



## ***JULIAN RANCHETTE***

### ***PROPERTY REPORT***

**ADDRESS:** 2325 Banner Drive, Julian, CA 92036

**DESCRIPTION:** JULIAN RANCHETTE situated on nearly 4 beautiful acres with panoramic views of the Volcan Mountain Range and ideally located within walking distance of town, and a ½ mile of all Julian schools. This rare offering features a 1600<sup>+</sup> square foot custom built ranch style home with three bedrooms and two baths built in 1980 and maintained well through the years. The oversized garage is lined with cabinets, ample storage, and work station for the craftsman. More storage is available in the large gable attic and in the finished basement below the home. The ranch style layout is conducive to living outdoors; an electric canopy covers the large porch off of the master bedroom. The covered front porch offers views over the large pasture with Volcan Mountain providing the backdrop. An outdoor rock fireplace transforms the large patio near the entrance into an ideal setting for large parties. The tree studded property creates an ambience of being in the country, yet the historic town of Julian is within a 10 minute walk from this long-held family property – the same family has occupied this property since 1945. The pasture, which is approximately 2.56 acres, is all usable and completely fenced. A tack shed and enclosed stall make this an ideal property for keeping livestock. A well cared for family orchard featuring a variety of fruit from 21 trees – and a large patch of wild blackberries - is situated between the home and a seasonal creek which runs through the property.

**PRICE:** \$409,000.00

**APN:** 291-150-0600, 291-150-01 through 04 and 10; 291-380-02

**MLS:**

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



# Julian Ranchette



\$409,000

## JULIAN RANCHETTE

Situated on nearly 5 beautiful acres with panoramic views of the Volcan Mountain Range and ideally located within walking distance of town.

This rare offering features a 1600<sup>+</sup> square foot custom built ranch style home with three bedrooms and two baths built in 1980 and maintained well through the years. The oversized garage is lined with cabinets, ample storage, and work station for the craftsman. More storage is available in the large gable attic and in the finished basement below the home.

The ranch style layout is conducive to living outdoors; an electric canopy covers the large porch off of the master bedroom. The covered front porch offers views over the large pasture with Volcan Mountain providing the backdrop. An outdoor rock fireplace transforms the large patio near the entrance into an ideal setting for large parties.

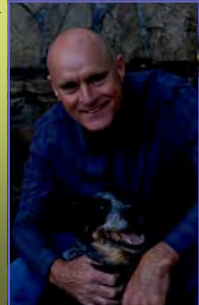


CBRE# 01109566  
NMLS# 243741



RED HAWK REALTY  
Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070  
Donn@Donn.com  
Www.DONN.com

We Know The Back Country!







# APN # 291-150-0600

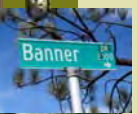


The tree studded property creates an ambience of being in the country, yet the historic town of Julian is within a 5 minute walk from this long-held family property – the same family has occupied this property since 1945. The tree studded property creates an ambience of being in the country, yet the historic town of Julian is within a 10 minute walk from this long-held family property – the same family has occupied this property since 1945. The pasture, which is approximately 2.56 acres, is all usable and completely fenced. A tack shed and enclosed stall make this an ideal property for keeping livestock. A well cared for family orchard featuring a variety of fruit from 21 trees – and a large patch of wild blackberries – is situated between the home and a seasonal creek which runs through the property.

This affordable, private, and versatile property has much to offer for a new family, the retiree, or the nature lover in search of a second home in San Diego's favorite back county destination. Of great importance are the various directions from which the location can be accessed 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 undiscovered mountain paradise.

## AREA INFORMATION

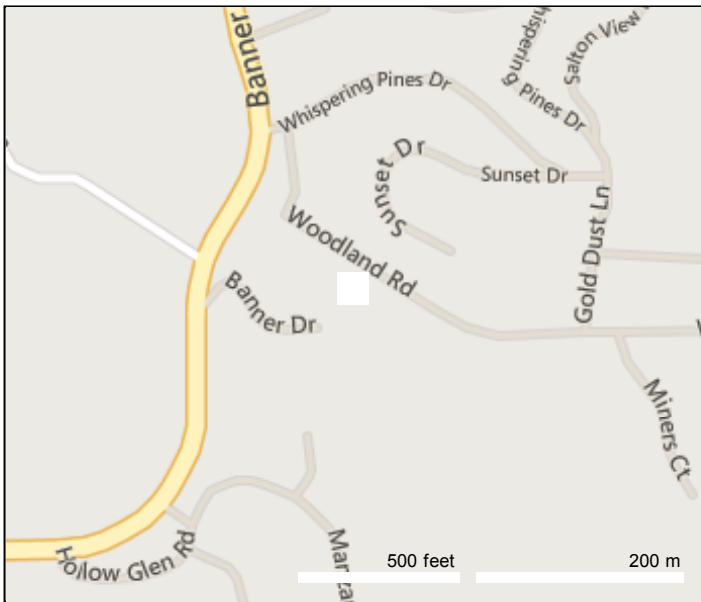
The Julian area is a well known get-a-way for city residents from all over Southern California. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants and lodging accommodations in the immediate area. Major shopping and resources are no more than 35 minutes away. There are many recreational activities available in the area: 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. 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 less than 30 minutes away.



***"We Know The Back Country!"***

<b>Detached</b>	Current Status: ACTIVE	Current Price: \$409,000	Client Preferred 1
MLS #: <a href="#">150005497</a>		Original Price: \$495,000	MT 58
Address: 2325 Banner Drive		Sold Price:	DOMLS 58
City,St: Julian, CA Zip 92036	Community: JULIAN	LP/SqFt 255.63	List Date: 1/31/2015
	Neighborhood: Julian	SP\$/SqFt	COE Date:
Bedrooms: 3 Full Baths: 2 Est. SqFt: 1,600	Complex:		Short Sale: No
Optional BR: 0 Half Baths: 0 Year Built: 1980	Restrictions: N/K		
Total Bds: 3 Total Baths: 2	MandRem None Known		

[Virtual Tour 1](#)



#### Exterior Back

JULIAN RANCHETTE situated on nearly 4 beautiful acres with panoramic views of the Volcan Mountain Range and ideally located within walking distance of town, and a ½ mile of all Julian schools. This rare offering features a 1600+ square foot custom built ranch style home with three bedrooms and two baths built in 1980 and maintained well through the years.

Home Owner Fees: 0.00	Attached Style:	Wtr Dist: JULIAN COMMUNITY SERVICE ...
Other Fees: 0.00	Unit Location:	School Dist: Julian High School, Julian Union
Other Fee Type:	Est. % Owner Occupancy:	Fireplaces(s): 1
CFD/Mello-Roos: 0.00	Assessors Parcel: 291-380-02-00	Fireplace Loc: FP in Family Room
Total Monthly Fees: 0	Zoning: RR	Boat Facilities:
Units in Complex:	Entry Lvl Building:	Age Restrictions: N/K
Units in Building:	Entry Level Unit:	Elevator:
<b>Assessments:</b> Equipment Dishwasher		
Laundry Location: N/K	View: Mountains/Hills	
Laundry Utilities: None Known	Pool: N/K	
Cooling: N/K	Patio:	Water: Meter on Property
Heat: Fireplace, Pellet/ Wood Burning...	Pets:	Sewer/Septic: Septic Installed
Heat Source: Wood	Stories: 1	
Parking Garage: Attached	Master Bedroom: 20x13	Family Rm: 18x12
Parking Garage: 3	Bedroom 2: 14x14	Kitchen: 13x14
Parking Non-Garage: None Known	Bedroom 3: 14x14	Living Room: 0x0
Parking Non-Garaged Spaces: 3	Bedroom 4,5:	Extra Rm 1:
Total Parking Spaces: 6	Breakfast Area:	Extra Rm 2:
RV Parking:	Dining Room: 12x12	Extra Rm 3:
		Approx # of Acres: 4.0000
		Approx Lot SqFt:
		Lot Size: 2+ to 4 AC
		Lot Size Source: Assessor Record
		Irrigation:
		Roof: Composition

The oversized garage is lined with cabinets, ample storage, and work station for the craftsman. More storage is available in the large gable attic and in the finished basement below the home. The ranch style layout is conducive to living outdoors; an electric canopy covers the large porch off of the master bedroom. The covered front porch offers views over the large pasture with Volcan Mountain providing the backdrop. An outdoor rock fireplace transforms the large patio near the entrance into an ideal setting for large parties. The tree studded property creates an ambience of being in the country, yet the historic town of Julian is within a 10 minute walk from this long-held family property – the same family has occupied this property since 1945. The pasture, which is approximately 2.56 acres, is all usable and completely fenced. A tack shed and enclosed stall make this an ideal property for keeping livestock. A well cared for family orchard featuring a variety of fruit from 21 trees – and a large patch of wild blackberries - is situated between the home and a seasonal creek which runs through the property.





*Donn Bree, Ph.D., G.R.I.*  
POB 188  
Santa Ysabel, CA 92070  
800-371-6669  
[Donn@Donn.com](mailto:Donn@Donn.com)  
[www.Donn.com](http://www.Donn.com)

## ***PROPERTY DESCRIPTION***



### **JULIAN RANCHETTE**

2325 Banner Drive  
Julian, CA 92036



*Donn Bree, Ph.D., G.R.I.*  
POB 188  
Santa Ysabel, CA 92070  
800-371-6669  
[Donn@Donn.com](mailto:Donn@Donn.com)  
[www.Donn.com](http://www.Donn.com)

## **INTRODUCTION & OVERVIEW**

JULIAN RANCHETTE situated on nearly 4 beautiful acres with panoramic views of the Volcan Mountain Range and ideally located within walking distance of town and all Julian schools.

This rare offering features a 1600<sup>+</sup> square foot custom built ranch style home with three bedrooms and two baths built in 1980 and maintained well through the years. The oversized garage is lined with cabinets, ample storage, and a work station for the craftsman. More storage is available in the large gable attic and in the finished basement below the home.

The ranch style layout is conducive to living outdoors; an electric canopy covers the large porch off of the master bedroom. The covered front porch offers views over the large pasture with Volcan Mountain providing the backdrop. An outdoor rock fireplace transforms the large patio near the entrance into an ideal setting for large parties.

The tree studded property creates an ambience of being in the country, yet the historic town of Julian is within a 10 minute walk from this long-held family property – the same family has occupied this property since 1945. The pasture, which is approximately 2.56 acres, is all usable and completely fenced. A tack shed and enclosed stall make this an ideal property for keeping livestock. A well cared for family orchard featuring a variety of fruit from 21 trees – and a large patch of wild blackberries - is situated between the home and a seasonal creek which runs through the property.

This affordable, private, and versatile property has much to offer for a new family, the retiree, or the nature lover in search of a second home in San Diego's favorite backcountry destination.

Of great importance are the various directions from which the location can be accessed 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 undiscovered mountain paradise.

## **NATURAL SETTING**

Julian is situated on the southern end of the Volcan Mountains in San Diego's scenic north-inland backcountry. Less than a 10 minute drive south from Julian puts you in the Cuyamaca and Laguna Mountains. A few miles to the east lies the Great Sonoran Desert and the largest state park in California, Anza Borrego State Park. To the north, wilderness and other recreational opportunities are numerous, including the famed Warner Ranch Resort, Lake Henshaw, and Palomar Mountain. Less than an hour to the west is the Pacific Ocean.

## **AREA INFORMATION**

The Julian area is a well known get-a-way for city residents from all over Southern California. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants and lodging accommodations in the immediate area. Major shopping and resources are no more than 35 minutes away.

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

There are many recreational activities available in the area: 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. 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 less than 30 minutes away.

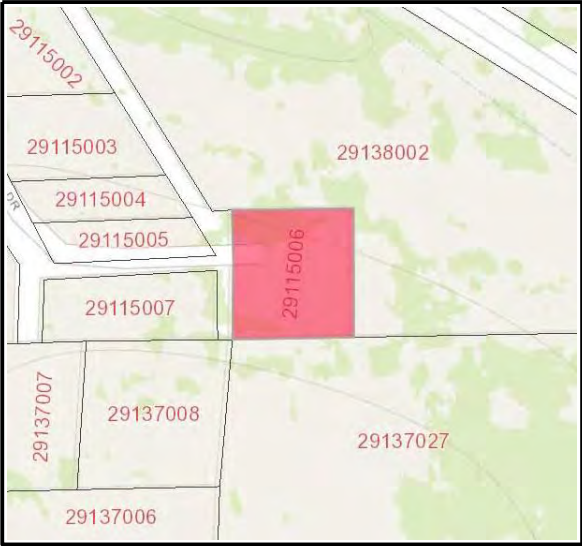


Zoning & General Plan Information

APN: 2911500600

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

Community Plan: Julian  
Planning Group:  
Regional Category: Semi-Rural  
General Plan Designation: SEMI-RURAL  
RESIDENTIAL (SR-4) 1  
DU/4 AC



Parcel highlighted in red

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

ZONE		
USE REGULATIONS	RR	
ANIMAL REGULATIONS	J	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	1AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	B
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	J	

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>



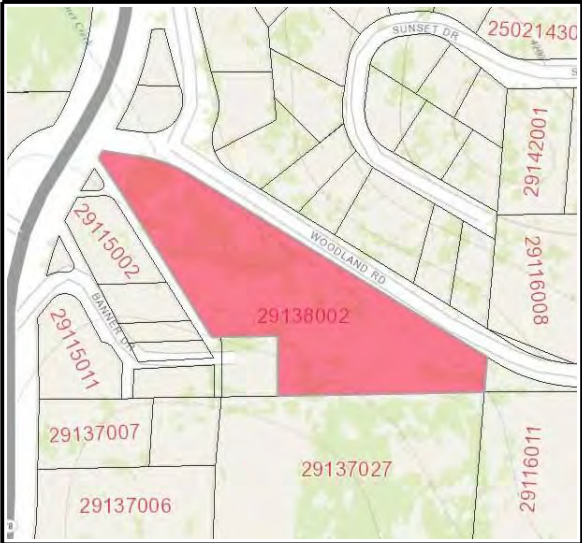


Zoning & General Plan Information

APN: 2913800200

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

Community Plan: Julian  
Planning Group:  
Regional Category: Semi-Rural  
General Plan Designation: SEMI-RURAL  
RESIDENTIAL (SR-4) 1  
DU/4 AC



Parcel highlighted in red

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

ZONE		
USE REGULATIONS	RR	
ANIMAL REGULATIONS	J	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	1AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	B
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	J	

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>



## **RR RURAL RESIDENTIAL USE REGULATIONS**

(# = Number which denotes approximate dwelling units per acre.)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

### **2180 INTENT.**

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

### **2182 PERMITTED USES.**

The following use types are permitted by the RR 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
  - (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)

### **2183 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the RR 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.
  - Recycling Collection Facility, Small "2"
  - (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
  - (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
  - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
  - (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
  - (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2184 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the RR 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.
  - Minor Impact Utilities
  - Small Schools
- c. Commercial Use Types.
  - Cottage Industries (see Section 6920)
  - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
  - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
  - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
  - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
  - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
  - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

**2185 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the RR 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
  - Law Enforcement Services
  - Lodge, Fraternal and Civic Assembly
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
  - Wholesaling, Storage and Distribution: Mini-Warehouses
  - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.



Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

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

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

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

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

# Animal Schedule

(Part of Section 3100)

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		
ANIMAL SALES AND SERVICES: 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: 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 (see Section 3115)	Permitted							X	X	X															X		
	1/2 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 (includes Poultry)	Permitted													X	X	X	X							X			
	acre+ permitted							X	X	X																	
	10 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	1/2 acre+ 10 max	X	X	X																							
	Less than 1 acre: 100 maximum							X	X	X																	
	1 acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																		X		
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each acre over acre							X	X	X																	
	1 1/2 acres or less: 2 animals											X	X	X	X	X								X			
	1 1/2 to 4 acres: 1 per 1/2 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 (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)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	1/2 acre plus 2 animals per 1/2 acre by ZAP	X	X	X																					X		
	Grazing Only																				X	X					
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X	
	2 horses + 1 per 1/2 acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	1/2 acre plus by ZAP	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	
	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		X			
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				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	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	X				
	Permitted													X	X	X								X	X		
(i) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/2 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			
Moderate			X			X			X																		
Least Restrictive				X			X			X																X	

MUP = Minor 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. Onland 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 keeping of animals, and the number of such animals shall not exceed 1 animal per 1/2 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, specially 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 ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(S)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(S)feet for roofed enclosure.	Zero (0) feet

NOTES:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- 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.
- Refer to applicable setback designator and setback schedule at Section 4810.

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

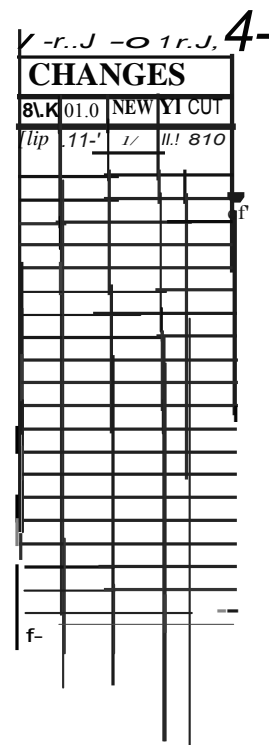
(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)



**j**  
1" • 50'  
t1J

 $r$