

FREQUENTLY ASKED QUESTIONS (ZONING AND LAND USE)

Does this zone change authorize any development, construction, or demolition on my property?

No. This change does not authorize or mandate any development, construction, or demolition on your property. This update is a change to the zoning and land use category assigned to the parcel as part of the East San Gabriel Valley Area Plan. No action is needed by the property owner to continue existing allowed uses.

Why is the County rezoning and changing the land use category on my property?

These proposed changes are part of the East San Gabriel Valley Area Plan. Most of the updates to the East San Gabriel Valley zoning map are administrative in nature, to bring the zoning and land use policy designation into conformance with one another and ensure compatibility of land uses. These proposed changes reflect the existing land use and/or land use intention.

Some select updates to the East San Gabriel Valley zoning map are intended to accommodate future housing needs mandated by State Housing Law and land uses proposed as part of the East San Gabriel Valley Area Plan. The resulting zoning and land use policy designation will be in conformance with one another and compatible with adjacent land uses.

What does the new zone and plan category allow and how will it affect my property?

For a complete list of permitted and conditionally permitted uses in your property's zone, please visit the web app on the [project map page](#) and refer to Title 22 – Planning and Zoning of the Los Angeles County Code, which is available online at <https://planning.lacounty.gov/county-code-and-interpretations/>. Please be advised that additional planning and zoning regulations may apply to your property, which may limit the type and intensity of uses permitted.

Does the zone change affect my property taxes?

No. Zone changes do not impact property taxes. Property taxes are impacted when property is purchased and sold, as well as when building permits are issued. For more information about when property taxes are reassessed in Los Angeles County, please visit <https://assessor.lacounty.gov/real-estate-toolkit/when-do-i-get-reassessed> .

Is there going to be a public hearing regarding these changes?

Yes. We anticipate initiating public hearings for these changes in August 2023.

Is there someone I can talk to about these changes?

For more information or to discuss the proposed zone changes, please contact the Community Studies East Section at commplan@planning.lacounty.gov or (213) 974-6425. Please specify your property's street address and the 10-digit Assessor's Parcel Number (APN).

Will a zone change impact animal keeping on my property?

Generally, no, a zone change from A-1 to R-A or R-1 will not impact animal keeping on your property. Residential zoning does not influence the keeping of animals as pets, including hooved animals like goats and horses subject to the appropriate provisions. (For a full list of animals allowed in residential zoning, see the link below.)

What does influence the amount and type of animals kept on a residential zone is the conditions of the lot, permitted animal keeping structures, and the setbacks from the residence. If the structures are permitted and the setbacks are honored, residential zoning will not influence the existing animal keeping uses. The keeping of hooved animals (excluding pigs and hogs) as pets is outlined in LA County’s Zoning Code [Section 22.140.070](#) (animal keeping for personal and/or noncommercial uses).

Zone	A-1	R-A	R-1
Zone Name	Light Agricultural	Residential Agricultural	Single-Family Residence
Minimum area required for keeping livestock as pets	15,000 SF per dwelling unit, not to exceed one animal per 5,000 SF of lot area.	15,000 SF per dwelling unit, not to exceed one animal per 5,000 SF of lot area.	15,000 SF per dwelling unit, not to exceed one animal per 5,000 SF of lot area.
Minimum Setback from Residences	Any structure used for housing any animal, including corrals and fencing, shall be established at least 35 feet from any residence.	Any structure used for housing any animal, including corrals and fencing, shall be established at least 35 feet from any residence.	Any structure used for housing any animal, including corrals and fencing, shall be established at least 35 feet from any residence.

I keep horses on my property, how will this change affect that?

The zone change from A-1 to R-A or R-1 would not affect the keeping of horses on your property for noncommercial personal purposes. The keeping of horses as pets is the same for A-1, R-A, and R-1 zones as outlined above (LA County’s Zoning Code [Section 22.140.070](#)).

What if I want to raise, breed, and train animals instead of keeping them for personal, noncommercial purpose?

In addition to the keeping of animals as pets or for personal use (which is allowed with the same standards in A-1, R-A and R-1 zones), the raising, breeding, and training of horses and other animals is allowed on A-1 lots of one acre or more. The raising, breeding, and training of animals is not allowed in residentially-zoned lots.

All buildings or structures used in conjunction with such animal raising, breeding, and training, is required to be setback not less than 50 feet from any street or highway or any habitable structure. Any lot used for grazing shall not be used in conjunction with any dairy, livestock feed yard, livestock sales yard, or commercial riding academy located on

the same property. No buildings, structures, pens, or corrals designed or intended to be used for the housing or concreted feeding of such animals may be used on the premises for grazing other than racks for supplementary feeding, troughs for watering, or incidental fencing. For more information, see LA County's Zoning Code [Section 22.140.080](#).

What is the difference between the A-1, R-A, and R-1 Zones?

The A-1, R-A, and R-1 zones allow for single-family homes and accessory dwelling units. Additional units and urban lot splits under SB9 are not permitted in A-1 zones. For more information on SB9, visit <https://planning.lacounty.gov/planning-permits/accessory-dwelling-units/>.

The keeping of animals as pets or for personal use is allowed with the same standards in A-1, R-A and R-1 zones. The raising, breeding, and training of horses and other animals is allowed on A-1 lots of one acre or more. The raising, breeding, and training of animals is not allowed in residentially-zoned lots.

I grow food...

Growing food for personal consumption is allowed in an A-1 R-A and R-1 zones. A-1, R-A, and R-1 zones allow for community gardens. Crops (including field, tree, bush, berry, and row), and plant nurseries (propagation of nursery stock only) area are allowed as a primary use in A-1 and R-A zones. R-1 zones allow for crops and plant nurseries (propagation of nursery stock only) with a Conditional Use Permit. Greenhouses are allowed as a primary use in A-1 zones, but not in R-A or R-1 zones.

Regarding the sale of food, produce stands, including products from community gardens, are allowed in A-1 zones but not in residential zones. Farmer's markets are allowed in A-1 R-A, and R-1 zones with a Minor Conditional Use Permit. Plant nurseries, including the propagation of nursery stock and retail sales, is allowed in A-1 zones with a Conditional Use Permit, but not R-A and R-1 zones.

I keep chickens...

The zone change to residential zones R-A or R-1 would not affect the keeping of chickens for personal uses. What does influence the amount and type of animals kept is the conditions of the lot, permitted animal keeping structures, and the setbacks from the residence. If the existing structures housing the chickens are permitted and the setbacks are honored, the new zoning will not influence the existing animal keeping uses. The keeping of chickens as pets is outlined in LA County's Zoning Code [Section 22.140.070](#) as animal keeping for personal and/or noncommercial uses.

Please note there is a special ordinance for roosters that regulates the amount of roosters based on the size of your lot in [Section 10.38](#) of the LA County Zoning Code.

I keep goats...

The zone change to residential zones R-A or R-1 would not affect the keeping of goats as pets. LA County's Zoning Code already allows for one goat for each 5,000 square feet of your lot. Keeping of goats as pets falls under LA County's Zoning Code definition of animal keeping for personal and/or noncommercial uses. The standards for goat keeping in residential R-A and R-1 zones is outlined in LA County's Zoning Code [Section 22.140.070](#).

I collect historic vehicles...

The zone change from A-1 to R-A or R-1 would not affect the collection of historic vehicles. The same standards for the collection of historic vehicles apply to the A-1, R-A, and R-1 zones as outlined in LA County's Zoning Code [Section 22.140.270](#).

I keep hogs and pigs in my yard...

The keeping of hogs and pigs is not permitted in the R-A or R-1 residential zones. However, if your hog or pig is a pygmy pig as defined in LA County Zoning Code [Section 10.08.205](#), keeping of this pygmy pig would be permitted in the R-A and R-1 zones as defined by [Section 22.140.270.C.3](#). A maximum of one pygmy pig is allowed per residence.

Are there different development standards for homes in each zone?

No. Development standards related to a single-family home are the same across all zones (A-1, R-A, and R-1). Maximum building height is 35 feet for all three zones. Required yard setbacks are 20 feet for the front yard, 5 feet for a corner lot side yard, 10 feet for a reversed corner lot side yard, 5 feet for an interior-facing side yard, and 15 feet for the backyard in all three zones.

I have a shipping container in my backyard.

The zone change from A-1 to R-A or R-1 would impact the keeping of a shipping container in your backyard since they are not permitted in residential zones permanently. However, a maximum of one shipping container may be approved as a temporary storage unit for construction equipment and building materials on site during construction as outlined in LA County Zoning Code Section 22.140.150.C.1.b through ministerial site plan review in R-A and R-1 residential zones.