

LAND USE REGULATIONS

Riding Horses – Boarding Stable

Riding Academy - Riding Stable

Updated: 2/11/2009

Did You Know?

The Larimer County Land Use Code includes regulations for riding horses, horse boarding stables, riding academies, and riding stables.

• Riding Horses

Section 4.3.10.H of the Land Use Code defines riding horses as an *accessory use*.

Riding horses for the use of the occupants of the lot and their guests is allowed in all zoning districts that allow single-family dwellings – provided the number of horses does not exceed one horse per ½ acre.

- Classified as an 'accessory use'.
- Horses are allowed in all zoning districts that allow single family dwellings (see chart on back page).
- Property must have enough acreage to keep no more than one (1) horse per half acre.
- In addition to the horses you own, you may board up to four (4) horses, without having to obtain County approval.

• Boarding Stable

Section 4.3.1.G of the Land Use Code defines a boarding stable as an *agricultural use*.

A boarding stable is a facility for the care and feeding of more than four (4) horses for a fee.

- Classified as an 'agricultural use'.
- Boarding more than four (4) horses requires County approval.
- Special Review approval is required (see chart on back page for appropriate zoning).
- Special Review approval addresses, in part, potential impacts on adjacent property owners and neighborhoods.
- May require Site Plan approval.



• Riding Academy

Section 4.3.5.D of the Land Use Code defines a riding academy as a *recreational use*.

A riding academy is a facility for the care and/or boarding of horses where instruction in riding, jumping and showing is offered.

- Classified as a 'recreational use'.
- Boarding more than four (4) horses requires County approval.
- Requires Special Review or Special Exception approval by Board of County Commissioners (see chart on back page).
- May require Site Plan approval.

• Riding Stable

Section 4.3.5.C of the Land Use Code defines a riding stable as a *recreational use*.

A riding stable is a facility where horses are harbored and the general public may, for a fee, hire horses for riding.

A riding stable in the T-Tourist zoning district must locate all buildings, corrals, and storage areas for odor and dust-producing substances at least 250 feet from the centerline of all rights-of-way and at least 200 feet from all property lines.

- Classified as a 'recreational use'.
- Requires Special Review or Special Exception approval by Board of County Commissioners (see chart on back page).
- May require Site Plan approval.

Land Use Procedures

Special Review (SR) Application

- Only those uses designated as **Special Review** uses in your zoning district may be approved through this process. (refer to chart)
- All applications for Special Review require a Pre-Application Conference, Sketch Plan Review (\$800), a Neighborhood Meeting, and a public hearing application (\$1500) which includes Planning Commission and County Commissioner public hearings.
- The Board of County Commissioners may approve a **Special Review** request if the applicant can demonstrate that the proposed use complies with review criteria in subsections 4.5.3 of the Land Use Code and applicable Section 8 Standards for all Development.
- The County Commissioners may impose conditions on the proposed use to limit or address potential negative impacts on the environment, surrounding properties, utilities and County facilities and services.
- Site plan review and construction permits may follow Special Review approval.

Nonconforming (grandfathered) Uses

- County regulations requiring Special Review approval for a Boarding Stable or Riding Academy were adopted February 16, 1988. County Regulations for a Riding Stable were adopted July 22, 1981.
- A nonconforming use is an existing use that does not comply with the requirements of this code but did conform to all applicable regulations in effect at the time the use commenced. If a nonconforming use is discontinued for more than 12 consecutive months, the use may not be reestablished without County approval.
- Contact the Larimer County Planning Department (970-498-7683) for assistance in determining if a use is considered nonconforming (grandfathered) as well as County rules for nonconforming uses.

LAND USE

	Riding Horses	Boarding Stable	Riding Academy	Riding Stable
Zoning District				
A-Accommodation	*	N/A	N/A	N/A
AP-Airport	*	SR	SR	N/A
B-Business	N/A	N/A	N/A	N/A
C-Commercial	N/A	N/A	N/A	N/A
E-Estate	*	N/A	N/A	N/A
E1-Estate	*	N/A	N/A	N/A
FA - Farming	*	SR	SR	N/A
FA1- Farming	*	SR	SR	N/A
FO- Forestry	*	SR	SR	N/A
FO1-Forestry	*	SR	SR	N/A
I1-Heavy Industrial	N/A	N/A	N/A	N/A
I-Industrial	N/A	N/A	N/A	N/A
M- Multi-family	*	N/A	N/A	N/A
M1-Multi-family	*	N/A	N/A	N/A
O-Open	*	SR	SR	N/A
R-Residential	*	N/A	N/A	N/A
R1-Residential	*	N/A	N/A	N/A
R2-Residential	*	N/A	N/A	N/A
R3-Residential	*	N/A	N/A	N/A
RE-Rural Estate	*	SR	SR	N/A
RE1-Rural Estate	*	N/A	N/A	N/A
T-Tourist	*	N/A	N/A	SR

* Riding horses is an accessory use (in all zoning districts that allow single family dwellings) and does not require County Commissioners' approval.
 N/A – not allowed.
 SR – Special Review

Site Plan Review

PLEASE NOTE: Applications for **Special Review** may also require **Site Plan Review** approval. In some instances, **Site Plan Review** may run concurrent with a **Special Review** application.

Site Plan Review addresses site specific issues relating to access, parking, and drainage associated with a **Special Review** and any conditions of approval imposed by County Commissioners.

Questions about your zoning or an existing use?

Contact the Planning Department
 200 W. Oak Street - 3rd Floor
 Fort Collins, CO 80521
 970-498-7683