



County of San Diego, Planning & Development Services
**HORSE STABLE ZONING VERIFICATION
PERMIT CHECKLIST**
ZONING DIVISION

ALL ITEMS LISTED BELOW MUST BE SHOWN TO SCALE, INCLUDED AS ATTACHMENTS OR PROPERLY NOTED ON THE PLANS. IF NOT SHOWN OR NOTED, PLANS MAY BE REJECTED.

- Complete set of plot plans, to scale (See [PDS # 090](#) for minimum plot plan requirements).
- Minimum sheet size for a Zoning Verification Permit is 18" x 24".

The following must be shown/indicated on the plans:

Notes and Tables

- Note parcel size in Acres.
- Note usable area in Acres pursuant to Zoning Ordinance (ZO) section 3130.
- Note the number of horses proposed, both total and number per usable acre pursuant to ZO sec. 3130 (must include both private and public use).
- List events per month or year, consistent with Temporary Use Regulations ZO sec. 6100.

Fencing, Signs and Structures

- All horse paddocks, corrals and stalls shown (both indoor and outdoor, covered or uncovered).
- Horse Stable structures shown, there is no building size limit as the stable is a commercial use.
- Arenas and event areas shown.
- Show pastures (areas not used as an Animal Enclosure), label pasture size, pastures over 1 acre in size are not required to meet setbacks.
- Identify locations for signs, sign size and sign standards pursuant to ZO sec. 6200.

Zoning Ordinance (ZO) Compliance Link to: [Zoning Ordinance](#)

- Project complies with ZO sec. 3130 including limitations on Noise and Lighting.
- Note no outdoor lighting 10pm to dawn pursuant to ZO sec. 3130.
- Note compliance with Noise Limits pursuant to ZO sec. 6310.
- Note compliance with Particulate Matter and Air Contaminants pursuant to ZO sec. 6316.
- Note compliance with Odors pursuant to ZO sec. 6318.
- Note compliance with Lighting standards pursuant to ZO sections 6322-6326.

Manure Management, Fire Protection, Vector Control and Best Management Practices

- Project has Manure Management, Fire Protection and Vector Control Plan in compliance with the standards in ZO sec. 3130.
- Note, project is in compliance with the Grading, Stormwater and Watershed Protection Ordinances and recommended BMPs. Additional information on the web at: <http://www.projectcleanwater.org/>.
- Lot drainage and stormwater BMPs shown and in compliance with required standards (see forms [LUEG-SW](#) and [PDS 272](#) for details and examples).
- Manure Management Area, note covered container if removed from property pursuant to ZO sec. 3130.
- Note at Manure Management Area, pick up weekly or min. of every other week.

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- Show Manure Compost Area, if applicable.
- Note In Vector Control Plan forms of pesticide use.
- Identify locations for hazardous materials, including pesticides.
- Note interior of electrical appliances, such as fans and heaters, to be kept clean.
- Note where hay storage is and, meeting Animal Enclosure and Main Building setbacks, and note it may consist of only dry, well-cured hay.
- Note where rags and cloths used to clean tack and hooves are stored in an enclosed building meeting Animal Enclosure and Main Building setbacks. Bedding materials may also be stored in the same location.
- Note all wiring and electric cords shall be properly run and installed with insulated wiring routed and strung through metal conduits.
- Note light fixtures shall have a caged enclosure to prevent damage and sparking.
- Show locations of hydrants installed near each main structure with sufficient hoses for watering.
- Note stable fire plan and it is posted onsite for employees and visitors.
- Note that electrical system allows for the power to be shut off to each building, without losing power to the water pumps.

Setbacks

- Setback of 25 feet required for all structures over 1,000 square feet in size pursuant to ZO sec. 3130.
- Show compliance with minimum 50 foot setback to any dwelling unit on an adjacent parcel pursuant to ZO sec. 3130.
- Show 50 foot setback between large Horse Stable structures pursuant to ZO sec. 3130.
- Show Animal Enclosure Setbacks as required by the zone pursuant to ZO sec. 3112.
- Show Hay and Manure management areas meet setbacks pursuant to ZO sec. 3130.

Access and Parking

- Parking area, minimum decomposed granite (DG), show 1 space per 5 horse stalls or corrals pursuant to ZO sec. 6762.
- Loading spaces, minimum DG, minimum 1 space for every 3 regular spaces pursuant to ZO sec. 6764 in addition to loading spaces required pursuant to ZO sec. 6786.
- Number parking spaces on the plans and provide parking space calculations indicating numbers of spaces required pursuant to the ZO.
- Show access, ingress and egress.

THE AGREEMENT BELOW MUST BE SIGNED FOR THIS APPLICATION TO BE CONSIDERED COMPLETE:

I, the property owner, understand that the Horse Stable proposed at _____ must comply with the requirements of the County of San Diego Grading Ordinance, Stormwater Ordinance, Watershed Protection Ordinance, Zoning Ordinance, and regulations related to Noise Abatement and Control of the San Diego County Code of Regulatory Ordinances.

If the Horse Stable permitted and installed on my property at any time does not meet the requirements of these ordinances, I understand that the County of San Diego will take enforcement action to bring the Horse Stable into compliance with current requirements.

Signed,

Signature Printed Name Date

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