
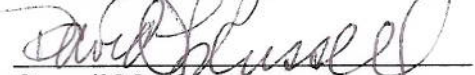


ROLL CALL VOTING:	YES	NO
Mayor Steve Lauritzen (tie only)	[]	[]
Council member David Russell	[]	[]
Council member Bob Fisher	[]	[]
Council member Dorel Kynaston	[X]	[]
Council member Wendy Pray	[X]	[]
Council member Ray Walker	[X]	[]

I move that this Ordinance be adopted.


Council Member

I second the foregoing motion.


Council Member

Ordinance No. 2015-02

AN ORDINANCE AMENDING SECTION 105.2 OF THE WOODLAND HILLS CITY ZONING ORDINANCE

Be it ordained by the City Council of the City of Woodland Hills:

Section 1: Section 105.02 Accessory Buildings and Uses should read:

Structures 120 sq. ft. and under:

Accessory Buildings such as sheds, garages, gazebos, green houses, etc. which are not attached to the main building, like a home, are treated differently than the main structure on the property. The Uniform Building Code exempts structures of 120 square feet or less from needing a permit. Accessory structures of more than 120 square feet do require a permit. The following guidelines deal directly with Accessory Buildings of 120 sq ft of less. There are certain locations where these structures can be located. Each property has yard setbacks including the front, side and rear yards. These setbacks can vary from zone to zone. See below the configuration and setback requirements.

SETBACKS & CONFIGURATIONS

Minimum Setbacks for Accessory building (in Feet)

	R1	R2	R1-19	R2-PUD
Front Yard	Behind the front wall plane			
Side Yard (for buildings <10 feet in height)	5	5	5	5
Side Yard (for buildings <15 feet in height)	10	10	5	5
Side Yard abutting roads	20	20	20	20
Rear Yard	5	5	5	5
Rear Yard abutting roads	20	20	20	20
From Main Residence	10	10	10	10
From other structures	20	20	20	20
Max. Height or Structure	15	15	12	15

Additional Requirements

1. Comply with lot coverage requirements
2. Comply with the latest adopted version of the International building code
3. Maintain architecturally similar materials and colors with main residence
4. No permanent electrical to structure
5. No occupancy of structure as dwelling unit
6. No use as an operating business
7. Zone R1-40 will follow the R1 Setbacks and Configurations
8. Any lot abutting a lot with more restrictive setbacks will follow that zones requirements.
9. Woodland Hills Fire Safety Ordinance dated June 25, 2005, Title I, Chapters 3 & 5 will be followed with regards to accessory building.

Structures Over 120 Square Feet:

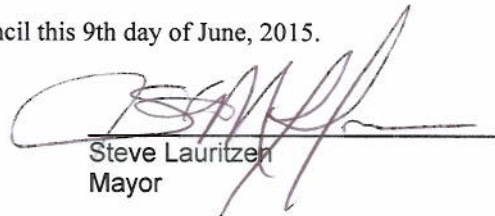
Except as otherwise permitted in this Ordinance, accessory buildings shall be subject to the following regulations:

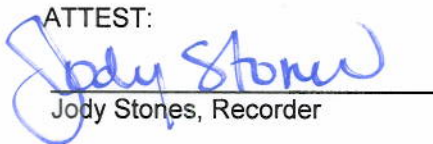
- A. *No detached accessory building shall be located closer than twenty (20) feet to any main building. Where the accessory building is attached to a main building, it shall be subject to and must conform to all regulations of this Ordinance applicable to such main buildings.(2006-03)*
- B. *Accessory buildings shall not be erected in any required setbacks.(2006-03)*
- C. No detached accessory building in a residential district shall exceed seventeen (17) feet in height unless it is used for living purposes as provided for in this Ordinance.
- D. When an accessory building is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said building shall not project beyond the front yard setback line required on the lot in the rear of such corner lot.
- E. A separate accessory building in any residential district shall not be used for commercial purposes or storage for commercial purposes.
- F. All accessory buildings over 120 sq. ft. shall require a building permit.

Section 2. REPEALER. All previous ordinances regarding Section 105.2 of the Woodland Hills City Zoning Ordinance are hereby repealed.

Section 3. EFFECTIVE DATE. This ordinance shall take effect immediately.

Passed and approved by the Woodland Hills City Council this 9th day of June, 2015.


Steve Lauritzen
Mayor

ATTEST:

Jody Stones, Recorder

