



## New Horse Regulations Transition Program FAQs

- Q.** Who is eligible for the Transition Program?
- A.** Existing horse businesses in operation as of January 1, 2009 are eligible for the Transition Program. Existing businesses may seek approvals for the maximum size at which they operated between January 1, 2009 and July 19, 2010.
- Q.** What does the Transition Program involve?
- A.** The program offers an 'abbreviated' Larimer County review process to 'legalize' existing equestrian operations that have not previously received County approval.
- Q.** What is the review process called?
- A.** Public Site Plan Review is the name of the land use review process used for equestrian operations that apply during the one-year Transition Program.
- Q.** What is the application fee for Public Site Plan Review?
- A.** During the Transition Program, the application fee is \$150, which is 50% of the standard \$300 fee for Public Site Plan Review. **During the Transition Program, no Transportation Capital Expansion Fees will be assessed for traffic generated historically by the existing use.**
- Q.** How long will the Public Site Plan Review take during the Transition Program?
- A.** Within 8 weeks of receiving a complete application, the Planning Director will either:
1. Approve the application, with or without conditions.
  2. Schedule a public hearing with the Board of County Commissioners if issues are unresolved or application includes an appeal.
  3. Deny the Public Site Plan application, due to an inability to comply with the land use code and/or resolve referral agency or neighbor concerns.
- Q.** Can new equestrian operations use Transition Program?
- A.** No. New equestrian operations, that started after January 1, 2009 will be reviewed using the review process adopted with the County's newly revised horse regulations.

## Public Site Plan Review\* (as modified for the Transition Program)

1. **Pre-application meeting with County Planning staff**  
The applicant receives a list of documents required to submit a Public Site Plan Review application.
2. **Formal application submitted to Planning Dept**  
The applicant submits a complete application packet, including application fee and Resource Stewardship Plan.
3. **Site plan is referred to agencies for review**  
The county sends application to referral agencies (county departments, utilities, fire district, water district, etc), agencies have 21 days to send comments to the planner and the applicant.
4. **Neighbor notification**  
Property owners in the vicinity of the equestrian operation receive notification from the county with instructions on how to contact the Planning Department with comments.
5. **County site visit**  
County staff reviewing the application will conduct a 'public safety overview' of the site, including road access, drainage and manure handling.
6. **Resolve concerns**  
The applicant will work with neighbors or review agencies to resolve (mitigate) concerns and agree to a solution. If a neighbor or review agency and the applicant are unable to agree on a solution, the Planning Director may schedule a public hearing to allow the Board of County Commissioners to make a determination.
7. **Planning director's written decision**  
The Planning Director makes a decision within 8 weeks of the applicant's submittal of a complete application. Decisions can be one of the following:
  1. Approve the application, with or without conditions.
  2. Schedule a public hearing with the Board of County Commissioners if issues are unresolved or application includes an appeal.
  3. Deny the Public Site Plan application, due to an inability to comply with the land use code and/or resolve referral agency or neighbor concerns.
8. **Appeal of planning director's decision**  
The Planning Director's decision to deny the application may be appealed, by the applicant, in the form of a letter submitted to the planning department within 30 days of the decision. [Refer to Land Use Code sec 22. Appeals]



\*New horse regulations and land use code amendments pertaining to Public Site Plan Review [Land Use Code section 6.2] can be found online at [www.larimer.org/horses/](http://www.larimer.org/horses/)

## New Horse Regulations

[www.larimer.org/horses/](http://www.larimer.org/horses/)



## Transition Program

for existing

## Equestrian Businesses

September 7, 2010

~ thru ~

September 7, 2011



Planning Department

200 W. Oak Street  
3<sup>rd</sup> floor

Fort Collins, CO 80521

970-498-7683

# Glossary of Terms

## Accessory Horse Keeping

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

- Accessory horse keeping is a 'use by right'
- Allowed in the following zoning districts: FA/FA-1, FO/FO-1, O, RE, AP
- Total number of personal horses and boarded horses shall not exceed 1 horse per ½ acre
- Up to 15 weekly trainee visits on lots 10 acres or less
- Up to 4 boarded horses on lots 10 acres or less
- Lots larger than 10 acres, *for each additional 2½ acres of property:*
  - ~ either 1 additional horse may be boarded, or
  - ~ in lieu of a boarded horse 2 additional trainee visits may be provided in a week
- In no case shall the number of boarded horses exceed 20, nor shall the number of equestrian trainee visits, in a week, exceed 55

Refer to Land Use Code 4.3.10.1 for complete regulations

## Accessory Horse Keeping Certificate

Voluntary; property owners may choose to complete and sign a Registration Certificate for personal horses and horses that qualify as Accessory Horse Keeping. The Accessory Horse Keeping Registration Certificate helps to ensure a public record that will support the property owner in the event of a complaint.

## 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. 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.

# Glossary of Terms

## Equestrian Pasture Boarding

Leasing or use of pasture for a fee and/or 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.

## 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, offered for a fee and/or exchange of goods or services. If the trainee is participating in a non-profit organization's event or boards a horse at the equestrian operation, the visits for lessons do not constitute an equestrian trainee visit.

## Horse - Horse Boarding

Horse. Any domesticated, equine mammal, including mules and burros.

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

## Personal Horses

Horses for the use of the occupants of the lot and their guests, for purposes other than boarding or training. Personal horses are allowed in all zoning districts that allow single-family dwellings, provided the number of horses does not exceed one horse per one-half acre.

## Public Site Plan Review

A planning application and review process intended to address potential impacts of equestrian businesses on neighboring properties/uses in the vicinity. Public Site Plan Review considers location, design/layout, number of horses and other features of the business use.

## Resource Stewardship Plan

Management plan required for equestrian operations to document commitments and practices made by the equestrian operation that will ensure long term compatibility and land stewardship. A Resource Stewardship Plan may include best management practices for the management of water quality, storm water, soil erosion, manure, dust, pasture vegetation, pests, wildlife, and weeds.

## Riding Stable [only in T-Tourist zoning district]

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

# Overview of County Review Requirements

