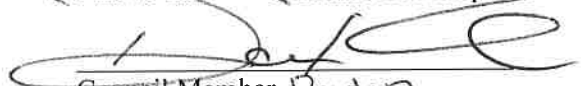
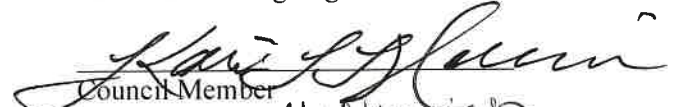


ROLL CALL VOTING:		
	YES	NO
Mayor Ben Hillyard (tie only)	[]	[]
Council Member Brian Hutchings	[✓]	[]
Council Member Steve Johns	[✓]	[]
Council Member Janet Lunt	[✓]	[]
Council Member Kari Malkovich	[✓]	[]
Council Member Dan Roden	[✓]	[]

I move that this Ordinance be adopted.

 Council Member Roden

I second the foregoing motion.


 Council Member Malkovich

Ordinance 2026-03

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

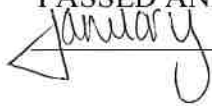
WHEREAS, the Woodland Hills City Planning Commission has reviewed and made a recommendation to the City Council to amend Woodland Hills Municipal City Code Title 10.8.5 Schedule of Minimum Area, Yard and Height Regulations; and

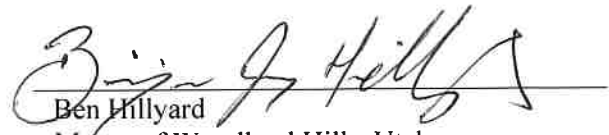
WHEREAS, a public hearing before the Planning Commission of Woodland Hills City was held on January 21, 2026, after being duly advertised as required by law; and

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 27th day of January, 2026.




 Ben Hillyard
 Mayor of Woodland Hills, Utah

ATTEST:

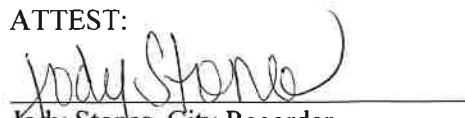

 Jody Stones, City Recorder

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%

COM	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Public Facilities	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Public Facilities Mitigation Zone	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Public Facilities Mitigation Zone- No Trespassing	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
<p>* 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)</p> <p>** 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. This zone comprises two lot sizes. One, an Estate Lot (larger lot) which is one-half acre or larger, and a Village Lot (smaller) which is less than one-half acre in size. Setbacks for Estate lots are the same as for the R1-19 zoning; while setbacks for the Village Lot are as stated in section 10-10B-6.</p> <p>*** Corner lots shall have a side yard setback on the street side equal to the front yard setback for the zoning district. In the case of a rear yard of a corner lot abutting a side yard of an adjacent lot, the rear yard setback of the corner lot shall be equal to the side yard setback of the adjacent lot.</p>										

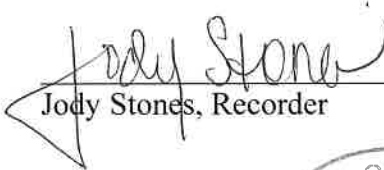
CERTIFICATE OF POSTING ORDINANCE

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 28th 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

Dated this 28th day of January, 2026.


Jody Stones, Recorder

