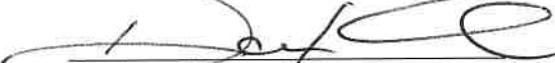


ROLL CALL		
VOTING:		
	YES	NO
Mayor Ben Hillyard (tie only)	<input type="checkbox"/>	<input type="checkbox"/>
Council Member Brian Hutchings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Steve Johns	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Janet Lunt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Kari Malkovich	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Member Dan Roden	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*I move that this Ordinance be adopted.*  
  
 Council Member Roden

I second the foregoing motion.

*Kari S. Malkovich*  
 Council Member  
 Malkovich

### Ordinance 2026-03

#### An Ordinance Amending City Code 10.8.5 Schedule of Minimum Area, Yard and Height Regulations

**WHEREAS**, the Woodland Hills City Planning Commission has reviewed and made a recommendation to the City Council to amend Woodland Hills Municipal City Code Title 10.8.5 Schedule of Minimum Area, Yard and Height Regulations; and

**WHEREAS**, a public hearing before the Planning Commission of Woodland Hills City was held on January 21, 2026, after being duly advertised as required by law; and

**WHEREAS**, the City Council of Woodland Hills City finds that said amendment of the Woodland Hills Municipal City Code Title 10.8.5 Schedule of Minimum Area, Yard and Height Regulations be amended;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Woodland Hills City, Utah, that the City Code 10.8.5 Schedule of Minimum Area, Yard and Height Regulations be amended per EXHIBIT A:

PASSED AND ADOPTED by the City Council of Woodland Hills, Utah, this 27<sup>th</sup> day of January, 2026.

*Ben Hillyard*  
 Ben Hillyard  
 Mayor of Woodland Hills, Utah

ATTEST:

*Jody Stones*  
 Jody Stones, City Recorder

## EXHIBIT A

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. feet	200	50	30	30	50	35 ft	10	25%
R1-40	One-family dwelling	40,000 sq. feet	150	50	30	30	50	35 ft	10	35%
R1-19	One-family dwelling	19,00 sq. feet	100	30	20/15	30	30	35 ft	7.5	25%
**Mountain Villa Overlay Zone	One-family dwelling	19,00 sq. feet	60/65	25	Varies	20	30	35 ft	5	50%



**CERTIFICATE OF POSTING ORDINANCE**  
For the City of Woodland Hills

I, Jody Stones, the duly appointed Recorder for the City of Woodland Hills, hereby certify that copies of the foregoing Ordinance No. 2026-03 were posted at three public places within the municipality this 28<sup>th</sup> day of January of 2026 which public places are:

1. Utah Public Notice Website
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 28<sup>th</sup> day of January, 2026.

Jody Stones  
Jody Stones, Recorder

