



CHAPTER 13.10 ZONING REGULATIONS

PART VI. REGULATIONS FOR SPECIAL USES

ARTICLE IV. ANIMAL REGULATIONS

Changes to SCCC 13.10.645 – 649 revise regulations for large and small animal keeping, incorporate family animal-raising regulations from previous section SCCC 13.10.644, and clarify regulations for animal hospitals and care facilities.

~~13.10.641 Animal enclosures—Stables and paddocks.~~

~~13.10.643 Animal keeping in the Residential-Agricultural Zone District.~~

~~13.10.644 Animal raising—Family.~~

13.10.645 Animal Keeping

~~13.10.6426 Animal hospitals and kennels care facilities.~~

~~13.10.6457 Animal raising—Poultry, bird, rabbit or fur-bearing.~~

~~13.10.646 Animal raising—Turkeys.~~

13.10.6478 Biomedical livestock operations [no change]

13.10.645 Animal Keeping

The following regulations apply to animals in specified, non-agricultural zone districts, in addition to the standards in Volume I, Title 6 of the County Code. See SCCC 13.10.312 for standards in agricultural districts.

(A) General Standards.

- (1) The keeping of animals at a density greater than the specified standard requires approval of a Conditional Use Permit pursuant to SCCC 18.10.
- (2) Small animals shall be kept enclosed and in a manner that prevents the accumulation of excrement or spread of disease, flies, dust and erosion or offensive odors. Enclosures not conforming to the site standards described in this section shall not be established unless authorized by a variance.
- (3) Minimum parcel size and density standards are based on gross parcel area.
- (4) A maximum of 4 dogs or 4 cats or any combination thereof as household pets are allowed in all zone districts.



(B) Small Animals in the RA, PF, RR and R-1 Districts: “Small animal” means fowl or fur-bearing animal typically raised as outdoor pets or for products such as eggs or meat; includes such animals as poultry, pigeons, rabbits, and chinchilla. Does not include household pets such as dogs and cats, hamsters, canaries or aquarium fish.

Table 13.10.645-1: Requirements for Small Animals

	<u>RA, PF</u>	<u>RR, R-1</u>
<u>Minimum parcel size, general</u>	<u>6,000 sq. ft.</u>	<u>6,000 sq. ft.</u>
<u>Minimum parcel size for rooster, peacock, tom turkey, guinea fowl or similar noisy fowl</u>	<u>1 acre</u>	<u>Not allowed.</u>
<u>Maximum density, general</u>	<u>2 per 1,000 sq. ft.</u>	<u>2 per 1,000 sq. ft.</u>
<u>Maximum density for roosters, peacock, tom turkey, guinea fowl or similar noisy fowl</u>	4 per parcel	<u>Not allowed.</u>
<u>Additional standards for beekeeping</u>	<u>Allowed on parcels ½ acre or larger. Hives shall be setback a minimum of 25' from all property lines and from public or private streets.</u>	<u>Allowed on RR parcels ½ acre or larger. Hives shall be setback a minimum of 25' from all property lines and from public or private streets.</u>
<u>Enclosures - Parcels up to 1 acre</u>	<u>20 feet to any property line 25 feet to any dwelling Rear 1/2 of parcel</u>	<u>20 feet to any property line 25 feet to any dwelling Rear 1/2 of parcel.</u>
<u>Enclosures – Parcels >1 acre</u>	<u>40 feet to any dwelling or property line; Locate enclosures on rear 1/3 of parcel.</u>	

(C) Large Animals in the RR, RA, and PF Districts: “Large animal” means domestic farm animal such as horse, cow, pig, llama, sheep, or goat.

Table 13.10.645-2: Requirements for Large Animals

<u>Minimum parcel size (gross)</u>	<u>One acre: Horse, cow, llama 1/2 acre: Goat, sheep</u>
<u>Maximum density</u>	<u>2 per acre: Cow, pig, pony, llama 4 per acre: Goat, sheep, alpaca, ostrich Pigs: 2 per acre; Maximum of 6</u>
Maximum density for horses <u>1 acre site</u> <u>> 1 acre site</u>	2 horses 2 horses + 1 horse per additional 20,000 square feet over 1 acre



<u>Minimum setbacks for stable or paddock*</u>	<u>50 feet from front property line</u> <u>50 feet to dwelling on adjoining property</u> <u>20 feet from side and rear property lines</u>
<u>Erosion control plan</u>	<u>Required, pursuant to 16.22.060</u>
<u>Manure Management Plan</u>	<u>Required, pursuant to the Environmental Health Services Department</u> <u>Division</u>

***Fully vegetated pastures or turn-out areas are not considered paddocks and are not subject to setback requirements for paddocks.**

13.10.641 Animal enclosures—Stables and paddocks.

(A) Regulations for Private Stables. The following regulations shall apply in all cases for the maintenance of a private stable:

- (1) The minimum lot area upon which a horse may be kept is one gross acre and two horses may be kept on such area. An additional horse may be kept for each 20,000 gross square feet by which the parcel of land exceeds one acre.
- (2) Except in the RA District, stables shall be located midway between the side lot lines and in no case closer than 20 feet from the side lines, and not closer than 50 feet to the front lot line, unless a Level V use approval is obtained.
- (3) Paddocks shall be located on the rear half of the lot and not closer than 20 feet to any property lines, nor closer than 40 feet to any dwelling on the same or adjacent property, unless a Level V use approval is obtained.
- (4) The provisions of SCCC 16.22.060, pertaining to erosion control, shall apply.

(B) Regulations for Commercial Boarding:

- (1) Where horses, ponies, burros or other animals are boarded at a density greater than two per acre, a Level V use approval shall be required.
- (2) The use of stables, paddocks, or corrals must be accompanied by an erosion control plan prepared pursuant to SCCC 16.22.060.

13.10.6426 Animal hospitals and kennels care facilities.

The following regulations shall apply in all cases for the maintenance of to kennels, grooming establishments, pet shops, small-animal hospitals, veterinarians' veterinary offices, and animal shelters and pounds:

(A) The premises where kennels or Outdoor exercise areas associated with kennels or with small-animal hospitals are maintained shall be entirely enclosed by a closed non-



transparent fence of a minimum of six feet in height. No outdoor exercise yards or training activities shall be allowed in C-1 or C-2 districts.

(B) The actual Any enclosures in which animals are treated or boarded, either by day or overnight, or maintained shall be at least a minimum of 75 feet from any residence.

(C) The All premises facilities shall be kept in a neat and sanitary manner by the daily removal of excrement and the use of sprays and disinfectants, as determined to be necessary by the Environmental Health Services Division, to prevent an accumulation of flies, the spread of diseases, offensive odor, or excessive dust.

(D) In C-4 District with a Level IV approval, this use may include the incidental care of animals such as bathing and trimming and shall be operated entirely within a completely enclosed building which that is sound-proofed to standards approval by the County Building Official; Except for outdoor exercise yards and training activities, all animal services in commercial districts shall be operated within completely enclosed structures that are sound-proofed to standards approved by the County Building Official. In the C-4 District with a Level V Approval, animals may be allowed in oOutdoor exercise yards, but shall operate only between the hours of 7 a.m. and 7 p.m.

13.10.643 Animal keeping in the Residential-Agricultural Zone District.

(A) The following minimum acreage standards are required when keeping animals in the Residential-Agricultural Zone District:

(1) On a minimum site of one acre, not more than two per acre of horses, cows, or hogs, or a combination thereof; or

(2) On a minimum site of one-half acre, not more than four per acre of sheep, goats, or a combination thereof; or 100 per acre of fowl, rabbits, or similar small animals except mink; beehives;

(3) On a minimum site of 10 acres, the number of animals permitted is not limited, except that no more than six brood sows may be kept on any site.

(B) The provisions of SCCC 16.22.060, pertaining to erosion control, shall apply.

(C) For purposes of interpretation, a cow, llama, pig, or other large animal may equal a horse.

13.10.644 Animal raising—Family.

The following regulations shall apply in all cases where family animal raising (as defined in SCCC 13.10.700-A) is allowed:

(A) Family animal raising shall be conducted in a manner that prevents the accumulation of excrement or spread of disease, flies, dust and erosion or offensive odors.



~~(B) Animals, poultry, and other fowl shall be enclosed, and the enclosures shall be set back at least 20 feet from any property line and 40 feet from any dwelling on parcels of 15,000 square feet or more. For parcels of less than 15,000 square feet, the required setbacks shall be 10 percent of the lot width or five feet, whichever is greater, from any property line, and 25 feet from any dwelling. Enclosures shall be located on the rear one-third of the lot, or on other portions of the lot if a use permit is obtained.~~

~~(C) The minimum parcel size for family animal raising is 6,000 square feet.~~

~~(D) The provisions of SCCC 16.22.060, pertaining to erosion control, shall apply.~~

~~(E) In R-1 and RR districts, a cow, llama, pig, or other large animal may equal a horse.~~

13.10.6457 Animal raising—Poultry, bird, rabbit or fur-bearing.

The following regulations shall apply in all cases where poultry, birds, rabbits, or fur-bearing animals in any number and for any purpose are raised, kept or maintained:

~~(A) In all cases where poultry, birds, rabbits, or fur-bearing animals in any number and for any purpose are raised, kept or maintained, all~~ All-dead animals or birds and excrement should be removed and disposed of, and sprays and disinfectants shall be used, as determined to be necessary by the Environmental Health Services Division, so as to prevent the accumulation or spread of disease, flies, or offensive odors. The provisions of SCCC 16.20.195 ~~16.22.060~~, pertaining to erosion control, shall apply.

13.10.646 Animal raising—Turkeys.

The following regulations shall apply in all cases for the raising, maintenance or fattening of turkeys: ~~(A)~~

~~(B) In all cases for the raising, maintenance or fattening of turkeys, all~~ All-dead animals and excrement shall be disposed of, and chemicals and sprays shall be used, as determined to be necessary by the Environmental Health Service, to prevent the accumulation or spreading of flies, disease, or offensive odors, and where in excess of 50 birds are maintained in one flock within a distance of one-fourth of a mile from any residence, ground sprays or groundcover shall be used to prevent the accumulation and spread of dust. The provisions of SCCC 16.20.195 ~~16.22.060~~, pertaining to erosion control, shall apply.

No change is proposed regarding biomedical livestock operations, except to change the code section number from 13.10.647 to 13.10.648. The content of this code section is omitted from this draft for brevity.

13.10.6478 Biomedical livestock operations [no change]