

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 33 OF THE CHULA VISTA CITY CODE BY MODIFYING
SECTIONS 33.302, 33.501, 33.601, 33.901 AND 33.1201
RELATIVE TO KEEPING HORSES AND ESTABLISHING AN "E"
EQUESTRIAN MODIFYING DISTRICT

The City Council of the City of Chula Vista does hereby ordain
as follows:

SECTION I: That the following sections or portions of sections
of Chapter 33 of the Chula Vista City Code be, and the same are hereby
amended to read as follows: 33.302, 33.501, 33.601, 33.901 and 33.1201.
(Note: The provisions contained in this ordinance constitute only those
sections and/or portions of sections that have been amended and do not
set forth in full any section or subsections which remain unchanged.)

Sec. 33.302. Modifying Districts.

After "F" Floodway Modifying District

add:

"E" Equestrian Modifying District

Sec. 33.501 A - Agricultural Zone.

Subsection C. *Accessory Uses*, paragraph 5 to read as follows:

5. Private garages and parking areas subject to the provisions
of Section 33.901 B paragraphs 23 and 28.

Add new paragraph 8 to read as follows:

8. Stables and corrals subject to the provisions of Section
33.901 B paragraph 31.

Sec. 33.601. Modifying District; Defined.

Add after Subsection A, paragraph 4 (d), new paragraph 5 to
read as follows:

5. "E" *Equestrian Modifying District*. There is hereby
established a supplemental district designated as the "E"
Equestrian Modifying District, which may be attached to any
of the existing single family residential or agricultural
zones in the City of Chula Vista. Said district may be
formed or initiated by a petition signed by 66-2/3 per cent
of the property owners within the area proposed to be desig-
nated as an Equestrian Modifying District. Said petition
shall be submitted to the Planning Commission, which shall
proceed to hold public hearings in accordance with the
provisions of this Code for the rezoning of property. In
addition, the establishment of such a district may be
initiated by the Planning Commission or the City Council
and said district may from time to time have the boundaries
thereof adjusted in accordance with the changed conditions.

The "E" Equestrian Modifying District shall be subject to the following requirements and conditions.

(a) Minimum Size

A horse-keeping district should be generally twenty (20) acres or more in size and must be at least fifteen (15) acres in size including the area of all dedicated streets contained therein, and all lots or parcels of property contained within its boundaries shall be contiguous. The boundaries of said district shall be drawn so as to coincide as nearly as practicable with street alignments or other clearly discernible topographic features.

(b) Conditions Applicable to the Keeping of Horses in Equestrian Modifying Districts

Upon the establishment of such district, the following conditions shall apply:

- (1) The horse(s) must be maintained within an enclosure.
- (2) No stable or paddock shall be located within 15 feet of the owner's residence, nor closer than 50 feet from any neighbor's residence, school, church, or any other building used for human habitation on an adjoining lot.
- (3) Stable or paddock locations shall be submitted to the Planning Department for approval.
- (4) A maximum limit on the number of horses permitted on each lot may be established by the Planning Commission or City Council. (An advisory committee of horse owners may be formed to assist in establishing the maximum limit on the number of horses permitted on each lot in the district.)
- (5) If deemed necessary to protect adjoining lots not a part of the district, more stringent regulations may be imposed on the lots on the periphery of the district.
- (6) The Planning Commission may recommend and the City Council may require any additional conditions deemed necessary to protect the health, safety and welfare of all residents in the area.
- (7) The sanitary regulations as stated in the Animal Regulation Ordinance (Ordinance No. 774) shall be strictly enforced. The Director of Public Health may declare the violator(s) of this section as a public nuisance and subject the horse-keeping privilege to the abatement and/or penalty provisions as stated in the Animal Regulation Ordinance.
- (8) Any horse(s) presently being maintained in conformity with the regulations of either the City of Chula Vista or the County of San Diego on the effective date of this ordinance as applied to the property where said horses are being maintained may continue to be so maintained in accordance with said rules.

Sec. 33.901. Special Provisions Applying to Particular Uses.

Amend Subsection B, paragraph 31 to read as follows:

31. *Stables and Corrals.*

(a) The minimum lot area upon which one (1) or two (2) horses may be kept is 20,000 square feet. One additional horse may be kept for each 20,000 square feet over the minimum lot area of 20,000 square feet.

(b) The horse(s) must be maintained within an enclosure.

(c) A distance of 100 feet shall be maintained from the enclosure to any neighbor's residence, school, church, or any other building (excluding owner's) used for human habitation.

(d) A distance of 25 feet shall be maintained from the owner's residence to the enclosure.

(e) The horse enclosure must maintain all existing setbacks as stated in the applicable zone.

(f) Stables and corrals shall be located on the rear portion of the lot behind the residence.

(g) Any horse(s) presently being maintained in conformity with the regulations of either the City of Chula Vista or the County of San Diego on the effective date of this ordinance as applied to the property where said horses are being maintained may continue to be so maintained in accordance with said rules.

Sec. 33.1201. Changes and Amendments to the Comprehensive Ordinance and Classifications or Reclasification of Property.

Add new Subsection 5 to read as follows:


5. *Establishment and Attachment of Modifying Districts.* The procedure for the establishment or attachment of a Modifying District shall be the same as the zone change procedure and shall be subject to the conditions as required for said Modifying District (see Section 33.601).

SECTION II: This ordinance shall take effect and be in full force on the thirty-first day from and after its passage and approval.

Presented by

Approved as to form by


Bruce H. Warren, Director of Planning


George E. Lindberg, City Attorney

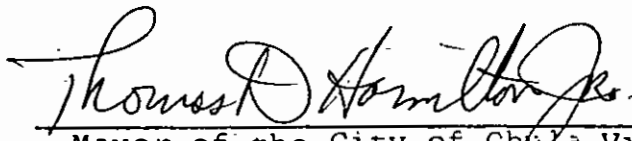
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ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, this 5th day of October, 1971, by the following vote, to-wit:

AYES: Councilmen Scott, Hobel, Hamilton, Hyde, Egdahl

NAYES: Councilmen None

ABSENT: Councilmen None



Mayor of the City of Chula Vista

ATTEST 
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, City Clerk of the City of Chula Vista, California, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of _____, and that the same has not been amended or repealed.

DATED: _____

City Clerk

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