

ROLL CALL VOTING:		
	YES	NO
Mayor Wendy Pray (tie only)	[ ]	[ ]
Council member Larry Henry	[✓]	[ ]
Council member Dorel Kynaston	[X]	[ ]
Council member Paul MacArthur	[ ]	[ ]
Council member Kari Malkovich	[ ]	[ ]
Council member David Pratt	[ ]	[X]

I move that this Ordinance be adopted.

Paul (by phone)  
Council Member

I second the foregoing motion.

Samuel Henry  
Council Member

### Ordinance No. 2019-05

#### ***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:**

A. Structures 200 square feet and under:

1. Accessory Buildings of 200 square feet or less do not need a building permit. However, a site plan must be provided to and approved by the City. The following requirements apply to Accessory Buildings of 200 square feet or less.
2. Each property has yard setbacks including the front, side and rear yards. These setbacks can vary from zone to zone. Accessory Buildings of under 200 square feet shall abide by the following setback requirements:

#### **SETBACKS & CONFIGURATIONS**

ZONE	R1-40	R1-80	R1-19	R2-PUD
Front Yard	30	30	30	30
Side Yard	10	10	5	5
Side Yard abutting roads	30	30	30	30
Rear Yard	10	10	10	10
Rear Yard abutting roads	20	20	20	20
From Main Residence	20	20	20	20
From other structures	20	20	20	20
Max. Height of Structure	17	17	17	17

3. Site Plan.

- a. The site plan may be drawn by hand, orientating it with a north point arrow and include the lot zone.
- b. Site plan should show the lot in relation to other adjacent lots which surround the lot in question, to include any road that abuts the lot.

- c. Show dimensions of the lot, the footprint of the shed, it's dimensions and where it will be located on the lot relative to any other structures.

4. Additional Requirements.

- a. The site plan must comply with lot requirements.
- b. The site plan must comply with the latest adopted version of the International Building Code.
- c. The site plan with any electrical service to the Accessory Building must conform to applicable electrical code, *and the structure shall be subject to an electrical inspection.*
- d. Woodland Hills Fire Safety Ordinance dated June 25, 2005, Title 1, Chapters 3&5 will be followed with regards to each Accessory Building.

B. Structures 200 square feet and over:

1. Accessory Buildings of more than 200 square feet do require a building permit. The following requirements apply to Accessory Buildings of 200 square feet or more.
2. Each property has yard setbacks including the front, side and rear yards. These setbacks can vary from zone to zone. Accessory Buildings of more than 200 square feet shall abide by the following setback requirements:

**SETBACKS & CONFIGURATIONS**

ZONE	R1-40	R1-80	R1-19	R2-PUD
Front Yard	30	30	30	30
Side Yard	10	10	5	5
Side Yard abutting roads	30	30	30	30
Rear Yard	10	10	10	10
Rear Yard abutting roads	20	20	20	20
From Main Residence	20	20	20	20
From other structures	20	20	20	20
Max. Height of Structure	17	17	17	17

3. Additional Requirements.

- a. No occupancy of Accessory Building as a dwelling unit.
- b. The Accessory Building cannot be used as an operating business Applicable to all accessory buildings:

C. All Accessory Buildings. The following shall apply to every Accessory Building:

1. No detached Accessory Building shall be located closer than twenty (20) feet to any

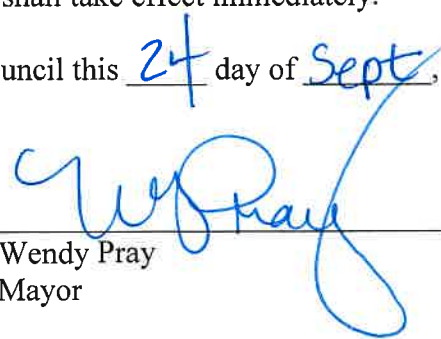
building. Where the Accessory Building is attached to a main building, it shall be subject to and must conform to all Regulations and Ordinance of the City applicable to such main buildings.

2. Accessory Buildings shall not be erected in any required setbacks.
3. No detached Accessory Building in a residential district shall exceed seventeen (17) feet in height. The height of the Accessory Building shall not exceed seventeen (17) feet as measured from the floor of the Accessory Building to any part of the exterior of the roof of the Accessory Building.
4. When an Accessory Building is located on a corner lot, the side set back will be the same as the front set back, i.e. 30 feet or 50 feet.
5. A separate Accessory Building in any residential district shall not be used for commercial purposes or storage for commercial purposes without a conditional use permit
6. "Accessory Buildings" are defined as sheds, garages, gazebos, green houses, and similar buildings which are not attached to the property's residence.
7. No part or portion of this Ordinance shall supersede any more restrictive HOA rules or CCRs.

**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 24 day of Sept, 2019.

  
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Wendy Pray  
Mayor

ATTEST:

  
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Jody Stones, Recorder