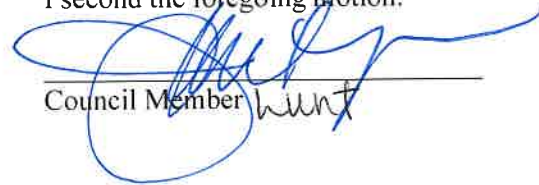


ROLL CALL VOTING:		
	YES	NO
Mayor Brent Winder (tie only)	[]	[]
Council Member Ben Hillyard	[X]	[]
Council Member Brian Hutchings	[X]	[]
Council Member Dorel Kynaston	[X]	[]
Council Member Janet Lunt	[X]	[]
Council Member Kari Malkovich	[X]	[]

I move that this Ordinance be adopted.


Council Member Malkovich

I second the foregoing motion.


Council Member Lunt

Ordinance 2025-22

An Ordinance Amending City Code 10.18.1. Accessory Dwelling Units

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 10.18.1 Accessory Dwelling Units; and

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

WHEREAS, the City Council of Woodland Hills City finds that said amendments of the Woodland Hills Municipal City Code Title 10.18.1 should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Woodland Hills City, Utah, that the Woodland Hills Municipal City Code Title 10.18.1 be amended to read as follows:

An accessory dwelling unit (ADU) located within a primary dwelling ("Internal ADU") or external to the dwelling unit 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:
 1. 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).
 2. 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. 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. ADUs are only permitted in single-family dwellings on lots of 19,000 square feet or larger **in any residential zone**. Lots or parcels in residential zones may have an ADU in a detached garage or accessory structure. A detached ADU can be located in an accessory structure or 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 the 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 located 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 ensure inspections and compliance with codes. An external Accessory Dwelling Unit (ADU) requires a site plan and building permit and must adhere to the setback requirements outlined in City Code 10.8.5. It must also adhere to all applicable building codes.
- L. ADUs previously created without a building permit shall comply with minimum health and safety standards, including, but not limited to, the following:
 - 1. 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.
 - 2. Smoke detectors must be installed in each bedroom and the hallways or rooms adjacent to the bedrooms.
 - 3. GFCI protection must be provided in all required circuits per the IRC Building Code.
 - 4. 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.
 - 5. Handrails must be installed for any interior or exterior stairway with more than three steps.
 - 6. The ADU must be inspected to ensure compliance with all city and building codes related to an ADU.
 - 7. A business license must be obtained from the city to have an ADU.
- 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.

PASSED AND ADOPTED by the City Council of Woodland Hills, Utah, this 27th day of May, 2025.

Brent T. Winder
Mayor of Woodland Hills, Utah

ATTEST:



Jody Stones, City Recorder

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. 2025-22 were posted at three public places within the municipality this 28 th day May of 2025 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 May, 2025.


Jody Stones, Recorder

