

ROLL CALL VOTING:		
	YES	NO
Mayor Brent Winder (tie only)	[ ]	[ ]
Council Member Ben Hillyard	[X]	[ ]
Council Member Dorel Kynaston	[X]	[ ]
Council Member Janet Lunt	[ ]	[ ]
Council Member Kari Malkovich	[X]	[ ]
Council Member David Pratt	[X]	[ ]

I move that this Ordinance be adopted.

  
Council Member

I second the foregoing motion:

  
Council Member

### ORDINANCE NO. 2022-03 AN ORDINANCE ADOPTING CITY CODE 10-17-1

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODLAND HILLS, UTAH City Code Title 10 be amended to include a Chapter 17 entitled Accessory Dwelling Units. The new chapter shall read:**

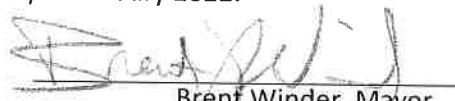
#### **10-17-1 Accessory Dwelling Units:**

An accessory dwelling unit (ADU) located within a primary dwelling ("Internal ADU") is a permitted use in all residential zones. In the zones where they are permitted, an ADU shall meet these requirements:


- a. The owner of the property must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year, and if any of the following situations exist:
  - i. The owner has a bona fide temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling unit shall not qualify for this suspension).
  - ii. The owner is placed in a hospital, nursing home, assisted living facility, or other similar facility.
- b. All ADUs must be located on an existing lot or parcel with a single-family dwelling. Only one ADU may be created on a parcel. Except as provided herein, the ADU may only be located withing a single-family dwelling. The building containing an Internal ADU shall maintain the appearance of a single-family dwelling. Entrances for an Internal ADU must be on the side or rear of the dwelling, unless an existing dwelling already has two doors facing the front.
- c. For Internal ADUs, an interior access between the main living area and the accessory apartment must be maintained.
- d. Each ADU must have its own mailing address provided by the City of Woodland Hills.
- e. Internal ADUs are only permitted in single-family dwellings on lots of 19,000 square feet or larger. Lots or parcels in residential zones larger than two acres may have an ADU in a detached garage or accessory structure. A detached ADU shall be located in an accessory structure. It may not be a stand-alone dwelling unit.
- f. Single-family dwellings with ADUs must have a total of five (5) off street parking spaces. Tandem parking arrangements are allowed. Any parking spaces contained within a garage or carport that are lost by creation of an Internal ADU within the garage or carport shall be replaced. An ADU shall have legal access from the lot upon which the main dwelling is located on a recorded easement . Driveway access to an ADU must meet the same standard as any other approved driveway. The access to the ADU shall be locate within 500 feet of a fire hydrant.
- g. Utility connections shall be shared with the main dwelling. If utility service to the main dwelling is not large enough to accommodate an ADU, it shall be upsized at the applicant's expense.
- h. An ADU may not be created within a mobile home.

- i. The minimum time period for rental of an ADU shall be 30 consecutive days.
- j. The ADU must be registered with the city. Any fees required for registration shall be established in the City's Fee Schedule.
- k. The ADU shall meet all applicable building and fire codes. Building permits are required to assure inspections and compliance with codes.
- l. ADUs previously created without a building permit shall comply with minimum health and safety standards, including, but not limited to, the following:
  - i. Minimum height, measured from floor to ceiling in each room, shall not be less than seven feet, or mitigated to the satisfaction of the Chief Building Official.
  - ii. Smoke detectors must be installed in each bedroom and the hallways or room adjacent to the bedrooms.
  - iii. GFCI protection must be provided in all required circuits per the IRC Building Code.
  - iv. One window in each bedroom must meet the emergency egress standards established in the building code or mitigated to the satisfaction of the Chief Building Official.
  - v. Handrails must be installed for any interior or exterior stairway with more than three steps.
- m. A final inspection must be conducted by the Building Department to assure that minimum health and safety standards are satisfied.
- n. Pursuant to Utah Code Ann. 10-9a-530, the City may hold a lien against the property that contains an ADU and require a notice to be recorded with the Utah County Recorder disclosing the conditions of the ADU for potential future purchasers of the dwelling.

ADOPTED by the City Council of Woodland Hills this 25th day of January 2022.

  
Brent Winder, Mayor

Attest:

  
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. 2022-03 were posted at three public places within

the municipality this 26th day of January 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 January 2022.

  
Jody Stones, City Recorder

