



Planning Commission Meeting Staff Report

Meeting Date: June 17, 2025

Subject: Consideration to recommend the Wheatland City Council approve an Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland Planning Commission adopt the attached resolution recommending the Wheatland City Council adopt the ordinance amending Section 18.60.060 of the Wheatland Municipal Code relating to animals and animal shelters (see Attachment 1).

Discussion: On April 29, 2025, the Wheatland Planning Commission conducted a public hearing and adopted a resolution recommending that the City Council approve an ordinance amending Section 18.60.060 of the Wheatland Municipal Code relating to animals and animal shelters.

On May 27, 2025, the Wheatland City Council held a public hearing to consider the ordinance amending Section 18.60.060 of the Wheatland Municipal Code relating to animals and animal shelters. After discussion, the City Council recommended the required minimum setbacks from property lines be reduced from 15 feet to 10 feet, therefore requiring reconsideration from the Planning Commission.

A redline version showing the proposed change is provided below.

18.60.060 Animals and animal shelters.

Domestic animals may be kept as accessory to any residential use allowed in zones other than an agriculture-exclusive zone (Chapter 18.15) according to the following regulations:

- A. One large domestic animal, plus the animal's non-adult offspring, may be kept on any parcel of not less than one acre. One additional animal may be kept for each one-half acre by which the parcel exceeds one acre. Domestic animals that fall under the large size category are as follows: bovine, equine, llama, or like animals, regardless of size or age.
- B. Up to four medium-sized domestic animals, plus their non-adult offspring, may be kept on any parcel of not less than one acre. One additional animal may be kept for each ten thousand square feet of area by which the parcel exceeds one acre. Domestic animals that fall under the medium-size category are as follows: sheep, goats, swine, and like animals.
- C. Up to four dogs or domestic cats, or a combination of dogs and cats not exceeding four animals in total, may be kept on any parcel that is less than one acre in size. One additional animal may be kept for each ten thousand square feet of area by which the parcel exceeds one acre. Litters of puppies and kittens exceeding the four animal limit may be kept with the mother for a period not to exceed four months. This subsection (C) shall not apply to accessory uses in a residential estates district (Chapter 18.18), two-family residential district (Chapter 18.24) and multifamily residential-limited district (Chapter 18.27).

- D. Up to ten small domestic animals, plus their non-adult offspring, may be kept on any parcel of not less than ten thousand square feet. One additional animal may be kept for each five hundred square feet of area by which the parcel exceeds ten thousand square feet. Domestic animals that fall under the small-size category are as follows: rabbits, poultry, and like animals, regardless of size or age.
- E. Up to five ~~One~~ small domestic animals (as defined in subsection D, but excluding roosters, geese and peacocks) may be kept on any parcel of not less than six thousand square feet. All small domestic animals must be kept at a minimum of 10 feet from property lines.
- F. Domestic animals shall not be kept on a parcel in such a manner as to constitute a nuisance to neighboring properties.

CEQA Review: The Ordinance amending Section 18.60.060 – Animals and animal shelters – of the Wheatland Municipal Code is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, the Common-Sense exemption and Minor Alterations in Land Use Limitations (Section 15305).

Fiscal Impact: There is no fiscal impact associated with this recommended action.

Attachments:

1. Resolution
2. Exhibit A – Proposed Ordinance