

May I have more than one stable on the property?

Yes, but only one tack room.

If I had set aside an area for a stable and corral and wish to construct it now, how do the regulations affect me?

A new stable must comply with the requirements of Chapter 17.18 of the Zoning Ordinance, and a CUP is required.

How do the regulations affect my existing stable?

If you have a stable that was legally constructed with the proper building permits, prior to July 2010 and if you are using it for animal keeping activities, you may continue using it, regardless of whether or not it meets the new requirements.

I no longer have animals; what can I use the structure for?

You may store household and equestrian items and goods in the structure, including vehicles. If the tack room is no more than 40% and no more than 800 square feet of the stable structure, you may use the tack room for “passive activities”, as defined in the Municipal Code. However the structure, inside and outside, must remain looking like a stable.

If my tack room is greater than 40% or 800 square feet of the stable structure, may I still use the tack room for ‘passive activities’?

No.

I no longer wish to have a stable structure on my property, what can I do?



If the structure is 800 square feet or less in size and is single story, you may apply to the Planning Commission for a Conditional Use Permit (CUP) for conversion of the structure to other use. However, you will be required to set aside a 1,000 square foot area on your property, feasible for development of a stable and corral in the future.

I no longer wish to have a stable structure on my property and my existing stable structure is more than 800 square feet, what can I do?

If the stable is single story, you may apply to the Planning Commission for a Conditional Use Permit (CUP) for conversion of the structure to a mixed use structure, providing each use does not exceed 800 square feet, is separated by a solid wall and has no interior access from one use to another. Two of the same uses are not permitted on a lot (i.e. two recreation rooms). You will be required to set aside a 1,000 square foot area on your property, feasible for development of a stable and corral in the future.

I no longer wish to have a stable structure on my property, but my existing stable has a loft, what can I do?

You may modify the structure to remove the loft and convert it to other use with proper approval from the City and with building permits. You may also keep the structure for storage, including the loft.

What other animal related uses and structures are permitted?

With administrative approval:

- Up to 3 pens, aviaries cages not to exceed 200 sq. ft.
- Up to 2, not to exceed 240 sq. ft. free standing roofed and open on all sides animal shelters
- Up to 2, not to exceed 240 sq. ft. run-in-sheds
- Up to 550 sq. ft. corral and 7,200 sq. ft. turnout

With a CUP

- Aviary over 200 sq. ft. on lots of 3.5 acres or more
- Wildlife rehabilitation facility on lots 5 acres or more not to exceed 800 sq. ft.
- Over 550 sq. ft. corral and over 7,200 sq. ft. turnout/riding ring

Ordinance No. 319, adopted 7/12/10 & Ordinance No. 324, adopted 8/8/11

PLEASE NOTE: THE INFORMATION CONTAINED IN THIS BROCHURE IS NOT COMPLETE. FOR THE FULL TEXT OF THE ORDINANCES PLEASE VISIT CITY HALL OR VIEW THEM ON THE WEB SITE.

**FREQUENTLY ASKED
QUESTIONS
ABOUT
REGULATIONS ON
STABLES
AND RELATED FACILITIES**



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Why make changes to the regulations?

Prior to adoption of the new regulations (2010, 2011 and as may be amended in the future), the definition of stables was very narrow and did not allow, for example, the use of a stable for the storage of household goods. Realizing that many residents use a stable for storage, especially during the time when they do not have animals, the City has broadened the allowed uses.

Through the years, residents have converted their stables to other uses without the approval from the City and without building permits and inspections. This constitutes a violation of the Municipal Code and the Los Angeles County Building Code. Converting and/or adding onto structures without building inspections exposes property owners to potentially substandard construction and building materials, and it may endanger the health and welfare of the immediate and neighboring residents if there is a fire or natural disaster.

Broadening the allowed uses of barns is intended to bring many of the illegally converted stables into compliance with the Municipal Code and encourage residents to obtain the proper building permits for previous and future conversions.

Why require a stable and corral or a set aside area for a stable and corral?

The Palos Verdes Peninsula has a long history of ranch-style homes and horse-like uses. In and around what is now Rolling Hills, a private enclave was first established in the early 1930's. It was a vacation destination for the wealthy where they could experience the farm-like living, enjoy miles of horse trails and separate themselves from the hustle and bustle of Los Angeles. This concept prevailed when the City incorporated in 1957 with the incorporating committee and the first City Council implementation of a low-density community with equestrian character and facilities. And, when the City's General Plans were developed (in 1973 and 1990), residents expressed a desire to continue the low-density development and equestrian uses in the City. To this day, the City Council upholds the founding father's vision for the City mirroring the resident's desire for the pastoral, rural and equestrian environment.

By requiring a stable and corral or a set aside area, the City wishes to preserve a portion of a lot conducive to the construction of a stable for those current and future residents who may wish to have animals.

When do I have to construct or set aside an area for a future stable and corral?

A stable and a contiguous corral or set aside area for a future stable and contiguous corral is required when constructing a new structure, addition to an existing residence, when constructing a new swimming pool and when converting an existing stable to another use.

How big must the stable and corral be?

If constructed, the minimum size of a stable must be 200 square feet with an adjacent area available to add a minimum of 450 square feet to the stable. The corral has to be a minimum of 550 square feet. If not constructed, but an area is set aside for a future stable and corral, the total area must be 1,000 square feet. Depending on the size of the stable, the Planning Commission may require a corral to be greater than 550 square feet.

Where on the property can the stable and corral be located?

The stable and corral may be located in the rear of the residence but no closer than 25 feet to the rear property line; no closer than 25 feet to side property line in the RAS-1 zone and 35 feet in the RAS-2 zone and no closer than 35 feet to a structure used for human habitation, including an attached garage. A stable and corral may not be located in the front yard area.

What is the approval process for a stable?

Any new stable over 200 square feet requires the issuance of a Conditional Use Permit (CUP) by the Planning Commission. A public hearing, field visit to the site and notification to neighbors is required. The approval process for a stable is the same as for other accessory structures, such as a recreation room, guest home, hobby shop and similar uses.

What type of access to the stable is required?

Access to the stable must not be less than 6-feet wide; must not be on a slope steeper than 25%; may not be entirely paved; however, if partly paved its surface must be roughened. The Fire Department may require a paved access.

How must the stable structure look like?

The exterior of the stable structure must look like a stable and be approved by the Rolling Hills Community Association Architectural Committee. Guidelines for constructing stables/corrals have been developed by the City.

What can be kept in a stable?

60% of a stable must be allocated as agricultural space where one would keep the animals, related animal grooming equipment, tack, feed, tools for caring of the stable and corral and other equestrian equipment. You may also store household and other items in this space. This space may not have glazed openings, heating or air conditioning.

40% of a stable, not to exceed 800 square foot, may be used as a tack room for keeping equestrian trophies, animal keeping paper work, keeping of medication for the animals, etc. This space may have windows, heating, air conditioning, kitchenette and a bathroom, but no bathtub.

Is a loft allowed and what can I keep there?

A loft is allowed. It may not have glazed openings, and must be used to store animal feed and hay. The plate height of the loft may not exceed 7 feet. If no tack room exists on the property or within the stable structure, a loft may be used as a tack room, provided it meets all of the criteria for a tack room including size. A paved parking area adjacent to the loft is not allowed.

Can I have more than one tack room?

No.

May I have a detached tack room from the main stable structure?

Yes, but only in the vicinity of the stable.