Member Paul MacArthur	[X]	[]
Council Member Kari Malkovich	[X]	[]
Council Member Bob Ottley	[X]	[]
Council Member David Pratt	[X]	[]

I move that this Ordinance be adopted.

Council Member MacArthur

I second the foregoing motion:

Council Member Ottley

ORDINANCE NO. 2021-09

AN ORDINANCE AMENDING SECTION 10-2, 10-8-5 and 10-10B6(G) of the City of Woodland Hills City Code

WHEREAS, the City of Woodland Hills Planning Commission and City Council have evaluated the need to clarify and amend the city building height; and

WHEREAS, the City of Woodland Hills Planning Commission and City Council have conducted the required PUBLIC HEARINGS:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Woodland Hills that the following changes be made to Title 10:

SECTION 1: City Code Title 10-2 Definition of Building Height now read:

“Building height is limited to 35 feet or 30 feet, if the structure has a flat roof. The *height* is measured from any and all points of the roof ridges and peaks on the structure, directly below, to the natural grade reference line, or to the finished grade, whichever is lower. The natural grade is defined as the grade prior to any construction or land disturbance. A line will be drawn between the highest and lowest natural grade points on the perimeter of the structure which will become the natural grade reference line and will be visually projected throughout the entire footprint of the structure. Similarly, the finished grade points will be extended throughout the footprint of the structure. The *building height* will be measured from the highest roof ridge or peak directly downward to a point along the natural grade reference line directly below that roof ridge or peak, or to the finished grade, whichever is lowest. In order for a house in a residential zone to meet the *height* limit, no point of the roof ridge or peak on the structure may be higher than 35 feet, as measured from a roof peak to the lower of the natural grade reference line or the finished grade. (flat roofs must be no more than 30 feet in *height*).”

SECTION 2: City Code 10-8-5 Schedule of Minimum Area, Yard and Height Regulations Table be amended as follows:

District	Dwelling Type	Min. Lot Area	Min. Lot Width (ft.)	Min. Front Setback (ft.)	Min. Side Setback (ft.)	Min. Rear Setback (ft.)	Min Corner Lot Setback Front/Side (ft.)	Height Max.	Driveway Setback (ft.)	Lot Coverage By Bldg. (Max %)
RR1-10	One-family dwelling	10 acres	300	50	40	40	50	35 ft.	20	10%
R1-2	One-family dwelling	2 acres	200	50	30	30	50	35 ft.	20	25%
*R1-2 PUD	One-family dwelling	2 acres	200	50	15	30	50	35 ft.	20	25%
R1-1	One-family dwelling	1 acre	150	50	30	30	50	35 ft.	20	35%
*R1-1 PUD	One-family dwelling	1 acre	150	50	30	30	50	35 ft.	20	35%
R1-80	One-family dwelling	80,000 sq. ft.	200	50	30	30	50	35 ft.	10	25%
R1-40	One-family dwelling	40,000 sq. ft.	150	50	30	30	50	35 ft.	10	35%
R1-19	One-family dwelling	19,000 sq. ft.	100	30	20/15	30	30	35 ft.	7.5	25%
**Mountain Villa Overlay Zone	One-family dwelling	19,000 sq. ft.	60/65	25	Varies	20	30	35 ft.	5	50%
COM	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
*Setback requirements for R1-1 PUD and R1-2 PUD are as shown, unless changed or modified in article 10-10A governing planned unit development zones (PUDs)										
** Setback requirements for the mountain villa overlay zone are as shown unless changed or modified in article 10-10B, governing the mountain villa overlay zone										

SECTION 3: 10-10-B6(G) Setbacks, Yard Depths and Frontage for Village Unit Building Lot.

Front setback	Minimum of 25 feet to the road right-of-way
Front yard depth	Minimum of 25 feet to the road right-of-way
Frontage	Lot minimum frontage shall be no less than 65 feet as measured along the right-of-way. If lots are pie shaped or on a radius, the minimum frontage shall not be less than 60 feet as measured along the front setback line or the front habitable wall, whichever point is furthest from the right-of-way
Side setback	20 feet between any 2 unattached homes; dwellings on a radius can be no closer than 14 feet at any point of the vertical structure
	30 feet to a neighboring development
	10 feet to road right-of-way on corner lots
Side yard width	10/6 feet (minimum width is no less than 10 feet on one side and no less than 6 feet on the opposite side, maintaining at least 20 feet between 2 separate dwellings in the same overlay zone)
Rear setback	20 feet
Rear yard depth	20 feet
Driveway setback	No driveway shall be less than 5 feet from the closest edge to the lot line
Building coverage	Buildings cannot cover more than 50% of the lot
Building height	35 feet
Exceptions can be granted to this criteria by the planning commission for nonresidential structures.	

ADOPTED by the City Council of Woodland Hills this 11th day of May 2021.

Wendy Pray, Mayor

Attest:

Jody Stones

Jody Stones, City Recorder

CERTIFICATE OF POSTING ORDINANCE

For the City of Woodland Hills

I, the duly appointed and acting Recorder for the City of Woodland Hills, hereby certify that.

copies of the foregoing Ordinance No. 2021- 09 were posted at three public places within

the municipality this 12^h day of May which public places are:

1. City Information Bulletin Board, 200 S. Woodland Hills Drive
2. Woodland Hills City Center, 690 S. Woodland Hills Drive
3. Woodland Hills Web Site, www.woodlandhills-ut.gov

Dated this 12th day of May 2021.



Jody Stones, City Recorder