**Proposed Amendments to City Code**

**City Code 9-1-1B**

B. Building Official. The mayor, with the advice and consent of the city council, shall appoint a qualified person to serve as the City of Woodland Hills Building Official to perform the duties of the building official as set forth in the City Code, International Building Code, International Residential Code, and other adopted construction codes. The Building Official may in writing delegate the duties of the Building Official to building inspectors, plan examiners, and other assistants, upon approval of the mayor.

**City Code 10-2-1 Definitions: Amending the Definition of Building Inspector**

**BUILDING ~~INSPECTOR~~ OFFICIAL**:The person authorized by the city to issue certificates of occupancy and to perform all inspections on building code compliance for all structures - newly constructed or renovated. The building ~~inspector~~ official and zoning enforcement officer may be the same person. The Building Official may in writing delegate the duties of the Building Official to building inspectors, plan examiners, and other assistants upon approval of the mayor.

**City Code 10-4-5 D Required Drawings and Information**

**Section 1**:

In addition to drawings required by the provisions of the building code, the application for a building permit shall be accompanied by:

1. A site plan for the construction project submitted shall contain the following information unless specifically waived by the ~~Planning Commission~~ Building Official and Zoning Enforcement Officer, in whole or in part:
2. The name, address, and contact information of the applicant; and the construction manager/general contractor for the construction project.
3. Date, north arrow, and scale on the plat. (No more than 1" = 20'; supplementary site plans at a larger scale are encouraged).
4. Existing zoning of the property, lot size, and dimensions
5. All lot and/or property lines are to be shown with dimensions, including building setback lines and easements.
6. Street name(s) adjacent to the property.
7. Topographical details if the slope of the lot is greater than 10%
8. Location of proposed retaining walls. Please note that all retaining walls over 4 feet or greater than a 2:1 slope requires engineering.
9. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, curbing, and parking areas including the total number of parking spaces (show dimensions of a typical parking space), recreation areas, common use areas, and areas to be conveyed for public use and purpose.
10. Size and location of existing and proposed hydrants and utilities including proposed connections to public sewer (if applicable) or water supply systems. All lines shall be a minimum of 1 1/2” diameter.
11. Homes requiring a septic tank must submit a letter of approval along with a copy of the permitted design that has been signed and approved by the Utah County Health Department Private Wastewater Treatment Department.
12. The following statement must appear on the site plan. "Actual construction will comply with applicable local ordinances and the state construction code."
13. Construction plans and drawings, including:
14. Elevations
15. Floor plans for each level, including the location and size of doors and windows;
16. Foundation, structural and framing detail; and
17. Electrical, mechanical, and plumbing design;
18. Documentation of energy code compliance
19. Structural calculations, except for trusses
20. A natural hazard study for homes located in identified hazard areas.

**Omitting 10-8-2B(3) Permitted Building Uses**

~~(3) Hotels, motels, or other transient housing, which is defined as a dwelling unit that is used and/or advertised through an online platform, or other media, for short-term occupancy for a period of less than three (3) months;~~

**Amend City Code 10-9-2 Permitted Buildings and Uses**

Buildings and land shall be used and buildings shall be designed, erected, altered, moved or maintained in a public facilities district only for uses set forth as follows:

1. Accessory buildings and uses: As defined in chapter 2 of this title and section 10-11-2 of this title, including public parking area, storage garage, and maintenance and heating facility. Except that in a public facilities district, the accessory building can be a standalone structure on the property.
2. Civic: Churches, libraries, places for public assembly, memorials, monuments, cemeteries.
3. Educational: Primary and secondary public, private, or parochial schools.
4. Governmental: Municipal uses for administrative functions and uses by the general public, city offices, fire stations, emergency services, and mail facilities.
5. Public utility facilities: Public sewage treatment, water treatment, well houses, pump houses, and similar uses.
6. Recreational: Parks, recreation fields and playgrounds, public restrooms, pools and public gardens and golf courses.

**Amend City Code 10-9-3 Area, Yard, and Height Regulations**

1. Area: The area or parcel of land for a permitted public facility shall be not less than required to provide a site adequate for the main and accessory buildings, off-street parking and other accessory uses, yards, and, or open spaces to accommodate the facility and maintain the character of the neighborhood, provided, however, churches shall have a minimum area of three (3) acres. The area or parcel of land for a permitted public facility shall be approved by the planning commission.
2. Yard Regulations:
	1. The front yard setback shall be not less than the required front yard setback for any adjacent district.
	2. The side and rear yards for each public facility building shall be not less than the criteria set forth in the following schedule when adjacent to any residential district:

|  |  |
| --- | --- |
| **Use** | **Side And Rear Yard (Feet)** |
| Civic: |  |
| Non assembly buildings | 50 |
| Assembly buildings | 75 |
| Educational: public, private, and parochial schools | 75 |
| Recreational: buildings | 75 |

* 1. Driveways and parking areas serving the public facility may be located within the side or rear yard set forth in the above schedule, but driveways shall be located not less than ten feet (10') and parking areas not less than the side yard setback of the adjacent district, and play areas shall not be located closer than fifty feet (50') from any adjacent boundary line of a residential district, similar to adjacent district setbacks, especially including traffic site lines.
1. Height Regulations: Chimneys, spires, cupolas, towers, flag poles, water tanks, monuments, and other mechanical appurtenances located upon or constituted as an integral part of a main building, shall not exceed a height of fifty feet (50') above finished grade, except for church spires which may rise to seventy feet (70') above finished grade.

**Amend City Code 10-11-2A Accessory Building 200 square feet and under**

1. Accessory Buildings: 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. Setbacks and Configurations: Each property has yard setbacks including the front, side and rear yards. These setbacks can vary from zone to zone. Accessory buildings of under two hundred (200) square feet shall abide by the following setback requirements:

|  |
| --- |
| **Setbacks and Configurations** |
| **Zone** | **Public Facilities** | **R1-40****R1-1** | **R1-80****R1-2** | **R1-19** | **R1-1PUD and****R2-PUD** |
| Front yard | \* | 30 | 30 | 30 | 30 |
| Side yard | \* | 10 | 10 | 5 | 5 |
| Side yard abutting road | \* | 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 | \* | 24 | 24 | 24 | 24 |

\* Setbacks and configurations should conform to adjacent district setbacks and configurations. A setback or configuration different from the adjacent property, or properties, to be determined by the planning commission and/or city council on a case-by-case basis.

1. Site Plan:
	1. The site plan may be drawn by hand, orientating it with a north point arrow and include the lot zone.
	2. The site plan should show the lot in relation to other adjacent lots ~~which~~ that surround the lot in question, ~~to include~~ including any road that abuts the lot.
	3. Show the dimensions of the lot, the footprint of the shed, its dimensions, and where it will be located on the lot relative to any other structures.
2. Additional Requirements:
	1. The site plan must comply with lot requirements.
	2. The site plan must comply with the latest adopted version of the international building code.
	3. The site plan with any electrical service to the accessory building must conform to the applicable electrical code.
	4. Woodland Hills fire safety ordinance dated June 25, 2005, Title 5, Chapters 3 and 4 will be followed with regards to each Accessory Building.

**Amend City Code 10-11-2B Structures Over 200 Square feet**

1. Accessory Buildings: 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. Setbacks and Configurations: 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 and Configurations** |
| **Zone** | **Public Facilities** | **R1-40****R1-1** | **R1-80****R1-2** | **R1-19** | **R1-1PUD and****R2-PUD** |
| Front yard | \* | 30 | 30 | 30 | 30 |
| Side yard | \* | 10 | 10 | 5 | 5 |
| Side yard abutting road | \* | 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 | \* | 24 | 24 | 24 | 24 |

\* Setbacks and configurations should conform to adjacent district setbacks and configurations. A setback or configuration different from the adjacent property, or properties, to be determined by the planning commission and/or city council on a case-by-case basis.

1. Additional Requirements:
	1. No occupancy of accessory building as a dwelling unit.
	2. The accessory building cannot be used as an operating business. Applicable to all accessory buildings:

**Moving City Code 10-11-10 Keeping of Animals to City Code 5-6A-5 General Regulations Relating to Animals adding a letter (N)**

(N) The commercial raising of livestock, other farm animals or household pets shall not be permitted. Domestic animals may be maintained upon the premises, but not to exceed fifty (50) fowl, twenty (20) rabbits, or two (2) large and four (4) small animals per acre. One-half (1/2) that amount is allowed on less than one (1) acre. Any exceptions to this must be approved by the Appeal Authority.