

LAND USE REGULATIONS

Equestrian Operations

Did You Know?

The Larimer County recently adopted new regulations for equestrian businesses?

Equestrian Operation:

Section 4.3.1.G of the Land Use Code defines an

Equestrian Operation as:

A facility or place used for horse boarding (including equestrian pasture boarding) and/or equestrian activities for a fee, and/or for an exchange of goods or services.

Activities associated with an Equestrian Operation may include but are not limited to: on or off-site advertisement of the operation, a website describing services available from the operation, and/or incorporating or filing taxes as a business. Uses specifically excluded from equestrian operations are horse rescue, and horse breeding farms.

Land Use Procedures:

Equestrian Operations are allowed by Public Site Plan Review, Minor Special Review and Special Review as detailed in the formula and chart below:

Criteria	Number		Factor		Sub-total
Maximum number of horses boarded or kept for training (at any time)		X	1.0	=	
Maximum number of weekly equestrian trainee visits in excess of 15		X	0.5	=	
*Points associated with the size of the property the business occupies		X	1.0	=	
**Total Points					
*Size of the Property		Points			
Less than 5 acres		10			
At least 5 acres but less than 10 acres		8			
At least 10 acres but less than 35 acres		5			
35 acres or more		0			
For each additional 35 acres subtract 2 points		-2			
**Total Points	Use allowed as follows:				
25.0 or less	Public Site Plan Review and approval required unless total number of horses resident on the property exceed 1 per ½ acre.				
25.5 - 35.0	Minor Special Review and approval required.				
35.5 or more	Special Review and approval required.				
Accessory Horse Keeping - Some equestrian uses may be Accessory Horse Keeping and are not considered to be Equestrian Operations in this chart. Please see Section 4.3.10.I of the Land Use Code.					



Definitions:

Boarded horse.

A horse that is kept for a fee, and/or an exchange of goods or services, and/or cared for by a party or entity other than its owner or lessee. A horse owned by the equestrian operation that is leased to another party but kept and/or cared for by the equestrian operation is considered to be a boarded horse.

Equestrian operation.

A facility or place used for horse boarding (including equestrian pasture boarding) and/or equestrian activities for a fee, and/or for an exchange of goods or services. Uses specifically excluded from equestrian operations are horse rescue, and horse breeding farms.

Equestrian trainee visit.

Each visit of an individual trainee to an equestrian operation to receive training such as a riding lesson or to attend an educational class that is offered for a fee and/or for an exchange of goods or services. If the trainee is participating in a non-profit organization event or boards his/her horse at the equestrian operation, his/her visits for lessons do not constitute an equestrian trainee visit.

Equestrian pasture boarding.

Leasing or use of pasture for a fee and/or for an exchange of goods or services for the purposes of horse grazing, recreation, and turn-out where the same pasture area is made available to 2 or more horse owners.

Horse.

Any domesticated, equine mammal, including mules and burros.

Horse boarding.

The activity of keeping and/or caring for boarded horses.



Standards for Equestrian Operations:

2. The following standards apply to **all Equestrian Operations**:

- a. If the number of horses on the property exceeds one horse per one-half acre, Minor Special Review approval is required unless the chart and formula indicate that Special Review approval is required.
- b. A single-family dwelling is allowed as an accessory building.
- c. Best Management Practices. Equestrian operations shall utilize appropriate best management practices to address potential environmental and compatibility impacts of their operation. Applicants shall prepare a Resource Stewardship Plan that outlines the best management practices to be implemented for the following issues or topics, as applicable: management of water quality, storm water, soil erosion, manure, dust, pasture vegetation, pests, wildlife, and weeds.
- d. Outdoor storage of horse trailers is allowed as part of an approved equestrian operation.
 1. Only those trailers that are for use by owners of the property, people associated with the operation, and/or boarded horses may be stored. General trailer storage is not allowed.
 2. No more than one trailer per horse residing on the property is allowed.
 3. All horse trailers shall be currently licensed and operable.

3. The following additional standards apply to **Equestrian Operations subject to Public Site Plan Review**:

- a. Noise, fumes, dust, odors, vibration or light generated as a result of the equestrian operation will, at the property line, be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort or outdoor recreation of an individual of ordinary sensitivity and habits.
- b. The routine hours of operation open to the public are limited to the hours between 6:00 am and 10:00 p.m.
- c. Lights and amplified noise devices associated with outdoor arenas must be turned off by 9:00 p.m. if the arena is located within 250' of a neighboring residence.

Zoning districts:

Equestrian Operations are allowed in the following zoning districts:

- 4.1.1. FA-Farming,
- 4.1.2., FA-1 Farming,
- 4.1.3. FO-Forestry,
- 4.1.4. FO-1 Forestry,
- 4.1.5. O-Open,
- 4.1.8. RE-Rural Estate, and
- 4.1.21. AP-Airport.

Accessory Horsekeeping:

The keeping of boarded horses as a customary, incidental, and accessory use to a farm, ranch or single-family dwelling unit.

Some equestrian uses may be Accessory Horse Keeping and are not considered to be Equestrian Operations. Please see Section 4.3.10.I of the Land Use Code.

Nonconforming (grandfathered) Uses

- County regulations requiring Special Review approval for a Boarding Stable or Riding Academy were adopted February 16, 1988, with a few exceptions. County regulations for Equestrian Operations were adopted July 19, 2010 with an effective date of September 7, 2010.
- 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.

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