

## EQUINEKEEPING

This information bulletin provides a general overview of the regulations for equinekeeping in single family zones. The keeping of equines is permitted in most residentially zoned lots in conjunction with the residential use of the lot. These activities are not for commercial purposes, except that in the A and RA zones and in the "K" Equinekeeping District, L.A.M.C. Section 13.05, a maximum of two licensed equines not owned by the resident of the property may be boarded or kept on the property as an accessory use.

### **DEFINITIONS L.A.M.C. Section 12.03**

#### ***ANIMAL KEEPING ENCLOSURE***

Any structure or fence which establishes the perimeter of an animal keeping and maintenance area.

#### ***ANIMAL KEEPING STRUCTURE***

Any structure which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of animals.

#### ***EQUINE***

Any horse, pony, donkey, burro, or mule which is 12 months of age or older and is issued a current Equine License by the City Department of Animal Services. An animal which is under 12 months of age and is the offspring of or is unweaned and being nursed by a female equine lawfully kept on the property where said animal is kept shall not be considered an equine and shall be allowed by right on said property.

#### ***EQUINE ENCLOSURE***

Any structure or fence which establishes the perimeter of an equine keeping and maintenance area.

#### **NONCONFORMING USE**

A use of building or land which does not conform to the regulations of this chapter and which lawfully existed at the time the regulations with which it does not conform became effective.

#### ***STABLE, PRIVATE***

A detached accessory building which has a roof and may have one or more sides and is used in whole or in part for the housing or shelter of an equine or equines owned by the occupants of the premises and not kept for remuneration, hire or sale.

#### ***HABITABLE ROOM***

An enclosed subdivision in a residential building commonly used for living purposes, but not including any lobby, hall, closet, storage space, water closet, bath, toilet, slop sink, general utility room or service porch. A recess from a room or an alcove (other than a dining room area) having 50 square

feet or more of floor area and so located that it could be partitioned off to form a habitable room, shall be considered as a habitable room.

Accessory living quarters and servants quarters are residential (habitable) buildings whereas other accessory buildings such as recreation rooms, storage sheds, and garage are not.

**PERMIT REQUIREMENTS**

A building permit is required for all equine structures.

**Exception:** a permit is not required for a building that is accessory to a dwelling and not located in Fire District No. 1, provided the building is not more than 120 square feet in area and 10 feet in height, does not contain any heating, plumbing or electrical installation, and is located as permitted by the Zoning Code.

Complete architectural and structural plans, with accompanying structural calculations when required, shall be submitted to the Department to obtain a permit. The plot plan shall be fully detailed and dimensioned showing the use and setbacks from the proposed equine structure and equine enclosure to structures on the lot where the equine will be located and to structures on adjoining lots.

For more information on the plans required to obtain a permit, please refer to Information Bulletin No. GI 2001-09 available at [http://ladbs.org/LADBSWeb/LADBS\\_Forms/InformationBulletins/IB-P-GI2011-009DocReqs4SFD.pdf](http://ladbs.org/LADBSWeb/LADBS_Forms/InformationBulletins/IB-P-GI2011-009DocReqs4SFD.pdf).

**NUMBER OF EQUINES PERMITTED**

The number of equines permitted on a lot is determined by the zone designation and the area of the lot, as shown in the table below.

<i>Zone</i>	<i>Minimum lot area (sq ft)</i>	<i>Minimum lot area for each equine (sq ft)</i>	<i>Minimum lot area for each stable (sq ft)</i>	<i>Maximum # of equine in stables (1 per lot area) (sq. ft.)</i>	<i>Maximum # of equine not owned by resident that can be boarded onsite</i>
<i>A</i>	<i>17,500</i>	<i>4,000</i>	<i>17,500</i>	<i>4,000</i>	<i>2</i>
<i>RA</i>	<i>17,500 *</i>	<i>4,000</i>	<i>17,500</i>	<i>4,000</i>	<i>2</i>
<i>RE</i>	<i>17,500</i>	<i>4,000</i>	<i>20,000</i>	<i>5,000</i>	<i>0</i>
<i>RS</i>	<i>20,000</i>	<i>5,000</i>	<i>20,000</i>	<i>5,000</i>	<i>0</i>
<i>R1</i>	<i>20,000</i>	<i>5,000</i>	<i>20,000</i>	<i>5,000</i>	<i>0</i>
<i>RD</i>	<i>20,000</i>	<i>5,000</i>	<i>20,000</i>	<i>5,000</i>	<i>0</i>
<i>K**</i>	<i>None</i>	<i>4,000</i>	<i>None</i>	<i>4,000</i>	<i>1/4000 sq ft lot area, max 2</i>

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MGD and RGA that were previously issued will allow flexibility and timely distribution of information to the public.

\* Lots recorded as of 11/19/66 may include the area of one-half of the abutting streets to meet the minimum 17,500 sq ft lot area requirement per the LAMC Section 12.07A7(b).

\*\* "K" Suffix designates equinekeeping district. Any zone with "K" suffix is permitted to have equine as shown on this table.

## **LOCATION OF PROPOSED EQUINEKEEPING**

The Zoning Code regulates where equine keeping structures and enclosures are permitted on a lot. They are required to be setback from property lines and from the habitable rooms of dwellings and accessory buildings located on the lot where the equine is kept, as well as on neighboring (offsite) lots.

### **Non "K" Equinekeeping District**

For lots that are not located in a "K" Equinekeeping District, proposed equine keeping structures and enclosures shall be located a minimum of 35 feet from onsite habitable rooms. The distance to offsite habitable rooms shall not be less than 75 feet. The equine structure shall be a minimum of 25 feet from side lot lines and located on the rear half of the lot, but need not be more than 100 feet from the front lot line. (L.A.M.C. Section 12.21C5(a)) Diagram (I) illustrates the above setback requirements.

### **"K" Equinekeeping District**

For lots that are located in a "K" Equinekeeping District (L.A.M.C. Section 13.05), proposed equine keeping structures and enclosures shall be a minimum of 35 feet from onsite habitable rooms. The distance to offsite habitable rooms shall not be closer than the setback to onsite habitable rooms, but need not exceed 75 feet. The equine structure shall not be located in the required front yard and shall be a minimum of 10 feet from side lot lines; however, if the lot abuts a lot which is not located in a "K" Equinekeeping District, the structure shall be a minimum of 25' to side and rear lot lines. (L.A.M.C. Section 13.05) Diagram (II) illustrates the above setback requirements.

## **EXISTING EQUINEKEEPING AND NONCONFORMING USES**

Any proposed new habitable rooms of a dwelling or an accessory building (onsite) shall be located a minimum of 35 feet from a legally established equine use located on a neighbor's lot (offsite). (L.A.M.C. 12.22A19)

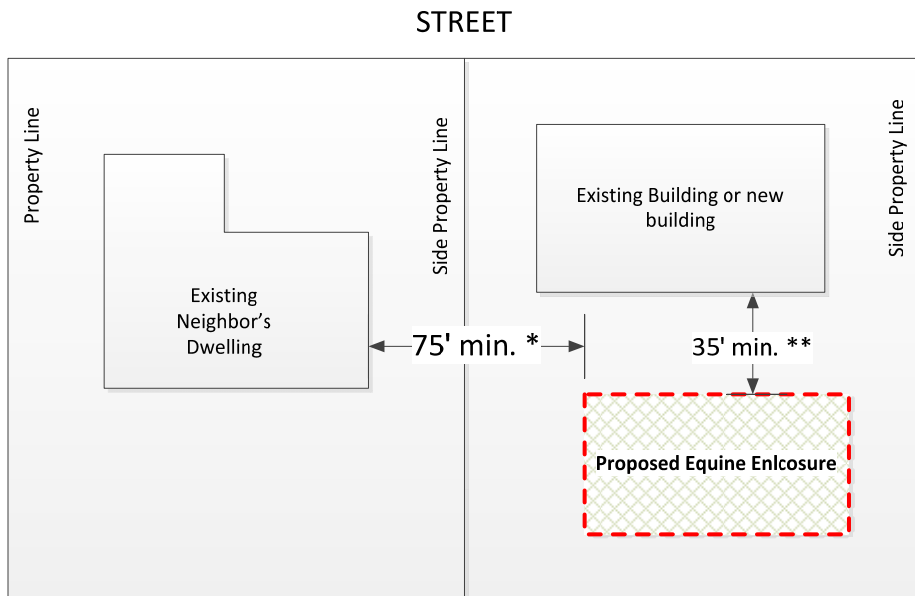
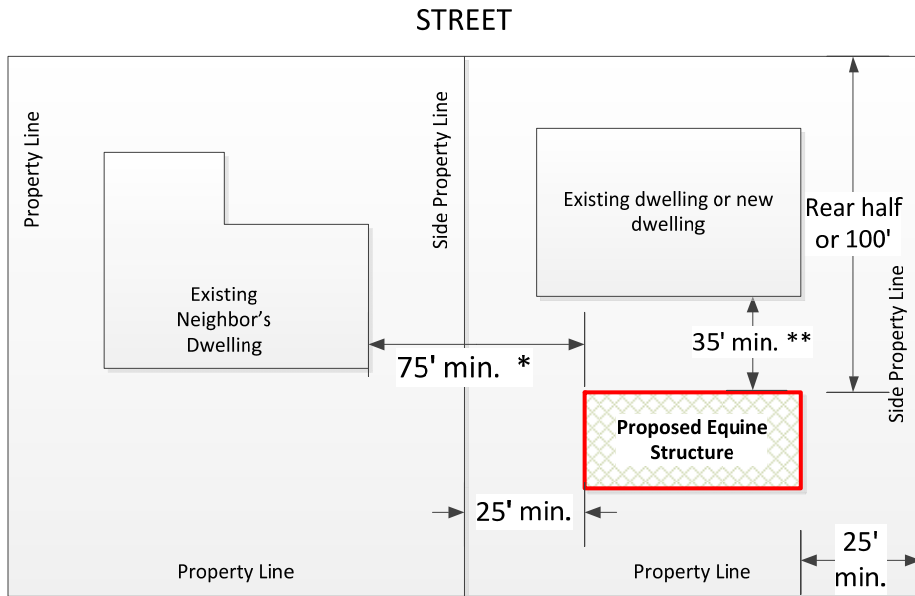
A lot is considered to have a legally established equine use when the lot has been designated by an Equine License to stable at least one licensed equine during the 12 months prior to the issuance of the building permit for the neighbor's dwelling unit. (LAMC Section 13.05 C8, 12.23G, 12.23I)

Legally existing equine uses shall be allowed to be continued if a neighbor is granted a building permit to construct a dwelling unit within the required distance between an equine use and the neighbor's dwelling unit. The nonconforming equine enclosure shall not be expanded, extended or relocated to reduce the nonconforming distance between the enclosure and the habitable rooms of the neighbor's dwelling unit.

The nonconforming equine use shall be discontinued if, during a successive 3 year period, no equine is licensed by the Department of Animal Services. (L.A.M.C. Section 12.23G & 13.05B7)

This information bulletin provides a general overview of the regulations for the keeping of equines. It is not inclusive of all the regulations for equine keeping. Additional regulations may be applicable by other zoning regulations, site specific requirements, specific plans, and Planning entitlements. For additional information on a specific parcel, please visit an LADBS office.

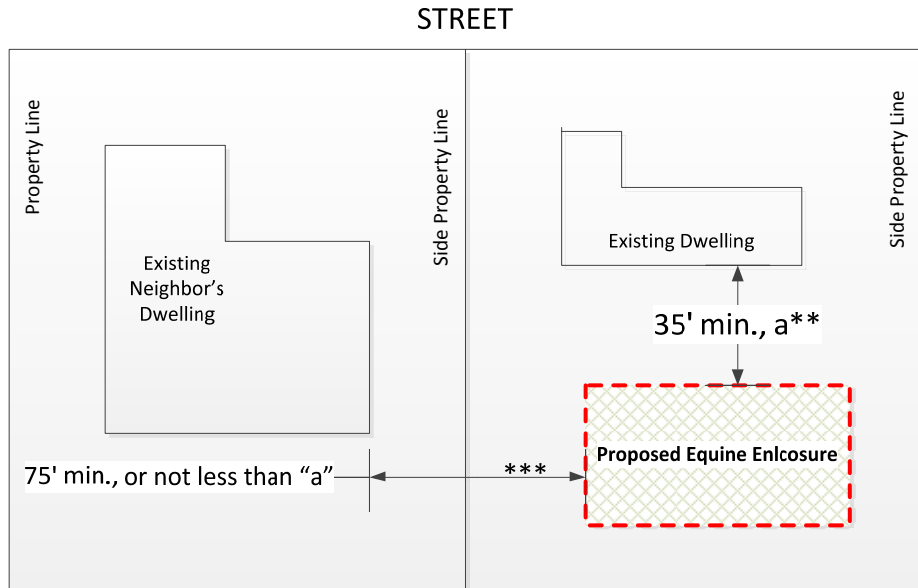
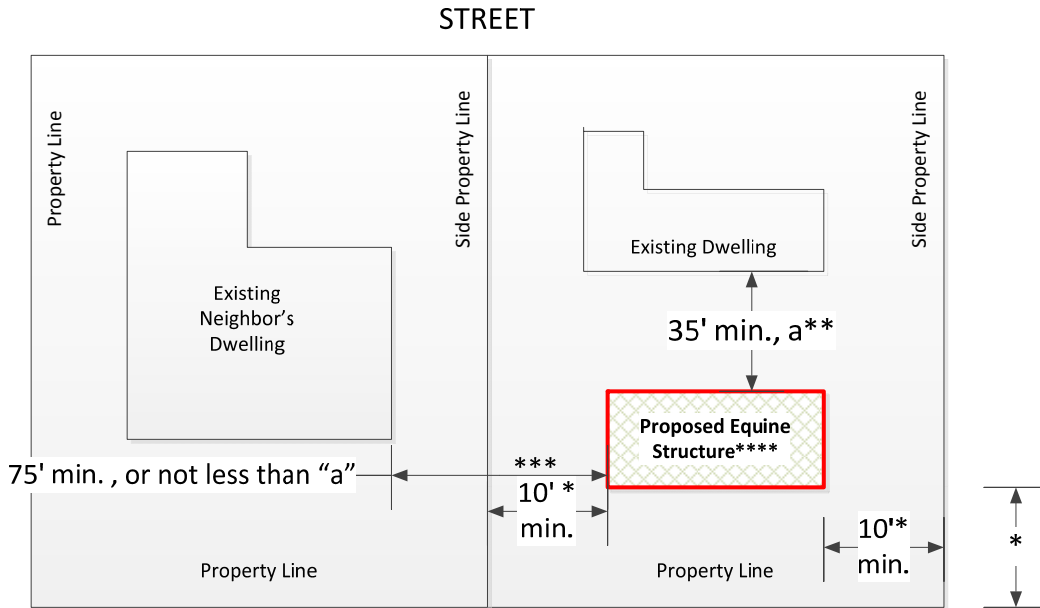
**Diagram I- NON "K" EQUINEKEEPING DISTRICT**



\* 35 feet if the neighbor's dwelling is proposed and equinekeeping structure/enclosure is existing.

\*\* The distance between a proposed equinekeeping structure or enclosure is measured from the habitable rooms of a new building or addition thereto.

**Diagram II- "K" EQUINEKEEPING DISTRICT**



- \* 25 feet to any lot lines abutting a Non-"K" property.
- \*\* "a" shall not be less than 35 feet to the habitable rooms of any dwelling unit.
- \*\*\* 35 feet if neighbor's dwelling is proposed and equinekeeping is existing.
- \*\*\*\* Not allowed within the required front yard.