



JULIAN

HARRISON PARK

HOME SITE

PROPERTY REPORT

ADDRESS: 1.55 Acres at 69 Canyon Road, Julian, CA 92036

DESCRIPTION: 1.55^{+/-} ACRE *home site*. Beautiful view parcel in the Julian community of Harrison Park. Large rock outcroppings create a very private feel. Ephemeral stream parallels the access road from Mile High Road onto the property. Former home was burned in the Cedar Fire. Well and septic are still in place, while power is at property boundary. Parcel is located just minutes from downtown Julian. Very unique site! This parcel is priced to sell. A great place to build a primary main residence, a second home, or simply an investment for weekend get-a-ways. This is the ideal parcel for the outdoor enthusiast. **JUST REDUCED AGAIN FROM \$54K!**

PRICE: \$49,900.00

APN: 293-092-5100; 293-093-5200; 293-123-2600

MLS: 140022750

CONTACT: *Donn Bree* Donn@Donn.com www.DONN.com 800-371-6669

Harrison Park Acreage

Julian, CA 92036



\$49,900

1.55 ACRE view parcel in the Julian community of Harrison Park. Large rock outcroppings create a very private feel. Ephemeral stream parallels the access road from Mile High Road onto the property. Former home was burned in the Cedar Fire. Well and septic are still in place, while power is at property boundary. Parcel is located just minutes from downtown Julian. Very unique site! This parcel is priced to sell. A great place to build a primary main residence, a second home, or simply an investment for weekend get-a-ways. This is the ideal parcel for the outdoor enthusiast.



CREB# 01109566
NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79 Santa

Ysabel, CA 92070

Donn@Donn.com

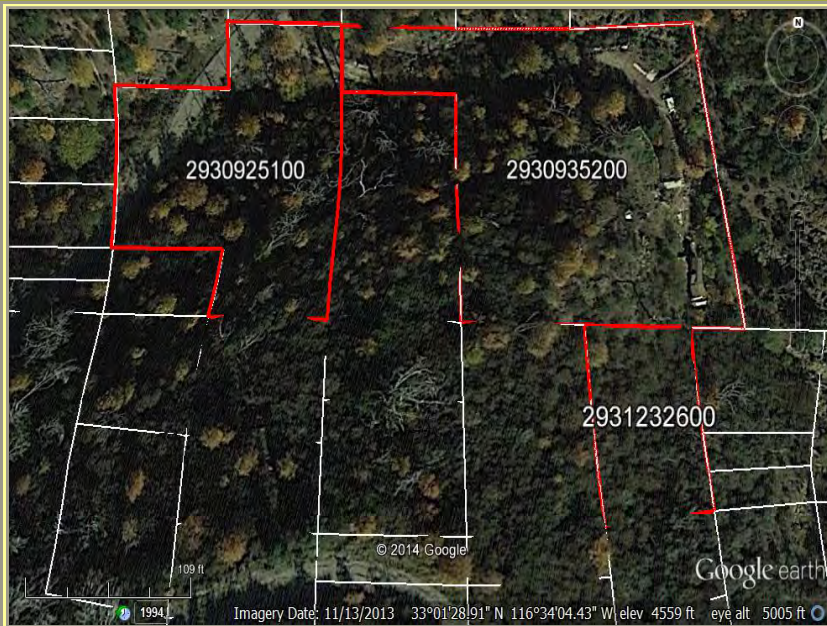
www.DONN.com

We Know The Back Country!



Assessor Parcel Numbers

293-092-5100; 293-093-5200; 293-123-2600



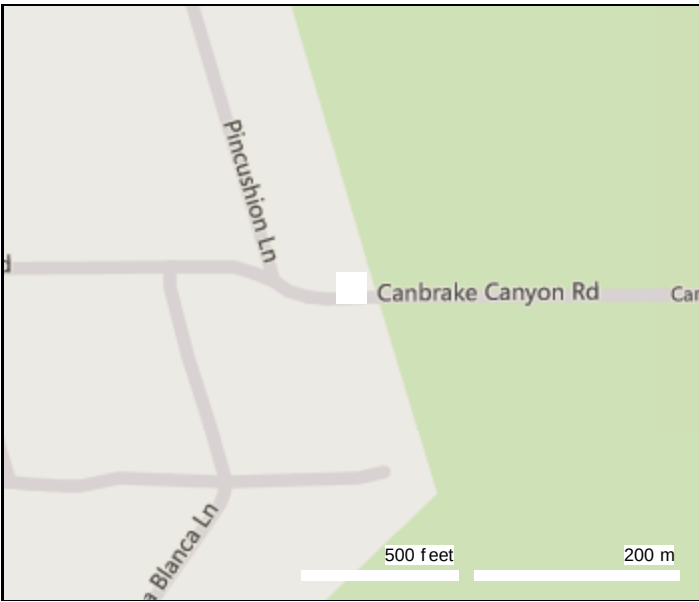
ABOUT JULIAN, CALIFORNIA

The historic gold mining town of Julian, California is located approximately one hour east of San Diego between the majestic Laguna and Vulcan mountain ranges. This picturesque mountain retreat is situated at 4,235 feet above sea level , with a population under 2,000. The four distinct seasons feature an annual average temperature of nearly 70 degrees and rainfall totalling almost 28 inches . Visitors travel to Julian year round for the famous local apple pies and cider, music festivals, scenic drives, hiking, shopping, fishing, hunting, sledding, snowball fun, and just to breathe the clean mountain air!



"We Know The Back Country!"

Lots/Land	Current Status: ACTIVE	Current Price: \$49,900	Client Preferred 1
MLS #: 140022750		Original Price: \$69,000	MT 104
Address: 69 Canyon Road 0		Sold Price:	DOMLS 104
City,St: Julian, CA Zip: 92036	Community: JULIAN		List Date: 4/30/2014
Parcel Map: 293 Tentative Map:	Neighborhood: Harrison Park		COE Date:
APN #2: 293-093-52-00	Complex:		Short Sale: No
APN #3: 293-092-51-00	Restrictions: N/K		
APN #4:	MandRem None Known		



Directions: **Harrison Park Road to Twin Oak Lane (L) to Pine Tree Lane (L) to Mile High Road (R) to sign on left.**
1.55+ /- ACRE home site. Beautiful view parcel in the Julian community of Harrison Park. Large rock outcroppings create a very private feel. Ephemeral stream parallels the access road from Mile High Road onto the property. Former home was burned in the Cedar Fire. Well and septic are still in place, while power is at property boundary. Parcel is located just minutes from downtown Julian. Very unique site!

Home Owner Fees: 0.00	Approx # of Acres: 1.5500	Wtr Dist: OUT OF AREA
Other Fees: 0.00	Approx Lot SqFt:	School Dist:
Other Fee Type:	Lot Size: 1+ to 2 AC	/ Assessor Record
CFD/Mello-Roos: N/K	Assessors Parcel: 293-123-26-00	Boat Facilities:
Total Monthly Fees: 0	Zoning: A 70, RR1	Age Restrictions N/K
Terms: Cash, Conventional, Seller May Carry		
Assessments: N/K		

Current Use Unimproved	Additional Property Use ORMKS
Development N/K	Terms Cash, Conventional, Seller May Carry
Fencing N/K	Topography Rolling, Other/Remarks
Frontage N/K	Utilities Available Above Ground
Highest Best Use Residential	Utilities to Site Above Ground
Irrigation N/K	View Mountains/Hills
Possession Close of Escrow	Water Well on Property
Sewer/Septic Septic Installed	
Site Cul-De-Sac	
Structures Shed	

FrntgDim 0	Animal Designation Code	
LotDimApx	Approved Plans	
LndUse	Jurisdiction	

This parcel is priced to sell. A great place to build a primary main residence, a second home, or simply an investment for weekend get-a-ways. This is the ideal parcel for the outdoor enthusiast. The topography features a rolling slope to the west with spectacular views. The parcel supports a wide range of chaparral plants. Wildlife is abundant in the area.

MLS#: 140022750	69 Canyon Rd	LP: \$69,000
SITE FEATURES		

Approx # of Acres: **1.55**

Water: **Well on Property**

Approved Plan:

Approx Lot SqFt:

Highest Best Use: **Residential**

Approx Lot Dim:

Lot Size: **20+ AC**

Sewer/Septic **Septic Installed**

Current Use: **Unimproved**

Land Use Code:

Animal Designator Code:

Additional Land Use: **Other/Remarks**

Frontage Length: **0**

Fencing: **N/K**

Boat Facilities:

Lot Size Source: **Assessor Record**

Irrigation: **N/K**

Pool:

Pool Heat:

View: **Mountains/Hills**

Topography: **Other/Remarks, Rolling**

Prop Restrictions Known:

Structures: **Shed**

Site: **Cul-De-Sac**

Complex Features:

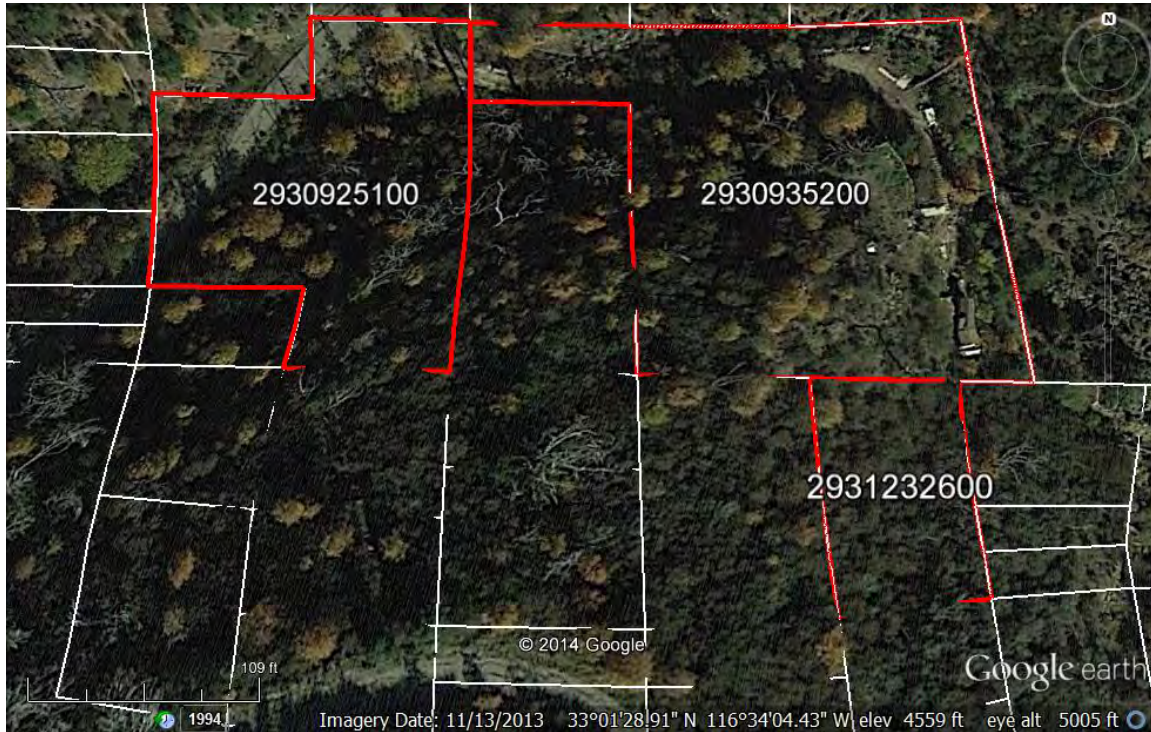
Miscellaneous: **Horse Allowed**

Utilities Available: **Above Ground**

Utilities to Site: **Above Ground**



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PROPERTY DESCRIPTION

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NATURAL SETTING

The topography features a rolling slope to the west with *spectacular* views. The parcel supports a wide range of chaparral plants. Wildlife is abundant in the area.

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 of this centrally, yet privately located property.

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 Volcan Mountain Preserve is minutes away. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



924300

2930931500

2930934000

2930940700

2930923600

2930931600

2930922000

0921300

0921400

021500

21600

2930921800

2930925100

2930931800

2930935200

222300

2931223500

2931230100

293

2931232500 2931232600

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92 ft

1994

Imagery Date: 11/13/2013 33°01'29.60" N 116°34'04.55" W elev 4508 ft eye alt 4913 ft



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2930925100

Report generated 4/23/2014 12:23:37 PM

Staff Person: _____

Zoning & General Plan Information

APN: 2930925100

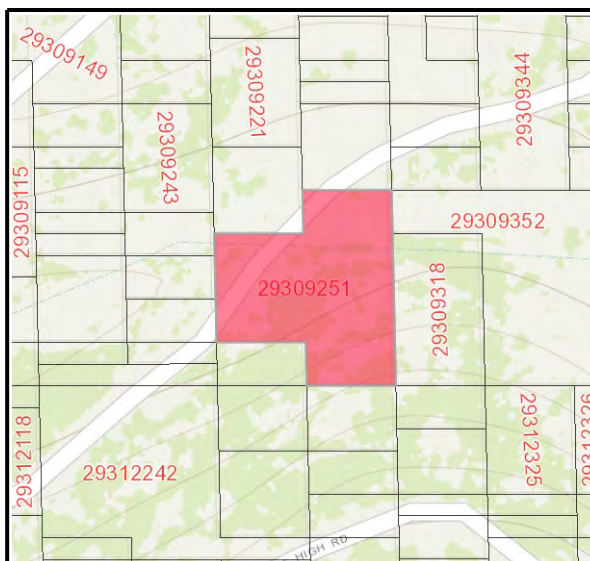
Legal Lot: _____

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		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	1AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	C
	Open Space	-
SPECIAL AREA REGULATIONS		-

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>



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2930935200

Report generated 4/23/2014 12:26:39 PM

Staff Person: _____

Zoning & General Plan Information

APN: 2930935200

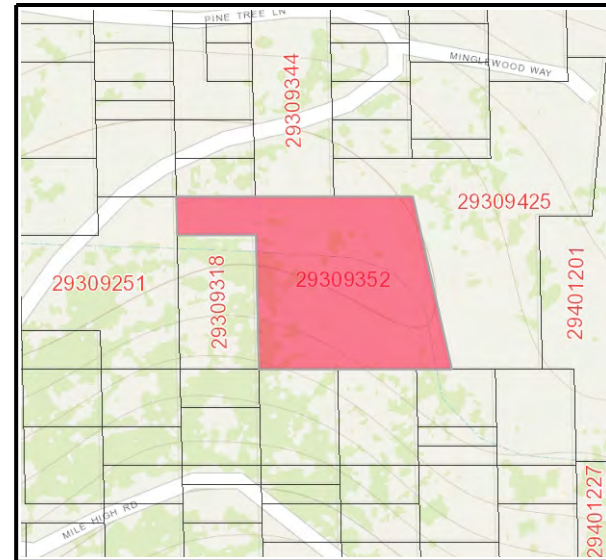
Legal Lot: _____

Community Plan: Julian

Planning Group:

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-4) 1
DU/4 AC



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ZONE		
USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	1AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	C
	Open Space	-
SPECIAL AREA REGULATIONS		-

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County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2931232600

Report generated 4/23/2014 12:28:56 PM

Staff Person: _____

Zoning & General Plan Information

APN: 2931232600

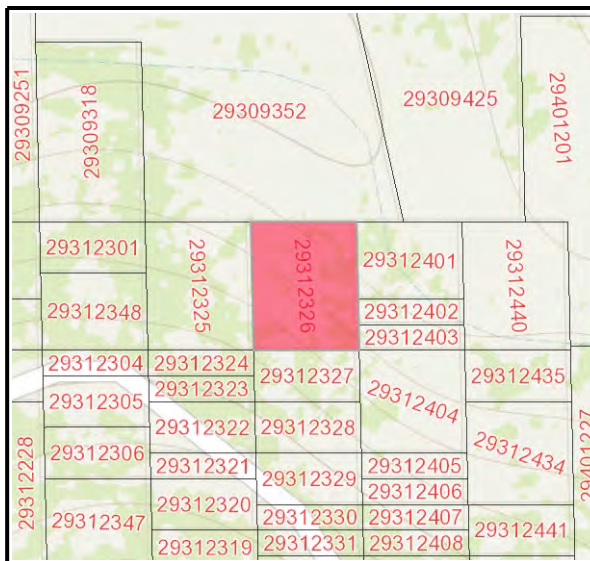
Legal Lot: _____

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

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ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	1AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	C
	Open Space	-
SPECIAL AREA REGULATIONS	-	

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AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 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
 - 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. 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. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 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.

Law Enforcement Services

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)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 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 Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

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. 6134 (N.S.) adopted 7-22-81)
(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)

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	
	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 (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 (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 (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												
	½ acre plus 2 animals per ½ 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		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	½ 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		
	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		
	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: 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 (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 = 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 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(5)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(5)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)