

ORDINANCE NO. 10285 (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO EQUINE USES

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the Zoning Ordinance should be amended to update and revise regulations for equine uses. The amendments made by this ordinance are intended to set forth reasonable standards and procedures for commercial equine uses with a series of tiers for permitting including ministerial and discretionary levels of review. The County desires to allow flexibility for permitting of equine uses while minimizing development impacts and protecting environmental resources. This ordinance provides reasonable standards for equine uses in order to achieve a balance between the private, public or recreational use of an equine on property in the county and the impacts of these uses on surrounding properties.

Section 2. The Table of Contents of the Zoning Ordinance is amended to read as follows

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PART ONE: BASIC PROVISIONS

[No changes]

PART TWO: USE REGULATIONS

[No changes]

PART THREE: ANIMAL REGULATIONS

[No changes]

PART FOUR: DEVELOPMENT REGULATIONS

[No changes]

PART FIVE: SPECIAL AREA REGULATIONS

[No changes]

PART SIX: GENERAL REGULATIONS

[No changes]

PART SEVEN: PROCEDURES

7000 General Provisions
7050 Administrative Permit Procedure

7100	Variance Procedure
7150	Site Plan Review Procedure
7200	Administrative Appeal Procedure
7300	Zoning Verification Permit Procedure
7350	Use Permit Procedure
7400	Density Bonus Permit Procedure
7500	Zoning Ordinance Amendment Procedure
7550	Historic/Archaeological Landmark & District Designation Procedure
7600	Supplementary Administrative Procedures
7700	Enforcement Procedure

PART EIGHT: FALLBROOK VILLAGE REGULATIONS

[No changes]

Section 3. Section 1110, DEFINITIONS (A), of the Zoning Ordinance is amended to add the definition of Animal Enclosure, to read as follows:

Animal Enclosure: An area surrounded on all sides by a fence, corral, pen, pipe, post, rail, wall or other barrier (or a combination) for the keeping of animals, including but not limited, to chickens, horses and cattle. An agricultural building, stable or barn located within or adjacent to an Animal Enclosure, is not considered an Animal Enclosure. An Animal Enclosure may be covered or uncovered and may have a solid wall on more than one side. A fenced pasture of one acre or larger for use as a riding or grazing area, but not for the permanent keeping of animals, is not considered an Animal Enclosure.

Section 4. Section 1110, DEFINITIONS (B), of the Zoning Ordinance is amended to revise the definition of Barn, add a definition of Boarding and remove the definition of Boarding or Breeding Stable, to read as follows:

Barn: A building used for the shelter of livestock raised on the premises, the storage of agricultural products produced or consumed on the premises, or the storage and maintenance of farm equipment and agricultural supplies used for the agricultural operations on the premises. A barn may be located within or adjacent to an Animal Enclosure, but a barn is not considered an Animal Enclosure. A Barn is considered an accessory residential or agricultural use.

Boarding: The keeping of an animal or animals, such as a horse or dog, not owned by the property owner. In the case of a horse, this is part of the Horse Stable use type. In the case of other animals, boarding is allowed as part of a kennel or veterinary use type.

Section 5. Section 1110, DEFINITIONS (H), of the Zoning Ordinance is amended to revise the definitions of Horse, Horsekeeping and add the definition of Horse Stable, to read as follows:

Horse: A horse is an equine that has reached the age of 12 months. The definition of a horse or equine also includes donkey, mule or burro.

Horsekeeping: The keeping of horses in a building or in an animal enclosure on premises where the horses are owned by the owners or the occupants of the premises, and where no horses are kept for commercial purposes. Horses allowed under Horsekeeping are an agricultural use. Horses kept for hire, breeding, boarding, raising, riding or performing for commercial purposes are considered part of a Horse Stable.

Horse Stable: A stable consisting of, but not limited to, animal enclosures, riding arenas, corrals, paddocks, pens and/or other structures used for the boarding, breeding, raising, rehabilitation, riding training and/or performing of horses, by the owners, occupants or persons other than the owners or the occupants of the premises, for commercial purposes. See Animal Schedule for allowed zones and uses. For the private use of horses by the owner or occupants of a premises, see Horsekeeping.

Section 6. Section 1110, DEFINITIONS (P) of the Zoning Ordinance is amended to remove the definition of Public Stable and add the definition of Pasture as follows:

Pasture: An area of one acre or larger surrounded on all sides by a fence, corral, pen, pipe, post, rail, wall or other barrier (or a combination) for use as a riding or grazing area, but not for the permanent keeping of animals. Such areas are not considered usable acreage under Horse Stable calculations and do not have to meet Animal Enclosure setbacks.

Section 7. Section 1110, DEFINITIONS (S) of the Zoning Ordinance is amended to remove the definitions of Stable, Boarding or Breeding and Stable, Private and revise the definition of Stable, Public as follows:

Stable (See Horse Stable)

Section 8. Section 1425, ANIMAL SALES AND SERVICES of the Zoning Ordinance is amended to read as follows:

1425 ANIMAL SALES AND SERVICES.

Animal Sales and Services refers to establishments or places of business primarily engaged in animal related sales and services. The following are animal sales and services use types:

- a. **Animal Sales and Services: Auctioning.** Auctioning of livestock on a wholesale or retail basis with incidental storage of animals produced off property not exceeding 48-hour periods. The auctioning of miscellaneous related items may be conducted in conjunction with animal auctioning, if the auctioning of miscellaneous related items is conducted by the same operator as the animal auction, the number of days and hours of operation do not exceed those in which animal auctions are held, and the impacts resulting from the miscellaneous items auction activity do not exceed those of the animal auction. Typical uses include animal auctions or livestock auction yards.
- b. **Animal Sales and Services: Grooming.** Grooming of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons or pet grooming shops.
- c. **Animal Sales and Services: Horse Stables.** Boarding, breeding, raising, rehabilitation, riding training or performing of horses for commercial purposes. This does not include the private use of horses owned by the owners or the occupants of the premises allowed under section 1725 Animal Raising, such as Horsekeeping. Typical uses include boarding stables or public stables.
- d. **Animal Sales and Services: Kennels.** Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels or dog training centers.
- e. **Animal Sales and Services: Stockyards.** Stockyard services involving the temporary keeping of transient livestock for slaughter, market or shipping. Typical uses include stockyards or animal sales yards.

- f. **Animal Sales and Services: Veterinary (Large Animals).** Veterinary services for large animals. Typical uses include animal hospitals (large animals) or veterinary hospitals (large animals) for horses, cattle or sheep.
- g. **Animal Sales and Services: Veterinary (Small Animals).** Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals or animal hospitals (small animals).

Section 9. Section 1725, ANIMAL RAISING of the Zoning Ordinance is amended to read as follows:

1725 ANIMAL RAISING.

The Animal Raising use type refers to premises where animals are fed or kept for personal use, animal products, animal increase, value increase, for 4-H or other agricultural organization projects by the owner or occupant of the premises. Typical uses include horsekeeping for personal use and chicken or cattle ranches.

Section 10. Section 3100, ANIMAL SCHEDULE of the Zoning Ordinance is amended to read as follows:

ANIMAL USE TYPE (See Note 4)	Restrictions and 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)	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 animal per 1 acre over 4 acres											X	X	X	X												
	2 animals										X							X	X	X					X		X
	4 acres plus by MUP											X				X											
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																							X
	Grazing Only																					X	X				
(d) Horse keeping (other than Animal Sales and Services: Horse Stables) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X					X	X	X	X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	X	X	X																				
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (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	X	X
	ZAP Required	X	X	X																							
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X			X	X	X	X	X					X	X	X			X	
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	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: 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			
	Permitted												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	
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																											
Most Restrictive		X			X			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 and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
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. This number shall not apply to the keeping of earthworms.
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.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

Section 11. Section 3112, ANIMAL ENCLOSURE SETBACK TABLE of the Zoning Ordinance is amended to read as follows:

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal use types listed in Section 3100 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 an appropriate enclosure. A pasture containing a minimum of 1 acre for use as a riding area or grazing area, having no interior fencing and not used as an animal enclosure for the permanent keeping of an animal is exempt from the animal enclosure setback requirements. Stables, barns, agricultural buildings and other structures located adjacent to or within an animal enclosure must meet both animal enclosure setbacks and setback regulations in section 4800.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS		
	MOST RESTRICTIVE	MODERATE	LEAST RESTRICTIVE
Distance from Street Center Line	Same as for standard setback(a)	Same as for standard setback (a)	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	10 feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.	Zero (0) feet

NOTE:

- a. Refer to applicable setback designator and setback schedule at Section 4810.

Section 12. Section 3130, HORSE STABLES AND HORSEKEEPING of the Zoning Ordinance is added to read as follows:

3130 HORSE STABLE AND HORSEKEEPING

The Horse Stable and Horsekeeping use types are permitted in areas with certain animal designators as indicated in Section 3100 Animal Schedule, and may be subject to the approval of, a Zoning Verification Permit, an Administrative Permit or a Major Use Permit, as specified below.

- a. D, E, F, J, L, M, N, U, and V Animal Designators allow a Horse Stable as follows:
1. Boarding of and riding lessons for up to 3 horses not owned by the property owner, on any property with the above animal designators is permitted without the need for a Zoning Verification, Administrative Permit or Major Use Permit. No other equine uses, such as breeding, riding academies or events are allowed with the Horse Stable. All structures, animal enclosures and uses are subject to all other regulations of this ordinance including the following limitations:
 2. Ten horses per acre of usable area, up to a maximum of 5 acres of useable area and a maximum of up to 50 horses may be allowed with a Zoning Verification Permit.
 3. Ten horses per acre of usable area, of more than 5 acres and up to a maximum of 10 acres of useable area and between 50-100 horses total may be allowed upon approval of an Administrative Permit.
 4. More than ten horses per acre of usable area, more than 10 acres of usable area or more than 100 horses shall require a Major Use Permit.
 5. The total number of horses and the usable acreage for horses calculated shall include both those horses allowed pursuant to Horsekeeping as well as the Horse Stable and all of the combined areas for both use types.
 6. Usable area. A plot plan for a permit shall clearly indicate the usable area for a project. The usable area as noted in the Animal Schedule shall be the area used by all horses on the lot or a combination of contiguous lots including structures, animal enclosures, riding arenas, corrals, stalls and paddocks used by horses. The usable area shall not include driveways, road easements, parking areas, areas within the animal enclosure setbacks, pastures exempt from animal enclosure setbacks, residences, other accessory structures, landscaping, areas with active agriculture and other areas where horses would not be permanently kept on the property.
 7. Horse Events. The temporary gathering of additional people and horses for a horse event, show or competition which is not a part of the active operations of a Horse Stable shall be considered an Outdoor Entertainment Event and may be allowed in compliance with the Temporary Use Regulations in Sections 6100-6149. However, additional events or time restrictions may be allowed as part of an Administrative Permit or Major Use Permit for a Horse Stable
 8. Archaeological, historical or cultural resources. A proposed Horse Stable of more than 50 horses shall complete a full records search with the South Central

Information Center (SCIC) when the application for an Administrative or Major Use Permit is submitted. The SCIC shall provide a recommendation regarding potential cultural resources and may recommend consultation with appropriate tribe(s).

In addition to the regulations contained in the Animal Enclosure Setback Table, Section 3112, a Horse Stable or Horsekeeping use shall comply with the following requirements:

b. Restrictions On Use:

1. A Horse Stable or Horsekeeping shall conform to the regulations contained in County Code Title 3, Division 6, Chapter 4, Noise Abatement and Control.
2. Dust and odors from the Horse Stable or Horsekeeping shall not create a nuisance or a hazard to adjoining properties or uses and shall be in compliance with this ordinance, including but not limited to section 6300 and specific sections 6316 regarding Particulate Matter and Air Contaminants and 6318 regarding Odors.
3. A Horse Stable or Horsekeeping shall conform to the standards and regulations for the humane treatment of equine animals found in County and State codes, including, but not limited to, State Health and Safety Code.
4. A Horse Stable or Horsekeeping shall maintain the use subject to standard best management practices for equine uses in compliance with the Grading, Stormwater and Watershed Protection Ordinances.

c. A Horse Stable shall comply with the following requirements which shall be documented in a Manure Management Plan, Fire Protection Plan and Vector Control Plan:

Manure Management

1. The stable shall be kept in a clean and sanitary manner by the daily removal of manure to a manure management area from all usable horse areas to prevent the accumulation of flies, the spread of disease or offensive odor.
2. Manure shall be kept in the manure management area in a covered or enclosed bin or container unless being composted. Manure shall be removed from the property a minimum of every other week or properly composted onsite.
3. The manure management area shall meet Animal Enclosure setbacks.

Fire Protection

4. The interior of electrical appliances, such as fans and heaters, shall be kept clean.
5. Industrial grade extension cords are allowed only if the use of extension cords is unavoidable, for example for a temporary event. Extension cords shall not be used as a permanent electrical conduit.
6. Hay shall be stored in an enclosed building, a covered area or a covered bin, meeting Animal Enclosure and Main Building setbacks, and may consist of only dry, well-cured hay.

7. Rags and cloths used to clean tack and hooves shall be stored in an orderly fashion within an enclosed building or covered bin that meets the Animal Enclosure and Main Building setbacks. Bedding materials shall also be stored in the same location.
8. All wiring and electric cords shall be properly run and installed with insulated wiring routed and strung through metal conduits.
9. Light fixtures shall have a caged enclosure to prevent damage and sparking.
10. Large structures over 1000 square feet in area shall meet a minimum fire separation setback of 50 feet to reduce risk of fire between structures.
11. Hydrants shall be installed near each barn or main structure with sufficient hoses for watering all potential fire areas.
12. The electrical system shall allow for the power to be shut off to each building, without losing power to the water pumps.
13. Stables shall have a written fire plan, which includes the limitations above and shall post it onsite for employees and visitors.

Vector Control

14. Recognizing the natural drainage on a property, structures permitted as part of a horse stable shall be located away from any locations that collect water. Feed, waste, standing water (water troughs), and other items attractive to vectors must regularly be cleared and cleaned.
 15. Feed/grain areas must be covered and swept, droppings must be picked up daily, and manure piles, if not removed from the lot, must be routinely turned or tilled into pastures to prevent fly breeding areas.
 16. Automatic fly spray devices or strips shall be utilized in building or structure areas.
 17. To prevent vector infestations, all areas that would allow for standing water to collect, must be designed to fully drain within 72 hours. Water features such as ponds related to a horse stable must be stocked with mosquito fish.
- d. Equine Living Area. An equine shall be provided with adequate living facilities including an enclosed paddock, corral or stall for keeping. Such area shall be located within an animal enclosure or stable. Paddocks, corrals or stalls shall have enough room for the equine to move about and lay down without restriction.
 - e. A Horse Stable may include an office, employee break area, full bathroom and other associated areas or structures related to a commercial use.
 - f. Employee Housing. A Horse Stable may include a dwelling unit(s) for a stable employee(s) pursuant to the State Employee Housing Act. Employee housing is only allowed while a permitted stable is in operation. Prior to issuance of a Building Permit,

the property owner shall enter into a contract with the County agreeing to specific terms and conditions limiting employee housing to bona-fide stable employees in conjunction with on-going stable operations.

- g. **Sign.** Pursuant to section 6252.v a sign is allowed for a Horse Stable at the entrance to the property to identify the stable or ranch name only. The sign shall not be illuminated.
- h. **Outdoor Lighting.** Pursuant to sections 6322 and 6324 outdoor lighting is allowed for an animal enclosure or stable. However, as noted, other than security lighting, the stable area shall not be illuminated between 10pm and dawn. Lighting must comply with Dark Skies limitations.
- i. **Setbacks.** Additional setbacks shall be required for a Horse Stable as follows:
 - 1. All storage areas of materials related to the horse stable use and parking shall meet the Animal Enclosure setbacks, this includes trailer parking, loading and delivery areas, hay storage, etc.
 - 2. Any structure permitted as part of a Horse Stable that is over 1000 square feet in area shall meet the standard setbacks and additionally meet a minimum 25 foot setback from all property lines. Such structures include barns, hay barns, covered arenas, covered riding areas, stables and other structures.
 - 3. On a lot or a combination of lots under the same ownership of less than 5 acres in area, Animal Enclosures and all structures associated with a Horse Stable shall be a minimum 50 feet from the nearest residence on any adjacent property under separate ownership.

Section 13. Subsection h. of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance is amended to read as follows:

- h. **Barns and Agricultural Storage Buildings shall be limited as follows:**
 - 1. In zones subject to a Residential Use Regulation (except RR Use Regulations requiring a 1 acre or larger lot area), and in the S88 Use Regulations where residential uses occur, a maximum floor area of 450 square feet and one story not to exceed 12 feet in height. Such buildings proposed in the S88 Use Regulations shall conform to the requirements of any applicable Specific Plan.

Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. When on same lot as a detached private garage, workshop and/or storage building, the combined area of all such structures shall not exceed 1,000 square feet or 25% of the living area of the principal residence, whichever is greater.
 - 2. In zones subject to the RR Use Regulations (requiring a one acre or larger lot area), A70, A72, S87 and S92 Use Regulations, barns and agricultural storage buildings shall be limited in height to one story not to exceed 12 feet. Buildings exceeding 12 feet in height are permitted if the structure meets the main building setbacks, provided the height does not exceed 24 feet. A maximum floor area of 1000 square feet is permitted where the lot is less than one acre gross. A

maximum floor area of 1500 square feet is permitted where the lot is one acre but less than 2 acres gross, and 2000 square feet is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres up to a maximum of 5000 square feet.

3. Additional area, height and story may be permitted by issuance of an Administrative Permit, with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator.
4. A barn or agricultural building is not considered an animal enclosure. Therefore the animal enclosure area on a property is not included in the calculation of total barn square footage. A barn used as part of a commercial Horse Stable use is not considered an accessory structure for purposes of this section and therefore not included in or limited by this section.

Section 14. Subsection u. of Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the Zoning Ordinance is amended to read as follows:

- u. Farm Employee Housing. In the RR, A70, A72, S80, S87, S88, S90, and S92 Use Regulations, farm employee housing is an allowed accessory use to Commercial Agriculture on the same parcel on which the housing is located or on another parcel under the same ownership, provided that:

[1. thru 8., no change]

9. Evidence of Commercial Agriculture. Prior to submittal of the Building Permit application for Farm Employee Housing the property owner shall provide appropriate evidence to the satisfaction of the Director of Planning and Land Use of an active Commercial Agricultural Operation.
A Horse Stable or Horsekeeping are not considered evidence of Commercial Agriculture for Farm Employee Housing.

[10., no change]

Section 15. Section 6252, EXEMPT ON-PREMISE SIGNS, of the Zoning Ordinance is amended to read as follows:

6252 EXEMPT ON-PREMISE SIGNS.

The following shall be exempt from these regulations and shall not require sign permits.

[a. thru u., no change]

- v. One identification sign up to 20 square feet identifying a residential development, multiple dwellings, a horse stable, clubs and similar uses on each street frontage affording primary access to the site.

[w. thru z., no change]

Section 16. Section 6708, PERMITTED FENCES, WALLS, GATES AND ENTRY STRUCTURES, of the Zoning Ordinance is amended to read as follows:

6708 PERMITTED FENCES, WALLS, GATES AND ENTRY STRUCTURES.

No fence, wall, gate or entry structure shall be permitted unless it conforms to the criteria set forth below, except that the Board of Supervisors, the Planning Commission, or the Director, as a condition of approval of a matter under their jurisdiction, may require that a fence, wall or entry structure be constructed to a height greater than otherwise permitted by this section in order to mitigate against potential adverse effects.

[a. thru f., no change]

g. **Fences and Walls For Animal Enclosures.** The location of fences and walls which confine animals shall conform to the Animal Regulations commencing at Section 3000.

h. **Exceptions.**

1. **Fences, Walls and Gate Entry Structures on Individual Lots.** The Director may approve an administrative permit granting an exception to the applicable criteria otherwise specified in this Section for fences (including animal enclosures or tennis court fences), walls and gate entry structures on individual lots. The Administrative Permit Procedure at Section 7050 through Section 7099 shall apply. Notice of the administrative permit application shall be given to all property owners within a distance of 300 feet from the applicant's property. The Director may approve said administrative permit provided the following findings are made:
 - i. The structure will be compatible with the community character and will not be detrimental to the health, safety or general welfare of the surrounding properties or the neighborhood; and
 - ii. The structure will not interfere with traffic circulation, create a safety hazard or obstruct future road widening.
2. **Gate Entry Structures and Gate Houses on Private Easements.** The Director may approve an administrative permit granting an exception to the applicable criteria otherwise specified in this Section for gate entry structures and gate houses on a private easement. The applicant shall provide notice materials in accordance with Section 7060c. in order to notify all property owners having legal access to the easement upon which the gate entry structure or gate house will be located. The Director may approve said administrative permit provided the following findings are made:
 - i. The structure will be compatible with the community character and will not have a harmful effect upon the neighborhood; and
 - ii. The structure will not be detrimental to the health, safety or general welfare of the surrounding properties or improvements.
3. **Lighting.** The Director may approve an administrative permit granting an exception to the applicable criteria otherwise specified in this Section for lighting provided a

finding is made that said lighting will be compatible with the community character and will not have a harmful effect upon the neighborhood.

Section 17. Section 6762, PARKING REQUIREMENTS of the Zoning Ordinance is added to read as follows:

6762 PARKING REQUIREMENTS: COMMERCIAL ANIMAL SERVICES

Type of Occupancy, Use or Structure	Required Parking
Commercial Equine or Horse Stable	0.2 Parking space for each available horse corral, paddock or stall for use. A corral, paddock or stall may be located in a stable or in an animal enclosure. 1 Loading Space* for every 3 required parking spaces. A minimum of 1 loading space is required for every Horse Stable. This is in addition to the loading spaces required in section 6786.
	* Loading spaces shall allow for enough space for horse loading as well as deliveries of hay, feed or other materials for the horse stable in addition to the standard space required of 10 feet wide by 35 feet long.

Section 18. Section 6879, EQUINE OPERATIONS AND USABLE AREA FOR SPECIFIED HORSE STABLES of the Zoning Ordinance is added to read as follows:

Horse Stables that were in operation prior to the adoption of the Zoning Ordinance on October 18, 1978 that have been documented by the Department, shall be permitted to maintain the following numbers of horses on the site acreage as long as the use continues without interruption pursuant to section 6865:

Owner Site Location	Specified Horse Stables		
	Assessor's Parcel Number	Site Acreage in use as a horse stable	Permitted numbers of horses
Eugene "Kip" Hering Lakeside	3921304100	27 acres	Up to a maximum of 100 horses
Judy Tieber Mount Miguel Equestrian Center Sweetwater	5851130700	2.5 acres	Up to a maximum of 50 horses
Gene Ames Lucky 7 Ranch Sweetwater	5900910200	5 acres	Up to a maximum of 50 horses

Paul Herigstad Valley Center	1850631000	4 acres	Up to a maximum of 25 horses

An expansion of use at these stables only requires the necessary permit for the expanded area(s) outside this specified site acreage and numbers of horses in addition to these specified numbers since October 18, 1978. The prior use is considered a nonconformity, is here documented and may continue in operation as such pursuant to section 6852.

Section 19. Section 6906, REQUIREMENTS FOR FARM LABOR CAMPS of the Zoning Ordinance is amended to read as follows:

6906 REQUIREMENTS FOR FARM LABOR CAMPS.

[a. thru d., no change]

- e. Evidence of Commercial Agriculture. Prior to approval of the Minor Use Permit for a Farm Labor Camp the property owner shall provide appropriate evidence to the satisfaction of the Director of Planning and Land Use of an active Commercial Agricultural Operation. A Horse Stable or Horsekeeping are not considered evidence of Commercial Agriculture for Farm Labor Camps.

[f., no change]

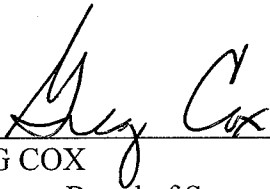
Section 20. Section 7300, ZONING VERIFICATION PERMIT of the Zoning Ordinance is amended to read as follows:

7300 ZONING VERIFICATION PERMIT

The provisions of this section shall be known as the Zoning Verification Permit. A Zoning Verification Permit is a ministerial permit for uses specified in the Zoning Ordinance. The Director or the Director's designated officer shall review and evaluate applications for Zoning Verification Permits in conformance with standards and criteria set forth in the Zoning Ordinance and all other applicable standards, criteria, ordinances and laws. Any action of the Director or the designated officer pursuant to this section may be taken without notice or public hearing. The decision by the Director or designated officer pursuant to this section shall be final.

Section 21. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Commerce a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 11th day of September, 2013.



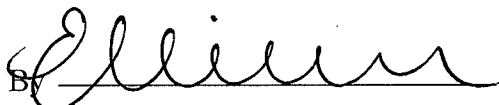
GREG COX
Chairman, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Jacob, D. Roberts, R. Roberts, Horn
ABSENT: Cox

ATTEST my hand and the seal of the Board of Supervisors this 11th day of September, 2013.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By 
Elizabeth Miller, Deputy



Ordinance No. 10285 (N.S.)

09-11-13 (1)