



# City of Rolling Hills

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NO. 2 PORTUGUESE BEND ROAD  
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## RESIDENTIAL DEVELOPMENT HIGHLIGHTS

*NOTE: According to Section 17.24.020 of the Rolling Hills Municipal Code, illegal uses or structures are required to be made conforming or shall be removed. Therefore, you may be required to modify or remove any unauthorized or unlawful use or structure on your property prior to or in conjunction with application for any development. In addition, pursuant to Resolution No. 1064 of the City Council, any use or structure which would require a discretionary permit but which is conducted without the acquisition of said permit, shall be subject to retroactive discretionary permit process, and is subject to higher application fee.*

All property in the City of Rolling Hills is subject to the laws and regulations of two governing entities: THE CITY OF ROLLING HILLS and THE ROLLING HILLS COMMUNITY ASSOCIATION. The duties and obligations of the City and Community Association are totally separate and distinct. Following are some of the highlights of the more important facts from the CITY OF ROLLING HILLS ZONING CODE relating to uses and construction on property in this unique community:

- SETBACKS:** Front yard - 50' from front easement line in RA-S-1 and RA-S-2 Zones  
Side yards - 20' from property line in RA-S-1 Zone  
35' from property line in RA-S-2 Zone  
Rear yard - 50' from property line in RA-S-1 and RA-S-2 Zones  
\* For corner lots and through lots see Section 17.16.120, 17.16.130 and 17.12.250  
\* For stables and other animal keeping structures see section 17.18

### **EASEMENTS**

All property is subject to perimeter easements varying in width around each property boundary and road easements, granted by the property owner to the Community Association, a corporation, or another person or entity for the purpose of construction and/or maintenance and use of streets, driveways, trails, utilities, drainage facilities, sewers, open space, and/or a combination of these uses. The Community Association requires that all easements must be kept free of buildings, fences, plantings or other obstructions. For questions on easements and trails contact the Community Association.

### **PERMITTED USES IN RA-S-1 AND RA-S-2 ZONES**

1. Single family residence with minimum two car garage
2. Tree, bush, and field crops

**ACCESSORY USES AND STRUCTURES** (not permitted in the front yard, or in any setbacks - except that a barn may encroach 25' into the rear setback (see Sections 17.16.140, 17.16.150, 17.16.190, 17.16.200 for exceptions). These uses may be approved over the counter.

1. Barn/stable without grading- max. 200 sq.ft.
2. Corral/pen/turnout without grading
3. Greenhouse- max. 200 sq.ft.
4. Gazebo, outdoor barbecue/fireplace
5. Noncommercial radio antenna
6. Domestic animals/no swine
7. Aggregate of 3 recreational vehicles/boats/trailers/horse trailers (may be in driveways)
8. Satellite dish antenna
9. Swimming pool/spa/jet pool - less than 800 sq.ft.
10. Playhouse and playground equipment (Section 17.16.200)
11. Walls up to 3' (Section 17.16.150)
12. Cabana, recreation room, storage room, hobby shop, guest house - max. 200 sq.ft.

**CONDITIONAL USE PERMIT (CUP) WITH SINGLE FAMILY RESIDENCE (not permitted in the front yard or in any setback, except for driveway.)**

Planning Commission approval and City Council concurrence of development plans are required for all uses and structures requiring a CUP.

1. More than one driveway
2. Cabana, detached rec. room, storage room, hobby shop – over 200 sq.ft. & max. 800 sq.ft. (sleeping facilities prohibited)
3. Corral/pen requiring grading & over 550 sq.ft.
4. Detached garage
5. Guest house – over 200 sq.ft. & max. 800 sq.ft.
6. Horseback riding ring
7. Mixed use structure
8. Recreational game court (i.e. tennis court)
9. Stable – over 200 sq.ft.

**SITE PLAN REVIEW**

Planning Commission approval and City Council concurrence of development plans are required for any of the following:

1. Any grading requiring grading permit
2. Any new building or structure
3. Expansion, modification, alteration, or repair of any existing residence which (i) requires a grading permit; or (ii) increases the size of the structure by at least 1,000 square feet and has the effect of increasing the size of the structure by more than 25% in any 36-month period.
4. Lot Line Adjustment
5. Pool/spa 800 sq. ft. or larger
6. Walls higher than 3 ft.

The Site Plan must minimize grading; preserve terrain and natural drainage courses; be harmonious in scale and mass with the building pad, the natural terrain, and surrounding residences; preserve native vegetation, mature trees, drainage courses, and land forms; and must be convenient and safe for the movement of pedestrians, equestrians and vehicles.

<b><u>BUILDING HEIGHT</u></b>	Single story.
<b><u>ROOFING</u></b>	Class A roof, non-reflective. (Class A material and assembly).
<b><u>STRUCTURAL LOT COVERAGE</u></b>	20% of net lot area maximum.
<b><u>TOTAL LOT COVERAGE</u></b> (includes structures and flatwork)	35% of net lot area maximum.
<b><u>BUILDING PAD COVERAGE</u></b>	The Planning Commission has established a guideline of 30% coverage.
<b><u>BUILDING PAD SIZE</u></b>	12,000 square feet minimum (not in setbacks).
<b><u>MAXIMUM DISTURBED AREA</u></b> (any graded area and impervious surfaces)	40% of net lot area.
<b><u>STABLE &amp; CORRAL</u></b> (if not built, area must be set aside for future, for min. 450 sq.ft. stable & 550 sq.ft for corral)	Minimum 200 square foot stable (if built). Minimum 550 square foot corral. Vehicular accessway required, which may not be entirely paved.
<b><u>VIEWS</u></b>	Neighbors are encouraged to work together to preserve views.
<b><u>GEOLOGY &amp; SOILS</u></b>	Required for all construction.
<b><u>UTILITIES</u></b>	Must be placed underground for all construction.

**BUILDING PERMITS & SUBDIVISIONS**

Require approval of City of Rolling Hills, Community Association and L. A. County Building & Safety or Willdan Engineering. The L. A. County Building and Safety - Lomita Office is at 24320 Narbonne Avenue, Lomita, CA 90717, phone: (310) 534-3760. The Willdan Engineering Office is at 13191 Crossroads Parkway North, # 405, Industry, CA 91746, phone: (562) 908-6200.

**THESE HIGHLIGHTS SHOULD BE READ CAREFULLY AND APPLICANTS ARE ADVISED TO CONSULT THE CITY OF ROLLING HILLS ZONING CODE FOR EXPLANATION OF TERMS AND DETAILED REQUIREMENTS. APPLICANTS SHOULD ALSO CONSULT WITH THE COMMUNITY ASSOCIATION FOR THEIR BUILDING REGULATIONS.**