

PROPOSED ZONING TEXT AMENDMENT

Any changes proposed to the existing Zoning Ordinance are shown using a ~~striketrough~~ and double underline format, where text that is struck out is removed and text that is double underlined is added.

20.350.007 Animal Keeping

Animal keeping is allowed as an accessory use to a primary residential use, with the exception of beekeeping, noted in Section C below. To permit the keeping of animals and ensure that their presence does not create an undue burden on neighboring ~~residents~~ properties, the following standards apply:

A. Household Pets. Small domestic household pets such as cats, dogs, birds, fish and hamsters kept for non-commercial purposes is permitted.

B. Domestic Animals. Other animals may be kept as an accessory use to a primary single-unit detached dwelling subject to the following standards:

1. ***Lots of One-Half Acre or Less.*** The keeping of chicken, hens, rabbits, guinea pigs, or similar small animals, not exceeding a combined total of six (excluding the offspring thereof, up to the age of six months), may be kept for home enjoyment or consumption, subject to the provisions of other applicable laws. No hoofed animals or roosters are permitted, except up to two potbellied pigs are allowed as pets.
2. ***Lots Exceeding One-Half Acre.*** The keeping of more than six chickens, hens, rabbits, guinea pigs or similar small animals or keeping of roosters, hoofed animals, or other types of livestock is allowed with an approved Conditional Use Permit. Such animals must be housed in pens or buildings set back at least 35 feet from any lot line and 40 feet from any residence.

C. Beekeeping. Beekeeping is permitted in all zoning districts, subject to the following standards:

1. It shall be the duty of every person or entity on whose property bees are kept to adhere to good management practices and maintain bees, which include conducting regular inspections of hives for parasites, pests, diseases, inadequate nutrition, overcrowding, and inadequate ventilation, in a condition that will reasonably prevent disease, swarming, and aggressive behavior.

2. It shall be the responsibility of the person or entity on whose property the bees are kept to provide adequate water and a natural food source such as pollinator-friendly flowers, trees, and shrubs for foraging to prevent bees from swarming, or seeking food sources in neighboring lots, community open spaces, or water in swimming pools, birdbaths, ponds or other community bodies of water.
3. A maximum of two beehives per lot are permitted on a parcel of land less than 10,000 square feet.
4. A maximum of ~~four~~ six beehives per lot are permitted on a parcel of land with an area over 10,000 square feet.
5. In residential districts, beehives must be located in rear yards.
6. ~~Beehives are restricted to rear yards.~~ Beehives shall be adequately screened by trees, hedges, or fencing to minimize contact between bees, people, and animals.
7. ~~In order to ensure the appropriate height of the honeybee flight path:~~ In order to manage the direction and angle of the bee flyway from the entrance of hive, the following siting and orientation measures shall be implemented as applicable:
 - a. ~~The beehive entrance will be directed away from the neighboring property and situated behind a solid fence or hedge that is six feet in height running parallel to the property line; or~~
 - a. **Residential Districts.** The beehive shall be a minimum of 25 feet away from the property line. The beehive entrance will be directed away from the neighboring property and situated behind a flyway barrier such as a solid fence or hedge that is six feet in height running parallel to the property line.
 - b. ~~A beehive will be located a minimum of 25 feet away from the neighboring property line.~~
 - b. **Non-Residential Districts.** Hive stands shall be a minimum of 25 feet away from property lines, public seating areas, and pedestrian areas, and shall be screened by a flyaway barrier, such as lattice or dense vegetation. Hives located on a rooftop at least eight feet above grade do not require a flyway barrier.
8. **Registration.** Beekeeping registration is required prior to establishment of an apiary, as follows:
 - a. The applicant must submit and the Chief Planner must review plans demonstrating compliance with the standards of this section.

- b. The applicant must register the apiary with the San Mateo County Agricultural Commissioner to receive notification of pesticide applications, pursuant to Section 29101 of the California Food and Agricultural Code.
 - c. The applicant must submit plans and a signed statement showing and agreeing to compliance with all obligations imposed by this section and holding the City harmless if the owner does not so comply.
- 9. Nuisance.** Bees or hives shall be considered a public nuisance and subject to Chapter 20.580 <<https://ecode360.com/43454545>> (“Enforcement and Abatement Procedures”) when any of the following occurs:
- a. Colonies of bees exhibit defensive or objectionable behavior or interfere with the normal use of neighboring properties.
 - b. ~~Colonies of bees swarm.~~ The beekeeper fails to reasonably mitigate swarming or fails to retrieve a swarm.
 - c. Bees or hives do not conform to this section.
 - d. Hives become abandoned by resident bees or by the owner.