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**AGENDA ITEM NO**

**9 (Action Item – Public Hearing)**

**PLANNING COMMISSION**

**MEETING DATE:**

**May 28, 2025**

**SUBJECT:**

**Zone Text Amendment (ZTA) No. 2024-03/Inyo County-Animal Maintenance**

**EXECUTIVE SUMMARY**

Staff is reintroducing ZTA 2024-03/Inyo County-Animal Maintenance that was originally presented to the Planning Commission on July 24, 2024. It was subsequently put on the agenda for the April 23, 2025 meeting, but had to be pulled due to changes in State noticing requirements. The reintroduced item includes an updated (reduced) proposed ordinance to update Section 18.78.310 – Animal Maintenance; and Subsections 18.12.020 (D) and 18.12.040 (J) - Open Space, of the Inyo County Code to:

- identify prohibited nuisances;
- add stream buffer language; and,
- include a requirement for kennels in the open space zone to obtain a Conditional Use Permit (CUP).

The project is Exempt from the California Environmental Quality Act by the Common Sense Rule 15061(b)(3). Subsequent CUPs for kennels will require project specific CEQA evaluations.

**PROJECT INFORMATION**

**Supervisory District:** County-wide

**Applicants:** Inyo County

**Landowners:** Multiple  
**Address/**

**Community:** County-wide

**A.P.N.:** County-wide

<b>Existing General Plan:</b>	N/A
<b>Existing Zoning:</b>	N/A
<b>Surrounding Land Use:</b>	N/A
<b>Recommended Action:</b>	<p><b>Adopt the attached Resolution, recommending that the Board of Supervisors:</b></p> <ol style="list-style-type: none"> <li><b>1.) Find the proposed project exempt from the requirements of the California Environmental Quality Act.</b></li> <li><b>2.) Make certain Findings with respect to, and approve, Zone Text Amendment ZTA-2024-03/ Animal Maintenance.</b></li> </ol>
<b>Alternatives:</b>	<ol style="list-style-type: none"> <li>1.) Recommend modifications to the proposal.</li> <li>2.) Recommend denial.</li> <li>3.) Continue the public hearing to a future date, and provide specific direction to staff regarding additional information and analysis needed.</li> </ol>
<b>Project Planner:</b>	Cathreen Richards

## **BACKGROUND**

Recent code enforcement cases have reflected an increase in the number of complaints pertaining to animals maintained on private property within the unincorporated area of the County. Staff have had a difficult time dealing with these cases due to the lack of specific regulations in the current Animal Maintenance section of Title 18 of the County Code. This is especially prevalent regarding the number of animals allowed on a property and the unspecified nuisances they can cause. The lack of specific regulations has also negatively impacted the animals. Many of the complaints that county staff have received do not rise to the level of criminal animal abuse, which would allow Animal Control to seize the animals, but do contain information suggesting that animals are being kept irresponsibly and in substandard conditions. These nuisances include animal hoarding, unclean and unsanitary conditions, and a proliferation of barking. All of these situations can produce, at the very least, unpleasant conditions for both surrounding neighbors and the animals themselves.

## **ANALYSIS**

In reaction to the uptick in animal keeping complaints, staff from the Sheriff's Office representing Animal Control, County Counsel, Code Enforcement, Building and Safety,

Environmental Health and Planning met on several occasions and discussed the various cases of unsatisfactory animal keeping in the County and came to the conclusion that some updates to the County code addressing potential nuisances created by animals are needed. Planning staff then held meetings with Animal Control staff, the Farm Advisor, County Counsel and Planning Commissioner Peek (representing youth agriculture programs) to work on various ideas to improve animal maintenance in the County while preserving the ability to keep animals for youth agriculture programs, commercial raising for sale, large agriculture operations, and personal enjoyment.

Staff's review of the County's Animal Maintenance Section of the Zoning Code found that it is insufficient regarding possible nuisances produced by incompatible animal/people interface, lacks language that supports safe and healthy conditions for animals and does not provide language prohibiting specific nuisances. Code enforcement and animal control staff are experiencing more complaints with respect to the nuisances caused by poor animal keeping as well as complaints related to animals living in egregious conditions.

Inyo County is rural and has had a resource-based economy throughout its history. With this is a proud tradition of ranching and equestrian activities as well as an openness to allowing people to keep animals on their property with little interference. Staff are not attempting to change this time-honored tradition, however, feels there needs to be a better balance in animal keeping with a more careful stance on animal welfare and the nuisances that can be created due to poor animal maintenance. To achieve this, staff have prepared a draft ordinance, to include:

- Language addressing nuisances that can be created by animals. This includes noise, smell and behavior issues.
- A requirement for all kennels to obtain a conditional use permit. Currently kennels are only allowed in the Rural Residential and Open Space zones. Conditional Use Permits are required in Rural Residential but not Open Space. Staff is proposing they be required in both.
- A requirement that structures and shelters including cages, pens and corrals used for animal keeping must be located no closer than five-feet from a property line, and unless impeding stock water access, within ten-feet of a stream if the area is vegetated and thirty-feet if not vegetated. This is being proposed due to a California Water Resources Board finding regarding the condition of Bishop Creek. The recommended buffers should help keep animal waste from the creek as well as other water ways in the county.
- Language clarifying that small livestock or farm animals are allowed in residential zones if part of a youth agricultural program. This is currently unclear in the code and staff does not want the code to impede these programs.

Enforcing these regulations would be pursuant to Inyo County Code Title 22 and be treated like any other code violation.

## **FINDINGS & PROCEDURAL COMPLIANCE**

General Plan Consistency:

The approval of ZTA 2024-03 is consistent with the Inyo County General Plan as it does not change the allowed numbers or density of allowed animals and will help to keep the level of possible nuisance conflicts between animals and people to a minimum by identifying certain conditions as nuisances.

Zoning Ordinance Consistency:

ZTA 2024-03 is consistent with the Inyo County Zoning code as it does not allow for an expansion of current animal keeping in the County as a use, but instead helps to clarify possible nuisance conflicts between animals and people to a minimum and will add a requirement for a conditional use permit for kennels in the open space zone, which will be consistent with the requirement in the rural residential zone and help enforcement staff address poor animal keeping conditions that are becoming all too common.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the proposed ordinance is covered by the Common Sense Rule 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Since this is a proposal to update Section 18.78.310 of the Inyo County Code pertaining to the Maintenance of Animals to provide clarity of nuisances potentially created by animals and will require conditional use permits for kennels. This will not cause a significant effect on the environment. Subsequent conditional use permits for kennels will require project specific CEQA review.

NOTICING:

This project was noticed in the Inyo Register on May 3, 2025 meeting the twenty-day requirement. One comment was received for the April 23, 2025 hearing date and is included with this staff report as an attachment.

RECOMMENDATIONS:

Staff recommends the Planning Commission adopt the attached resolution recommending the Board of Supervisors consider ZTA 2024-03, make certain findings, and adopt the proposed ordinance updating Section 18.78.310 – Maintenance of Animals; and Subsections 18.12.20 (D) and 18.12.040 (J) Open Space, of the Inyo County Code.

Recommended Findings: – in making its recommendation today the Planning Commission is asked to make the following, specified findings:

1. The proposed ordinance is covered by the Common Sense Rule 15061(b)(3) [Evidence: *ZTA 2024-03 is consistent with the Inyo County General Plan Since this is a proposal to update Section 18.78.310 of the Inyo County Code pertaining to the Maintenance of Animals to provide clarity of nuisances potentially created by animals and will require conditional use permits for kennels. This will not cause a significant*

*effect on the environment. Subsequent conditional use permits for kennels will require project specific CEQA review].*

2. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with the Goals and Policies of the Inyo County General Plan.

*[Evidence: of ZTA 2024-03 is consistent with the Inyo County General Plan as it does not change the allowed numbers or density of allowed animals and will help to keep the level of possible nuisance conflicts between animals and people to a minimum by identifying certain conditions as nuisances].*

3. Based on substantial evidence in the record, the proposed Zoning Ordinance to amend 18.78.310 - Animal Maintenance; and Subsections 18.12.020 (D) and 18.12.040 (1) Open Space, of the Inyo County Code is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code.

*[Evidence: ZTA 2024-03 is consistent with the Inyo County Zoning code as it does not allow for an expansion of current animal keeping in the County as a use, but instead helps to clarify possible nuisance conflicts between animals and people to a minimum and will add a requirement for a conditional use permit for kennels in the open space zone, which will be consistent with the requirement in the rural residential zone].*

#### ATTACHMENTS

- Comment Letter (email)
- Resolution
- Draft proposed ordinance
- Strike out and unlined changes to Maintenance of Animals

Attachment  
Comment email

**From:** [Sally Faircloth](#)  
**To:** [Cathreen Richards](#)  
**Subject:** Fw: ZONE TEXT AMENDMENT 2024-03 / MAINTENANCE OF ANIMALS  
**Date:** Wednesday, April 23, 2025 11:06:35 AM

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**From:** Jamie Sexton <jsexton@bishopvet.com>  
**Sent:** Wednesday, April 23, 2025 10:19 AM  
**To:** Sally Faircloth <sfaircloth@inyocounty.us>  
**Subject:** ZONE TEXT AMENDMENT 2024-03 / MAINTENANCE OF ANIMALS

You don't often get email from jsexton@bishopvet.com. [Learn why this is important](#)

Planning Department,

Restricting the number of domestic pets is contrary to the reason we are living here. As long as good husbandry and welfare standards are maintained there should be no limit on the number of domestic pets a residence in Inyo County can have.

Thank you

Taylor Ludwick DVM  
Nicole Milici DVM  
Jamie Sexton RVT

Bishop Veterinary Hospital  
1440 N. Main St.  
Bishop Ca, 93514  
(760) 873-5801 Ext 105

Attachment  
Resolution



## **RESOLUTION NO.**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF INYO, STATE OF CALIFORNIA, RECOMMENDING THAT THE BOARD OF SUPERVISORS FIND THE PROPOSED PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, MAKE CERTAIN FINDINGS WITH RESPECT TO AND APPROVE ZONE TEXT AMENDMENT NO. 2024-03 INYO COUNTY**

**WHEREAS**, the Inyo County Board of Supervisors, through Inyo County Code (ICC) Section 15.12.040, has designated the Planning Commission to serve as the Environmental Review Board pursuant to Section 15022 of the California Environmental Quality Act (CEQA) Guidelines, which is responsible for the environmental review of all County projects; and

**WHEREAS**, Pursuant to the California Environmental Quality Act (CEQA), the proposed ordinance is covered by the Common Sense Rule 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Since this is a proposal to update Section 18.78.310 of the Inyo County Code pertaining to Animal Maintenance and subsections 18.12.020(D) and 18.12.040(J) pertaining to permitted and unpermitted uses in the Open Space zoning designation to provide clarity and additional nuisance regulations for an already allowed use, it will not cause a significant effect on the environment; and

**WHEREAS**, the Inyo County Planning Commission held a duly noticed public hearing on May 28, 2025, to review and consider a request for approval of Zone Text Amendment No. 2024-03, and considered the staff report for the project and all oral and written comments regarding the proposal; and

**WHEREAS**, ICC Section 18.03.020 states in part that it is necessary for the zoning ordinance to be consistent with the General Plan; and

**WHEREAS**, the approval of ZTA 2024-03 is consistent with the Inyo County General Plan as Plan as it does not change the allowed numbers or density of allowed animals and will help to keep the level of possible nuisance conflicts between animals and people to a minimum by identifying certain conditions as nuisances; and

**WHEREAS**, ZTA 2024-03 is consistent with the Inyo County Zoning code as it does not allow for an expansion of current animal keeping in the County as a use, but instead helps to clarify possible nuisance conflicts between animals and people to a minimum and will add a requirement for a conditional use permit for kennels in the open space zone, which will be consistent with the requirement in the rural residential zone.

**THEREFORE, BE IT HEREBY RESOLVED**, that based on all of the written and oral comments and input received at the May 28, 2025, public hearing, including the Planning Department Staff Report, the Planning Commission makes the following findings regarding the proposal and hereby recommends that the Board of Supervisors adopt the following findings for the proposed project:

## **RECOMMENDED FINDINGS**

1. The proposed ordinance is covered by the Common Sense Rule 15061(b)(3) Pursuant to the California Environmental Quality Act (CEQA), that states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This is a proposal to update Section 18.78.310 and subsections 18.12.020(D) and 18.12.040(J) of the Inyo County Code pertaining to Animal Maintenance to provide clarity and additional nuisance regulations for an already allowed use, which will not produce significant effects to the environment.
2. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with the Inyo County General Plan as it does not change the allowed numbers or density of allowed animals and will help to keep the level of possible nuisance conflicts between animals and people to a minimum by identifying certain conditions as nuisances.
3. Based on substantial evidence in the record, the proposed Zoning Ordinance Amendment is consistent with Title 18 (Zoning Ordinance) of the Inyo County Code as it does not allow for an expansion of current animal keeping in the County as a use, but instead helps to clarify possible nuisance conflicts between animals and people to a minimum and will add a requirement for a conditional use permit for kennels in the open space zone, which will be consistent with the requirement in the rural residential zone and help enforcement staff address poor animal keeping conditions that are becoming all too common.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of Supervisors take the following actions:

## **RECOMMENDED ACTIONS**

1. Adopted the proposed ordinance amending certain specified sections of Title 18 of the Inyo County Code related to Animal Maintenance based on all the information in the public record and on the recommendation of the Planning Commission.
2. Make all required findings as presented by staff.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of May, 2025, by the following vote of the Inyo County Planning Commission:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Todd Vogel, Chair  
Inyo County Planning Commission

ATTEST:

Cathreen Richards, Planning Director

By \_\_\_\_\_  
Sally Faircloth, Secretary of the Commission

Attachment  
Draft Proposed Ordinance

Only highlighted sections are proposed changes

**AN ORDINANCE OF THE INYO COUNTY BOARD OF SUPERVISORS AMENDING  
SECTION 18.78.310 OF THE INYO COUNTY CODE PERTAINING TO THE  
MAINTENANCE OF ANIMALS AND AMENDING SUBSECTIONS  
18.12.020 (D) AND 18.12.040 (J) PERTAINING TO ZONING  
REQUIREMENTS FOR ANIMAL MAINTENANCE**

**WHEREAS**, Title 18 of the Inyo County Code (ICC) sets forth zoning requirements within the unincorporated area of the County; and

**WHEREAS**, section 18.78.310 of the ICC pertains to the maintenance of animals in certain residential zoning designations within the unincorporated area of the County; and

**WHEREAS**, sections 18.12.020 and 18.12.040 of the ICC pertain to principal permitted uses and conditional uses in the Open Space zoning designation within the unincorporated area of the County; and

**WHEREAS**, recent Inyo County Code Enforcement cases have shown an increase in nuisances and reports of maltreatment with respect to the keeping of animals on private property throughout the County; and

**WHEREAS**, county staff have had a difficult time addressing these nuisances due to the lack of specific regulations addressing adverse conditions for animals in the current Animal Maintenance section of the code, the absence of which ultimately negatively impacts animals; and

**WHEREAS**, many of the complaints that county staff have received do not rise to the level of criminal animal abuse, which would allow Animal Control to seize the animals, but do contain information suggesting that animals are being kept in irresponsible, substandard conditions; and

**WHEREAS**, these nuisances have manifested due to animal hoarding, unclean and unsanitary conditions, and a proliferation of barking; and produce, at the very least, unpleasant conditions for both surrounding neighbors and the animals themselves; and

**WHEREAS**, staff from the Sheriff's Office representing Animal Control, County Counsel, Code Enforcement, Building and Safety, Environmental Health and Planning met on several occasions and discussed the various cases of unsatisfactory animal keeping in the county; and

**WHEREAS**, staff from the Sheriff's Office representing animal control, County Counsel, Planning, the Farm Advisor, and a Planning Commissioner, representing youth agriculture programs, worked on various ideas to update the code to address these issues; and

**WHEREAS**, to address these ongoing issues, staff now proposes to amend ICC Section 18.78.310 pertaining to Animal Maintenance and ICC subsections 18.12.020 (D) and 18.12.040 (J) pertaining to the Open Space Zone to provide additional regulation regarding the keeping of animals in the county; and

**WHEREAS**, the Inyo County Planning Commission held a duly noticed public hearing to consider the proposal to update the Animal Maintenance Section and the Open Space District of the County Zoning Code with regard to consistency with the Inyo County Zoning Code, General

Plan, and the California Environmental Quality Act, and concurred with staff recommendations, and approved a resolution recommending approval by the Board of Supervisors; and

**WHEREAS**, the adoption of this ordinance is Exempt pursuant to CEQA Guidelines 15061(b)(3) the General Rule.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF INYO ORDAINS AS FOLLOWS:**

**SECTION I.** All recitals above are incorporated herein as findings.

**SECTION II.** Section 18.78.310 of the Inyo County Code is amended in its entirety to read as follows:

- A. The maintenance of animals in the one family residential (R-1), two family residential (R-2), and multiple residential (R-3) zones on lots of less than one-half acre are permitted as an accessory use subject to the following conditions:
1. Domestic pets such as dogs and cats are permitted.
  2. No animals of any kind shall be bred, raised, maintained or slaughtered for any commercial purpose.
  3. No large livestock or large farm animals, such as horses, mules, donkeys, cattle, shall be bred, raised, maintained or slaughtered for any purpose.
  4. Small livestock or small farm animals such as pigs, goats, sheep, pigeons, poultry and rabbits may be bred, raised or maintained for domestic, educational purposes, or youth agriculture programs, subject to the following restrictions:
    - a. Pigs, goats, sheep and similar animals shall not exceed two in number;
    - b. Pigeons, poultry, rabbits and similar animals shall not exceed twenty-five in number;
    - c. No structure or shelter for animals shall be located closer than five feet to any property line;
    - d. Maximum height of any structure or shelter for animals shall be fifteen feet.
  5. The breeding, raising, maintenance of animals allowed by subsection A of this section shall comply with all other state and county requirements and ordinances.

- B. The maintenance of animals in the one family residential (R-1), two family residential (R-2), and multiple residential (R-3) zones on lots of one-half acre or more, and in all other zones regardless of lot size, shall be permitted as an accessory use so long as such use complies with all other state and county requirements and ordinances.
- C. No structure or shelter including cages, pens and corrals for animals shall be located closer than five feet to any property line, and unless impeding stock water, access within ten feet of a stream if the area is vegetated, or thirty feet of a stream if it is not vegetated.
- D. No owner of any animal shall do any of the following:
1. Allow an animal to obstruct the reasonable and comfortable use of property in any neighborhood or community by chasing vehicles, molesting passersby, biting, barking, howling or making other noises.
  2. Permit unsanitary conditions to exist on the premises where such animal is kept which would cause odors, attract flies or vermin, or which would be otherwise injurious to the public health, offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property by members of the neighborhood or community or any considerable number of other persons.
  3. Maintain a dangerous animal in a manner that creates a significant threat to the public health, safety and welfare.

**SECTION III.** Subsection 18.12.020(D) of the Inyo County Code is amended in its entirety to read as follows:

Animal Hospitals except when the property is adjacent to or abuts residential zoned property.

**SECTION IV.** Subsection 18.12.040(J) is amended in its entirety to read as follows:

All kennels, and animal hospitals (when parcel is adjacent to residential zoned property).

**SECTION V.** Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to

whether any portion of this ordinance would be subsequently declared invalid or unconstitutional.

**SECTION VI.**        Effective date.

This Ordinance shall take effect and be in full force and effect thirty (30) days after its adoption. Before the expiration of fifteen (15) days from the adoption thereof, a summary of this Ordinance shall be published once in a newspaper of general circulation printed and published in the County of Inyo, State of California in accordance with Government Code Section 25124(b). The Clerk of the Board is hereby instructed and ordered to so publish a summary of this Ordinance together with the names of the Board voting for and against same.

**PASSED AND ADOPTED** this XXXX by the following vote of the Inyo County Board of Supervisors:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Chairperson

ATTEST:     Nate Greenberg  
                 Clerk to the Board

By: \_\_\_\_\_  
      Darcy Ellis, Assistant



Attachment

Strike out and unlined changes to Maintenance of Animals

**§ 18.78.310. Maintenance of animals.**

- A. The maintenance of animals in the one family residential (R-1), two family residential (R-2), and multiple residential (R-3) zones on lots of less than one-half acre are permitted as an accessory use subject to the following conditions:
1. Domestic pets such as dogs and cats are permitted.
  2. No animals of any kind shall be bred, raised, maintained or slaughtered for any commercial purpose.
  3. No large livestock or large farm animals, such as horses, mules, donkeys, cattle, shall be bred, raised, maintained or slaughtered for any purpose.
  4. Small livestock or small farm animals such as pigs, goats, sheep, pigeons, poultry and rabbits may be bred, raised or maintained for domestic, ~~or~~ educational purposes, or youth agriculture programs, subject to the following restrictions:
    - a. Pigs, goats, sheep and similar animals shall not exceed two in number;
    - b. Pigeons, poultry, rabbits and similar animals shall not exceed twenty-five in number;
    - c. No structure or shelter for animals shall be located closer than five feet to any property line;
    - d. Maximum height of any structure or shelter for animals shall be fifteen feet.
  5. The breeding, raising, maintenance of animals allowed by subsection A of this section shall comply with all other state and county requirements and ordinances.
- B. The maintenance of animals in the one family residential (R-1), two family residential (R-2), and multiple residential (R-3) zones on lots of one-half acre or more, and in all other zones regardless of lot size, shall be permitted as an accessory use so long as such use complies with all other state and county requirements and ordinances.
- C. No structure or shelter including cages, pens and corrals for animals shall be located closer than five feet to any property line, and unless impeding stock water, access within ten feet of a stream if the area is vegetated, or thirty feet of a stream if it is not vegetated.
- D. No owner of any animal shall do any of the following:
1. Allow an animal to obstruct the reasonable and comfortable use of property in any neighborhood or community by chasing vehicles, molesting passersby, biting, barking, howling or making other noises.
  2. Permit unsanitary conditions to exist on the premises where such animal is kept which would cause odors, attract flies or vermin, or which would be otherwise injurious to the public health, offensive to the senses, or an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life or property by members of the neighborhood or community or any considerable number of other persons.
  3. Maintain a dangerous animal in a manner that creates a significant threat to the public health, safety and welfare.

#### **18.12.020 – Principal Permitted Uses of the OS Zone:**

The following are the principal permitted uses of the OS zone:

- A. Single-family dwelling, including the use of a mobile home;
- B. Farms and ranches for orchards, vineyards, field and truck crops, nurseries, greenhouses, vegetables, flower gardening and other enterprises carried on in the general field of agriculture, including agricultural activities directly related to the farm or such as the repair and maintenance of farm and ranch equipment operated on the property; farm and ranch vehicles used on the property; and vehicles used to haul farm and ranch products produced on the property;
- C. Livestock ranches for raising, grazing, breeding, boarding or small animals except as otherwise provided for under Section 18.12.040;
- D. Animal hospitals ~~or kennels~~, except when the property is adjacent or abuts residential zoned property;
- E. Wildlife refuges; hunting and fishing preserves;
- F. Wilderness areas and wilderness uses. (Ord. 943 § 4, 1994)

#### **18.12.040 – Conditional Uses.**

The following are the conditional uses of the OS zone

- A. Public stables, roping arenas, riding academies, parks, campgrounds, private recreational clubs, pack stations, lodges, resorts, and other recreational activities involving development or large assemblages of people;
- B. Feed lot, dairies or commercial ranches for the raising of poultry, pigs, goats or rabbits when any of the foregoing are located on property adjacent to residential zoned property;
- C. Public and quasi-public buildings and uses of recreational, religious, cultural or public service nature, excluding exterior storage, repair yards and warehouses;
- D. Golf course;
- E. Farm labor or camp;
- F. Cemeteries, crematories, mausoleums and columbariums;
- G. Airports, landing fields and airstrips;
- H. Public and commercial refuse disposal sites;
- I. Mining and processing of natural resources, including borrow pits, subject to the provisions of the California Surface Mining Act;
- J. All kennels and animal hospitals (when parcel is adjacent to residential zoned property);
- K. Agriculturally oriented services, including those uses of land devoted to the provision of

buying, selling, processing, storing, packaging and otherwise directly serving functions associated with the production of local agricultural products, and including the operation, storage and maintenance of equipment and implements, and motor vehicles and trailers primarily used to transport local agricultural products and livestock. Manufacturing other than the primary cleaning, sorting, packaging or conversion of local agricultural products is prohibited;

- L. Second dwelling units, subject to the requirements and procedures set forth or referred to in Section 18.78.340;
- M. Informational kiosks and off-site directional signs complying with the provisions of Chapter 18.75 and subject to the provisions of Section 18.12.050.
- N. Commercial cannabis cultivation, which shall be three hundred feet from all parcel lot lines, and shall comply with otherwise applicable yard requirements.
- O. Non-volatile cannabis manufacturing pursuant to commercial cannabis license classification 6.
- P. Cannabis microbusinesses pursuant to commercial cannabis license classification 12 combining only some or all of those uses otherwise permitted by this section.
- Q. Hemp Cultivation. Industrial hemp cultivation shall be subject to odor, noise, pollen escape and visual resource mitigation requirements and shall be three hundred feet from all parcel lot lines.