

ADDITIONAL INFORMATION

- All new stables over 200 sq.ft. or additions to existing stables require Planning Commission approval and a Conditional Use Permit (CUP).
- All new stable applications, regardless of size, must include a site plan, elevation plan showing plate heights if a loft is proposed, floor plan, roof plan, plumbing, electrical and mechanical plans, the size of tack room and agricultural space, and a detailed description of the use for each area. Lofts must be included in the total square footage.
- Although 1,000 sq. ft. must be set aside on a property for a stable and coral, the minimum size constructed could be 200 sq. ft. and 550 sq. ft., respectively.
- All stables that require grading over staff's authorized levels, require a Site Plan Review, (and CUP if over 200 sq. ft.).
- Tack rooms proposed over 800 sq. ft. and/or over 40% of the size of the stable require a variance and must meet the justifications for a variance.
- Up to 2, run-in-sheds, not to exceed a total of 240 sq. ft., are permitted.
- Up to 2, free standing roofed animal shelters (open on all sides), not to exceed a total of 240 sq. ft. are permitted.
- Corrals, not to exceed 550 sq. ft. and turnouts, not to exceed 7,200 sq. ft., are permitted without a CUP.
- Horseback riding rings and corrals over 550 sq. ft. are permitted with a Conditional Use Permit (CUP).
- The access to stables must be roughened, with a max. slope of 25%.
- All open animal keeping areas (corral, turnout, etc.) must be fenced.
- All stables, animal shelters and open areas for keeping of animals may not be located in the front yard; may not be located closer than 25 feet to the side property line in the RAS-1 zone; 35 feet in the RAS-2 zone; 25 feet to a side roadway easement. Certain facilities may be located up to 25 feet in the rear setback.

PLEASE NOTE: THE INFORMATION CONTAINED IN THIS BROCHURE IS NOT COMPLETE. FOR MORE DETAILS PLEASE CONTACT CITY HALL OR VIEW THE ENTIRE ORDINANCE ON LINE.

Contact Information

City of Rolling Hills

310 377-1521

Fax 310 377-7288

Web site: www.Rolling-Hills.org

Los Angeles County Building and Safety

310 534-3670

Willdan Engineering

562 908-6200

For the full ordinance see Section 17.18 of the Rolling Hills Municipal Code

Additional Resources

Rolling Hills Community Association (RHCA)

310 544-6222

Fax 310 544-6766

Web site: www.rhca.org

Caballeros

(Please call RHCA for the current representative)

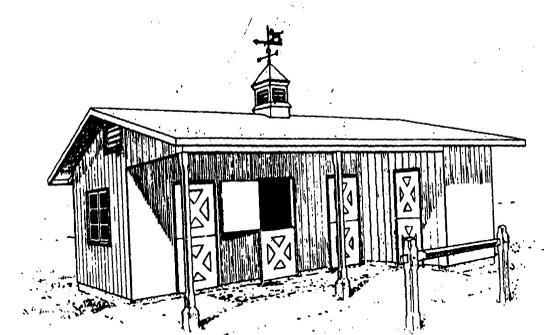


Ordinance No. 319, adapted July 12, 2010

Ordinance No. 324, adapted August 8, 2011

PUBLIC:FLYERS: Homeowner Guide tp Stables flyer Rev 2011.doc

A Homeowner's Guide to Rolling Hills Stables and Related Facilities



Understanding the
City of Rolling Hills
Zoning Ordinance
Pertaining to
Stables and Related Facilities

THE SIGNIFICANCE OF STABLES IN THE CITY:

The City of Rolling Hills is a rural, residential community characterized by ranch style homes surrounded by three rail fences, bridle trails and open space. With a minimum of 1 acre lots, an emphasis on maintaining the natural terrain and native landscaping, and a focus on sustaining an equestrian/agricultural flavor, the City is a refuge from the urbanism of Los Angeles with a unique sense of community and quality of life that residents enjoy and value.

In support of the City's rural character and low-density development, the City's zoning code requires that there be a minimum of 1,000 sq ft set aside area on every property to accommodate a stable and corral.

Prior to 2010, the Municipal Code provided a narrow definition for the permissible uses of a stable – a definition that was out of step with common practice among horse owners and non-horse-owners alike. "Keeping of animals, tack and feed" were the only permissible uses for stables. In using stables for other, non-permissible uses, many were converted without appropriate permits. Converting and/or adding onto structures without building permit and inspection exposes property owners to potentially substandard construction and building materials and, it may endanger the health and welfare of the occupant and neighboring residents if there is a fire or natural disaster.

Recognizing that there are stables in the City, which are not used for animal keeping, the City Council passed new provisions for stables that provide a wider range of reasonable and acceptable uses for a stable structure but hold that a stable must remain viable for future horse and other animals keeping activities.

The new requirements for stables have three goals:

1. To preserve the equestrian character of the City, upholding stables and animal keeping as a cornerstone of the community's development.
2. To clarify and broaden the permissible uses of a stable, insuring stables can be used for animal keeping but not as living space for humans.
3. To encourage residents to have their stables inspected and properly permitted by the City for compliance with the Building Code and with the new provisions of the Municipal Code.

WHAT ARE THE REQUIREMENTS FOR STABLES?

For the purpose of defining design standards and the permitted and non-permitted uses for stables, the requirements differentiate between the area established for a tack room and the agricultural space as follows:

Tack Room Space

(Not to exceed 800 sq. ft. and not to exceed 40% of the total size of the stable structure)

Permitted Design Standards/Uses:

- Finished floors, walls and ceilings and glazed windows
- Standard size doors
- Air conditioning/heating/electrical and phone outlets
- Sink, countertops, cabinets, shelves
- Shower, sink and toilet
- Microwave, warming plate, refrigerator
- Storage for tack and related equipment
- Storage of general household items and equipment
- Furniture, except bed
- Loft plate not to exceed 7'; loft may be used as tack room
- May be detached from the stable

Prohibited Design Standards/Uses:

- Habitation: beds or sleeping quarters of any kind
- Stove, oven, bathtub
- Only one tack room per property allowed
- Any use not listed in previous section above

Agricultural Space in the Stable

(Must be at least 60% of total size of the stable.)

Permitted Design Standards/Uses:

- Adequate open ventilation for hay storage and horses
- Minimum 4 ft. wide and 7'6" high door openings
- Dutch or sliding doors encouraged
- Pervious floors in stalls are encouraged
- Garage style doors acceptable, but must look like stable doors
- Stalls, hay storage, wash rack, grooming area, farm equipment
- Storage of vehicles and other general household items
- Glazed windows if used for storage

Prohibited Design Standards/Uses:

- Glazed windows, electrical outlets/switches within horses reach if used for horses
- Overhead or roll up doors
- All other uses listed above as permitted for tack room

Note on Stable Lofts: If the stable loft is used for hay storage, it must meet the requirements of "agricultural space." If a stable loft is not used for hay storage it is considered a "tack room space." An existing legally constructed loft may retain its current uses if it does not exceed 50% of the size of the stable structure, is used as a tack room, is not over 800 sq. ft. and was modified with building permits.

EXISTING STABLES

- If an existing stable was approved and permitted when first constructed and is used as a stable, it would comply with the new requirements. However, it is recommended that you complete the quick "Self Assessment Checklist" (form available at City Hall) to determine if the stable remains fully compliant.
- The City is providing a free, voluntary inspection of stables for 2 years beginning September, 2011. After 2 years, it will be the property owners' responsibility to obtain inspection and address the consequences if the stable is not compliant.
- Inspection is recommended in order to verify compliance and safety of the structure, which may be required in the future and may be useful upon sale of your property.
- Existing stables may be repaired and remodeled within their existing footprint. Any additions must comply with the new requirements.
- One story existing stable, not exceeding 800 sq. ft., which was modified and is used in its entirety for other than agricultural uses may be permitted, providing a "Stable Use Permit" and building permits are obtained from the City.
- All stables, whether used for animal keeping or other permitted uses, shall on the exterior look like a stable.
- A Conditional Use Permit (CUP) and building permit are necessary for the conversion of a stable to a recreation room, guest house or any other use not specified above. Approval will be contingent upon identifying 1,000 square feet elsewhere on the property for the future construction of a stable and corral.