

CHAPTER 30.21 – HORSE OVERLAY ZONE (H)

Sections:

- 30.21.010 – Description and Purpose
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30.21.010 – Description and Purpose

The H overlay zone is intended as a zone to address the unique requirements of horses in residential zones in a manner conducive to the public health, safety and general welfare.

30.21.020 – General Provisions

- A. No person shall keep horses in the city except in the CE or H overlay zones.
- B. The provisions of the zone underlying the H overlay zone shall apply except as provided in this chapter.

30.21.030 – Land Uses and Structures and Permit Requirements

No building, structure of land shall be used, and no building, structure or use in the H overlay zone shall be erected, structurally altered, enlarged or established except the following permitted uses and structures:

Table 30.21 – A

Primary Uses and Structures	Permit Requirement
Dwellings, pursuant to the provisions of the residential zone in which the property is located.	P

Accessory Uses and Structures	Permit Requirements
The keeping of not to exceed four (4) horses per lot or one (1) horse per three thousand (3,000) square feet of lot area, whichever is less.	P
Private stables for the housing of horses	P
Corrals	P

30.21.040 – General Development Standards

A. Setbacks for Dwellings.

Setbacks shall be governed by the requirements of the underlying zone except that doors, windows and other openings in any building or structure used for human habitation shall be at least ten (10) feet from all property lines within the rear thirty-five (35) feet of the lot or parcel of land.

B. Location and Setback for Stables.

Stables used for the keeping of horses shall be located within the rear thirty-five (35) feet of the lot or parcel of land and shall be set back a minimum of ten (10) feet from all other property lines. However, the ten (10) foot setback shall not apply to stables within ten (10) feet of a property line

provided they are of masonry or concrete construction without openings. The minimum setback from a public alley shall be ten (10) feet from the centerline of the alley or at the alley right-of-way line, whichever is greater, provided that the stable is constructed of masonry or concrete without openings facing such alley.

C. Construction of Stables.

Private stables for the housing of horses shall be constructed so as to facilitate maintenance in a clean and sanitary condition. Exterior walls shall be constructed as required for permanent buildings. The interior surfaces of such walls shall be finished with smooth, hard, nonabsorbent materials. Sheet metal buildings are prohibited.

D. Setback for Corrals.

Corrals or yard areas used for the keeping of horses shall be located within the rear thirty-five (35) feet of the lot or parcel of land and shall be enclosed by an opaque type fence or wall not less than six (6) feet in height. Such fence or wall shall be maintained and kept in a good state of repair at all times.

E. Fences and Walls within the Street Front Setback and the Street Side Setback.

Notwithstanding any other provisions of this title 30, the following additional criteria shall apply to any fence in the street front setback or in the street side setback and to walls over eighteen (18) inches high in the street front setback or in the street side setback:

1. Fences or walls located within the street front or street side setback shall be located on private property and shall be at least five (5) feet from the back of the street curb and shall not exceed a height, at any point, of four (4) feet, or forty-eight (48) inches.
2. No fence or wall shall be electrically charged or made of any sharp-edged materials, barbed wire, razor wire, chicken wire, chain link, fiber glass, plain smooth block or painted block.
3. Landscaping shall be provided between a fence or wall and a street and shall comply with all applicable regulations of Titles 10 and 12 of the Glendale Municipal Code.
4. Fences, walls, trellises and gates existing as of April 19, 2005 may exceed 48 inches in height and may remain in their current location, unless they are constructed of any sharp-edged materials, barbed wire, razor wire, chicken wire, chain link, fiber glass, plain smooth block or painted block.
5. All fences, walls, trellises and gates shall be maintained in good condition and shall be kept free of rust and graffiti. Deteriorated materials shall be repaired or removed.