

## **POD 11-011 Equine Ordinance Draft Summary October 2011**

Parts of the Zoning Ordinance affected (in parentheses), in order and initial recommendations:

### **Definitions (1110s):**

Add a definition for

- Animal Enclosure - clarify specifically what an Animal Enclosure is (it's not a barn).

Revise definitions for:

- Barn - indicate that animal enclosures, such as open horse corrals are not included in the agricultural building square footage and a barn is not considered an animal enclosure by regulation. A barn is a structure that is regulated separately from an animal enclosure.
- Horse - indicate that a horse is an equine that has reached the age of 12 months rather than 8 months. 12 months is in line with the State definition of a horse. Clarify that a horse in the ordinance may also include donkey, mule or burro.
- Horsekeeping - clarify horses are not required to be kept in an accessory structure.
- Horse Stable - merge the two previous stable use types (Boarding/Breeding or Public) into one simplified use type.
- Zoning Verification Permit – new permit type that is ministerial (not discretionary) with a checklist of clearances for permit approval at the zoning counter.

### **Use Types Section (1400-1700):**

Use Classifications - revise "Animal Sales and Services: Horse Stables" and revise "Animal Raising" in accordance with new tiers for horse stables and horse uses.

### **Animal Regulations (3000s):**

Animal Schedule (Matrix)

Animal Schedule revisions to "Horsekeeping", "Boarding or Breeding" and "Public Stable" pertaining to use permits and instituting a tiered process for horse uses. Tiered permitting for Horse Stable as follows:

- First tier - 10 horses per acre up to a maximum of 50 horses on 5 acres of usable area allowed with a Zoning Verification Permit.
- Second tier - 10 horses per acre from more than 50 horses on 5 acres of usable area up to a maximum of 100 horses on 10 acres of usable area allowed with an Administrative (AD) Permit.
- Third tier - more than 100 horses or more than 10 acres of usable area allowed with a Major Use Permit (MUP).
- Horses counted under the tiers include both horses under Horsekeeping uses and Horse Stable uses combined. Additional regulations will be in the new Horse Stable section to follow the Animal Schedule.

#### Animal Enclosures (Matrix)

- Animal Enclosure Setback Table revisions for clarification, indicating horse corrals and stalls (where horses are permanently kept) must meet setbacks. Clarify that riding areas are not required to meet the setbacks. Change the fenced pasture (or riding area) limitation from the current 2 acres down to a 1 acre pasture that does not have to meet setbacks.

#### Create New Horse Stable Section

- Horse Stable section with specific standards and requirements for horse stable permits under all tiers. An application for any permit (Zoning Verification, AD, or MUP) will include a plot plan that shows and describes the useable area, additional setbacks for a Horse Stable, allowance of horse events, best management practices, manure/vector management, outdoor lighting, signs and adequate living area for horses. The usable area will be defined as the space that can actually be used for horses on the property for keeping or riding areas. For example, homes, other accessory structures, pools, driveways, landscaping, etc. will not count as usable area.

#### **Accessory Structures (6156):**

- Revision to the Barns and Agricultural Buildings section to indicate animal enclosures, such as horse corrals, are not included in the calculation.
- Revision to Farm Employee Housing to clarify that an employee of an "Animal Sales and Services: Horse Stable" is not considered a Farm Employee pursuant to our codes (and state law).

#### **General Regulations (6200-6800):**

- Signage - Allowance of signs for a Horse Stable (similar to winery signs)
- Fencing - Clarify how animal enclosures are regulated by fencing regulations and the height of corrals allowed.
- Parking - New parking regulations for a Horse Stable in the parking schedule including a requirement for oversized parking for trailers and turn around areas.
- Enclosure Matrix - Revisions to enclosure exemptions for horses and animal enclosures.
- Farm Labor Camp - Revision to the section clarifying that an employee of a Horse Stable is not considered a Farm Employee.

#### Other Policies and Considerations outside the Zoning Ordinance:

- Directors Policies regarding horse uses not covered by the Zoning Ordinance.
- Equine Use FAQ Zoning Handout specifically for Horse Stable uses with basic information for establishing a new Horse Stable.
- Equine Use DPLU webpage with links to DPLU and other County equine information and handouts: <http://www.sdcounty.ca.gov/dplu/advance/Equine.html>
- Revisions and/or updating to other zoning forms and handouts, such as Ag building/barn, fencing, Zoning Ordinance Summary, etc.
- Any other necessary changes to County Code.