

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

I move that this Ordinance be adopted.

Council Member

I second the foregoing motion:

Council Member

## ORDINANCE NO. 2021-14

### AN ORDINANCE AMENDING CITY CODE TITLE 10-12 to include Section 8 : Architectural and Landscaping Standards

**WHEREAS**, the City of Woodland Hills Planning Commission held a public meeting on May 19, 2021 at 7:00pm, for the purpose of proposing Title 10-12-8 Architectural and Landscaping Standards, and;

**WHEREAS**, the City of Woodland Hills City Council held a public meeting on May 25, 2021 at 6:00pm, for the purpose of proposing Title 10-12-8 Architectural and Landscaping Standards, and;

**WHEREAS**, the public meeting was preceded by the posting of a notice of public meeting at the city offices, city mailboxes, on the city website; along with notification to the Payson Chronicle Newspaper, a newspaper of general circulation, at least 24 hours prior to the Public Meeting;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND HILLS, UTAH City Code 10-12-8 be adopted to read as follows:**

#### 10-12-8 ARCHITECTURAL AND LANDSCAPING STANDARDS

10-12-8A Building and Exterior Requirements

10-12-8B Landscaping and Buffer Walls – Residential Users

10-12-8C Landscaping and Buffer Walls – Commercial Users

10-12-8D Standards and Maintenance

These architectural and landscaping standards are established for both exterior and interior design of proposed buildings and structures. Their intent is to promote and encourage a more livable and harmonious visual environment while preserving the natural setting of the city. Furthermore, the intent is to provide a set of guidelines by which someone can fairly and reasonably apply to all proposed building sites. These Standards help eliminate subjective and arbitrary review by establishing guiding principles under which the city can conduct its required assessments.

Some subdivisions in the city may have their own Homeowners Association (HOA) and/or their own separate Covenants, Conditions and Restrictions (CC&Rs) that are enforced by an Architectural Committee or the individual homeowners in the subdivision. The city does not enforce any building restrictions that may be promulgated by these entities. The legal standard is whichever restriction is the more restrictive (the CC&Rs or the city ordinance) rules. The city does enforce its own ordinances.

## A. Building and Exterior Requirements

1. Building height and setbacks shall be determined by the city zoning ordinances found in Title 10,
2. Carports are not allowed as the primary parking area for new residences in Woodland Hills. All new residences must include an attached and enclosed minimum two-car garage as primary parking.
3. Accessory buildings such as storage sheds, barns, etc. shall meet the standards as outlined in the Accessory Building and Uses Ordinance found in Title 10-11-2 of the city ordinances. If an accessory building is built 12 feet or closer to the main structure, it must be constructed in accordance to the building code standards included in either the International Building Code (IBC) or the Residential Building Code (RBC).
4. Any residence shall have a minimum of 1000 square feet on the main level, exclusive of open porches and garages.
5. All residences shall have a roof that meets the engineered standard for snow loads in Woodland Hills. Approved roofing material for any building, including an accessory building, includes, but is not limited to, slate, tile, composition shingles, non-corrugated metal roofing, membrane roofing, built up roofing, modified bitumen roofing and other roofing material that has a Class A fire rating as defined in the National Fire Danger Rating System (NFDRS) and is approved by the Woodland Hills Fire Department. Corrugated metal roofing and wood/shake shingles of any type, whether treated or not are not approved roofing materials.
6. Except for windows, the exterior finishing material on all elevations of each residence or other building shall have a Class A fire rating as defined in the National Fire Danger Rating System (NFDRS). Combinations of exterior finishes are approved, except no wood/shake shingles are allowed.
7. All structures must be built according to Woodland Hills city building codes and ordinances and comply with set-back requirements for the zone in which they are built.
8. The city encourages, to the maximum extent feasible, to build keeping the natural terrain in mind when designing a home. Buildings should be designed to follow the natural contours rather than modifying the land to accept a building design not tailored to the building site. Cuts and fills should be kept to a minimum keeping in mind property drainage away from structures and neighboring properties.

## B. Landscaping and Buffer Walls – Residential Users

1. Trees and other natural vegetation, living or dead, must be removed from around any structure to a distance to comply with city fire ordinance found in Title 5, Chapter 4. Further, any and all landscaping must comply with the city fire code ordinance included in Title 5.
2. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setback line as identified in city ordinances on any corner lot which will create a traffic hazard by obstructing the view.

## C. Landscaping and Buffer Walls - Commercial Users

1. Commercial properties shall have a minimum of 10-percent on-site landscaping as a percentage of total site area.
2. Parking lots containing more than 40 spaces shall include planter areas within the parking lot, with a minimum of 100 square feet of planter area for every ten parking spaces.
3. Commercial properties shall have a minimum of 15-foot-wide landscaped areas adjacent to all public streets; these shall include trees with an approximate spacing of 30 feet.
4. Commercial properties shall have a minimum of 10-foot-wide landscaped areas and a 6-foot-high decorative wall or fence where the site abuts a residential use or district. The landscaped area shall include trees with a maximum spacing of 20 feet. If it is determined that this requirement does not further the intent of this ordinance, the Architectural and Landscaping Review committee may waive or modify this requirement, subject to obtaining the written approval of the abutting property owner(s).

D. Standards and Maintenance

1. Planting areas shall be separated from commercial parking areas and related driveways by a minimum 6-inch-wide concrete curb or sidewalk.
2. Non-natural landscaped areas containing grass, trees or plants shall be maintained with an automatic sprinkler/drip irrigation system.
3. Landscaped areas, both natural and man-made, shall be maintained in a neat, clean, and orderly condition. This is meant to include proper pruning, removal of dead or dying trees and vegetation, lawn mowing, weeding, removal of litter, fertilizing, replacing of dead plants, and regular watering of all landscaped areas. Be advised that we live with wildlife in our city and deer can be very destructive to many plants and small trees. It is suggested to wrap them in chicken wire or some other protective material, particularly when they are initially planted, to help protect them.
4. Xeriscaping to conserve water is highly encouraged.

ADOPTED by the City Council of Woodland Hills this 25<sup>th</sup> day of May 2021.

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Wendy Pray, Mayor

Attest:

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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. 2021-14 were posted at three public places within

the municipality this 26th 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](http://www.woodlandhills-ut.gov)

Dated this 26th day of May 2021.

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Jody Stones, City Recorder