



**VALLEY CENTER**  
***GROVE and HOME SITE***  
**PROPERTY REPORT**

**ADDRESS:** 5<sup>+</sup> Acres on Couser Way, Valley Center, CA 92082

**DESCRIPTION:** 5<sup>+/-</sup> ACRE *avocado grove* and *home site* located in the heart of San Diego County's avocado country. This income producing property is located in the desirable Couser Canyon area, noted for a mild climate suitable for cultivation of avocados and citrus. The mature, producing grove provides an inviting canopy along a road winding up to a graded house pad offering big views to the south and west in a park-like setting. An excellent home site at the northerly boundary of the property features on-site water, electricity, and an approved septic layout – valuable appurtenances making this land ready for a quality custom home.

**PRICE:** \$159,000.00

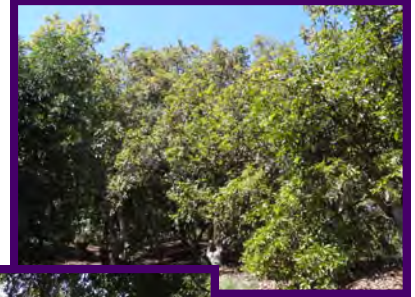
**APN:** 128-330-40-00

**MLS:** 140015608

**CONTACT:** *Donn Bree* [Donn@Donn.com](mailto:Donn@Donn.com) [www.DONN.com](http://www.DONN.com) 800-371-6669

North San Diego County — Valley Center

# 5 ACRE GROVE & HOME SITE



**\$159,000**

*5<sup>+</sup> ACRE avocado grove and home site located in the heart of San Diego County's avocado country. The growing community of Valley Center is a scenic one hour drive north of the San Diego metropolitan area in North County's agricultural and equestrian heartland. This income producing property is located in the desirable Couser Canyon area, noted for a mild climate suitable for cultivation of avocados and citrus. The mature, producing grove provides an inviting canopy along a road winding up to a graded house pad offering big views to the south and west in a park-like setting. An excellent home site at the northerly boundary of the property features on-site water, electricity, and an approved septic layout – valuable appurtenances making this land ready for a quality custom home.*



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CREB# 01109566

NMLS# 243741

**DONN BREE**



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LAND • LOANS

**800-371-6669**

**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

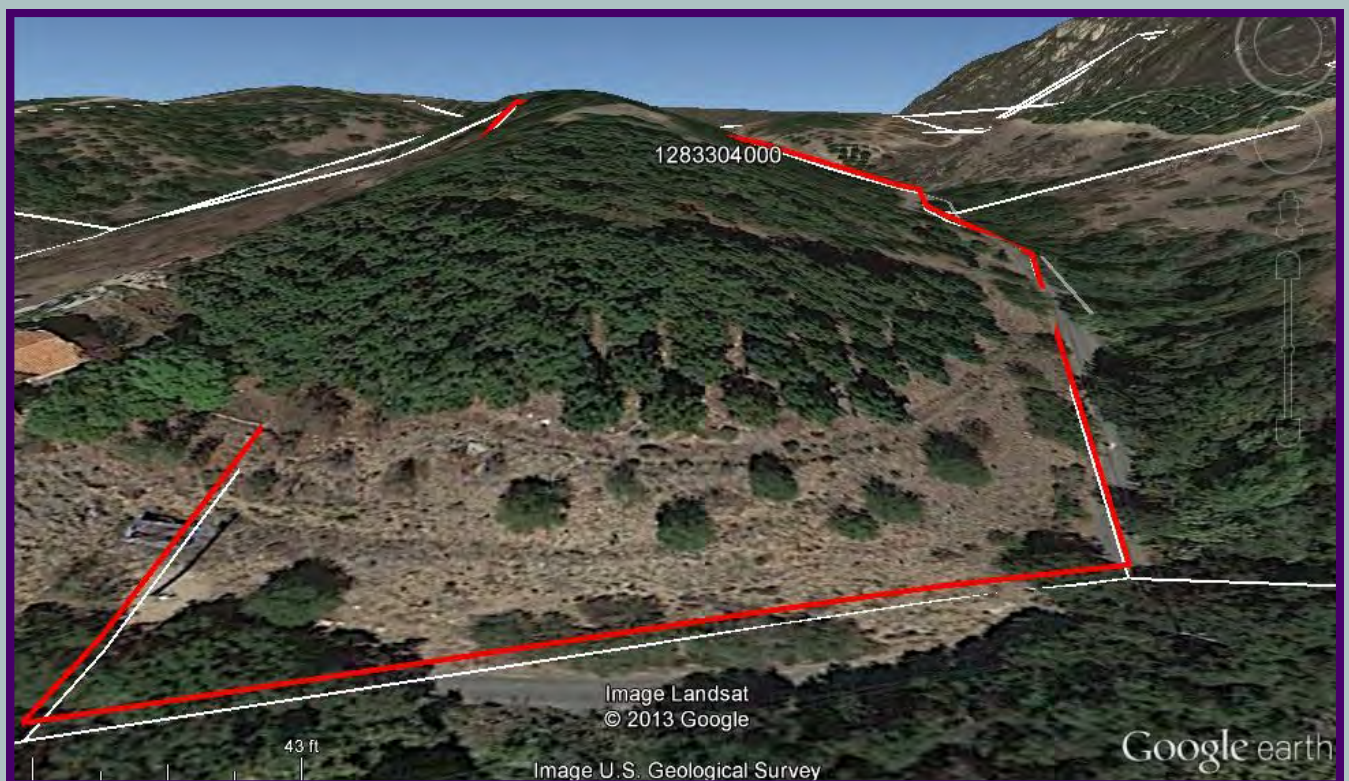
[Donn@Donn.com](mailto:Donn@Donn.com)

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*We Know The Back Country!*



# ASSESSOR PARCEL NUMBER 128-330-40-00





Media: 20

**Lot/Land**  
 MLS #: **140015608**  
 APN: **128-330-40-00**  
 Listing Type: **Exclusive Right (R)**  
 Ownership: **Fee Simple**

Status: **Active**  
 SP:

LP: **\$159,000**  
 Orig.Price: **\$159,000**  
 List Date: **03/24/2014** MT: **0**  
 AMT: **0**

Address: **0 Couser Canyon Wy**  
 City: **Valley Center**  
 Parcel Map #: **128**  
 Tentative Parcel Map #:  
 APN #2:  
 APN #3:  
 APN #4:  
 Water District: **VCM**  
 School District: **VALLEYCINTRPAUM/**  
 Age Restrictions: **N/K**  
 Sign on Property: **Y**  
 Lot Size: **4+ to 10 AC**

Zip: **92082** MapCode: **1049E2**  
 Community: **VALLEY CENTER**  
 Neighborhood: **Couser Canyon**  
 Complex/Park: **N/A**  
 Jurisdiction: **Incorporated**  
 Cross Streets: **Couser Canyon**  
 Zoning: **A70**

Acres: **5.06**

#### REMARKS AND SHOWING INFO

**5+/- ACRE avocado grove and home site located in the heart of San Diego County's avocado country. This income producing property is located in the desirable Couser Canyon area, noted for a mild climate suitable for cultivation of avocados and citrus. The mature, producing grove provides an inviting canopy along a road winding up to a graded house pad offering big views to the south and west in a park-like setting.**

Directions to Property: **76 to Couser Canyon to Couser Canyon Way - stay to the right to sign**

Mandatory Remarks: **None Known**

#### FEES, ASSESSMENTS AND TERMS

|                            |                  |                  |
|----------------------------|------------------|------------------|
| H.O. Fees: <b>\$0</b>      | Paid:            | HO Fees Include: |
| Other Fees: <b>\$0</b>     | Paid:            | Other Fees Type: |
| CFD/Mello Roos: <b>\$0</b> | Paid: <b>N/K</b> |                  |

Total Monthly Fees: **\$0**  
 Assessments:

Terms: **Cash**

#### SUPPLEMENTAL REMARKS

An excellent home site at the northerly boundary of the property features on-site water, electricity, and an approved septic layout -- valuable appurtenances making this land ready for a quality custom home. Access to the Valley Center area is across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

|                        |                           |                      |
|------------------------|---------------------------|----------------------|
| <b>MLS#: 140015608</b> | <b>0 Couser Canyon Wy</b> | <b>LP: \$159,000</b> |
|------------------------|---------------------------|----------------------|

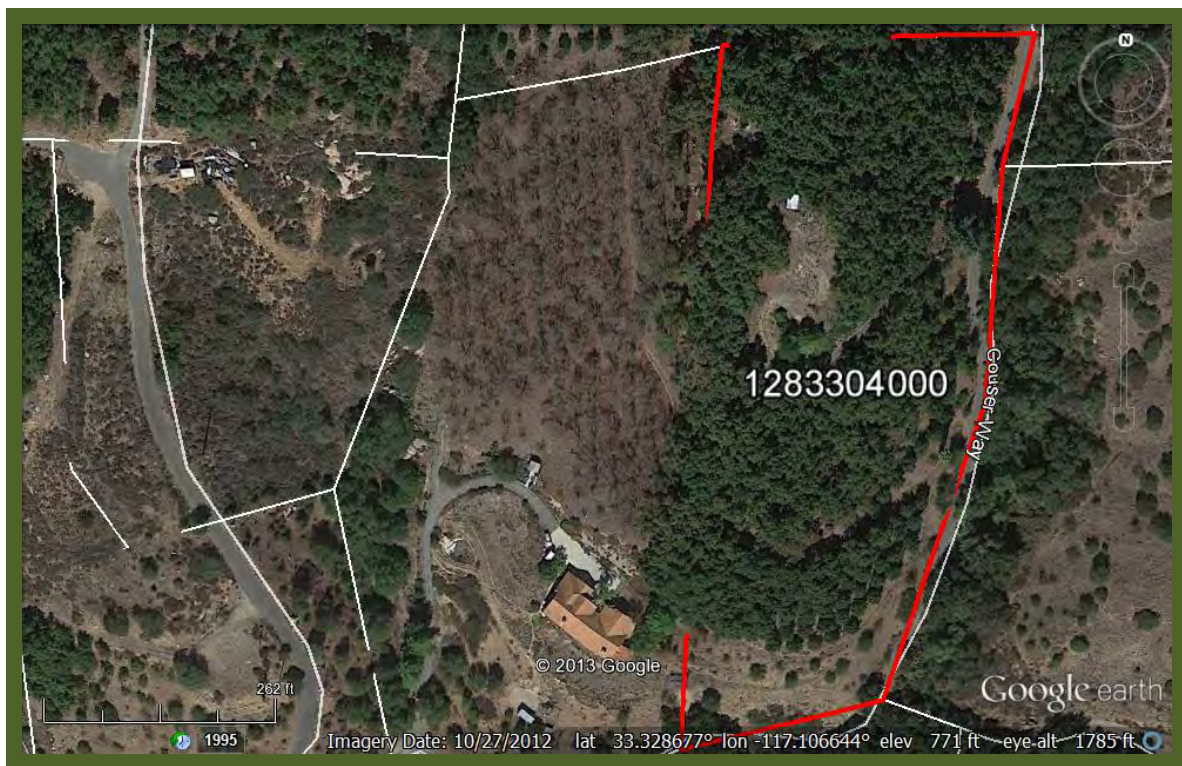
#### SITE FEATURES

|                                                                   |                                          |                                      |
|-------------------------------------------------------------------|------------------------------------------|--------------------------------------|
| Approx # of Acres: <b>5.06</b>                                    | Water: <b>Meter on Property</b>          | Approved Plan:                       |
| Approx Lot SqFt:                                                  |                                          | Highest Best Use: <b>Residential</b> |
| Approx Lot Dim:                                                   | Sewer/Septic                             | Current Use: <b>Grove</b>            |
| Lot Size: <b>4+ to 10 AC</b>                                      | <b>Other/Remarks, Perc Update Needed</b> |                                      |
| Land Use Code:                                                    |                                          | Additional Land Use: <b>Grove</b>    |
| Animal Designator Code: <b>NK</b>                                 |                                          |                                      |
| Frontage Length: <b>500</b>                                       |                                          |                                      |
| Fencing: <b>Gate, Partial</b>                                     | Boat Facilities: <b>N/K</b>              |                                      |
|                                                                   | Lot Size Source: <b>Assessor Record</b>  |                                      |
| Irrigation: <b>Sprinklers</b>                                     | Pool:                                    |                                      |
|                                                                   | Pool Heat:                               |                                      |
| View: <b>Other/Remarks</b>                                        |                                          |                                      |
| Topography: <b>Rolling, Slope Gentle, Slope Steep</b>             |                                          |                                      |
| Prop Restrictions Known: <b>N/K</b>                               |                                          |                                      |
| Structures:                                                       |                                          |                                      |
| Site: <b>N/K</b>                                                  |                                          |                                      |
| Complex Features:                                                 |                                          |                                      |
| Miscellaneous:                                                    |                                          |                                      |
| Utilities Available: <b>Electric, Below Ground, Other/Remarks</b> |                                          |                                      |
| Utilities to Site: <b>Electric, Below Ground, Other/Remarks</b>   |                                          |                                      |



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## ***PROPERTY DESCRIPTION***



**VALLEY CENTER**  
**Avocado Grove and Home Site**  
128-330-4000  
5 Acres *along* Couser Way  
Valley Center, CA 92082



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## INTRODUCTION & OVERVIEW

**5<sup>+/-</sup> ACRE avocado grove** and **home site** located in the heart of San Diego County's avocado country. The growing community of Valley Center is a scenic one hour drive north of the San Diego metropolitan area in North County's agricultural and equestrian heartland. Access to the property is by way of a quaint private drive off of Couser Canyon Road, less than 6.5 miles from Interstate 15 and the Highway 76 exit.

This income producing property is located in the desirable Couser Canyon area, noted for a mild climate suitable for cultivation of avocados and citrus. The mature, producing grove provides an inviting canopy along a road winding up to a graded house pad offering big views to the south and west in a park-like setting.

An excellent home site at the northerly boundary of the property features on-site water, electricity, and an approved septic layout – valuable appurtenances making this land ready for a quality custom home.

Access to the Valley Center area is across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

## NATURAL SETTING

Topographically, the surrounding countryside is varied. The site has a southwest sloping topography with spectacular evening sunsets.

Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

## AREA INFORMATION

Agriculture is still the dominant economic activity in the Valley Center area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Major shopping and resources are less than 30 minutes away.



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### ***Recreation & Lifestyle***

There are many recreational activities available in the area: Daley Ranch, Hellhole Canyon Preserve, Palomar Mountain, many quality golf courses, and several casinos are just minutes away. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, WYNOLA, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 30 minutes away.



# County of San Diego, Planning and Development Services: Zoning Ordinance Summary

**PARCEL: 1283304000**

Report generated 3/15/2014 6:51:41 AM

Staff Person: \_\_\_\_\_

## Zoning & General Plan Information

**APN:** 1283304000

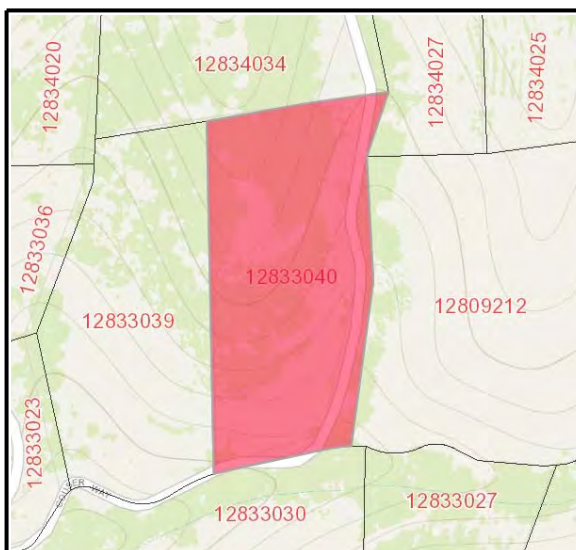
**Legal Lot:** \_\_\_\_\_

**Community Plan:** Valley Center

**Planning Group:**

**Regional Category:** No  
Jurisdiction/Rural

**General Plan Designation:** MULTIPLE  
DESIGNATIONS



Parcel highlighted in red

**KEEP THIS FORM AND BRING IT WITH YOU EACH  
TIME YOU VISIT THE ZONING COUNTER FOR**

| ZONE                       |                                                                             |     |
|----------------------------|-----------------------------------------------------------------------------|-----|
| USE REGULATIONS            | A70                                                                         |     |
| ANIMAL REGULATIONS         | L                                                                           |     |
| DEVELOPMENT<br>REGULATIONS | Density                                                                     | -   |
|                            | Lot Size                                                                    | 4AC |
|                            | Building Type                                                               | C   |
|                            | Maximum Floor Area                                                          | -   |
|                            | Floor Area Ratio                                                            | -   |
|                            | Height                                                                      | G   |
|                            | Lot Coverage                                                                | -   |
|                            | Setback                                                                     | C   |
|                            | (Contact your Fire Protection District for additional setback requirements) |     |
| Open Space                 | -                                                                           |     |
| SPECIAL AREA REGULATIONS   | -                                                                           |     |

### PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

### WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

## **AGRICULTURAL USE REGULATIONS**

### **A70 LIMITED AGRICULTURAL USE REGULATIONS**

#### **2700 INTENT.**

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

#### **2702 PERMITTED USES.**

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

#### **2703 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
  - Mobile home Residential "18"
- b. Commercial Use Types
  - Animal Sales and Services: Veterinary (Large Animals) "6"
  - Animal Sales and Services: Veterinary (Small Animals) "6"
  - Cottage Industries "17" (see Section 6920)
  - Recycling Collection Facility, Small "2"
  - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
  - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

#### **2704 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

#### **2705 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support  
e. Extractive Use Types.  
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

# Animal Schedule

(Part of Section 3100)

| ANIMAL USE TYPE<br>(See Note 4)                       | Restrictions and<br>Density Range                            | DESIGNATOR |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|-------------------------------------------------------|--------------------------------------------------------------|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|
|                                                       |                                                              | A          | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X |   |  |
| ANIMAL SALES AND SERVICES:<br>HORSE STABLES           |                                                              |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| (a) Boarding or Breeding                              | Permitted                                                    |            |   |   |   |   |   | X | X | X |   |   |   |   |   | X |   |   |   |   |   |   |   |   | X | X |  |
|                                                       | MUP required                                                 |            |   |   |   |   |   |   |   |   | X |   | X | X | X |   |   |   |   |   |   | X | X |   |   |   |  |
|                                                       | ZAP required                                                 |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| (b) Public Stable                                     | Permitted                                                    |            |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   | X |   |  |
|                                                       | MUP required                                                 |            |   |   | X | X | X |   |   |   | X |   | X | X | X |   |   |   |   |   |   | X | X |   | X |   |  |
|                                                       | ZAP required                                                 |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| ANIMAL SALES AND SERVICES:<br>KENNELS (see Note 1)    | Permitted                                                    |            |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   | X |   | X |   |   |   |   |   |  |
|                                                       | Permitted provided fully enclosed                            |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | MUP required                                                 |            |   |   |   |   |   |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   | X | X |   |   |  |
|                                                       | ZAP required                                                 |            |   |   | X | X | X | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | One acre + by MUP                                            | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| ANIMAL RAISING (see Note 6)                           |                                                              |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| (a) Animal Raising Projects<br>(see Section 3115)     | Permitted                                                    |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |
|                                                       | ½ acre+ by ZAP                                               |            |   |   | X | X | X |   |   |   | X |   | X | X | X | X | X |   |   |   |   |   | X | X |   |   |  |
|                                                       | 1 acre+ by MUP                                               | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| (b) Small Animal Raising<br>(includes Poultry)        | Permitted                                                    |            |   |   |   |   |   |   |   |   |   |   | X | X | X | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                       | ½ acre+ permitted                                            |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 100 maximum                                                  |            |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 25 maximum                                                   |            |   |   | X | X | X |   |   |   | X |   | X |   |   |   |   | X | X |   |   |   | X |   | X |   |  |
|                                                       | ½ acre+: 10 max                                              | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | Less than ½ acre: 100 Maximum                                |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | ½ acre+ 25 max by ZAP                                        | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 100 max by ZAP                                               |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |
|                                                       | MUP required                                                 |            |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| (c) Large Animal Raising<br>(Other than horsekeeping) | 4 acres + permitted                                          |            |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                       | 8 acres + permitted                                          |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 2 animals plus 1 per ½ acre over 1 acre                      |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |
|                                                       | 4 animals plus 4 for each ½ acre over ½ acre                 |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 1 ½ acres or less: 2 animals                                 |            |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                       | 1 ½ to 4 acres: 1 per ½ acre                                 |            |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                       | 4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres |            |   |   |   |   |   |   |   |   |   | X | X | X | X |   |   |   |   |   |   |   |   |   |   |   |  |

| ANIMAL USE TYPE<br>(See Note 4)                                                                            | Restrictions and<br>Density Range          | DESIGNATOR |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|--|--|
|                                                                                                            |                                            | A          | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X |  |  |
| (See Note 2)                                                                                               | 2 animals                                  |            |   |   |   |   |   |   |   |   | X |   |   |   |   |   | X | X | X |   |   |   | X |   | X |  |  |
|                                                                                                            | 4 acres plus by MUP                        |            |   |   |   |   |   |   |   |   |   | X |   |   | X |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ½ acre plus 2 animals<br>per ½ acre by ZAP | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |  |
|                                                                                                            | Grazing Only                               |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X | X |   |   |   |  |  |
| (d) Horse keeping (other than<br>Animal Sales and Services;<br>Horse Stables)                              | Permitted                                  |            |   |   |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X |   |   | X | X | X | X |  |  |
|                                                                                                            | 2 horses + 1 per ½<br>acre over 1 acre     |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ZAP required                               |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ½ acre plus by ZAP                         | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| (e) Specialty Animal Raising:<br>Bees (See Title 6, Division<br>2, Chapter 9, County Code)<br>(See Note 7) | Permitted                                  |            |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |  |  |
|                                                                                                            | ZAP Required                               | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| (f) Specialty Animal Raising:<br>Wild or Undomesticated<br>(See Note 3)                                    | ZAP Required                               |            |   |   | X | X | X | X | X | X |   |   | X | X | X | X | X |   |   | X | X | X |   | X |   |  |  |
| (g) Specialty Animal Raising:<br>Other (Excluding Birds)                                                   | 25 maximum                                 |            |   |   | X | X | X |   |   |   | X | X | X |   |   |   | X | X | X | X | X |   | X |   | X |  |  |
|                                                                                                            | 25 maximum by ZAP                          | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | 25 plus by ZAP                             |            |   |   | X | X | X |   |   |   | X | X | X | X |   |   | X |   |   | X | X | X | X |   | X |  |  |
|                                                                                                            | Permitted                                  |            |   |   |   |   |   | X | X | X |   |   |   |   | X | X |   |   |   |   |   |   |   |   | X |  |  |
| (h) Specialty Animal Raising:<br>Birds                                                                     | 25 maximum                                 |            |   |   | X | X | X |   |   |   |   | X |   |   |   |   | X | X | X | X | X |   |   |   |   |  |  |
|                                                                                                            | 100 maximum                                |            |   |   |   |   |   | X | X | X | X | X |   |   |   |   | X |   |   |   |   |   | X |   |   |  |  |
|                                                                                                            | Additional by ZAP                          | X          | X | X |   |   |   | X | X | X | X | X | X |   |   |   | X |   |   |   |   | X | X |   |   |  |  |
|                                                                                                            | Permitted                                  |            |   |   |   |   |   |   |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   | X | X |  |  |
| (i) Racing Pigeons                                                                                         | 100 Maximum                                |            |   |   |   |   |   |   |   |   | X | X |   |   |   |   |   |   |   |   |   |   | X |   |   |  |  |
|                                                                                                            | 100 Max 1/acre plus                        |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | Permitted                                  |            |   |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   | X | X |  |  |
| ANIMAL ENCLOSURE SETBACKS<br>(See Section 3112)                                                            |                                            |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| Most Restrictive                                                                                           |                                            | X          |   |   | X |   |   | X |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X | X |   |  |  |
| Moderate                                                                                                   |                                            |            | X |   |   | X |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| Least Restrictive                                                                                          |                                            |            |   | X |   |   | X |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |  |

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

**Notes:**

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

**3112 ANIMAL ENCLOSURE SETBACK TABLE.**

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

| ANIMAL<br>ENCLOSURE<br>LOCATION         | ANIMAL ENCLOSURE SETBACKS (a)   |                                                                              |                                                                                |
|-----------------------------------------|---------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|                                         | MOST<br>RESTRICTIVE (b)         | MODERATE (b)                                                                 | LEAST<br>RESTRICTIVE (b)                                                       |
| Distance from Street<br>Center Line     | Same as for main<br>building(c) | Same as for main<br>building                                                 | Zero (0) feet<br>(from street line)                                            |
| Distance from<br>Interior Side Lot Line | 15 feet                         | Five(5)feet                                                                  | Zero (0) feet for open<br>enclosure.<br>Five (5) feet for roofed<br>enclosure. |
| Distance from Rear<br>Lot Line          | 10 feet                         | Zero (0) feet for<br>open enclosure.<br>Five(5)feet for<br>roofed enclosure. | Zero (0) feet                                                                  |

**NOTES:**

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)  
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)  
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)