



City of Rolling Hills

INCORPORATED JANUARY 24, 1957

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

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 an application for any development. In addition, any unauthorized construction shall be subject to the retroactive permit process and is subject to higher application fees and penalties.

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
 - * For setbacks on lots of less than 1.25 acres see Section 17.24.045
 - * For setback requirements in the Overlay Zoning District (OZD-1) see Section 17.17

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 min. 2-car garage (3-car garage if there is a guesthouse)
2. Tree, bush, and field crops

ACCESSORY USES AND STRUCTURES Not permitted in the front yard, or in any setbacks (see Sections 17.16.140, 17.16.150, 17.16.190, 17.16.200 for conditions and restrictions). The following may be approved over the counter:

1. Barn/Stable/Aviary and similar animal shelters
2. Corral/pen/turnout without grading
3. Greenhouse
4. Gazebo, outdoor barbecue/fireplace/trellis
5. Noncommercial radio antenna
6. Domestic animals (no swine, except up to 2 pot-bellied pigs)
7. Aggregate of 3 recreational/vehicles/boats/trailers/horse trailers (may be in a driveway but 50' or more from a roadway easement)
8. Solar panel
9. Satellite dish antenna
10. Swimming pool/spa/jet pool/water fountain
11. Playhouse and playground equipment
12. Walls
13. Cabana, recreation room, storage room, hobby shop, guest house
14. Accessory dwelling units and jr. accessory dwelling units (Ch. 17.28)
15. Marijuana cultivation of up to 6 plants (indoors only within a max. 100 s.f. area) (Ch. 17.29)

CONDITIONAL USE PERMIT (CUP) WITH SINGLE FAMILY RESIDENCE (not permitted in the front yard or in any setback, except for driveway & stable/corral may be 25' from rear property line.)

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 s.f. & max. 800 s.f. (sleeping facilities prohibited)
3. Guesthouse (max. 800 s.f.)
4. Corral/pen over 550 s.f.
5. Stable – over 200 s.f.
6. Detached garage
7. Horseback riding ring over 7,200 s.f.
8. Mixed use structure over 200 s.f.
9. Recreational game court (i.e. tennis court)

SITE PLAN REVIEW

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

1. Grading
2. Any new building or structure (see exceptions under Accessory Uses and Structures)
3. Expansion, modification, alteration, or repair of any existing residence which (i) constitutes grading; or (ii) increases the size of the structure by more than 999 s.f. in any 36-month period
4. Lot Line Adjustment
5. Pool/spa/water features 800 s.f. or greater
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.

<u>BUILDING HEIGHT</u>	Single story.
<u>ROOFING</u>	Class A roof, non-reflective. (Class A material and assembly).
<u>STRUCTURAL LOT COVERAGE</u>	20% of net lot area max.
<u>TOTAL LOT COVERAGE</u> (includes structures and flatwork)	35% of net lot area max.
<u>BUILDING PAD COVERAGE</u>	The Planning Commission has established a guideline of 30% coverage.
<u>BUILDING PAD SIZE</u>	12,000 s.f. min. (not in setbacks)
<u>MAXIMUM DISTURBED AREA</u> (graded areas and impervious surfaces)	40% of net lot area; 50% if 50% of slopes are 3:1 or less; 60% if all slopes are 3:1 or less in grade
<u>STABLE & CORRAL</u> (if not built, area must be set aside for future min. 450 s.f. stable & 550 s.f. for corral)	Min. 200 s.f. stable (if built). Min. 550 s.f. corral. Vehicular accessway required, which may not be entirely paved (except that the Fire Department may require a paved access)
<u>VIEWS</u>	Neighbors are encouraged to work together to preserve views.
<u>GEOLOGY & SOILS</u>	Required for all construction.
<u>UTILITIES</u>	Must be placed underground for all new construction & upgrades

REVIEW OF BUILDING PERMITS

All construction requires review and approval of the 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 AVAILABLE AT WWW.ROLLING-HILLS.ORG FOR EXPLANATION OF TERMS AND DETAILED REQUIREMENTS. APPLICANTS SHOULD ALSO CONSULT WITH THE COMMUNITY ASSOCIATION FOR THEIR BUILDING REGULATIONS.