Land Use

The Land Use Element is a primary tool to make the Community Vision a reality. The distribution, density, usage and preservation of real property throughout the town will ultimately determine its future. Special care should be used to assure all land use decisions are made in concert with this portion of the plan and the vision element.

Population and Housing

Woodland Hills has experienced the growth that many Utah communities have over the past two decades. Census data along with official projections indicate growth will likely continue at about 3.5% per year. However, as transportation infrastructure improves and surrounding cities grow, demand for housing and commercial growth within Woodland Hills may increase. It is the purpose of this plan to prepare for the future regardless of what it may hold.

<table>
<thead>
<tr>
<th>Census Counts and Population Projections</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>Utah County</td>
</tr>
<tr>
<td>368,536</td>
</tr>
<tr>
<td>Woodland Hills</td>
</tr>
<tr>
<td>941</td>
</tr>
</tbody>
</table>

Land Area and Annexation

Woodland Hills is comprised of approximately 3.32 square miles or 2,124 acres. Most of that land is currently in large lot residential homes or open spaces. As shown by the table below, the town has more than enough available land to accommodate projected population growth and thus should only entertain annexation proposals that would provide a significant benefit to the community.

<table>
<thead>
<tr>
<th>Estimated Residential Buildout Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Low Density Residential</td>
</tr>
<tr>
<td>Med Density Residential</td>
</tr>
</tbody>
</table>
Having the proper mix of land uses is important to Woodland Hills. This plan provides ample space for a variety of housing types and commercial activity, all while maintaining open space, agriculture, and preserving a rural character.

### Land Uses

The City of Woodland Hills encourages the orderly and efficient distribution of land uses in the future. A full range and mix of uses including open space, residential, commercial and public could be provided within the city.

**Residential Land Uses** range from low to medium density. Density is expressed in lot sizes for single or multiple unit dwellings. Zoning regulations may allow a limited number of nonresidential uses, such as places of worship, neighborhood parks, schools, home businesses, government buildings (except correctional facilities), etc., in residential areas.

**Residential-Low Density, R1-1**

One-acre minimum lot size: The objectives of establishing the R1-1 Residential Zones are to encourage the creation of residential areas within the city characterized by medium-sized lots larger than the R1-2 PUD zone, but on which single-family dwellings are situated, surrounded by well-kept landscaping, including xeriscaping, lawns, trees, and other plantings. Low vehicular traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

**Residential-Very Low Density, R1-2**

Two-acre minimum lot size: The objectives in establishing the R1-2 Residential Zone is to encourage the creation and maintenance of residential areas within the city characterized by large lots on which single-family dwellings are situated, surrounded by well-kept landscaping, including xeriscaping, lawns, trees, and other plantings. Low vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of these zones.

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Woodland Hills General Plan
Rural-Residential, RR1-10

Ten-acre minimum lot size: The objective of the RR residential zone is to provide a similar developmental feel of the R1-1 and R1-2 zoning districts on much bigger lots. The RR zoning classification is intended to encourage and enhance a rural development pattern.

Planned-Unit Development, PUD

The objective of a Planned-Unit Development (PUD) is established to permit and encourage the development of comprehensively planned communities. The intent of PUD developments is to permit smaller lots within subdivisions in combination with the preservation of the character of the underlying zoning classification, open spaces and/or the natural environment. A PUD is a minimum of twenty (20) contiguous acres of land under one ownership or control. The reclassification of property to the PUD District is appropriate only if such property will accomplish the objectives set forth in Woodland Hills City ordinances and General Plan.

PUD standards provide a design option with the intent to permit flexibility in the regulation of land development to encourage innovation in land use, and variety in design and layout. They further intend to preserve significant natural features and open space, to promote efficient provision of public services and utilities, to minimize adverse traffic impacts, and to provide adequate housing. They should encourage development of special use areas.

The following objectives shall be considered in reviewing any application for a PUD to realize the inherent advantages of coordinated, flexible, comprehensive, long-range planning and the development within the PUD:

1. To provide more desirable living environments in the City of Woodland Hills by preserving the natural character of open fields, stands of trees, drainage courses and similar assets;

2. To encourage with regard to residential use the provision of open space and the development of recreational facilities in a general central location within reasonable distance of all living units;

3. To encourage developers to use a more creative and imaginative approach in the development of residential areas;

4. To continue to require underground utilities which can be more efficiently designed when master planning a larger area;
5. To allow phased construction with the knowledge that subsequent phases will be approved as originally planned and approved by the City; and

6. To reserve adequate land areas for schools, parks and other public uses.

**Residential R1-80**
80,000 square feet minimum lot size.

**Residential R1-40**
40,000 square feet minimum lot size.

**Residential R1-19**
19,000 square feet minimum lot size.

**Mountain Villa Overlay Zone**
The purpose of the Mountain Villa Overlay Zone is to promote the public health, safety and welfare by allowing increased land use flexibility through specialized zoning techniques to assure that residents of the community can continue to contribute to the community without having heavy yard care maintenance to include snow removal and without ignoring legitimate concerns regarding impacts on surrounding residential areas.

**OTHER LAND USES**

**Commercial Land Uses** currently exist within Woodland Hills in the form of in-home businesses only. Consideration should be given to amending the zoning ordinance to allow for commercial development on limited basis. Development of future business opportunities must follow Woodland Hills City Ordinances and should be approved in light of the business’s impact on the community.

**Public Facilities (PF):** The Public Facilities designation is for land uses that have a public or quasi-public nature such as parks, trails, city offices, public works, and similar facilities.

**Industrial Land Uses** currently do not exist within Woodland Hills, nor are any such uses contemplated.
**Special Use** areas include lands that are distinct in nature from other nearby areas. These uses include agricultural, public, and quasi-public uses. It is important to note that a special use designation is not a zoning classification but rather an area which possesses a unique characteristic worth preserving and/or giving consideration in decision-making.

In some cases, the City does not control the location of special uses, such as schools or major transmission lines. The state and federal government can preempt local land use authority; however, the City is enjoined to work with other jurisdictions and agencies on decisions regarding land use. Any negative impacts, including visual impacts, should be mitigated whenever possible.

**Sensitive Lands** include environmentally sensitive areas such as watersheds or steep slopes that may require protection. It is important to note that a sensitive lands designation is not a zoning classification but rather an area which possesses a unique characteristic worth preserving and/or giving consideration in decision-making. The purpose of the designation is to allow protection of sensitive areas, to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides and canyons and for safety concerns such as avalanche control.

Attached at the end of this section is a map of the current zoning in the city.
WOODLAND HILLS ZONING MAP

WOODLAND HILLS CITY

Woodland Hills General Plan
**FUTURE LAND USE**

Future Land use refers to undeveloped land within the city and land which could be annexed into Woodland Hills or incorporated into the City of Woodland Hills through boundary line agreements. The majority of development has been approved in areas that are primarily wooded. Significant portions of the undeveloped areas within the city and other areas, which could be annexed, are relatively flat and/or not forested. In these areas special attention should be given to insure that piecemeal development does not occur. Land use in unforested areas could possibly include such things as: retirement communities, including condominiums, with common recreational and support facilities, golf courses and other recreational facilities, and appropriate limited commercial uses.

**Land Use Guidelines**

The following land-use guidelines shall apply Citywide:

1. The identity of Woodland Hills should be strengthened by land uses that contribute to the unique character of the community;

2. Land-use planning should reflect consideration of existing development, open space preservation, environmental conditions, service and transportation needs, fiscal impacts, geographic and topographical conditions;

3. Developed areas should be protected and revitalized by promoting appropriate new development and keeping existing developed housing zones intact;

4. Land use should provide for an appropriate mix of land uses including residential, commercial, public facilities, etc.;

5. Moderate-income housing should be allowed where appropriate by utilizing innovative development patterns and building methods;

6. Transitions between different land uses and intensities should be made gradually, particularly where natural or man-made buffers are not available;

7. Development approval throughout the community should be tied to the construction of primary culinary water, sewage disposal, storm drainage, and circulation systems. Pressurized irrigation systems may be considered;

8. Development should be considered only upon demonstration of adequate infrastructure, resource availability and amenities;

9. An interconnecting open space system accessible to the public should be provided including pedestrian linkages, recreational areas, natural areas, and drainage-ways; and,

Woodland Hills General Plan
10. Land-use patterns should be encouraged that reduce travel distances for essential services, limit pollution, and conserve energy.

A potential challenge for the City is dealing with new development requests that “leap frog” past developed neighborhoods, thus increasing infrastructure and maintenance costs for the City. A second challenge is maintaining infrastructure to provide the greatest level of utility service possible. As the water system ages, some repairs will be needed.

**General Land Use Map**

The General Land Use Map on the following page is a map that illustrates Woodland Hills’ vision for the future. As development occurs, it will act as a reference to that vision and aid City officials and residents to ensure that decisions made reflect that end goal. It is important to remember that the map does not perfectly represent current conditions or zoning, but simply a vision of how the town could be in the future. Please see the official Woodland Hills Zoning Map for current zoning information.
Woodland Hills Future Land Use

Future Land Use

Future_Land_Use

Landuse

- Commercial
- Low Density Residential
- Med Density Residential
- Public Facilities