



## ***RAMONA WINE COUNTRY ACREAGE***

**ADDRESS:** 26346 Old Julian Highway, Ramona, CA 92065

**DESCRIPTION:** ~~W\$£ w95\$ /95 Cwh a~~ Y Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California, this special property possesses the versatility and size to develop into a major vineyard or horse facility. The site, **71<sup>+/-</sup> acres**, features varied terrain with huge curb appeal and access directly off of Old Julian Highway. Yet, due to the configuration of the parcel, there are many fine home sites which offer privacy.

The view from the property includes the famous Golden Eagle Farms thoroughbred horse facility, home to the highest earning California thoroughbred in the history of horse racing; Best Pal. Directly across the country highway, Ballena Vista Farm is an aesthetic landmark in San Diego County. Award winning Milagro Vineyards & Winery is also a neighbor.

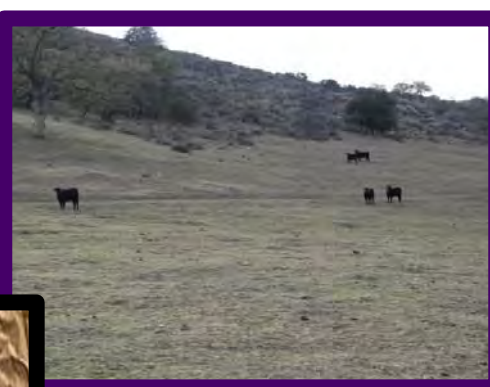
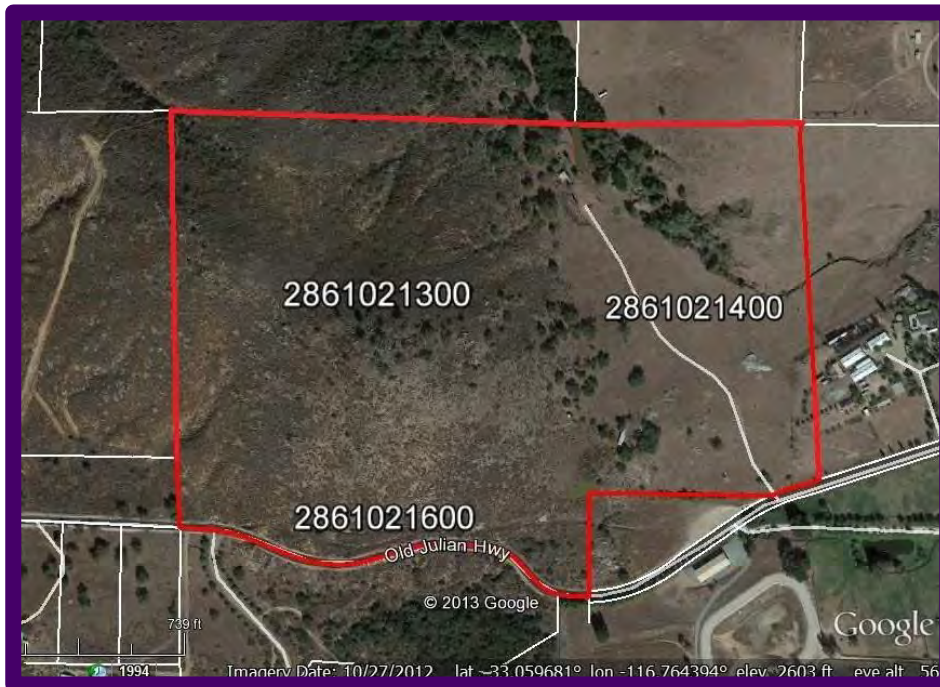
**PRICE:** \$650,000.00

**APN:** 286-102-1300; 286-102-1400; 286-102-1600

**MLS:** 1400

**CONTACT:** *Donn Bree* \* [Bree@Donn.com](mailto:Bree@Donn.com) \* [Website](#) \* 800-371-6669

# Ramona Wine Country Acreage



**\$650,000**

**~~\$835,000~~**

## 71<sup>+/-</sup> Acre VINEYARD or EQUINE FACILITY

Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California, this special property possesses the versatility and size to develop into a major vineyard or horse facility. The site, 71<sup>+/-</sup> acres, features varied terrain with huge curb appeal and access directly off of Old Julian Highway. Yet, due to the configuration of the parcel, there are many fine home sites which offer privacy.

The view from the property includes the famous Golden Eagle Farms thoroughbred horse facility, home to the highest earning California thoroughbred in the history of horse racing; Best Pal. Directly across the country highway, Ballena Vista Farms equine facility is an aesthetic landmark in San Diego County. Award winning Milagro Vineyards & Winery is also a neighbor.

*Seller may finance purchase with acceptable offer.*



BRE# 01109566

NMLS# 243741

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**DONN BREE**



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**RED HAWK REALTY**

Junction Hwy 78 & Hwy 79  
Santa Ysabel, CA 92070

**Donn@Donn.com**

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*We Know The Back Country!*



# ASSESSOR PARCEL NUMBERS

286-102-1300; 286-102-1400; & 286-102-1600

*Views Across the Property to the North Images*



*Illustrating the Biodiversity of the Property Images*



*Illustrating the Neighborhood*



**Lots/Land**MLS #: **140063809**Address: **26346 Old Julian Hwy 0**City,St: **Ramona, CA** Zip: **92065**Current Status: **ACTIVE**Current Price: **\$650,000**Original Price: **\$650,000**

Sold Price:

Community: **RAMONA**Neighborhood: **Ramona**

Complex:

Restrictions: **N/K**MandRem **None Known**Client Preferred **1**

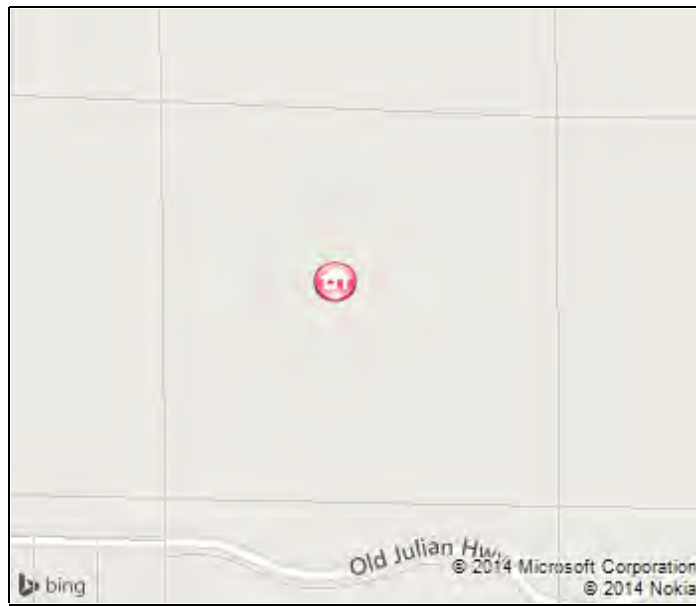
MT

DOMLS **0**List Date: **12/3/2014**

COE Date:

Short Sale: **No**Parcel Map: **286** Tentative Map:APN#2: **286-102-1300**APN#3: **286-102-1600**

APN#4:

**Virtual Tour****Directions:**

**Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California, this special property possesses the versatility and size to develop into a major vineyard or horse facility. The site, 71+/- acres, features varied terrain with huge curb appeal and access directly off of Old Julian Highway. Yet, due to the configuration of the parcel, there are many fine home sites which offer privacy.**

Home Owner Fees: **0.00**Other Fees: **0.00**

Other Fee Type:

CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**Terms: **Cash, Conventional, Seller May Carry**

Assessments:

Approx # of Acres: **71.0000**

Approx Lot SqFt:

Lot Size: **20+ AC**Assessors Parcel: **286-102-1400**Zoning: **A72**Wtr Dist: **OUT OF AREA**School Dist: **Ramona Unified**

/ Assessor Record

Boat Facilities:

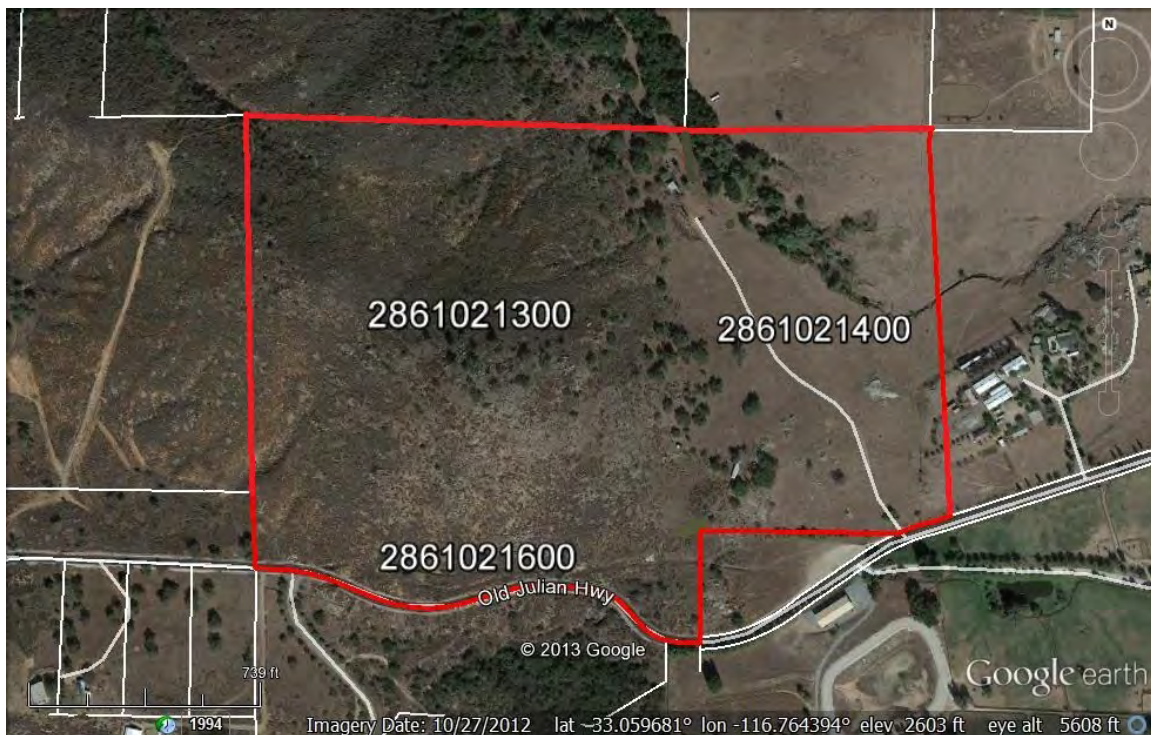
Age Restrictions: **N/K****Fencing** N/K**Frontage** Other/Remarks**Highest Best Use** Agriculture, Ranch, Residential, Other/Remarks**Irrigation** N/K**Sewer/Septic** Perc Update Needed**Site** Other/Remarks**Additional Property Use** Ranch/Farm**Terms** Cash, Conventional, Seller May Carry**Topography** Level, Rolling, Slope Steep**Utilities Available** Above Ground, Electric, Telephone**Utilities to Site** N/K**View** Other/Remarks**Water** Well on Property**FrntgDim** 1,300**LotDimApx****LndUse****Animal Designation Code****Approved Plans****Jurisdiction**

**Everything is here! Water, power, communications, accessibility, and, most importantly, the perfect location and terrain for fulfilling a dream limited only by your imagination. All of the critical elements which create value in real estate are present in this rare offering. The view from the property includes the famous Golden Eagle Farms thoroughbred horse facility, home to the highest earning California thoroughbred in the history of horse racing; Best Pal. Directly across the country highway, Ballena Vista Farm is an aesthetic landmark in San Diego County. Award winning Milagro Vineyards & Winery is also a neighbor.**



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## ***PROPERTY DESCRIPTION***



### **Ramona Wine Country Acreage**

286-102-1300; 286-102-1400; 286-102-1600  
26346 Old Julian Highway  
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## INTRODUCTION & OVERVIEW

Everything is here! Water, power, communications, accessibility, and, most importantly, the perfect location and terrain for fulfilling a dream limited only by your imagination. All of the critical elements which create value in real estate are present in this rare offering.

Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California, this special property possesses the versatility and size to develop into a major vineyard or horse facility. The site, **71<sup>+/-</sup> acres**, features varied terrain with huge curb appeal and access directly off of Old Julian Highway. Yet, due to the configuration of the parcel, there are many fine home sites which offer privacy.

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The property, one legal parcel consisting of three tax identification numbers, has historically been used as a residence, cattle rangeland, and a small orchard. As such, the infrastructure and entitlements for a home site are in place. There is a water well on the property. An ephemeral stream runs through the eastern side of the parcel and, at one time, filled two reservoirs on the property.

Of great importance are the various directions from which the site 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 emerging growth area.

## NATURAL SETTING

Topographically, the surrounding countryside is varied. Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.



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## **AREA INFORMATION**

Agriculture is still the dominant economic activity in the Ramona area. Vineyards, horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Major shopping and resources are no more than 30 minutes away.

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

There are many recreational activities available in the area: Julian, Santa Ysabel Open Space Preserve, Palomar Mountain, many quality golf courses, and several casinos are just miles away. Less than thirty minutes driving time, 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 can be accessed. 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 also less than 30 minutes away.

## **A72 GENERAL AGRICULTURAL USE REGULATIONS**

### **2720 INTENT.**

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### **2722 PERMITTED USES.**

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
  - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

(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. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

### **2723 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A72 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
  - Animal Sales and Services: Veterinary (Large Animals) "6"
  - Animal Sales and Services: Veterinary (Small Animals) "6"
  - Cottage Industries "17" (see Section 6920)
  - Recycling Collection Facility, Small "2"
  - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
  - Packing and Processing: Boutique Winery "22" (see Section 6910)

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

**2724 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A72 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

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

**2725 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A72 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  
Lodge, Fraternal and Library Services  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Auctioning  
Explosive Storage (see Section 6904)  
Gasoline Sales

Participant Sports and Recreation: Outdoor  
Transient Habitation: Campground (see Section 6450)  
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage  
Animal Waste Processing (see Section 6902)  
Packing and Processing: Winery  
Packing and Processing: General  
Packing and Processing: Support

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. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

# Animal Schedule

(Part of Section 3100)

| ANIMAL USE TYPE<br>(See Note 4)                       | Restrictions and<br>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:<br>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:<br>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<br>(see Section 3115)     | Permitted                                                    |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |
|                                                       | ½ 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<br>(includes Poultry)        | Permitted                                                    |            |   |   |   |   |   |   |   |   |   |   | X | X | X | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                       | ½ acre+ permitted                                            |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 100 maximum                                                  |            |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 25 maximum                                                   |            |   |   | X | X | X |   |   |   | X |   | X |   |   |   |   | X | X |   |   |   | X |   | X |   |  |
|                                                       | ½ acre+: 10 max                                              | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | Less than ½ acre: 100 Maximum                                |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | ½ acre+ 25 max by ZAP                                        | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 100 max by ZAP                                               |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |
|                                                       | MUP required                                                 |            |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
| (c) Large Animal Raising<br>(Other than horsekeeping) | 4 acres + permitted                                          |            |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   | X |   |   |  |
|                                                       | 8 acres + permitted                                          |            |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |
|                                                       | 2 animals plus 1 per ½ acre over 1 acre                      |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |  |
|                                                       | 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 cow or sheep per 1 acre over 4 acres |            |   |   |   |   |   |   |   |   |   | X | X | X | X |   |   |   |   |   |   |   |   |   |   |   |  |

| ANIMAL USE TYPE<br>(See Note 4)                                                                            | Restrictions and<br>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 |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ½ acre plus 2 animals<br>per ½ acre by ZAP | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |  |  |
|                                                                                                            | Grazing Only                               |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X | X |   |   |   |   |  |  |
| (d) Horse keeping (other than<br>Animal Sales and Services;<br>Horse Stables)                              | Permitted                                  |            |   |   |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X |   |   | X | X | X | X | X |  |  |
|                                                                                                            | 2 horses + 1 per ½<br>acre over 1 acre     |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ZAP required                               |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | ½ acre plus by ZAP                         | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| (e) Specialty Animal Raising:<br>Bees (See Title 6, Division<br>2, Chapter 9, County Code)<br>(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:<br>Wild or Undomesticated<br>(See Note 3)                                    | ZAP Required                               |            |   |   | X | X | X | X | X | X |   |   | X | X | X | X | X |   |   | X | X | X |   |   | X |   |  |  |
| (g) Specialty Animal Raising:<br>Other (Excluding Birds)                                                   | 25 maximum                                 |            |   |   | 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:<br>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/acre plus                        |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |   |  |  |
|                                                                                                            | Permitted                                  |            |   |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   | X | X |   |  |  |
| ANIMAL ENCLOSURE SETBACKS<br>(See Section 3112)                                                            |                                            |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |  |  |
| 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 |  |  |

MUP = Major 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. 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.
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<br>ENCLOSURE<br>LOCATION         | ANIMAL ENCLOSURE SETBACKS (a)   |                                                                              |                                                                                |
|-----------------------------------------|---------------------------------|------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
|                                         | MOST<br>RESTRICTIVE (b)         | MODERATE (b)                                                                 | LEAST<br>RESTRICTIVE (b)                                                       |
| Distance from Street<br>Center Line     | Same as for main<br>building(c) | Same as for main<br>building                                                 | Zero (0) feet<br>(from street line)                                            |
| Distance from<br>Interior Side Lot Line | 15 feet                         | Five(5)feet                                                                  | Zero (0) feet for open<br>enclosure.<br>Five (5) feet for roofed<br>enclosure. |
| Distance from Rear<br>Lot Line          | 10 feet                         | Zero (0) feet for<br>open enclosure.<br>Five(5)feet for<br>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)