



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

NO. 2 PORTUGUESE BEND ROAD
ROLLING HILLS, CA 90274
(310) 377-1521
FAX (310) 377-7288

INSTRUCTIONS FOR COMPLETION OF THE LOT COVERAGE FORMS

TOTAL STRUCTURES AND TOTAL FLATWORK

In the TOTAL STRUCTURES column, in addition to those structures listed on the form, include all structures that exist on the lot and those that are proposed, including: cabana, recreation room, hobby shop, guest-house, covered porches, covered entryways, trellis/latticework, gazebo, sheds, pool equipment, service yard, playground equipment, forts, barbecue, fire pits, decks, (for deck-see definition in Section 17.12.040 "D" words, terms and phrases of the Zoning Code), and similar structures.

In the TOTAL FLATWORK column include all of the "impervious" surfaces existing and proposed, including all walkways around the residence and accessory uses, walkways from house to other structures, uncovered patios, uncovered parking areas, walkways/decks around the pool, paved access to a stable and all other "impervious" surfaces. When designing a house or addition, check with the Fire Department on the required width of the walkways and driveways. Show any future potential flatwork.

NOTE: As required by the Los Angeles County Building Code, when designing a basement with "livable area(s)" you have to provide for natural light. Window wells may be acceptable. Check with the County Building and Safety Department for requirements.

COMPUTATION OF LOT COVERAGE

LOT COVERAGE (TITLE 17)

Main buildings, accessory buildings, structures including, but not limited to gazebos, porches, entryways, porte cochere, trellises and similar structures, tennis courts, swimming pools, spa, pool equipment, outdoor bar, barbecue, sheds, shelters, service yards (enclosed or unenclosed), stables, or an area of not less than 450 square feet for the construction of a stable shall not cover more than twenty percent (20%) of the net lot area, provided further that in addition to the above described improvements, the areas included within driveways, paved access to stables, parking spaces, walks, patios, decks and asphalt or concrete paving of any kind excepting roads maintained by the Rolling Hills Community Association, shall not cover more than thirty-five percent (35%) of the net lot area (see Section 17.16.200 "J" for exceptions).

PLEASE NOTE: "Floor area" means the total horizontal area of all floors of a structure, measured in square feet from the exterior surface of the outside walls, including basements, storage areas, and the like, but excluding unenclosed areas.

For the purposes of this Section "net area" shall exclude: a) the entire area within a recorded roadway easement plus the area within ten (10) feet measured perpendicular to the edge of the roadway easement; (b) the ten (10) foot perimeter of the lot perpendicular to the property lines; (c) any private drive or driveway that provides access to any other lot or parcel; and (d) the access strip portion of a flag lot.

COMPUTATION OF BUILDABLE AREA AND COVERAGE THEREON

A policy of the City is to address coverage of an identified "EXISTING AND/OR PROPOSED BUILDABLE AREA". Coverage thereon is based upon the calculation of the footprint square footage of the residence, garage, stable (barn), other accessory structures proposed and/or developed on said "buildable area," and all projecting structures such as entryways, porte cochere, covered porches and breezeways. (Covered porches that are 10% or less in size of the footprint of the residence or accessory structure and attached trellises are not counted).

For the purpose of this calculation, "buildable area" shall be defined as stated in Section 17.12.020 of the Rolling Hills Municipal Code which declares "buildable area" as the portion of a lot that constitutes the existing or proposed building pad and any other contiguous portion of the lot **NOT IN THE SETBACKS THAT HAS AN AVERAGE SLOPE OF TEN PERCENT (10%) OR LESS**. If there is no existing building pad, it shall mean that portion of a lot not in the setbacks that will be created through grading and that will have an average slope of ten percent (10%) or less. A lot may have more than one "buildable area."

Public:PLANNING MASTERS:City of Rolling Hills Calculating Lot Coverage Rev. 2013.doc

**SUMMARY OF ACCESSORY STRUCTURES COUNTED/NOT COUNTED
TOWARDS LOT COVERAGE:**

BUILDING PAD COVERAGE: (guideline – 30% maximum pad coverage).

All structures, including porte cochere, breezeway and entryway, shall be counted towards building pad coverage, **except** for the following:

ATTACHED STRUCTURES:

- Attached covered porch having an area of 10% or less of the size of the structure that it is attached to,
- Attached trellises (open roof)

DETACHED STRUCTURES: (not to exceed a total of 5 such structure on a lot, not to exceed 12 feet in height, not to exceed 120 sq.ft. each, (see exceptions below), and not to exceed a combined total of 800 sq.ft.)

- Storage sheds; max. 2 on a lot,
- Trellis and freestanding covered patio w/ solid roof, (may exceed 120 sq.ft.),
- Outdoor bar, barbecue, fire place, gazebo,
- Roofed playground fort, (may be max. 15 ft.),
- fountain, pond and similar structures.

These structures may not be located in the front yard area or any setback, except for a fountain, decorative pond or low water feature.

STRUCTURAL AND TOTAL LOT COVERAGE AND DISTURBANCE:

(Zoning Code requirement: max. - 20% structural coverage; max. - 35% total lot coverage; max. – 40 % lot disturbance).

All attached structures, including porches, trellises, porte cochere, breezeway, and entryway shall be counted towards coverage.

All detached structures shall be counted towards coverage, **except** for the following:

DETACHED STRUCTURES: (not to exceed a total of 5 such structure on a lot, not to exceed 12 feet in height, not to exceed 120 sq.ft. each, (see exceptions below), and not to exceed a combined total of 800 sq.ft.)

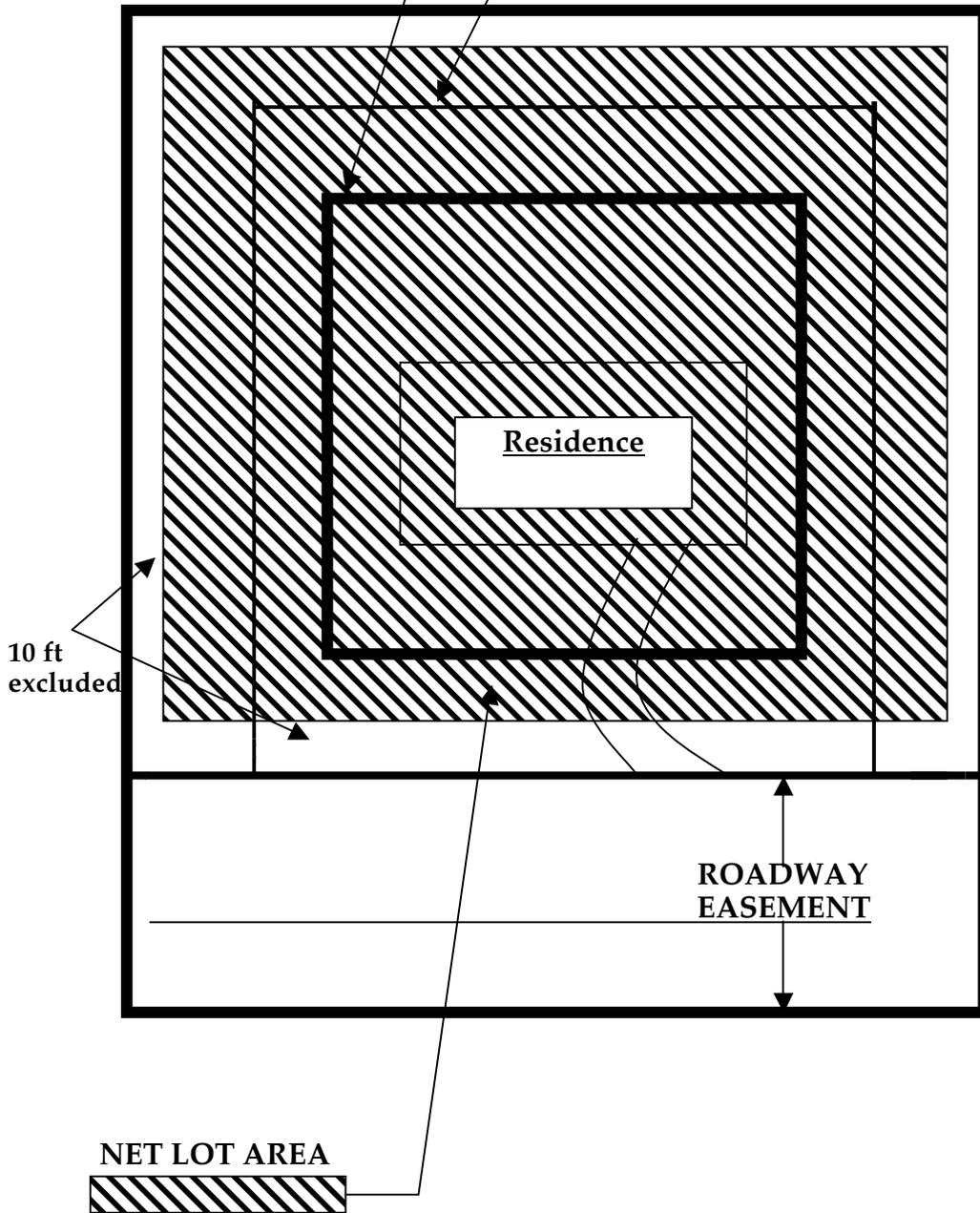
- Storage sheds; max. 2 on a lot,
- Trellis and freestanding covered patio w/ solid roof, (may exceed 120 sq.ft.),
- Outdoor bar, barbecue, fire place, gazebo,
- Roofed playground fort, (may be max. 15 ft.),
- fountain, pond and similar structures.

These structures may not be located in the front yard area or any setback, except for a fountain, decorative pond or low water feature.

Property Line

Easement Line

Setback Line



**EXCLUDE
ROADWAY EASEMENTS PLUS
10 FEET AT PERIMETER OF THE
ENTIRE PARCEL**

DATE _____ ZONING CASE NO. _____ ADDRESS _____

**ALL STRUCTURES MUST BE SHOWN ON THE PLAN
CALCULATION OF LOT COVERAGE**

<u>AREA AND STRUCTURES</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOTAL</u>
NET LOT AREA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
RESIDENCE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
GARAGE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SWIMMING POOL/SPA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
POOL EQUIPMENT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
GUEST HOUSE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
CABANA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
STABLE (dirt volume to be included in grading quantities)	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
RECREATION COURT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED COVERED PORCHES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ENTRYWAY/ PORTE COCHERE, BREEZEWAYS	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED TRELLISES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
*DETACHED STRUCTURES: (circle all that applies)			
SHEDS, TRELLISES, GAZEBO,	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
BARBECUE, OUTDOOR KITCHEN,	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ROOFED PLAY EQUIP.- over 15 ft. high and over 120 sq. ft. in area,	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
WATER FEATURES, ETC.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SERVICE YARD	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
OTHER _____	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
BASEMENT AREA (volume to be included in grading quantities)	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
DEPTH OF BASEMENT	_____	_____	_____
<hr/>			
TOTAL STRUCTURES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% STRUCTURAL COVERAGE	_____ %	_____ %	_____ %
<hr/>			
TOTAL STRUCTURES EXCLUDING UP TO 5 & UP TO 800 sq. ft. detached structures that are not higher than 12 ft.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% STRUCTURAL COVERAGE	_____ %	_____ %	_____ %
<hr/>			

ALL FLATWORK MUST BE SHOWN ON THE PLAN

PRIMARY DRIVEWAY(S)	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
PAVED WALKS, PATIO AREAS, COURTYARDS	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
POOL DECKING	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
OTHER PAVED DRIVEWAYS, ROAD EASEMENTS, PARKING PADS	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
<hr/>			
TOTAL FLATWORK	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% TOTAL FLATWORK COVERAGE	_____ %	_____ %	_____ %
<hr/>			
TOTAL STRUCTURAL & FLATWORK COVERAGE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% TOTAL COVERAGE	_____ %	_____ %	_____ %
<hr/>			
TOTAL STRUCTURAL & FLATWORK COVERAGE Excl. the allowance of up to 5 – 800 sq. ft. structures from previous page.	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% TOTAL COVERAGE	_____ %	_____ %	_____ %
<hr/>			
TOTAL DISTURBED AREA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% DISTURBED AREA	_____ %	_____ %	_____ %
GRADING QUANTITY (include future stable, corral and access way; basement and all other areas to be graded)			_____ cubic yards
<hr/>			

All structures (attached and detached) must be listed.

* Free standing accessory structures such as sheds, trellises, covered patios, gazebo, fountains, barbecue, outdoor fire place, etc., are not counted towards coverages and disturbed area, unless their combined area exceeds 800 sq. ft., or if there are more than 5 such structures on the property.

DATE _____ Z.C. NO. _____ ADDRESS _____

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 1

<u>BUILDABLE PAD AREA AND STRUCTURES</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOTAL</u>
BUILDING PAD	_____sq.ft.	_____sq.ft.	_____sq.ft.
RESIDENCE	_____sq.ft.	_____sq.ft.	_____sq.ft.
GARAGE	_____sq.ft.	_____sq.ft.	_____sq.ft.
POOL/SPA	_____sq.ft.	_____sq.ft.	_____sq.ft.
POOL EQUIPMENT	_____sq.ft.	_____sq.ft.	_____sq.ft.
CABANA/REC.RM	_____sq.ft.	_____sq.ft.	_____sq.ft.
GUEST HOUSE	_____sq.ft.	_____sq.ft.	_____sq.ft.
STABLE	_____sq.ft.	_____sq.ft.	_____sq.ft.
SPORTS COURT	_____sq.ft.	_____sq.ft.	_____sq.ft.
SERVICE YARD	_____sq.ft.	_____sq.ft.	_____sq.ft.
ATTACHED COVERED PORCHES			
Primary residence	_____sq.ft.	_____sq.ft.	_____sq.ft.
Accessory structures	_____sq.ft.	_____sq.ft.	_____sq.ft.
AREA OF ATTACHED COVERED PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE	_____sq.ft.	_____sq.ft.	_____sq.ft.
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	_____sq.ft.	_____sq.ft.	_____sq.ft.
ATTACHED TRELLISES	_____sq.ft.	_____sq.ft.	_____sq.ft.
ALL DETACHED STRUCTURES (from 1 st page)	_____sq.ft.	_____sq.ft.	_____sq.ft.
ALL DETACHED STRUCTURES (from 1 st page not including allowed deductions)	_____sq.ft.	_____sq.ft.	_____sq.ft.
OTHER	_____sq.ft.	_____sq.ft.	_____sq.ft.
<hr/>			
TOTAL STRUCTURES ON PAD NO. 1	_____sq.ft.	_____sq.ft.	_____sq.ft.
% BUILDING PAD COVERAGE	_____%	_____%	_____%
TOTAL STRUCTURES ON PAD NO. 1 <u>Not incl.</u> attached trellises, <u>Not incl.</u> allowed deductions, <u>and incl.</u> the area of covered porches that exceed 10% of the size of the residence/accs. structures.	_____sq.ft.	_____sq.ft.	_____sq.ft.
% BUILDING PAD COVERAGE	_____%	_____%	_____%

DATE _____ Z.C. NO. _____ ADDRESS _____

CALCULATION OF BUILDING PAD COVERAGE

PAD NO. 2

<u>BUILDABLE PAD AREA AND STRUCTURES</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>TOTAL</u>
BUILDING PAD	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
RESIDENCE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
GARAGE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
POOL/SPA	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
POOL EQUIPMENT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
CABANA/REC.RM	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
GUEST HOUSE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
STABLE	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SPORTS COURT	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
SERVICE YARD	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED COVERED PORCHES			
Primary residence	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
Accessory structures	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
AREA OF ATTACHED COVERED	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
PORCHES THAT EXCEED 10% OF THE SIZE OF RESIDENCE/ACCS. STRUCTURE			
ENTRYWAY/PORTE COCHERE/ BREEZEWAY	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ATTACHED TRELLISES	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ALL DETACHED STRUCTURES (from 1 st page)	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
ALL DETACHED STRUCTURES (from 1 st page not including allowed deductions)	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
OTHER	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
<hr/>			
TOTAL STRUCTURES ON PAD NO. 2	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
% BUILDING PAD COVERAGE	_____ %	_____ %	_____ %
TOTAL STRUCTURES ON PAD NO. 2	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.
Not incl. attached trellises, Not incl. allowed deductions, and incl. the area of covered porches that exceed 10% of the size of the residence/accs. structures.			
% BUILDING PAD COVERAGE	_____ %	_____ %	_____ %

DATE _____ Z.C. NO. _____ ADDRESS _____

GRADING AND EXCAVATION INFORMATION

Grading Quantities: Cubic Yds. Max. Depth Max. Depth Location

CUT/EXCAVATION

For house/addition	_____	_____	_____
For other structures (i.e. walls)	_____	_____	_____
List _____	_____	_____	_____
_____	_____	_____	_____
For driveway(s)	_____	_____	_____
For yard areas	_____	_____	_____
For basement excavation	_____	_____	_____
For pool/spa excavation	_____	_____	_____
Overexcavation	_____	_____	_____

TOTAL CUT _____

TOTAL EXPORT _____

FILL

For house/addition	_____	_____	_____
For other structures (i.e.walls)	_____	_____	_____
List _____	_____	_____	_____
_____	_____	_____	_____
For driveway(s)	_____	_____	_____
For yard areas	_____	_____	_____
For basements	_____	_____	_____
For basement wells	_____	_____	_____
For pool/spa	_____	_____	_____

Recompaction _____

TOTAL FILL _____

TOTAL GRADING (Sum of total cut and total fill) _____

PAD/FLOOR ELEVATIONS

<u>Existing pad elevations</u>	Residential pad	Other pad _____
Finished floor	_____	_____
Finished grade	_____	_____
<u>Proposed pad elevations</u>		
Finished floor	_____	_____
Finished grade	_____	_____
Basement-finished floor	_____	
Basement-finished well wall	_____	

DRIVEWAY(S) AND MOTOR COURT(S)

ADDRESS _____

DATE: _____

NOTE: The information below is to be submitted for all new developments, garage addition, modification or relocation and for any modification to existing driveway(s) and motor court(s). If no changes to existing conditions are proposed, mark this form N/A.

Pursuant to Section 17.16.150 of the Rolling Hills Zoning Code, driveways may not cover more than 20% of the setback area in which they are located and uncovered parking areas/motor courts may not cover more than 10% of the front or side yard setback. Uncovered parking areas shall be located no closer than 30-feet from any roadway easement line.

A not to exceed 3-foot high wall may be permitted along a driveway or stairway in any setback. If any of these improvements are in easements, RHCA approval is required prior to City’s review.

**CALCULATION OF DRIVEWAY(S) AND MOTOR COURT(S) COVERAGE
INCLUDING FIRE DEPARTMENT TURN AROUND, IF REQUIRED**

DRIVEWAYS, PARKING PADS & MOTOR COURTS	EXISTING	TOTAL PROPOSED
TOTAL DRIVEWAY(S)	s.f.	s.f.
TOTAL MOTOR COURT(S) & PARKING PAD(S)	s.f.	s.f.
AREA OF FRONT SETBACK		s.f.
AREA OF SIDE SETBACK		s.f.
AREA OF DRIVEWAY(S) IN SIDE SETBACK	s.f.	s.f.
% OF SIDE SETBACK COVERED BY DRIVEWAY(S)	%	%
AREA OF MOTOR COURT(S) & PARKING PADS IN SIDE SETBACK	s.f.	s.f.
% OF SIDE SETBACK COVERED BY MOTOR COURT(S) & PARKING PAD(S)	%	%
AREA OF DRIVEWAY(S) IN FRONT SETBACK	s.f.	s.f.
% OF FRONT SETBACK COVERED BY DRIVEWAY(S)	%	%
AREA OF MOTOR COURT(S) & PARKING PADS IN FRONT SETBACK	s.f.	s.f.
% OF FRONT SETBACK COVERED BY MOTOR COURT(S) & PARKING PAD(S)	%	%