

URBAN FARM ANIMALS (UFA) SUMMARY

May 24, 2018

The Urban Farm Animals (UFA) Ordinance (*County Code Chapter 82-50*) allows the keeping of farm animals in single-family and two-family residential areas in the unincorporated County as a permitted use. The Ordinance applies Countywide, except for certain parts of Bethel Island, Byron, Diablo, Discovery Bay, and Knightsen that are in the Urban Farm Animal Exclusion (UE) Combining District (*County Code Chapter 84-79*), which is a zoning overlay (UE zoning overlay) that is applied on top of the base residential zoning district.

FARM ANIMALS PERMITTED ON SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOTS

Residents on a lot without the UE zoning overlay in any single-family residential or two-family residential district, or a single-family residential lot in a P-1 planned unit district can keep the following farm animals (*County Code Sections 82-50.404, 82-50.406, 82-50.408*):

Farm Animal	Lot Size	Number Allowed
Female Domesticated Chicken (Hen)	1,000 sq. ft. or more	1 per 1,000 sq. ft. of lot area, up to 20 hens
Fowl (Hens, Ducks, Geese, Turkeys), Rabbits* and Other Grain-fed Rodents	20,000 sq. ft. or more	20 total farm animals
Honeybees	At least 6,000 sq. ft.	4 beehives
	At least 20,000 sq. ft.	6 beehives
	40,000 sq. ft. or more	8 beehives
Honeybees (Nucleus Hives)	At least 6,000 sq. ft.	1 nucleus hive per 1 regular beehive
Livestock	40,000 sq. ft. or more	2 per 40,000 sq. ft. of lot area

*Rabbits may be kept as pets on lots less than 20,000 sq. ft.

MAXIMUM HEIGHT OF SMALL ANIMAL AND BEEHIVE STRUCTURES

The UFA Ordinance sets a **maximum height of 12 feet** for small animal structures (e.g., chicken coops) and beehive structures (*County Code Sections 82-50.404, 82-50.406*).

MINIMUM DISTANCES FROM PROPERTY LINES – SMALL ANIMAL AND BEEHIVE STRUCTURES

The UFA Ordinance sets minimum distances from property lines for small animal structures (e.g., chicken coops, rabbit hutches) and beehive structures (*County Code Sections 82-50.404, 82-50.406*):

Average Lot Width	Minimum Distance From		
	Front Property Line	Side Property Line	Rear Property Line
Less than 80 feet	50 feet/animal structures and beehives	10 feet/animal structures 15 feet/beehives**	10 feet/animal structures 15 feet/beehives**
80 feet or more, but less than 120 feet	50 feet/animal structures and beehives	25 feet/animal structures and beehives	25 feet/animal structures and beehives
120 feet or more	60 feet/animal structures and beehives	40 feet/animal structures and beehives	40 feet/animal structures and beehives

**If the beehive structure is located less than 25 feet from any property line, the structure must be enclosed by a six-foot tall solid barrier located 10 feet or less from the structure in all directions.

MINIMUM DISTANCES FROM PROPERTY LINES – LIVESTOCK STRUCTURES AND ENCLOSED AREAS

The UFA Ordinance sets minimum distances from property lines for livestock structures (e.g., barns, stables) and enclosed livestock areas (e.g., fenced pastures) (*County Code Section 82-50.408*):

Average Lot Width	Minimum Distance From		
	Front Property Line	Side Property Line	Rear Property Line
Any width	100 feet/animal structures	50 feet/animal structures	50 feet/animal structures
Any width	10 feet/enclosed areas	10 feet/enclosed areas	10 feet/enclosed areas

ADDITIONAL BEEKEEPING REQUIREMENTS

The UFA Ordinance sets the following additional beekeeping requirements (*County Code Section 82-50.406*):

- (1) An apiary must be registered and identified in accordance with Article 4 of Chapter 1 of Division 13 of the Food and Agricultural Code (FAC). *The FAC requires annual registration of an apiary with the County Agricultural Commissioner.*
- (2) A fresh water source for bees must be provided at all times on a lot on which an apiary is located.

UE ZONING OVERLAY IN BETHEL ISLAND, BYRON, DIABLO, DISCOVERY BAY, AND KNIGHTSEN

The UE Combining District Ordinance sets forth the rules that apply to the following residential properties within the UE zoning overlay (*per County Code Chapter 84-79*) in the communities of Bethel Island, Byron, Diablo, Discovery Bay, and Knightsen.

Honeybees Prohibited. On all single-family and two-family lots in the UE zoning overlay, residents cannot keep honeybees (*County Code Section 84-79.404*).

Urban Farm Animals Prohibited in Smaller Residential Districts. On single-family and two-family lots with the UE zoning overlay in the R-6, R-7, R-10, R-12, R-15, and D-1 zoning districts, and on single-family residential lots in P-1 zoning districts, residents cannot keep any urban farm animals (*County Code Section 84-79.404*).

Except for Honeybees, Other Urban Farm Animals Allowed in Larger Residential Districts. On single-family residential lots in the R-20, R-40, R-65, or R-100 districts, residents cannot keep honeybees, but can keep other urban farm animals (*County Code Sections 84-79.402, 84-79.404*).

REGULATION OF ROOSTER KEEPING IN AGRICULTURAL ZONING DISTRICTS

The UFA Ordinance regulates rooster keeping on all agriculturally zoned lots in the unincorporated County (*County Code Articles 84-38.14, 84-40.14, 84-42.16, 84-80.14*).

2 Roosters Allowed on Agricultural Lots of 5 Acres or More. Residents on a lot of 5 acres or more in size in the A-2, A-3, A-4, A-20, A-40, and A-80 zoning districts can keep 2 roosters. No roosters are allowed on agricultural lots of less than 5 acres or on any lot in a non-agricultural zoning district.

Exceptions to the 2-Rooster Limit. Exceptions to the 2-rooster limit may be granted on a case-by-case basis to commercial poultry ranches, schools registered with the California Department of Education, youth agricultural projects (e.g., 4H and Future Farmers of America projects), and legitimate poultry hobbyists approved in writing by the Animal Services Director.