



County of San Diego, Planning & Development Services
KENNELS
ZONING DIVISION

What is a kennel?

As defined in the County of San Diego Zoning Ordinance, a kennel is:

“Any Lot, building, structure, enclosure or premises whereupon or wherein are kept seven or more dogs, cats or similar small animals in any combination, whether such keeping is for pleasure, profit, breeding, or exhibiting, and including places where dogs or cats or similar small animals in any combination are boarded, kept for sale, or kept for hire.”

Cat is defined as “A feline that has reached the age of four months.”

Dog is defined as “A canine that has reached the age of four months.”

What are the zoning requirements for kennels?

Each property in the County of San Diego is labeled with an “Animal Designator” that determines the type and level of animal keeping allowed. As specified in the “Animal Schedule” in Section 3100 of the Zoning Ordinance, kennels are permitted by right, permitted provided they are fully enclosed or permitted upon the granting of a Minor or Major Use Permit depending on the animal designator and the size of the subject property. An excerpt of the Section 3100 Animal Schedule is presented below. Note that where a box is unchecked in the chart below, kennels are not allowed under any circumstances. In order to obtain the animal designator for a specific property, please contact the Zoning Division at 1-888-267-8770.

Excerpt from animal schedule regarding kennels:

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
Permitted															X			X		X					
Permitted if fully enclosed							X	X	X																
MUP Required												X	X	X									X	X	
ZAP Required				X	X	X	X	X	X																
One acre plus with MUP	X	X	X																						

Note: *Dogs and cats that do not constitute a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 of the Zoning Ordinance.*



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Unless otherwise noted, all structures used for the purposes of enclosing animals must conform to the animal enclosure setbacks as follows:

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
Most Restrictive	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

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS		
	Most Restrictive	Moderate	Least Restrictive
Distance from Street Center Line	Same as for main building	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	Ten (10) feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure
Distance from Rear Lot Line	Ten (10) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure	Zero (0) feet

In addition to conforming to the animal designator requirements, all kennels are subject to Section 3114 of the zoning ordinance which states as follows:

1. Restrictions On Use:
 - a. The premises shall be kept in a clean and sanitary manner by the daily removal of waste and by the use of spray and disinfectants to prevent the accumulation of flies, the spread of disease or offensive odor.
 - b. Kennels shall conform to all the regulations contained in the County Code related to kennels, including but not limited to Noise Abatement and Control, Animal Control and Permit Fees and Procedures.
(See Sections 36.401 et seq., 21.103 et seq. and 62.641 et seq. for additional information)
 - c. Animal odors shall not be detectable beyond the lot lines of the property wherein the kennel is located.



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- d. Dust and drainage from the kennel enclosure shall not create a nuisance or a hazard to adjoining property or uses.
- e. The kennel enclosure shall be screened by a nontransparent fence of a minimum six feet in height.
- f. Grooming services for the animals being boarded may be allowed as an incidental use provided the grooming services are conducted indoors and the grooming area is limited to 500 square feet in area.

2. Additional Setback Requirements:

- a. Notwithstanding the provisions of Section 3112 of this Ordinance, no kennel located on property with Animal Schedule Designators (see Section 3100) "L", "M", "N", "V", "W" shall be erected and maintained:
 1. Within 50 feet of any interior side lot line.
 2. Within 25 feet of any rear lot line; provided, however, where the rear lot line is parallel with and contiguous to an alley, such structures may be erected, placed or maintained up to such rear lot line.
- b. A kennel located on property with the Animal Schedule Designators (see Section 3100) "O", "R", and "T" shall comply with the provisions of Section 3112; provided, however, that where a kennel in said designator abuts a residential use regulation, setbacks shall be maintained in accordance with subsection 2a.1 and 2a.2 above.

What other requirements are there for kennels?

Even if a property is zoned for a kennel or has obtained a use permit for a kennel, the proper licensing must still be obtained through the County of San Diego, Department of Animal Services. For more information on the requirements for obtaining a kennel license please contact the Department of Animal Services at one of the following locations.

North Region
2481 Palomar Airport Rd.
Carlsbad, CA 92011
(619) 767-2675

Central Region
5480 Gaines St.
San Diego, CA 92110
(619) 767-2675

South Region
5821 Sweetwater Rd.
Bonita, CA 91902
(619) 767-2675