

**Chapter 17.33**  
**ANIMAL REGULATIONS**

**Sections:**

- 17.33.010      Animals**  
**17.33.020      Number of Dogs and Cats Permitted**  
**17.33.030      Fruita Animal Restrictions by Zone District**

**17.33.010 ANIMALS.** Notwithstanding any other provision of the Fruita Municipal Code to the contrary, and with the exception of duly permitted zoos or circuses, no person shall own, possess, harbor, maintain or keep household animals, agricultural animals, exotic animals, or other animals that become a neighborhood nuisance because of noise, odor, or a threat to the health and safety of surrounding residences, and commercial and industrial establishments. A nuisance, for the purpose of this Section, shall be defined as a property for which the City receives three (3) or more animal complaints supported by competent evidence in a one (1) month period of time and which establishes a continuous neighborhood problem of noise, odor or a threat to safety.

**17.33.020 NUMBER OF DOGS AND CATS PERMITTED.** The total number of dogs and cats on a single parcel shall not exceed four (4). Puppies and kittens of up to three (3) months in age shall be allowed to exceed this number.

**17.33.030 FRUITA ANIMAL RESTRICTIONS BY ZONE DISTRICT.** The following restrictions by zone apply to all animals which are kept as an accessory use to the main use of the property. See Section 17.07.060(F) for allowed uses, such as kennels, veterinary clinics, agricultural land uses, and others where the keeping of animals is part of the primary use of the property.

Animal densities refer to any combination of a particular category which add up to the total number allowed in each zone; e.g. two (2) dogs and two (2) cats, or one (1) dog and three (3) cats, or four (4) dogs, etc. are allowed for a dwelling unit in the Community Residential zone. (See also Fruita Municipal Code Section 6.04.010, et seq.)

Animal densities calculated by animals per dwelling unit permitted cumulatively; e.g. four (4) dogs, two (2) rabbits, and one (1) snake are allowed per dwelling unit in the Community Residential zone.

Animal densities calculated by animals per acre are not permitted cumulatively; e.g. two (2) horses and sixteen (16) goats would not be permitted on a two (2) acre lot in a Rural Estate zone but one (1) horse and eight (8) goats or two (2) horses and no goats would be permitted.

<p style="text-align: center;"><u>ZONE</u></p> 			
<p style="text-align: center;"><u>ANIMAL CATEGORY</u></p> 	<p style="text-align: center;"><u>Agricultural Residential, Rural Residential, Rural Estate, Monument Preservation, Community Services and Recreational &amp; River Corridor</u> (AR, RR, RE, MP, CSR &amp; RC)</p>	<p style="text-align: center;"><u>Community Residential, Large Lot Residential, Community Mixed Use, Downtown Mixed Use &amp; South Fruita Residential</u> (CR, LLR, CMU, DMU &amp; SFR)</p>	<p style="text-align: center;"><u>Tourist Commercial, General Commercial &amp; Limited Industrial and Research and Development</u> (TC, GC &amp; LIRD)</p>
Cats, dogs	4 per dwelling unit no limit on kittens & puppies up to 3 months old	4 per dwelling unit no limit on kittens & puppies up to 3 months old	4 per dwelling unit no limit on kittens & puppies up to 3 months old
Horses, cows, llamas, mules, buffalo, ostrich, emus	No limit except on parcels of land less than 10 acres, then 1 per acre	Conditional Use Permit required, then 1 per acre	Conditional Use Permit required except on parcels of 35 acres or more in which case no limit
Goats, sheep, pigs, potbellied (miniature) pigs, miniature horses	No limit except on parcels of land less than 10 acres, then 8 per acre	Conditional Use Permit required except on parcels of 35 acres or more in which case no limit	Conditional Use Permit required except on parcels of 35 acres or more in which case no limit
Chickens (excluding roosters)	No Limit	6 chickens per dwelling unit with a maximum of 12 chickens per lot. More than these numbers require a Conditional Use Permit for parcels of land less than 35 acres in size.	6 chickens per dwelling unit with a maximum of 12 chickens per lot. More than these numbers require a Conditional Use Permit for parcels of land less than 35 acres in size.
Ducks, turkeys, pigeons, small birds (except chickens and roosters)	No limit	Conditional Use Permit required except on parcels of 35 acres or more in which case no limit	Conditional Use Permit required except on parcels of 35 acres or more in which case no limit
Rabbits, chinchillas, small animals	No limit	4 per dwelling unit except on parcels of 35 acres or more in which case no limit	4 per dwelling unit except on parcels of 35 acres or more in which case no limit
Non-domestic exotic animals, birds, reptiles <sup>1</sup>	4 per dwelling unit: must be kept indoors	4 per dwelling unit: must be kept indoors	4 per dwelling unit: must be kept indoors

<sup>1</sup> Notwithstanding this section, it shall be unlawful for any person to own, possess, or harbor any of the animals described in Section 6.18.010 of the Municipal Code.