



# WASHOE COUNTY EQUINE CODE ASSESSMENT REPORT

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## Introduction

The following assessment report analyzes Washoe County's current commercial equine business regulations and compares these existing regulations to several peer communities to identify similarities and differences. This assessment report also includes a summary of interviews with various State and regional partner agencies highlighting concerns and issues with the current regulations.

## Assessment Report Format and Use

This assessment report includes an introduction, equine and urban agriculture regulation trends summary, and current Washoe County commercial stables regulations. The analysis of peer communities provides an overview of each community's commercial equine regulations, including definitions, commercial equine use standards and permitting requirements, dimensional limitations, and animal density limits.

This report is not intended to provide recommendations for changes to the Washoe County Development Code but rather to provide insight as to how the current regulations align with other peer communities. It is important to note that the analyzed communities included in this report do not constitute a comprehensive or exhaustive list. The selection of communities represents a cross-section of approaches to regulations pertaining to commercial equine uses, ranging from few regulations to detailed comprehensive regulations.

Each peer community analysis includes the following sections:

- **Relevance Highlight** – A short narrative detailing why this community was selected.
- **Definitions** – Definitions of uses and terms related to equine businesses.
- **Use Allowances** – A summary of the allowances for each of the commercial equine uses in the community, including permitting requirements and use-specific standards and limitations.
- **Commercial Development Standards and Exemptions** – A summary of landscaping and parking requirements for commercial uses, including allowances for exemptions and waivers for commercial equine uses. This section also includes a statement about how commercial equine uses are classified by the building department in each community.
- **Policy Summary** – A summary of the overall community policy for regulating commercial equine uses as compared to Washoe County's current regulations.
- **Tables** – Summary tables depicting selected relevant zone districts, use allowances for commercial equine uses, and use-specific standards, as applicable.

## Equine and Urban Agriculture Regulation Trends Summary

Nationwide, there is no standard for how commercial equine uses are defined or regulated, but within the planning profession, many communities are clarifying allowances for agricultural and agritourism uses, especially within unincorporated county areas. Allowing for accessory agricultural uses and supporting commercial agricultural and equine operations is especially prevalent in western communities with a history tied to ranching and agriculture. Urban agriculture allowances have also become more prevalent, usually to support continuation of active agricultural operations. The definition and scope of uses included in urban agriculture varies, with some urban areas limiting urban agriculture to community gardens and farm stores, to other more rural communities allowing for the keeping of a limited number of chickens, livestock, 4-H animals, and horses in some zone districts.

**Agritourism** includes any use that may be accessory to an active agricultural operation including roadside produce stands, guest/dude ranches, corn mazes, farm stays, ranch stays, educational classes, and tours.

## Current Washoe County Commercial Stables Regulations

### [Washoe County Development Code](#)

#### *Definitions*

Washoe County defines the following uses and terms related to commercial equine uses:

- **Agricultural.** Uses that primarily involve agricultural activities. This category includes all uses identified in Table 110.302.05.5, Agricultural, of this Code, such as crop production, animal production, slaughtering, produce sales, etc. This includes, but is not limited to, grazing, ranching and dairy farming.
- **Agricultural Buildings.** Buildings, corrals, coops, pens, stables, or structures used in conjunction with agricultural uses or as a shelter for livestock.
- **Commercial Stables.** The boarding or raising of three (3) or more horses but excludes horses used primarily for agricultural operations, which are classified under animal production. Typical uses include commercial stables, riding clubs, and riding instruction facilities.

#### *Use Allowances*

Horse keeping is only allowed in Washoe County districts under the use of commercial stables or livestock for agriculture or personal use. Commercial stables are allowed with a Special Use Permit in all Rural zones, as well as Low-Density Suburban, Tourist Commercial, and Parks and Recreation zones. Special Use Permits require a public hearing and approval by the Board of Adjustment. Horse keeping as livestock for agricultural or private use is allowed in all Rural zones as well as the Low-Density and Medium-Density Suburban zones.

The Warm Springs Area has different use allowances for horses than other areas of Washoe County. [Section 110.226.18 Equestrian Uses](#), allows for the boarding, keeping, or raising of up to three (3) horses, mules, donkeys, or ponies per acre as an accessory use to an established residential or agricultural use on the property (excluding horses used primarily for agricultural operations which are classified under animal production). This allowance also provides for riding instruction, roping practice, barrel racing practice, dressage practice and jumping practice of boarded horses. Additionally, the Warm Springs Area allows for commercial stables, boarding/keeping/raising more than three (3) horses per acre, and public and private equestrian facilities as Special Uses requiring Board of Adjustment approval. All commercial equine uses require a business license regardless of whether the use requires a public hearing.

#### *Commercial Development Standards and Exemptions*

Commercial uses in Washoe County are required to pave all parking and circulation areas and provide a minimum of twenty percent (20%) of the developed site as landscaped area. However, conversations with planning staff indicated that all Special Use Permit applications for commercial stables since 2017 have included a request to waive the requirement to pave parking and access areas and reduce the overall landscaping requirement. These applications are reviewed on a case-by-case basis and waivers or reductions are common and granted based on site- and use-specific characteristics.

#### *Key Agency Requirements*

A series of interviews was conducted with key agency partners and groups, including Washoe County Water Rights, Truckee Meadows Water Authority (TMWA), Washoe County Engineering, Washoe County Planning, Truckee Meadows Fire Protection District, Northern Nevada Public Health (NNPH), and State of Nevada Water Resources. The purpose of these interviews was to identify common requirements from agency partners for

the commercial equine uses and the purpose behind them. Generally, development requirements for commercial equine uses were related to appropriate mitigation of impacts, including source water protection, water rights, safe water supply, safe wastewater treatment/removal, manure management, use standards and threshold for public review, and appropriate life safety requirements to ensure occupants can safely exit a structure in case of emergency. Some requirements are defined in Nevada Revised Statutes (NRS) and other agency regulations. Where applicable, references and links to relevant NRS and other agency regulations are included, but these references do not constitute an exhaustive list of relevant statutes and regulations.

### Source Water Protection

Agency comments regarding source water protection and water pollution from commercial equine uses were generally related to potential nitrate contamination of groundwater from horse boarding facilities and storage of waste in proximity with high groundwater areas. Agency conversations identified that nitrate contamination issues from commercial equine uses have occurred in very close proximity—ten to fifteen feet (10' – 15')—between the use and the well, as well as when storage of manure is more than four hundred feet (400') away from the nearest production well depending on soils.

### Water Rights

Water rights are regulated by the State of Nevada Department of Water Resources and [NRS Chapter 533](#). The State of Nevada requires commercial equine uses to obtain a commercial water right permit with a specific request for the number of horses, fixtures, etc., to be included in the permit. A commercial water rights permit is required for all commercial uses.

The process for obtaining a commercial water rights permit is the same as that of a livestock permit, but lengthy due to statutory public notice and comment periods. Additionally, applicants are likely to have to purchase water rights for commercial equine uses and identify where the water right comes from. Water rights are typically transferred within a basin. There are noted areas within Washoe County where over-appropriation of a basin has resulted in challenges with acquiring water rights.

### Water and Wastewater Requirements

Businesses are required to allow customers to use their facilities or provide a restroom. Properties can at times have a residential septic as well as a commercial septic, but any septic that serves a business and its customers is required to be permitted as a commercial septic. Per NRS the State of Nevada has jurisdiction over all commercial septic systems. Northern Nevada Public Health (NNPH) ensures that any property that applies for a business license is required to obtain a permit for a commercial septic system through the State of Nevada Bureau of Water Pollution Control (BWPC). NNPH facilitates applications but does not accept or approve applications for commercial septic systems. In cases where a proposed commercial equine use is seeking to modify an existing use and/or residence, the septic system may be required to be modified to meet commercial system requirements, as determined by BWPC. Agency conversations noted that applicants have expressed a concern with the size of the commercial septic systems and their impacts on site planning. Applications for commercial septic systems are required to be submitted by a licensed engineer.

Per [NNPH Solid Waste Management Regulations](#), a commercial equine use may be required to obtain a permit for a public water system for the use, depending on the proposed number of employees, customers, lessons per week, special events, etc. This is based on the commercial entity being the provider of water for consumption to the public; EPA defines restrooms as consumption. Therefore, any commercial entity that is providing restrooms to the public has to be evaluated to determine if the population they are serving crosses the threshold for public water systems. NNPH determines if a proposed use meets the threshold to require a public water system and sends the application to the Bureau of State Drinking Water for concurrence to make

a final determination about whether there is a need for a public water system. There are tiers of public water systems with different operational and maintenance requirements. Most commercial equine uses that would be required to permit a public water system are a lower-tier system, but still are required to meet all of the legal requirements of a public water system as defined in [NRS 445A](#) and [NDEP Guidance for Areas Requiring Mitigation for Water and Sewer Separation](#). Applications for public water systems are required to be submitted by a licensed engineer.

All commercial equine uses are asked to provide a manure management plan as part of the permitting process. The manure management plan, as defined by [NNPH Solid Waste Management Regulations Section 030.156](#), is fairly straight-forward, requiring removal of manure every 7 days, or in a manner as otherwise outlined in the current Washoe County District Board of Health Regulations Governing Solid Waste Management or as approved by the Health Authority, so that it does not constitute a nuisance.

### **Air Quality**

In Washoe County, anything that disturbs over an acre of land requires a dust control permit. [NNPH Air Quality Management Regulations Section 040.030](#) requires dust to be controlled at all times during construction and development as well as during normal operations. In most cases, dust can be controlled with regular watering of the disturbed area. Agency conversations noted that air quality complaints are generally tied dust from to vehicle and trailer traffic on gravel or dirt roads and not necessarily due to equestrian activities in outdoor runs or arenas.

### **Use Standards and Threshold for Public Review**

In accordance with the definition of commercial stables, when there are three or more horses being boarded/raised for others, Washoe County currently processes commercial stables as Special Use Permits regardless of the number of proposed horses to be boarded and whether or not the application contains a riding arena. Additionally, all Special Use Permit applications for commercial stables since 2017 have included a request to modify parking and landscaping requirements. Specifically, waiver of the requirement to pave parking and access areas and reduce the overall landscaping requirement. Agency conversations highlighted an interest in possibly developing additional standards to mitigate the impact of commercial equine uses on neighboring properties and identifying additional thresholds for when a public hearing is required or not.

### **Fire Protection**

The Truckee Meadows Fire Protection District ensures project proposals meet minimum fire code requirements to reduce the likelihood of a fire starting, to ensure occupants can safely exit a building during an emergency, to protect emergency responders, and to limit damage to a structure due to fire or explosion. This includes development requirements such as automatic sprinkler systems, fire alarms, adequate egress, and other life-safety protection measures for all buildings and structures.



Table 1. Washoe County, Nevada Zone Districts

Washoe County, Nevada Zone Districts			
District Name	District Code	District Description	Min. Lot Size
Low Density Rural	LDR	The Low Density Rural (LDR) Regulatory Zone is designed to preserve areas where agriculture, grazing, and/or open space predominate. Single-family, detached dwellings are permitted on large lots; single-family dwellings may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per ten (10) acres.	8 acres
Medium Density Rural	MDR	The Medium Density Rural (MDR) Regulatory Zone is intended to preserve areas where agriculture, grazing and/or open space predominate. Single-family, detached residences in this area are generally on five (5) acre lots and have limited public services and facilities available. Multi-family residences are not appropriate, but single-family homes may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per five (5) acres.	4 acres
High Density Rural	HDR	The High Density Rural (HDR) Regulatory Zone is intended to preserve and create areas of single-family, detached dwellings in a semi-rural setting. Livestock grazing and agricultural activities are common secondary uses.	N/A
Low Density Suburban	LDS	The Low Density Suburban (LDS) Regulatory Zone is intended to create and preserve areas where single-family, detached homes on one (1) acre lots are predominant. Small neighborhood commercial uses may be permitted when they serve the needs of residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per one (1) acre.	35,000 sq. ft..
Medium Density Suburban	MDS	The Medium Density Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is single-family, detached units at three (3) units per one (1) acre. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is three (3) units per one (1) acre.	12, 00 sq. ft.
High Density Suburban	HDS	The High Density Suburban (HDS) Regulatory Zone is intended to create and preserve neighborhoods where the predominant housing type is single-family, detached units at seven (7) units per one (1) acre. Attached single-family units are also permitted at nine (9) units /acre, subject to special review. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is seven (7) units per one (1) acre for single-family detached; and nine (9) units per one (1) acre for attached single-family and mobile home parks.	5,000 sq. ft.

Washoe County, Nevada Zone Districts			
District Name	District Code	District Description	Min. Lot Size
Low Density Urban	LDU	The Low Density Urban (LDU) Regulatory Zone is intended to create and preserve areas where single-family dwellings (at ten (10) units per one (1) acre) and multi-family dwellings (at fourteen (14) units per one (1) acre) are located. Some commercial, professional, and civic uses may be permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is ten (10) units per one (1) acre for single-family; fourteen (14) units per one (1) acre for multi-family; and twelve (12) units per one (1) acre for mobile home parks. The minimum lot area in this regulatory zone is eight thousand (8,000) sq. ft., with two (2) dwelling units (attached) per lot.	3,700 sq. ft.
Medium Density Urban	MDU	The Medium Density Urban (MDU) Regulatory Zone creates and preserves areas where the predominant housing type is multi-family dwellings at twenty-one (21) units per one (1) acre. In Medium Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of the local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is twenty-one (21) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) sq. ft., with four (4) multi-family units per lot.	3,700 sq. ft.
High Density Urban	HDU	The High Density Urban (HDU) Regulatory Zone is intended to create and preserve areas where multi-family dwellings of forty-two (42) units per one (1) acre are predominant. In High Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is forty-two (42) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) sq. ft. with eight (8) multi-family units allowed per lot.	3,700 sq. ft.
General Commercial	GC	The General Commercial (GC) Regulatory Zone is intended to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and other compatible activities. Only limited gaming is allowed. Limited gaming is defined as an establishment which contains no more than fifteen (15) slot machines (and no other game or gaming device) where the operation of the slot machines is incidental to the primary business of the establishment.	10,000 sq. ft. unless the provisions of <a href="#">Section 110.106.25</a> are met

Washoe County, Nevada Zone Districts			Min. Lot Size
District Name	District Code	District Description	
Neighborhood Commercial/Office	NC	The Neighborhood Commercial/Office (NC) Regulatory Zone is intended to create and preserve areas for businesses and business parks containing professional, medical, educational, financial and insurance services, and supportive commercial activities having related and compatible functions. This category is also intended to provide a transition or buffer between other more intensive and less intensive uses or between major highways and adjacent residential uses. This regulatory zone is also intended to create and preserve areas for residential uses, including multi-family and neighborhood commercial uses that are complementary to surrounding residential communities. The area is to be developed in a low intensity, park-like setting.	10,000 sq. ft. unless the provisions of <a href="#">Section 110.106.25</a> are met
Tourist Commercial	TC	The Tourist Commercial (TC) Regulatory Zone is intended to create and preserve areas for commercial establishments that meet the needs of those employees who reside at the resort, transient residents or patrons of a resort, amusement or recreational area, and areas for gaming. Additionally, this category provides a location for ancillary retail activities such as restaurants and shopping.	10,000 sq. ft. unless the provisions of <a href="#">Section 110.106.25</a> are met
Industrial	I	The Industrial (I) Regulatory Zone is intended to create and preserve areas for high intensity activities such as manufacturing, warehousing, mining, and construction. The Industrial category is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses.	10,000 sq. ft. unless the provisions of <a href="#">Section 110.106.25</a> are met
Public/Semi-Public Facilities	PSP	The Public/Semi-Public Facilities (PSP) Regulatory Zone is intended for public or semi-public facilities such as schools, churches, fire stations, hospitals, civic and community buildings, and utility buildings and facilities. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs, but in both cases, a large number of people use the facility, and the use is essentially public in nature.	-
Parks and Recreation	PR	The Parks and Recreation (PR) Regulatory Zone is intended for parks, golf courses, ski resorts and other active and passive recreational areas. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs.	-
Open Space	OS	The Open Space (OS) Regulatory Zone is intended to create and protect areas of natural, cultural and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, wetlands, agricultural, or other land devoted exclusively to open-space uses that are owned, controlled, or leased by public or non-profit agencies. The Open Space Regulatory Zone may also be applied to common open space areas created through the common open space development process set forth in <a href="#">Article 408. Common Open Space Development</a> .	-

Washoe County, Nevada Zone Districts			
District Name	District Code	District Description	Min. Lot Size
General Rural	GR	The General Rural (GR) Regulatory Zone is intended to identify areas that are: (1) Remote and will have no or very low-density development (i.e. one (1) dwelling unit per forty (40) acres), (2) Remote but where unique developments may occur (e.g. destination resorts), (3) Suitable for more intensive resource extraction, including energy production, and (4) Suitable for large scale agricultural and/or grazing operations. This regulatory zone identifies areas that may have one or more of the following characteristics: (i) Floodplains. The parcel or area is within the 100-year floodplain identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) or other potential floodplain areas identified by the Washoe County Department of Public Works. (ii) Potential Wetlands. The parcel or area is within a "potential wetland area" as identified by the U.S. Army Corps of Engineers (COE) or other potential wetland areas identified by the Washoe County Department of Community Development and the Washoe County Department of Public Works. (iii) Slopes. The parcel or area has moderate slopes (between fifteen (15) and thirty percent (30%)) or steep slopes (thirty percent (30%) or steeper) based on the best available topographic information. (iv) Public Ownership. The parcel or area is under public ownership. (v) Remote Location Lacking Infrastructure. The parcel or area is in a remote location that does not have public infrastructure adjacent to or near the site. (vi) Agriculture and Grazing. The parcel or area is actively engaged in agricultural production or livestock grazing. (vii) Resource Extraction and Energy Production. The parcel or area is suitable for, or is currently engaged in, resource extraction related uses or energy production. (viii) Conservation of Natural Resources and Open Space. The parcel or area has unique natural resources, scenic quality, habitat value, or open spaces.	40 acres
General Rural Agriculture	GRA	The General Rural Agricultural (GRA) Regulatory Zone is intended to preserve areas where large-lot residential uses, open space, agricultural and grazing uses predominate. Mining, natural resource extraction, and other similar uses are not allowed in the GRA Regulatory Zone to avoid incompatibility with the desired large lot rural, agricultural character. Single-family dwellings and associated accessory uses located on lots forty (40) acres in size or larger, with limited public services and facilities, is the desired land use pattern in the GRA Regulatory Zone. The maximum number of primary dwelling units that may be located in the GRA Regulatory Zone is one (1) unit per forty (40) acres.	40 acres
<i>Source: <a href="#">Washoe County Development Code Section 110.106.15 Regulatory Zones</a></i>			

Table 2. Washoe County, Nevada Commercial Equine Use Allowances

<b>Washoe County, Nevada Commercial Equine Use Allowances</b>																		
<b>Key:</b> -- = Not allowed; A = Allowed; S2 = Board of Adjustment Special Use Permit																		
Use	Zone District																	
	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Commercial Stables	S2	S2	S2	S2	--	--	--	--	--	--	--	S2	--	--	S2	--	S2	S2
Livestock	A	A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	A	A

Source: [Washoe County Development Code Table 110.302.05.3 and Article 330](#)

Table 3. Washoe County, Nevada Commercial Equine Use-Specific Standards

<b>Washoe County, Nevada Commercial Equine Use-Specific Standards</b>	
Use	Use-Specific Standards
<b>Commercial Stables</b> <a href="#">(Section 110.304.25 Commercial Use Types)</a>	Commercial stables refer to the boarding or raising of three (3) or more horses but exclude horses used primarily for agricultural operations, which are classified under animal production. Typical uses include commercial stables, riding clubs, and riding instruction facilities.
<b>Livestock</b> <a href="#">(Section 110.330.20 Livestock)</a>	<p>Animals shall not be maintained on any parcel of less than one-half (0.5) acre.</p> <p>On parcels ranging in size from one-half (0.5) acre to less than thirty-five thousand (35,000) sq. ft. in size, two (2) adult livestock may be kept. Offspring of the permitted livestock may remain on the parcel until they reach twelve (12) months of age.</p> <p>On any parcel thirty-five thousand (35,000) sq. ft. or more in size, there shall be no restriction on the number of such animals kept, provided such animals are kept in compliance with all applicable provisions of Washoe County Code Chapter 55, Animals and Fowl; Washoe County District Health Department regulations; and not subject to Nevada Revised Statutes 574, Cruelty to Animals.</p>

## Analysis of Peer Communities

### Overview

Table 4 provides an overview of commercial equine regulations in peer communities. These communities were chosen to represent a broad range of approaches to regulating commercial equine uses in areas with a history of equine use and/or an urban population center. Each of the following communities are discussed in more depth in the following pages:

- Ada County, Idaho
- Boulder County, Colorado
- Larimer County, Colorado
- Laramie County, Wyoming
- Low Alamos County, New Mexico
- Maricopa County, Arizona
- Marion County, Florida
- New Castle County, Delaware
- Salt Lake County, Utah
- City of Nampa, Idaho

### General Policy Questions

The following are preliminary policy questions for Washoe County to consider when reviewing this report and the commercial equine use regulations for each community.

- Does Washoe County want to regulate the number of horses by zone district? Can this be enforced with current staffing levels?
- Is Washoe County interested in limiting the number of horses within some districts but not others or within certain areas (overlays) but not county-wide? Are there specific areas of the County where these uses should not be allowed but are currently?
- Does Washoe County want to define more commercial equine use types (small and large equestrian facilities, differentiate between riding arenas and boarding facilities, etc.)?
- Is Washoe County interested in defining additional standards for all commercial stables in the County to address groundwater contamination concerns?
- Should Washoe County have specific setbacks for commercial equine uses that are greater than other commercial uses?

Table 4. Overview of Commercial Equine Regulations in Peer Communities

County	State	Overview	Equine Uses	Zone District Allowances	Parking/Loading Surfacing Requirement	Min. Landscaping Requirements	Building Code Classification
Washoe	Nevada	Washoe County is the geography of interest for this report. It has a very limited equine code, with only two specified use allowances for horse keeping.	Commercial stables, livestock	allowed with a Special Use Permit in all Rural zones, as well as Low-Density Suburban, Tourist Commercial, and Parks and Recreation zones.	Paved parking and circulation	20%	Agricultural
Ada	Idaho	Ada County has experienced significant growth pressure along its city-county interfaces, resulting in conflicts between residential and agricultural uses. Ada County updated their land use code in 2022 and revised use standards pertaining to equestrian uses.	Animal boarding with outside runs; racetrack, vehicle, or animal; stable or riding arena; commercial	Boarding facilities require a conditional use permit in the rural, rural residential, and commercial districts. Racetracks and commercial riding arenas are only allowed as conditional uses in the more rural districts.	Compacted gravel for all parking and loading, agricultural uses exempt	Site-specific	Commercial
Boulder	Colorado	Boulder County's heritage is deeply rooted in cowboy culture, and its land use code accommodates horse keeping and equine activities. With a population size similar to that of Washoe County, Boulder County offers a code that is different from regulations in other communities due to its specific maximum allowances for horses based on zone districts using animal units /acre.	Equestrian center, intensive agricultural, open agricultural, livery or horse rental operation, accessory agricultural structure, accessory agricultural sales	Horse keeping is permitted for agri-business uses under special review in all districts. For recreational uses, horse keeping designated as "livery" is permitted in only the Forestry and Agriculture districts. Horse keeping is permitted as an accessory use in all districts, excluding the districts of Manufactured Home Park, Transitional, Business, and Commercial.	Use-specific	Use-specific	Commercial

County	State	Overview	Equine Uses	Zone District Allowances	Parking/Loading Surfacing Requirement	Min. Landscaping Requirements	Building Code Classification
Larimer	Colorado	Larimer County has experienced growth pressure along the fringes of the city boundaries, much of which includes equine uses. The County recently updated its land use and zoning regulations to address rural development, which won it the 2022 Colorado Planning Association General Planning Project Merit Award.	Equestrian operation (large and small), riding stable, horse keeping, personal horses and livestock	Most uses are allowed by right or with staff review in all rural residential districts. Large Equestrian Operations require two public hearings (PC and BCC) in all rural residential districts.	Asphalt or concrete paving for all parking and loading	10%-25%	Commercial
Laramie	Wyoming	Laramie County is smaller in population and size than Washoe County but is well known for its strong ranching and rodeo heritage. The County has experienced increased residential development pressure in the areas, impacting 1-10 acre lots with accessory equine uses for personal or business purposes.	Agricultural and commercial stables, arenas, show barns	Equine business uses are only permitted in three zone districts in Laramie County, one of which is an agricultural district. Both agricultural/residential districts allow commercial equine facilities with BCC approval.	Grading and all-weather surface paving for all parking and loading zones	20%	Commercial
Los Alamos	New Mexico	Los Alamos County is smaller than Washoe in population and size and is primarily suburban with some rural areas woven throughout the County. The County has some of the strictest regulations of analyzed communities.	Equestrian facilities, livestock husbandry and riding academies, arenas, stables	Equestrian facilities are the only permitted commercial use of horses. Riding academies/arenas/stables are permitted as accessory uses in the Active Open Space, Residential Agriculture, and General Commercial zones.	Grading and paving for all parking facilities	10%	Commercial



County	State	Overview	Equine Uses	Zone District Allowances	Parking/Loading Surfacing Requirement	Min. Landscaping Requirements	Building Code Classification
Maricopa	Arizona	Maricopa County is the largest growing county in the US and falls in the middle of the regulatory spectrum. It has some allowances for commercial boarding and riding areas by right and an allowance for Board of Supervisors approval.	Accessory public equestrian uses, horse corrals	Boarding of horses is allowed as a principal use and public equestrian facilities as an accessory use to single-family residences in all rural districts. In all rural districts, up to five (5) horses not owned by the property owner are permitted by right. If the proposed use includes more than five (5) horses not owned by the property owner, a Special Use Permit is required. Public riding and boarding stables may be permitted as a special use in any zone district with approval from the Board of Supervisors.	Grading and paving for all parking and pedestrian walkways	None	Commercial
Marion	Florida	Marion County is the Horse Capitol of the world and is similar to Washoe County in population size and density. The County has clear standards and little to no limitations where horses are permitted, accommodating regulations for horse keeping, and has built Equine Commercial Support Districts intended to provide commercial support to local equine centers.	Personal use and dude ranch, riding academy	Horse keeping is permitted in all agricultural districts and in the Rural Residential and Rural Estate districts. In a majority of residential and commercial business districts, horse keeping for sales operations or other commercial uses is not permitted. However, in the districts of Heavy Business and Rural Commercial and Rural Resort, dude ranches and riding academies are permitted. Equine Commercial Support Districts (ECSDs) may be allowed via planned unit developments.	Paving for all off-street parking	20%	Commercial

County	State	Overview	Equine Uses	Zone District Allowances	Parking/Loading Surfacing Requirement	Min. Landscaping Requirements	Building Code Classification
New Castle	Delaware	New Castle County is densely populated and has several suburban land designations. New Castle County has very accommodating regulations for horse keeping, especially for agriculture and accessory uses, but less flexible regulations for commercial uses.	Accessory, private stables; agriculture; commercial stables	Commercial stables are only allowed in the suburban zones and only by limited administrative review.	Paving for all parking, aiseways and access lanes	Zone-specific	Commercial
Salt Lake	Utah	Salt Lake County is primarily suburban, with pockets of rural areas woven throughout the region. The County's zoning regulations heavily accommodate personal and private horse keeping in most areas but permit limited commercial uses in only a few districts.	Agriculture, family food production, private use, raising and grazing, public stable, riding academy, rodeo grounds	Residential zone districts with larger minimum lot sizes allow horse keeping for personal use only. Public stables and riding academies are allowed as conditional uses in some agricultural zone districts.	Asphalt, portland cement or other binder paving for all off-street parking	Use-specific	Commercial
City of Nampa	Idaho	The City of Nampa is the most populous city in Canyon County, Idaho, with a population of just over 100,000 and has a different approach to regulating commercial equine uses than other analyzed communities.	Riding academy; riding stable, commercial; accessory animals, agricultural	Riding academies and commercial riding stable are only permitted in the agricultural and rural districts and a few commercial gateway districts with a conditional use permit. Commercial stables are also permitted in the heavy industrial district as a permitted use. Accessory agricultural animals are only allowed in the agricultural, rural, and industrial zone districts as permitted use.	Paving for all vehicle circulation and parking areas	15-foot landscape buffer along the street	Commercial

## Ada County, Idaho

### [Ada County Code Title 8 Zoning](#)

#### *Relevance Highlight*

Ada County, Idaho encompasses most of the Boise metropolitan area, including the cities of Boise, Eagle, and Meridian, and is well known in the western United States for horse breeding, ranch riding events, and equestrian uses. With a population of over 500,000 and growing, Ada County has experienced significant growth pressure along its city-county interfaces, resulting in conflicts between residential and agricultural uses. Ada County updated their land use code in 2022 and revised use standards pertaining to equestrian uses.

#### *Definitions*

[Section 8-1A-1 of the Ada County Code](#) defines the following uses and terms related to commercial equine uses:

- **Livestock.** Poultry or other birds, horses, cattle, dairy cattle, swine, sheep, llamas, goats, or other grazing animals, excluding any such animal kept as a "domestic pet" as herein defined.
- **Racetrack.** A structure, or portion thereof, used for racing vehicles or animals for recreation or profit and that may include accessory uses and structures normally associated with this activity.

#### *Use Allowances*

Ada County allows for three defined commercial equine uses: 1) boarding with outdoor runs, 2) racetrack, and 3) commercial stable/arena.

Boarding facilities are processed as conditional uses requiring a public hearing with the Planning Commission (PC) in the rural, rural residential, and commercial districts. Racetracks and commercial riding arenas are only allowed as conditional uses but are only allowed in the more rural districts.

Animal boarding facilities are required to provide a six hundred-foot (600') setback from property lines and a 24-hour attendant. Use-specific standards for racetracks primarily pertain to lighting and noise, and additional standards apply depending on whether the racetrack provides animal boarding or not.

Commercial stables and riding arenas have several additional standards, and specific criteria for when the use is considered a conditional use, rather than permitted by right. The criteria do not constitute maximum allowances, but rather identify thresholds for when additional public review is required (size of facility, open to the public, number of events, etc.). A minimum lot size of five (5) acres is required for all commercial stables and riding arenas, but there is no maximum number of horses in any zone district.

#### *Commercial Development Standards and Exemptions*

Ada County requires all parking and loading areas to be improved with a compacted gravel base, not less than four inches (4") thick, and surfaced with asphaltic concrete or some comparable all weather dustless material. The only exemption provided for this standard is for agricultural uses. Landscaping requirements are defined by specific site areas and tied to maximum lot coverage. Ada County allows for an increase in maximum lot coverage for commercial stables in the rural districts from five percent (5%) to twenty percent (20%).

Ada County does not have load or occupancy requirements specific to commercial equine facilities and all equine facilities that are open to the public and/or permitted as a commercial use are required to comply with the commercial building requirements detailed in the International Building Code.

### *Policy Summary*

Ada County is the only community analyzed that has specific regulations for racetracks. Setbacks for boarding facilities are larger than in other communities, and there is a requirement for a 24-hour attendant. Ada County's regulations are more defined and restrictive than Washoe County's regulations, and commercial equine uses in almost all cases require a public hearing.

Table 5. Ada County, Idaho Zone Districts

Ada County, Idaho Zone Districts					
District Name	District Code	District Description	Limitations	Min. Lot Size	Max Lot Coverage
Rural Preservation	RP	Permit the continued use of agricultural lands, rangelands, and wildlife management areas within the Boise front foothills (in areas designated as the foothills planning area in the Boise City Comprehensive Plan and the Ada County comprehensive plan). Limit development of hazardous areas including, but not limited to, fault lines, landslides, subsidence, shallow soils, steep slopes, unstable slopes, flooding, and seeps. Allow a limited number of uses with excessive space requirements or buffering needs on non-prime agricultural lands	Commercial stable or riding arena, which is proposed within rural base districts, shall be permitted an increase of the maximum coverage from five percent (5%) to twenty percent (20%).	40 acres	5%
Rural Residential	RR	Permit low-density residential uses that would provide a rural lifestyle, and that do not require excessive expansion of public services.		10 acres	5%
Rural-Urban Transition	RUT	Provide standards and regulations for the development of property within areas of city impact, consistent with the goals and policies of the applicable city comprehensive plan; Allow agriculture and rural residential uses to continue within areas of city impact until urban public facilities are extended; Provide standards and regulations that shall permit redevelopment of property to higher densities when urban public facilities are extended; and Limit new agricultural uses within the areas of city impact to those that shall not significantly impact nearby urbanizing areas with noise, odor, dust, or other nuisances normally related to more intensive farm uses, such as livestock confinement facilities with three hundred one (301) or more animal units. This article, however, shall in no way preclude the continued use of properties within these areas for agriculture.	-	5 acres	20%
Southwest Community Residential	RSW	Implement the Boise City Comprehensive Plan for the southwest planning area. After the effective date of this title, rezones to designate additional land "southwest community residential" shall not be approved; Allow agriculture and rural residential uses to continue within areas of city impact until urban public facilities are extended.	-	2.5 acres	10%
Estate Residential (R1) District, Low	R1/ R1M	R1 - One (1) dwelling unit per one (1) acre; R1M - One (1) dwelling unit per one (1) acre (Manufactured homes)	-	1 acre	20%

### Ada County, Idaho Zone Districts

District Name	District Code	District Description	Limitations	Min. Lot Size	Max Lot Coverage
Density Residential (R2) District, Medium Low Density Residential (R4) District, Medium Density Residential (R6) District, And Medium High Density Residential (R8) District	R2	R2 - Two (2) dwelling units per one (1) acre	-	16,000 sq. ft.	-
	R4	R4 - Four (4) dwelling units per one (1)acre	-	8,000 sq. ft.	-
	R6	R6 - Six (6) dwelling units per one (1)acre	-	6,000 sq. ft.	-
	R8/ R8M	R8 - Eight (8) dwelling units per one (1)acre; R8M - Eight (8) dwelling units per one (1)acre; (Manufactured homes)	-	5,000 sq. ft.	-
High Density Residential (R12) District and Very High Density Residential (R20) District	R12	R12 - Twelve (12) dwelling units per one (1)acre	-	3,500 sq. ft.	-
	R20	R20 - Twenty (20) dwelling units per one (1)acre	-	2,000 sq. ft.	-
Limited Office District	LO	The purpose of the LO district is to provide administrative, professional, and business office uses near residential base districts.	-	6,000 sq. ft.	50%
Neighborhood Commercial District	C1	The purpose of the C1 district is to establish commercial areas near residential areas that provide for the sale of limited merchandise and services required by the population primarily living within the immediate area.	See Table 6	6,000 sq. ft.	50%
Community Commercial District	C2	The purpose of the C2 district is to establish areas for community shopping and clustered commercial activities along arterial streets that provide for the sale of a full range of merchandise and services required of persons living within several neighborhood service areas, as well as a rural trade area.	See Table 6	6,000 sq. ft.	-
Regional Commercial District	C3	The purpose of the C3 district is to establish areas for large scale commercial structures located in close proximity to interstate or principal arterial roadways that serve the Treasure Valley region.	See Table 6	10,000 sq. ft.	50%

**Ada County, Idaho Zone Districts**

District Name	District Code	District Description	Limitations	Min. Lot Size	Max Lot Coverage
Technological-Industrial	TI	The purpose of the technological-industrial district is to provide an environment exclusively for, and conducive to, the development of technological industrial parks that support administrative facilities, research institutions and specialized manufacturing organizations, all of a non-nuisance type. Professional offices, financial institutions, and other similar uses may be appropriate when they provide services to the technological industrial park employees.	-	-	35%
Limited Industrial	M1	The purpose of the limited industrial district is to encourage light industrial development by providing and protecting an environment exclusively for such development, subject to standards that protect the nearby residential, commercial, agricultural, and public uses of property from hazards, noise, and other disturbances. Professional offices, financial institutions, and other similar uses may be appropriate when they provide services to the neighboring limited industrial businesses and/or employees.	-	-	80%
General Industrial	M2	The purpose of the general industrial district is to encourage heavy industrial development by providing and protecting an environment for such development, subject to standards that protect public health, safety, and welfare.	-	-	80%
Airport Industrial	M3	The purpose of the airport industrial district is to provide property for industrial uses that are compatible with the safe operation of the Boise air terminal (Gowen field). The airport industrial district is intended for non-noise sensitive manufacturing, industrial, and commercial uses.	-		80%

*Source: [Ada County Code Chapter 2 Base District Regulations](#)*

Table 6. Ada County, Idaho Commercial Equine Use Allowances

Ada County, Idaho Commercial Equine Use Allowances																			
KEY: P= Permitted by Right; C=Conditional Use (Hearing with the PC); Blank Cell = Prohibited use																			
Use	RP	RR	RUT	RSW	R1/ R1M	R2	R4	R6	R8/ R8M	R12	R20	LO	C1	C2	C3	T1	M1	M2	M3
Animal boarding with outside runs	C	C	C	C								C	P*	P*	P*		P		C
Racetrack, vehicle, or animal	C	C																	
Stable or riding arena, commercial	C	C	C																
* Principally permitted uses located outside of areas of city impact (~1 mile from city limits) will be processed as a conditional use.																			
Source: <a href="#">Ada County Code Chapter 2 Base District Regulations</a>																			



Table 7. Ada County, Idaho Commercial Equine Use-Specific Standards

<b>Ada County, Idaho Commercial Equine Use-Specific Standards</b>	
Use	Use-Specific Standards
<p>Animal boarding with runs  <a href="#">(Section 8-5-3-11)</a></p>	<p>A six-hundred-foot (600') separation shall be maintained between the area and structures where animals are housed and any property line.</p> <p>Outside runs for commercial kennels shall be operated only with an attendant present on the premises twenty-four (24) hours a day.</p> <p>Adequate fencing shall be provided to restrain animals from running at large. At a minimum, the animals shall be enclosed within a six-foot (6') fence or wall. Electronic fences shall not be used as the sole method of restraining animals. In residential districts, visual screening shall be required to buffer adjacent land uses.</p> <p>Five percent (5%) of the building floor area, excluding the kennel area, may be used for related retail sales.</p> <p>A grooming facility is allowed, but not to occupy more than thirty-five percent (35%) of the building floor area, excluding the kennel area. All horse trailers shall be currently licensed and operable.</p>
<p>Racetrack, vehicle, or animal  <a href="#">(Section 8-5-3-88)</a></p>	<p>If the racetrack provides animal boarding, such facilities shall be subject to the regulations of section 8-5-3-10, "Animal Boarding With Outside Runs". If the racetrack provides horse boarding, such facilities shall be subject to the regulations in section 8-5-3-108, "Stable Or Riding Arena, Commercial.</p> <p>All structures or outdoor activity areas shall be located a minimum of three hundred feet (300') from any property line. The use shall be located a minimum of one thousand feet (1,000') from any residential district.</p> <p>Any outdoor speaker system associated with the racetrack shall comply with the noise regulations of this code.</p> <p>Lighted facilities shall maintain a three hundred-foot (300') setback from any property line abutting a residential district and shall comply with the lighting standards. Setback requirements may be reduced at time of master site plan approval when conditions warrant a reduction. Possible conditions include, but are not limited to, building orientation, topography, distance to offsite improvements, and physical obstructions.</p> <p>Accessory retail uses including, but not limited to, retail shops and food or beverage service, may be allowed if designed to serve patrons of the facility only, and is approved by the Central district health department and the applicable fire authority.</p>

**Ada County, Idaho Commercial Equine Use-Specific Standards**

Use	Use-Specific Standards
<p>Stable or riding arena, commercial (<a href="#">Section 8-5-3-108</a>)</p>	<p>Any establishment that meets one or more of the following criteria shall be deemed a commercial use and shall require conditional use approval:</p> <ol style="list-style-type: none"> <li>1. The riding arena is open to the general public, a homeowners' association or a club.</li> <li>2. The riding arena is for private use but is enclosed within a structure that exceeds twenty-four feet (24') in height and/or the total area of the structure exceeds two thousand (2,000) sq. ft..</li> <li>3. The riding arena can be rented by an individual or group.</li> <li>4. Spectator seating for more than fifty (50) people is provided at the arena.</li> <li>5. Retail sales accessory to the stable or riding arena are conducted on site.</li> <li>6. Group lessons are provided to the general public for a fee.</li> </ol> <p>All commercial riding arenas and commercial stables shall provide sufficient parking and turnaround areas for horse trailers. Such areas shall be designed to preclude vehicles from backing out into a roadway.</p> <p>The minimum property size for commercial stables or commercial riding arenas shall be five (5) acres.</p> <p>Only off-site catering is permitted and must be approved by the Central District Health Department.</p>

Boulder County, Colorado  
[Boulder County Land Use Code](#)

*Relevance Highlight*

Boulder County, Colorado has a heritage deeply rooted in cowboy culture across its diverse landscapes. Embracing this history, the County’s land use code accommodates horse keeping and equine activities. With a population size similar to that of Washoe County, Boulder County offers a concise code that is precise in application. Boulder County’s code is different from many of the regulations in other communities in that it has specific maximum allowances for horses based on zone districts using animal units per acre.

*Definitions*

[Section 4-414](#) of the Boulder County Land Use Code defines the following uses and terms related to commercial equine uses:

- **Accessory Agricultural Structure.** A structure that is accessory to a principal agricultural use, which may include barns that store animals or agricultural implements, detached greenhouses, season-extending agricultural structures (as defined in [Article 18](#)), indoor riding arenas, or other accessory structures depending on their demonstrated use; or agricultural sales structures (as defined in [Article 18](#)) accessory to a principal agricultural, commercial, or business use.
- **Agriculture Uses.** Involving the cultivation of land, production of crops, raising, breeding, and keeping of livestock, and the buying and selling of crops, products, or livestock associated with the agricultural operation. Agriculture specifically does not include commercial, institutional, lodging, or recreational uses such as petting zoos, daycare centers, or summer camps.
- **Animal Units.** A term used to establish an equivalent density for various species of livestock. The following animals shall have the following animal unit equivalents:

Animal Type	Animal Units
Cattle/buffalo/horse	1 animal unit
Horse (34 inches or less at withers)	5 animal units
Swine/ostrich	5 animal units
Goat/sheep/llama	5 animal units
Poultry	50 animal units
Mink and similar fur-bearing animals	50 animal units
Other livestock	1 animal unit

Young animals shall not be counted until they are weaned. Horses include mules and donkeys.

- **Arena, Equestrian.** An improved area, generally fenced, of at least thirty (30) feet in width or length within which equestrian activities involving horse riding or driving occur.
- **Equestrian Center.** An establishment where fifteen (15) or more different people per month, other than the owner or manager of the property, are, for a fee, trained or instructed in riding, driving, or showing horses.
- **Livery or Horse Rental Operation.** A facility which offers horses, mules, donkeys, or other animals for hire, or organizes and/or supervises groups, for riding off the property.
- **Open Agricultural Use.** Agricultural uses which predominantly occur outside including but not limited to the grazing, keeping and use of livestock, the production, harvesting, and selling of agricultural or

horticultural products, and accessory storage. Accessory structures such as season-extending agricultural structures, or structures for storage or maintenance of items that support the agricultural use are allowed as part of this use.

### *Use Allowances*

In Boulder County, permitted horse keeping is designated by the type of use. For every district in the County, excluding overlays, horse keeping is permitted for agri-business uses under special review. For agricultural uses, horse keeping is permitted in some capacity in every district except for Suburban Residential, Multifamily, and Manufactured Home Park. For recreational uses, horse keeping designated as “livery” is permitted in only the Forestry and Agriculture districts, but in no other districts. Horse keeping is permitted as an accessory use in all districts, excluding the districts of Manufactured Home Park, Transitional, Business, and Commercial.

Equestrian centers have additional use-specific standards that require unlighted outdoor equestrian arenas to be set back three hundred feet (300') from existing schools, churches and dwelling on other lots. Additionally, Limited Impact Special Review (a condensed public hearing with the Board of County Commissioners) is required for any equestrian center with amplified sound and/or lighted outdoor riding, driving, or showing of horses. Special Review with a full condensed public hearing with the Board of County Commissioners is required for competitive events open to participants outside of those who board or train at the facility. Horse boarding is permitted with equestrian centers with no additional standards or limitations.

Open agricultural uses allow for horse boarding, but improved riding facilities may only be provided in connection with boarding. Riding facilities may only be made available to fewer than fifteen (15) different individual people per month in addition to the owner or manager of the property. Similar to equestrian facilities, Limited Impact Special Review is required for any equestrian center with amplified sound and/or lighted outdoor riding, driving, or showing of horses and Special Review is required for competitive events open to participants outside of those who board or train at the facility.

The majority of use allowances granted for horse keeping and commercial equine operations are permitted by right in Boulder County. Some allowances are granted only through special review, such as for the Agri-Business uses, in all zoning districts. Special review requires a hearing with the Board of County Commissioners and is intended to determine the compatibility of the use with the site and surrounding land and uses and the adequacy of services.

### *Commercial Development Standards and Exemptions*

There is no maximum lot coverage in zone districts in Boulder County, and landscaping requirements are use-specific. The paving requirements for parking and loading areas appear to also be use-specific. Boulder County does not have load or occupancy requirements specific to commercial equine facilities and all facilities that are open to the public and/or permitted as a commercial use are required to comply with the commercial building requirements detailed in the International Building Code.

### *Policy Summary*

Boulder County has a fairly flexible zoning code surrounding horse keeping for agricultural and private purposes but that is more regulatory of commercial uses. The County does provide density regulations for the maximum number of animals allowed on each plot of land. The policy also draws a distinction between these regulations and subdivided and unsubdivided land. Compared to Washoe County, Boulder County defines more types of equestrian uses permitted by right without a public hearing and has more use-specific standards and limitations.

Table 8. Boulder County, Colorado Zone Districts

Boulder County, Colorado Zone Districts					
District Name	District Code	Min. Lot Size		Max. Lot Coverage	Max. Animal Density
		Subdivided w/ Water & Sewer	Unsubdivided		
Forestry	F	35 acres	35 acres	-	
Agriculture	A	36 acres	36 acres	-	2 animal units/acre
Rural Residential	RR	1 acre	37 acres	-	4 animal units/acre
Estate Residential	ER	2 acres	38 acres	-	2 animal units/acre
Suburban Residential	SR	7,500 sq. ft.	39 acres	-	2 animal units/acre
Multifamily	MF	7,500 sq. ft.; 15,500 sq. ft.	40 acres	-	1 horse per one-half acre of pasturage
Manufactured Home Park	MH	35 acres	41 acres	-	1 horse per one-half acre of pasturage
Transitional	T	15,500 sq. ft.	42 acres	-	No animal units/acre
Business	B	No minimum requirement	43 acres	-	No animal units/acre
Commercial	C	No minimum requirement	44 acres	-	No animal units/acre
Light Industrial	LI	No minimum requirement	45 acres	-	No animal units/acre
General Industrial	GI	No minimum requirement	46 acres	-	4 animal units/acre
Mountain Institutional	MI	35 acres	35 acres	-	4 animal units/acre

Source: [Boulder County Land Use Code Section 4-100 Zoning District Regulations](#)

Table 9. Boulder County, CO Commercial Equine Use Allowances

Boulder County, CO Commercial Equine Use Allowances														
(✓) Uses Permitted by Right; (✓+) Uses Permitted by Right on Unsubdivided Land; (S) Uses Permitted by Special Review (Public Hearing)														
Use Type	Use	Zone District												
		F	A	RR	ER	SR	MF	MH	T	B	C	LI	GI	MI
Agricultural	Equestrian Center	S	✓	S										
	Intensive Agricultural Uses	S	✓	S							✓	✓		
	Open Agricultural Uses	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓
Recreation Uses	Livery or Horse Rental Operation	S	S											S
Accessory Uses	Accessory Agricultural Structure	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓
	Accessory Agricultural Sales	✓	✓	✓+	✓				✓	✓	✓	✓	✓	✓

Source: [Boulder County Land Use Code Section 4-500 Use Regulations](#)

Table 10. Boulder County, CO Commercial Equine Use-Specific Allowances

<b>Boulder County, CO Commercial Equine Use-Specific Standards</b>	
Use	Use-Specific Standards
<p>Equestrian Center <a href="#">(Section 4-502.A)</a></p>	<p>Setback Requirements: Unlighted outdoor equestrian arenas shall be set back three hundred feet (300') from existing schools, churches and dwelling on other lots, unless reduced through Special Review or Site Plan Review.</p> <p>Limited Impact Special Review is required for any equestrian center with amplified sound and/or lighted outdoor riding, driving, or showing of horses.</p> <p>Special Review is required for competitive events open to participants outside of those who board or train at the facility.</p> <p>Existing establishments will be considered conforming at their present levels of use provided a site plan and description of the operation, including number and types of competitive events, is submitted to the Community Planning &amp; Permitting Department by December 31, 1999. Increasing the number of competitive events or lighting for nighttime riding activities will require Special Review or Limited Impact Special Review as required above (Section 4-600).</p> <p>One single-family dwelling, occupied by the owner or manager of the equestrian center, will be considered customary and incidental as a part of this use.</p> <p>This use requires a building lot. Activities related to the use may occur on agricultural outlots which do not prohibit the activity, however no structures related to the use are allowed on the outlot.</p> <p>Boarding of horses is permitted.</p>
<p>Open Agricultural Uses <a href="#">(Section 4-502.D)</a></p>	<p>This use is not required to be located on a building lot or comply with the minimum lot size requirement for the district in which it is located unless it has an associated principal or accessory dwelling.</p> <p>Boarding horses is permitted. Improved riding facilities may be provided in connection with boarding and made available to fewer than fifteen (15) different individual people per month in addition to the owner or manager of the property.</p> <p>Limited Impact Special Review is required for any equestrian center with amplified sound and/or lighted outdoor riding, driving, or showing of horses. Special Review is required for competitive events open to participants outside of those who board or train at the facility.</p> <p>Any accessory structures must be accessory to the use of the property on which the structure is located except for storage of associated agricultural equipment and agricultural and horticultural products grown on-site. On-site means agricultural and horticultural products that are grown on parcels under the same ownership, lease, or contract as the parcel on which the accessory structure is located. Structures that support the agricultural use shall not be considered Residential Floor Area.</p>
<p>Livery or Horse Rental Operation <a href="#">(Section 4-510.D)</a></p>	<p>None</p>

**Boulder County, CO Commercial Equine Use-Specific Standards**

Use	Use-Specific Standards
<p>Accessory Agricultural Structure <a href="#">(Section 4-516.C)</a></p>	<p>Accessory Agricultural Structures are subject to the minimum requirements of the zoning district in which they are located.</p> <p>Accessory Agricultural Structures must be of a size and scale that relates to the size and scale of the agricultural use on-site, except that Agricultural Sales Structures may be located on property not used for production of agricultural products (see 4-516). Property owners may be asked to demonstrate the agricultural use including the area where the agricultural use will take place, describe how the structure will be utilized, and discuss how the structure and its proposed size is necessary to support the agricultural use on-site. Property owners may be required to sign a zoning affidavit restricting the structure to agricultural uses.</p> <p>For purposes of this use, the term “on-site” means parcels under the same ownership, lease, or control as the parcel where the Accessory Agricultural Structure is located.</p> <p>Structures that support the agricultural use shall not be considered Residential Floor Area. Structures that do not support an agricultural use are considered Accessory Structures and will contribute to the total Residential Floor Area on the subject parcel.</p>

## Larimer County, Colorado

### [Larimer County Land Use Code](#)

#### *Relevance Highlight*

Larimer County, Colorado has a county-wide population of over 350,000, encompassing the Fort Collins metropolitan area, extensive wetlands and natural areas, productive agricultural lands, and foothills within the Arapahoe and Roosevelt National Forest. Like Washoe County, Larimer County has experienced growth pressure along the fringes of the city boundaries, much of which includes equine uses. Larimer County has also recently updated their land use and zoning regulations to address rural development, winning them the 2022 Colorado Planning Association General Planning Project Merit Award.

#### *Definitions*

[Larimer County Land Use Code Section 20.2. Definitions of Use Categories and Specific Use Types](#) defines the following uses and terms related to commercial equine uses:

- **Animal Agriculture.** Characterized by the commercial breeding, raising, and/or keeping of fish, livestock, and/or any type of fowl for sale or use of the animal, their products, or byproducts, and/or the processing of those products or byproduct. Specific use types include:
  - **Equestrian Operation, Large.** 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 that receives 35.5 or more points using the method in [§3.3.2.H, Equestrian Operation, Large and Small](#). Uses specifically excluded from equestrian operations are horse rescue and horse breeding farms.
  - **Equestrian Operation, Small.** 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 that receives up to 35 points using the method in §3.3.2.F. Uses specifically excluded from equestrian operations are horse rescue and horse breeding farms.
- **Horse Keeping.** The activity of keeping and/or caring for boarded horses, including horse rescue operations.
- **Personal Horses and Livestock.** Personal horses or livestock for the use of the occupants of the lot and their guests for purposes other than boarding or training are allowed in all zoning districts that allow single-family dwellings, provided the number of animals does not exceed one animal per one-half acre of lot.
- **Riding Stable.** A facility where horses are harbored and the general public may, for a fee, hire horses for riding.

#### *Use Allowances*

Larimer County, Colorado permits some commercial equine use in almost every zone district. Riding stables and small equestrian operations are permitted with staff review in five of the seven rural zone districts, including the rural residential districts. Large equestrian operations are permitted in the same zone districts as small equestrian operations but require public hearings with the Planning Commission (PC) and Board of County Commissioners (BCC). Riding stables are also permitted in some urban districts with smaller lots and higher residential densities with site plan approval. Horse keeping and personal livestock are permitted in most rural and rural residential areas and some urban residential areas as accessory uses.



### *Commercial Development Standards and Exemptions*

Larimer County's requirements and standards for equine business uses are the same for all zone districts where the use is permitted. All large and small equestrian operations are required to turn in best management practices for their operation prior to approval of the uses, and the number of horse trailers that can be on the property at a time. Small equestrian facilities, which are allowed with staff review in many of the rural residential zone districts, have hours of operation limited to 6 am – 10 pm with lights, and outdoor noise turned off at 9 pm if the arena is within two hundred fifty feet (250') of a residential neighborhood.

Riding stables are allowed in the same districts as small equestrian operations, but due to limited impacts, the only additional regulations for riding stables are a two hundred fifty-foot (250') setback from road rights-of-way and a two hundred-foot (200') setback from all property lines.

Accessory horse keeping in allowed zone districts on lots ten (10) acres or less is limited to no more than four (4) horses. On lots larger than ten (10) acres, one horse per two-and-one-half (2.5) acres is allowed up to a maximum total of twenty (20) boarded horses. Additionally, the total number of horses on a lot cannot exceed one horse per one half (0.5) acre including both boarded and personal horses. Similar to small equine operations, the number of onsite trailers is limited, and lights and amplified noise devices associated with outdoor arenas are required to be turned off by 9 p.m. if the arena is located within two hundred fifty feet (250') of a neighboring residence. Additionally, the number of trainee visits is limited.

In Larimer County, the maximum number of horses allowed on a property is not zone specific. Rather, the only limitation for personal horse keeping in allowed zone districts is a cap on the number of horses per lot at one horse per one half (0.5) acre.

Commercial equine uses are required to meet all development standard requirements including parking and landscaping requirements. Larimer County requires all parking and loading areas to be paved with asphalt or concrete, with the exception of parking areas and private local access roads that take access from unpaved roads, seasonal or temporary private local access roads and parking areas, and loading and storage areas where a gravel, all-weather surface is acceptable. There are no minimum landscaping requirements for the rural areas of Larimer County, but urban areas have minimum landscaping requirements ranging from ten to twenty-five percent (10%-25%).

Larimer County does not have load or occupancy requirements specific to commercial equine facilities. All equine facilities that are open to the public and/or permitted as a commercial use are required to comply with the commercial building requirements detailed in the International Building Code.

### *Policy Summary*

Larimer County has a number of requirements for commercial equine facilities with a specified maximum number of animals and larger setbacks for larger operations. Larimer County also defines more types of equine businesses than Washoe County and has more of a tiered system of requirements tied to the intensity of the use. Larimer County has more regulations and limitations pertaining to commercial equine operations than Washoe County.

Table 11. Larimer County, Colorado Zone Districts

Larimer County, Colorado Zone Districts					
District Type	District Name	District Code	District Description	Min. Lot Size	Max Lot Coverage
Conservation and Agriculture	Natural Resources	NR	The NR district is intended to maintain the character of natural areas, public lands, and open lands.	20 acres	
	Forestry	FO	The FO district is intended for the purpose of efficiently using land to conserve forest resources and protect the natural environment	5 acres	
	Agriculture	A	The A district is intended to encourage agricultural cultivation and production activities. Agricultural practices such as agriculture and ranching should be the principal activity of these areas. Residential uses are secondary in agricultural areas and should be developed at very low densities or clustered to protect and conserve existing open and agricultural lands and to preserve a rural character. Residential development adjacent to existing agricultural uses should have no significant, adverse impact on the continued operations of any adjacent agricultural use(s) and should comply with any applicable "right to farm" provisions in state statutes.	20 acres	
	Agricultural Commercial Enterprise	ACE	The ACE district is intended to accommodate commercial and industrial uses that support agricultural operations such as processing, packaging, and distribution.	Well/septic - 100,000 sq. ft.; Public water/sewer - 25,000 sq. ft.	
Rural	Open	O	The O district is intended to accommodate a wide range of development patterns. It is primarily intended for rural residential uses and agricultural uses.	10 acres	
	Rural Residential	RR-1	The RR-1 district is intended to accommodate rural residential, agricultural, and civic uses. RR-1 parcels may serve as transitions between the Conservation and Rural character area and more intensive areas within the Rural character area, such as RR-2. Properties within the RR-1 district generally have public water and on-lot septic, but public water is not always available.	10 acres	-
	Rural Residential	RR-2	The RR-2 district is intended to accommodate rural residential uses, along with compatible agricultural and civic uses. It serves as a transition between rural and urban areas. Development options include conservation development or subdivision depending on the size of property being developed. Minimum lot sizes are based on the availability of public water and sewer serving the property.	Well/septic - 100,000 sq. ft.; Public water/sewer - 21,780 sq. ft.	-
Mixed Center	Interface Residential	IR	The IR district is intended to accommodate residential uses while allowing agricultural and supporting institutional uses. This district is intended for parcels near adopted Growth Management Areas that serve as transitions between urban and rural areas. Minimum lot sizes are based on the availability of public water and sewer to serve the site.	Well/septic - 100,000 sq. ft.; Public water/sewer - 21,780 sq. ft.	-

Larimer County, Colorado Zone Districts

District Type	District Name	District Code	District Description	Min. Lot Size	Max Lot Coverage
	Rural Commercial	RC	The RC district is intended for areas identified in the Comprehensive Plan as “rural centers” or “retail service nodes”. The district accommodates a mix residential, civic, commercial, retail, educational, and accommodation uses where appropriate water and sewer infrastructure is available.	Well/septic - 100,000 sq. ft.; Public water/sewer - 5,000 sq. ft.	-
	Community Facilities	CF	The CF district is intended to accommodate public, educational, institutional, cultural, recreational, and similar uses to serve the needs of residents of the county by providing focal points in neighborhoods and/or the community for gathering, social interactions, and select neighborhood and community services and amenities. It is intended to accommodate public and quasi-public facilities.	Well/septic - 100,000 sq. ft.; Public water/sewer - 10,000 sq. ft.	-
Urban	Urban Residential	UR-1	The UR-1 district is intended to accommodate a mix of low-density residential, supporting institutional, and accessory agricultural uses.	15,000 sq. ft.	-
	Urban Residential	UR-2	The UR-2 district is intended to accommodate medium-density residential, supporting institutional, and accessory agricultural uses.	10,000 sq. ft.	-
	Urban Residential	UR-3	The UR-3 district is intended to accommodate diverse types of higher-density residential uses with supporting institutional and accessory agricultural uses.	7,500 sq. ft.	-
	Multifamily Residential	MR	The MR district is intended to accommodate diverse types of multifamily residential uses with supporting institutional uses.	5,000 sq. ft.	-
	Manufactured Housing Park	MHP	The MHP district is intended to accommodate manufactured housing developments with shared amenities in order to encourage alternative housing opportunities. Other residential use types may be allowed through a site plan review process provided they are consistent with the adopted goals in the Comprehensive Plan for housing options and affordability.	5,000 sq. ft.	-
	Mixed Use Neighborhood	MU-N	The MU-N district is intended to accommodate compact centers made up of neighborhood oriented commercial and institutional uses within or surrounded by residential areas, compatible in scale and character with surrounding residential uses.	7,500 sq. ft.	-
	Mixed Use Commercial	MU-C	The MU-C district is intended to accommodate a wide range of commercial uses and activities with limited residential uses. This district is intended for areas along major corridors and activity centers.	12,000 sq. ft.	-
	Commercial Corridor	CC	The CC district is intended to accommodate general retail and other commercial and service uses, and incidental or accessory uses, where access requires good vehicular circulation. Land uses are characterized by frequent visits of customers and clients. The CC district is intended to provide commercial development with adequate access to arterial streets and with efficient internal circulation and parking that is compatible with surrounding residential areas.	15,000 sq. ft.	-
	Commercial Neighborhood	CN	The CN district is intended to accommodate office-related uses that provide employment opportunities for the community and the surrounding region.	15,000 sq. ft.	-

Larimer County, Colorado Zone Districts					
District Type	District Name	District Code	District Description	Min. Lot Size	Max Lot Coverage
	Commercial Destination	CD	The CD district is intended to accommodate a variety of lodging and related uses.	15,000 sq. ft.	-
	Industrial Light	IL	The IL district is intended to accommodate public and private light manufacturing, processing, service, storage, wholesale, and distribution operations, as well as heavier intensity commercial uses.	15,000 sq. ft.	-
	Industrial Heavy	IH	The IH district is intended to accommodate public and private heavy manufacturing, storage, major freight terminals, waste and salvage, resource extraction, and other related uses.	20,000 sq. ft.	-
	Airport	AP	The AP district is intended to provide standards to ensure compliance with Federal Aviation Administration (FAA) regulations for areas impacted by airport operations.	15,000 sq. ft.	-

Source: [Larimer County Land Use Code Article 2 Zoning Districts](#)

Table 12. Larimer County, Colorado Commercial Equine Use Allowances

Larimer County, Colorado Commercial Equine Use Allowances																								
KEY: SP = Site Plan (only permitted with staff approval of a site plan); S = Special Review (PC and BCC hearings); AS = Administrative Special Review (staff review); AC = Accessory Use; Blank Cell = Prohibited Use																								
Use Type	Use	Rural							Mixed Center			Urban												
		N R	FO	A	ACE	RR-1	RR-2	O	IR	RC	CF	UR-1	UR-2	UR-3	MR	MH	MU-N	MU-C	CC	CN	CD	IL	IH	AP
Agriculture Uses	Equestrian Operation, Large		S	S		S	S	S																S
	Equestrian Operation, Small		AS	AS		AS	AS	AS																AS
Recreation & Entertainment	Riding Stable		AS	AS	SP	AS	AS	AS		SP								SP	SP		SP			
Accessory Agriculture Uses	Horse Keeping		AC	AC		AC	AC	AC	AC															
	Personal Horses and Livestock		AC	AC		AC	AC	AC	AC				AC	AC	AC	AC	AC							

Source: [Larimer County Land Use Code Section 3.2 Table of Allowed Uses](#)

Table 13. Larimer County, Colorado Commercial Equine Use-Specific Standards

<b>Larimer County, Colorado Commercial Equine Use-Specific Standards</b>	
<b>Use</b>	<b>Use-Specific Standards</b>
<p>Equestrian Operation (Large and Small) <a href="#">(Section 3.3.2.F)</a></p>	<p>Best Management Practices - All large and small 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.</p> <p>Outdoor Storage of Horse Trailers - Outdoor storage of horse trailers is allowed as part of an approved large or small equestrian operation.</p> <p>a. 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.</p> <p>b. No more than one trailer per horse residing on the property is allowed.</p> <p>c. All horse trailers shall be currently licensed and operable</p> <p>Additional Standards for Small Equestrian Operations - The following additional standards shall apply to small equestrian operations:</p> <p>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.</p> <p>b. The routine hours of operation open to the public are limited to the hours between 6:00 a.m. and 10.00 p.m.</p> <p>c. Lights and amplified noise devices associated with outdoor arenas shall be turned off by 9:00 p.m. if the arena is located within 250 feet of a neighboring residence.</p>
<p>Riding Stable <a href="#">(Section 3.3.5.C)</a></p>	<p>In the MU-C, CC, and CD zoning districts, all buildings, corrals, and storage areas for odor and dust-producing substances shall be located at least 250 feet from the centerline of all rights-of-way and at least two hundred feet (200') from all property lines.</p>
<p>Personal Horses and Livestock <a href="#">(Section 3.4.4.H)</a></p>	<p>Personal horses or livestock for the use of the occupants of the lot and their guests, for purposes other than boarding or training are allowed in all zoning districts that allow single-family dwellings, provided the number of animals does not exceed one animal per one-half acre of lot.</p>

**Larimer County, Colorado Commercial Equine Use-Specific Standards**

Use	Use-Specific Standards
<p>Accessory Horse Keeping <a href="#">(Section 3.4.4.E)</a></p>	<p><b>Maximum Number of Horses</b>                      i. Up to four boarded horses may be kept on lots ten acres or less.                      ii. On lots larger than ten acres, the number of boarded horses shall not exceed one horse per two and one-half acres up to a maximum total of twenty (20) boarded horses.                      iii. In no event shall the total number of horses exceed one horse per half-acre of lot. This includes both personal and boarded horses.</p> <p><b>Site Adjacent to Residential Dwelling</b>                      Lights and amplified noise devices associated with outdoor arenas shall be turned off by 9:00 p.m. if the arena is located within 250 feet of a neighboring residence.</p> <p><b>Trainee Visits</b>                      i. Up to fifteen (15) weekly trainee visits may be provided.                      ii. In lieu of a boarded horse as allowed above, two equestrian trainee visits are allowed during a week. In no case, shall the number of weekly equestrian trainee visits exceed fifty-five (55).</p> <p><b>Outdoor Storage of Horse Trailers.</b> Outdoor storage of horse trailers is allowed as follows:                      i. Only those trailers that are for use by owners of the property and/or boarded horses may be stored.                      ii. No more than one trailer per horse residing on the property is allowed.                      iii. All horse trailers shall be licensed and operable.</p> <p><b>Best Management Practices</b>                      Property owners conducting accessory horse keeping activities are encouraged to prepare a resource stewardship plan and utilize appropriate best management practices to address potential environmental and compatibility impacts of the use. 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.</p> <p><b>Accessory Horse Keeping Registration Certificate</b>                      Any property owner who establishes accessory horse keeping may complete and sign an accessory horse keeping registration certificate. The accessory horse keeping registration certificate helps to ensure a public record that will support the property owner in the event of a complaint.</p>

## Laramie County, Wyoming

### [Laramie County Land Use Regulations](#)

#### *Relevance Highlight*

Laramie County, Wyoming, is smaller in population and size than Washoe County but is well known for its cowboy culture, stemming from a strong ranching and rodeo heritage. Laramie County contains the Wyoming State Capitol of Cheyenne and has experienced increased residential development pressure in the areas surrounding the city over the past decade. Much of the residential growth occurring in Laramie County is comprised of one (1) to ten (10) acre lots, generally with accessory equine uses for either personal or business purposes. Overall, Laramie County represents the less regulatory end of the spectrum, with minimal standards. Sites are reviewed by Laramie County Health, and setbacks are determined by the Department of Environmental Quality (DEQ).

#### *Definitions*

[Section 1-3-100 of the Laramie County Land Use Regulations](#) defines the following uses and terms related to commercial equine uses:

- **Arena and Show Barn.** A facility where individuals can attend livestock shows, sales, equine events, competitions, lessons, and similar activities.
- **Livestock.** One or more domesticated animals, including but not limited to cattle, swine, horses, llamas, alpacas, sheep, and poultry raised in an agricultural setting to produce commodities such as food, fiber, and labor.
- **Stable, Commercial.** A structure and or land use in or on which equines are kept for sale or hire to the public. Breeding, boarding, or training of equines may also be conducted.

#### *Use Allowances*

Equine business uses are only permitted in three zone districts in Laramie County, one of which is an agricultural district. Laramie County does have two agricultural/residential districts, which both allow agriculture and uses associated with agriculture by right and commercial equine facilities with Board of County Commissioners (BCC) approval. In both agricultural/residential districts, a commercial site plan is required for all commercial uses, and the use may cover up to eighty-five percent (85%) of the lot, including parking and structures.

While regulations regarding commercial stables and equine facilities are minimal, [Section 2-2-110 of the Laramie County Land Use Regulations](#) provides additional requirements for all commercial stables, arenas, and kennels. These facilities must be reviewed by the Cheyenne-Laramie County Division of Environmental Health to confirm that the use does not create a health hazard. Specifically, the State and County review the setbacks between livestock (in barns, sheds, loafing areas, and pastures) and domestic wells and require offal/excretion to be removed on a regular basis so as not to qualify as a nuisance.

#### *Commercial Development Standards and Exemptions*

Commercial equine uses are required to meet all development standard requirements including parking, landscaping and screening, and nuisance mitigation. Laramie County requires all parking and loading areas to be graded for proper drainage and provided with an all-weather surface of gravel, asphalt, concrete, crushed base, or other similar material. All commercial uses in residential zone districts are required to landscape a minimum of twenty percent (20%) of the lot.

Laramie County does not have load or occupancy requirements specific to commercial equine facilities. All equine facilities that are open to the public are required to comply with the commercial building requirements detailed in the International Building Code.

*Policy Summary*

Laramie County has very few requirements for commercial equine facilities with no specified maximum number of animals or size of structures associated with the equine business. Laramie County does not exempt commercial equine uses from any development standards but only allows the use in three zone districts, all of which are generally further from the Cheyenne municipal boundary and with a minimum lot size of five (5) acres or larger. Laramie County has fewer regulations and requirements for equine businesses than Washoe County, and all commercial equine facilities in residential areas require BCC approval.

Table 14. Laramie County, Wyoming Commercial Equine Use Allowances

Laramie County, Wyoming Commercial Equine Use Allowances							
District Name	District Code	District Description	Use Type	Permitting Requirements	Limitations	Min. Lot Size	Max. Lot Coverage
Agricultural	A2	Areas in a natural state or in which the growing of crops, flowers, trees, or pasture, or the production of livestock, or other farming or ranching activity is practiced, are considered agricultural.	Agriculture and uses incidental to an agricultural operation	Permitted by Right	A county-approved site and landscape plan shall be required	20 acres	Commercial operations may cover 85% of the tract
			Commercial stables, arenas, kennels, bird farms and show barns	Permitted by Right			
Agricultural and Rural Residential	A-1	Areas in a natural state or in which the growing of crops, flowers, trees, or pasture, or the production of livestock or other farming or ranching activity is practiced, are considered agricultural and rural residential.	Agriculture and uses incidental to an agricultural operation	Permitted by Right	-	10 acres	-
			Commercial stables, arenas, kennels, bird farms and show barns	BCC Approval (hearing within 30 days of application)	A county-approved site and landscape plan shall be required		Commercial operations may cover 85% of the tract
Agricultural Residential	AR	Areas primarily used for large lot detached residential development at a density which typifies a rural lifestyle, and which may include some agricultural uses, are considered agricultural residential.	Commercial stables, arenas, kennels, bird farms and show barns	BCC Approval (hearing within 30 days of application)	A county-approved site and landscape plan shall be required	5 acres	Commercial operations may cover 85% of the tract

Source: [Laramie County Land Use Regulations Section 2-2-110](#)



## Los Alamos County, New Mexico

### [Los Alamos County Chapter 16. Development Code](#)

#### *Relevance Highlight*

Los Alamos County is less populous and smaller in size than Washoe County and is primarily suburban, with a small urban center and some rural areas woven throughout the County. The County has some of the strictest regulations of analyzed communities, only allowing horse keeping in four of their nineteen zone districts.

#### *Definitions*

[Chapter 16 Article VI of the Los Alamos County](#) defines the following uses and terms related to commercial equine uses: **Livestock**. Animals defined as livestock by the New Mexico Livestock Board.

- **Livestock husbandry**. The raising, practice of breeding, farming, and care of farm animals, including, but not limited to, cattle, horses, sheep, and chickens for non-commercial purposes and as a secondary land use.

#### *Use Allowances*

Los Alamos County allows horse keeping under three use types consisting of equestrian facilities, livestock husbandry, and riding academies/arenas/stables. Equestrian facilities are the only permitted primary commercial use of horses. Riding academies/arenas/stables and livestock husbandry are both permitted as accessory uses. Livestock husbandry is only permitted as an accessory use in the Residential Agriculture zone. Riding academies/arenas/stables are permitted as accessory uses in the Active Open Space, Residential Agriculture, and General Commercial zones. Overall, Los Alamos County has limited allowances for both commercial and private horse keeping. In addition to use-specific allowances, Los Alamos County requires all livestock to be kept at least forty-five (45) feet from any residence regularly used for human habitation.

In the Los Alamos Code of Ordinances, horse keeping is permitted by right and as an accessory use in certain districts, and neither of these designations requires special review. For conditional uses, applicants must seek approval from the Planning and Zoning Commission (PZC), and the application may be subject to presentation at a neighborhood meeting. Approval is based on conditions primarily pertaining to the proposed use matching the adopted goals and policies of the code.

#### *Commercial Development Standards and Exemptions*

All required parking lots or parking facilities, except in the Residential Agriculture and Residential Estate zone districts, are required to be paved and have grading and drainage as approved by the county engineer. Surfacing is specifically required to be asphalt concrete or portland cement concrete pavement with an aggregate base of design and depth as recommended by a geotechnical engineer. Permeable materials such as permeable pavers or gravel may be used for parking areas with approval by the community development director. All non-residential uses are required to provide a minimum of ten percent (10%) of the site area as landscaping.

Like other communities, Los Alamos County requires all equine facilities that are open to the public to comply with the commercial building requirements detailed in the International Building Code.

#### *Policy Summary*

The zoning code in Los Alamos County is on the more conservative end of the regulation spectrum when it comes to horse keeping, with only one permitted commercial use. This County differs from other communities as it does not have a zoning code regulating private horse keeping and instead relies on accessory use regulation for non-commercial use purposes.

Table 15. Los Alamos County, New Mexico Zone Districts

Los Alamos County, New Mexico Zone Districts					
District Category	District	District Code	District Description	Min. Lot Size	Max. Lot Coverage
Residential Districts	Residential Agricultural	RA	The RA zone district is intended to accommodate and preserve rural residential and agricultural land uses that are characterized by low-density single-family residential uses on large lots where agricultural, horticultural, and animal husbandry activities may be pursued by the residents for personal use.	2 acres	10%
	Residential Estate	RE	The RE) zone district is intended to accommodate semi-rural residential uses characterized by low-density single-family dwellings on large lots.	2 acres	10%
	Single-family Residential	SFR-1	The SFR-1, SFR-2, SFR-3, SFR-4, SFR-5, SFR-6 zone districts are intended to accommodate single-family dwellings with a variety of lots sizes and dimensions in established neighborhoods to maintain and protect their character.	13,000 sq. ft.	30%
	Single-family Residential	SFR-2		12,000 sq. ft.	30%
	Single-family Residential	SFR-3		10,000 sq. ft.	35%
	Single-family Residential	SFR-4		8,000 sq. ft.	40%
	Single-family Residential	SFR-5		5,000 sq. ft.	45%
	Single-family Residential	SFR-6		2,000 sq. ft.	45%
	Residential Mixed	RM-1		The RM zone district is intended to accommodate a variety of low- to medium- density residential dwellings characterized by single-family, duplex, fourplex, and townhouse dwellings.	8,000 sq. ft.
	Residential Mixed	RM-2	-10,000 sq. ft..		40%
	Multi-family Residential-Low	MFR-L	The MFR-L zone district is intended to accommodate a variety of low- to medium-density housing options characterized by single-family, duplex, fourplex, and townhouses, and small-scale multi-family dwelling types.	6,500 sq. ft. -12,000 sq. ft..	40%
	Multi-family Residential-Medium	MFR-M	The MFR-M zone district is intended to accommodate medium-density multi-family housing options, including single-family, duplex, fourplex and townhouse dwellings. The MFR-M zone district may include limited civic and institutional uses and incidental or accessory uses that serve the surrounding residences. This zone district can also serve as a transition between medium-and high-density residential zone districts and other multi-family and/or mixed-use zone districts.	24,000 sq. ft.	50%

**Los Alamos County, New Mexico Zone Districts**

District Category	District	District Code	District Description	Min. Lot Size	Max. Lot Coverage
	Multi-family Residential-High	MFR-H	The MFR-H zone district is intended to accommodate high-density multi-family residential developments characterized primarily by apartments or condominiums, with limited single-family, duplex, fourplex, and townhouse dwellings. The MFR-H zone district may include limited civic and institutional uses and incidental or accessory uses that serve the surrounding residences. This zone district can also serve as a transition between other multi-family, commercial, or mixed-use zone districts.	2 acres	50%
	Manufactured Home Community	MHC	The MH) zone district is intended to accommodate manufactured home communities as the predominant residential use alongside other complementary accessory and non-residential activities, which primarily serve residents of manufactured home communities.	6,000 sq. ft./space	60%
Mixed-use Zone Districts	Mixed-use	MU	The MU zone district is intended to accommodate a vertical or horizontal mix of low- to medium-density residential, office, and commercial land uses outside of the DTLA and WRTC zone districts characterized by more walkable development patterns that are compatible in scale and character with surrounding neighborhoods.	-	70%
Non-residential Zone Districts	Professional Office	PO	N/A	-	70%
	General Commercial	GC		-	70%
	Industrial	IND		-	70%
	Institutional	INS		-	70%
Open Space Zone Districts	Open Space - Public Parks	OS-PP	N/A	-	20%
	Open Space - Recreational Open Space	OS-RO		-	20%
	Open Space - Active Open Space	OS-AO		-	20%
	Open Space - Passive Open Space	OS-PO		-	20%

Source: [Los Alamos County Code Chapter 16, Article 2 Zone Districts](#)

Table 16. Los Alamos County, New Mexico Commercial Equine Use Allowances

Los Alamos County, New Mexico Commercial Equine Use Allowances																			
Key: P = Permitted by right; A= In the respective zone district as an accessory use; - = prohibited																			
Use Type	Use	Zone Districts																Limitations	
		OS-PP	OS-RO	OS-AO	OS-PO	RA	RE	SFR	MHC	RM	MFR-L	MFR-M	MFR-H	MU	INS	PO	GC		IND
Commercial Uses	Equestrian Facilities	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	None
Accessory Uses	Livestock Husbandry	-	-	-	-	A	-	-	-	-	-	-	-	-	-	-	-	-	All livestock to be kept at least forty-five feet (45') from any residence regularly used for human habitation
	Riding academies, arenas, stables	-	-	A	-	A	-	-	-	-	-	-	-	-	-	-	A	-	None

Source: [Los Alamos County Code Section 16-14 - Permitted use table](#)

## Maricopa County, Arizona

### [Maricopa County Zoning Ordinance](#)

#### *Relevance Highlight*

Maricopa County, Arizona is the fastest growing county in the United States, with nearly a million residents countywide. Maricopa County encompasses the Phoenix metro area, portions of the Tonto National Forest, and large swaths of wilderness and undeveloped areas along the Gila River. Maricopa County falls in the middle of the regulatory spectrum, with some allowances for commercial boarding and riding areas by right, and an allowance for Board of Supervisors (similar to the Washoe County Board of County Commissioners) approval.

#### *Definitions*

[Chapter 2 of the Maricopa County Zoning Ordinance](#) defines the following uses and terms related to commercial equine uses:

- **Corral.** A pen or enclosure for confining animals.
- **Farm.** An area that is used for the commercial production of farm crops such as vegetables, fruit trees, cotton, grain, and other crops and their storage in the area, as well as the raising thereon of farm poultry and farm animals, such as horses, cattle, sheep, and swine for commercial purposes. The term “farm” includes the operating of such an area for one or more of the above uses, including dairy farms, with the necessary accessory uses for treating or storing the produce, provided that the operation of any such accessory use is secondary to that of the farm activities, and provided further that the farm activities do not include commercial pen feeding or commercial feed lots or the commercial feeding of garbage or offal to swine or other animals.

#### *Use Allowances*

Maricopa County allows for the boarding of horses as a principal use and public equestrian facilities as an accessory use to single-family residences in all rural districts. In all rural districts, up to five (5) horses not owned by the property owner are permitted by right. If the proposed use includes more than five (5) horses not owned by the property owner, a Special Use Permit and approval from the Board of Supervisors is required. [Section 1301.1.14. of the Maricopa County Zoning Ordinance](#) also permits public riding and boarding stables in any zone district as a special use with approval from the Board of Supervisors.

Generally, the permitting requirements for commercial equine facilities in Maricopa County pertain mostly to setbacks. However, public equestrian facilities that are an accessory use to single-family residences in rural districts have additional limitations on the number of non-owner horses permitted and the number of persons attending public events. There is an allowance to increase the allowed number of non-owner horses and size of public events with Board of Supervisors approval through a Special Use Permit. The keeping of horses is permitted in some residential zone districts as an accessory use with a forty-foot (40') setback from all property lines and a limit of one (1) horse per twelve hundred (1,200) square feet of property.

#### *Commercial Development Standards and Exemptions*

For all commercial uses, parking areas are required to be visually screened from abutting road rights-of-way by a building or structure or a strip of landscaping at least five feet (5') in width and all pedestrian walkways and all parking areas are required to be graded and paved.

Maricopa County does not have load or occupancy requirements specific to commercial equine facilities. All equine facilities that are open to the public are required to comply with the commercial building requirements detailed in the International Building Code.

### *Policy Summary*

Maricopa County has limited requirements for commercial equine facilities with a specified maximum number of animals permitted by right, and an allowance for additional animals with Board of Supervisors approval. Maricopa County does not exempt commercial equine uses from any development and allows corrals as a permitted use by right in all rural districts and public equestrian uses as an accessory use to single-family residential uses. Maricopa County has more regulations and requirements for equine businesses than Washoe County, with some accessory commercial equine facilities are permitted by right in only a few districts, and public riding and boarding stables permitted in all zone districts with minimal standards under Board of Supervisors approval.

Table 17. Maricopa County, Arizona Commercial Equine Use Allowances

Maricopa County, Arizona Commercial Equine Use Allowances								
District Name	District Code	District Description	Use Type	Permitting Requirements	Limitations	Min. Lot Size	Max. Lot Coverage	Max. Animal Density
Rural	RURAL 190	The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development. The primary purpose of requiring large minimum lots of not less than 190,000 sq. ft. in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made available.	Corrals for the keeping of horses	Permitted	-	190,000 sq. ft.	10%	-
			Public equestrian uses accessory to a single-family residence	Permitted; Accessory Use (unless unable to meet standards, then Special Use)	<p>Non-commercial public activities (no admission fee shall be charged) involving up to a maximum of 24 persons (including staff, participants, and spectators).</p> <p>All structures shall meet minimum setback requirements and the maximum lot coverage requirement. All parcels must meet minimum lot area and width requirements.</p> <p>Any public equestrian use that cannot meet these conditions will require a Special Use Permit.</p>			<p>Up to five (5) horses and/or other equine not owned by the private property owner and/or resident</p> <p>Documentation of ownership shall be maintained when more than five (5) horses and/or other equine are kept on the property</p>

**Maricopa County, Arizona Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirements	Limitations	Min. Lot Size	Max. Lot Coverage	Max. Animal Density
			Corrals for the keeping of horses	Permitted	-			-
	RURAL 70	The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development. The primary purpose of requiring large minimum lots of not less than 70,000 sq. ft. in area is to discourage small lot or residential subdivisions where public facilities such as water, sewage disposal, parks and playgrounds, and governmental services such as police and fire protection are not available or could not reasonably be made available.	Public equestrian uses accessory to a single-family residence	Permitted; Accessory Use (unless unable to meet standards, then Special Use)	<p>Non-commercial public activities (no admission fee shall be charged) involving up to a maximum of twenty-four (24) persons (including staff, participants, and spectators). All structures shall meet minimum setback requirements and the maximum lot coverage requirement. All parcels must meet minimum lot area and width requirements.</p> <p>Any public equestrian use that cannot meet these conditions will require a Special Use Permit.</p>	70,000 sq. ft.	15%	<p>Up to five (5) horses and/or other equine not owned by the private property owner and/or resident</p> <p>Documentation of ownership shall be maintained when more than five (5) horses and/or other equine are kept on the property</p>



**Maricopa County, Arizona Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirements	Limitations	Min. Lot Size	Max. Lot Coverage	Max. Animal Density
			Corrals for the keeping of horses	Permitted	-			-
	RURAL 43	The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural and agricultural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development, but when governmental facilities and services, public utilities and street access are available, or can reasonably be made available, applications for change of this zoning district to any single-family residential zoning district will be given favorable consideration.	Public equestrian uses accessory to a single-family residence	Permitted; Accessory Use (unless unable to meet standards, then Special Use)	<p>Non-commercial public activities (no admission fee shall be charged) involving up to a maximum of twenty-four (24) persons (including staff, participants, and spectators).</p> <p>All structures shall meet minimum setback requirements and the maximum lot coverage requirement. All parcels must meet minimum lot area and width requirements.</p> <p>Any public equestrian use that cannot meet these conditions will require a Special Use Permit.</p>	1 acre	25%	<p>Up to five (5) horses and/or other equine not owned by the private property owner and/or resident</p> <p>Documentation of ownership shall be maintained when more than five (5) horses and/or other equine are kept on the property</p>

**Maricopa County, Arizona Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirements	Limitations	Min. Lot Size	Max. Lot Coverage	Max. Animal Density
Single-family Residential	R1-35	The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than 35,000 sq. ft. in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs, and the availability of public utilities.	Accessory corrals for the keeping of horses	Permitted; Accessory Use	<p>Corrals shall be located in the rear yard, set back from all lot lines a distance of not less than 40 feet and contain at least 1,200 sq. ft. of area for each horse kept therein.</p> <p>The keeping of horses on properties located in residential zoning districts in other than permitted corral areas is prohibited.</p>	35,000 sq. ft.	30%	-
	R1-18	The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than 18,000 sq. ft. in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities.	Accessory corrals for the keeping of horses	Permitted; Accessory Use	<p>Corrals shall be located in the rear yard, set back from all lot lines a distance of not less than 40 feet and contain at least 1,200 sq. ft. of area for each horse kept therein.</p> <p>The keeping of horses on properties located in residential zoning districts in other than permitted corral areas is prohibited.</p>	18,000 sq. ft.	35%	-

**Maricopa County, Arizona Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirements	Limitations	Min. Lot Size	Max. Lot Coverage	Max. Animal Density
	R1-10	The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than 10,000 sq. ft. in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities. Principal uses permitted in this zoning district include single-family dwellings, churches, schools, parks and playgrounds and other community facilities.	Accessory corrals for the keeping of horses	Permitted; Accessory Use	Corrals shall be located in the rear yard, set back from all lot lines a distance of not less than 40 feet and contain at least 1,200 sq. ft. of area for each horse kept therein.  The keeping of horses on properties located in residential zoning districts in other than permitted corral areas is prohibited.	10,000 sq. ft.	40%	-
	R1-8	The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than 8,000 sq. ft. in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities.	Accessory corrals for the keeping of horses	Permitted; Accessory Use	Corrals shall be located in the rear yard, set back from all lot lines a distance of not less than 40 feet and contain at least 1,200 sq. ft. of area for each horse kept therein.  The keeping of horses on properties located in residential zoning districts in other than permitted corral areas is prohibited.	8,000 sq. ft.	45%	-
	R1-72	The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where	Accessory corrals for the keeping of horses	Permitted; Accessory Use	Corrals shall be located in the rear yard, set back from all lot lines a distance of not less than	7,000 sq. ft.	45%	-

**Maricopa County, Arizona Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirements	Limitations	Min. Lot Size	Max. Lot Coverage	Max. Animal Density
		minimum lots of not less than 7,000 sq. ft. in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities.			40 feet and contain at least 1,200 sq. ft. of area for each horse kept therein.  The keeping of horses on properties located in residential zoning districts in other than permitted corral areas is prohibited.			
	R1-6	The principal purpose of this zoning district is to conserve, protect, and encourage sustainable single-family residential development where minimum lots of not less than 6,000 sq. ft. in area are suitable and appropriate taking into consideration existing conditions, including present use of land, present lot sizes, future land use needs and the availability of public utilities.	Accessory corrals for the keeping of horses	Permitted; Accessory Use	Corrals shall be located in the rear yard, set back from all lot lines a distance of not less than 40 feet and contain at least 1,200 sq. ft. of area for each horse kept therein.  The keeping of horses on properties located in residential zoning districts in other than permitted corral areas is prohibited.	6000 sq. ft.	50%	-

**The Board of Supervisors may permit as a Special Use public riding and boarding stables, in any zoning district, subject to the following requirements ([Section 1301.1.14.](#)):**

1. Buildings housing animals shall be set back from all property lines a distance of not less than 100 feet.
2. There shall be no variance or waiver from this requirement except by unanimous vote of all members of the Board of Supervisors.

Source: [Maricopa County Zoning Ordinance Chapters 5-10](#)

## Marion County, Florida

### [Marion County Land Development Code](#)

#### *Relevance Highlight*

Marion County is known as the “Horse Capital of the World”, a testament to it being home to more horses than anywhere else in the United States. Similar to Washoe County in population size and density, Marion County has clear standards and little to no limitations where horses are permitted, giving Marion County more flexible and accommodating regulations for horse keeping. Additionally, Marion County has built Equine Commercial Support Districts intended to provide commercial support to local equine centers such as the Florida Horse, the Ocala Breeders and Sales Auction, and the Marion County Southeastern Livestock Pavilion.

#### *Definitions*

[Marion County Land Use Code Division 2](#) defines the following uses and terms related to commercial equine uses:

- **Animal unit.** A unit of measurement for an animal feeding operation calculated by adding the following numbers: the number of slaughter and feeder cattle multiplied by 1.0, plus the number of mature dairy cattle multiplied by 1.4, plus the number of swine weighing over 55 pounds multiplied by 0.4, plus the number of sheep multiplied by 0.1, plus the number of horses multiplied by 2.0.
- **Dude Ranch.** A vacation resort offering activities typical of western ranches such as horseback riding.
- **Equine Center.** A facility identified and designated by the Board as a unique and specialized destination for regional, state, and national equine interests and activities that further the County’s equine identity as “The Horse Capital of the World”.
- **Livestock.** Includes, but is not limited to, all animals of the equine, ratite, bovine, or swine class, including goats, sheep, mules, horses, llamas, alpacas, hogs, cattle, poultry, emus, ostriches, and other grazing animals. The term livestock shall specifically exclude specialty animals.

#### *Use Allowances*

Marion County permits horse keeping in some capacity, either by standard or by Special Use Permit, in nearly every zoning district except the Recreation Vehicle Park, Industrial Complex, Light Industrial, Heavy Industrial, Rural Industrial, and Government Use districts. Horse keeping is permitted in all agricultural districts and in the Rural Residential and Rural Estate districts. In a majority of residential and commercial business districts, horse keeping for sales operations or other commercial uses is not permitted. However, in the districts of Heavy Business and Rural Commercial and Rural Resort, dude ranches and riding academies are permitted.

In areas where commercial equestrian use is permitted by Special Use, a public hearing with the Planning and Zoning Commission (PZC) is required. Otherwise, Marion County has no limitations on horse keeping where permitted, with no specified maximum number of animals or size of structures associated with horse keeping.

In addition to the base zone districts, [Section 3.3.2 of the Marion County Land Development Code](#) permits Equine Commercial Support Districts (ECSDs) which are authorized through planned unit developments and intended to provide commercial support facilities for equine-related activities for designated Equine Centers with additional standards. To date, there are three ECSDs designated in Marion County. ECSDs have a minimum twenty percent (20%) natural open space requirement with the option to obtain bonus floor area for projects providing fifty percent (50%) or more of the site as natural open space. ECSDs are also required to be of a compact centralized design and provide a walk-able, non-automotive dependent environment including passive facilities such as

pedestrian, bicycle, golf cart, or equestrian facilities. Permitted uses in ECSDs include riding academy; dude ranch; other schools/training facilities primarily focused on horses and equine activities; veterinary offices and clinics; public parks and recreational facilities; and restaurants and dining facilities. Hotels, retail, and office uses supporting the equestrian uses and consistent with the overall ECSD theme are also permitted but limited to sixty percent (60%) or less of the total acreage of the ECSD.

[Section 4.2.2.C.7 of the Marion County Land Development Code](#) defines separate requirements that apply to the storage of manure regardless of the use. Manure cannot accumulate causing a nuisance or hazard to the health, welfare, or safety of humans or animals. Additionally, the outside storage of manure in piles (of two (2) cubic yards or greater) is not permitted within one hundred feet (100') of any lot line or any residence.

#### *Commercial Development Standards and Exemptions*

All off-street parking areas in Marion County are required to be paved with exemptions only for some community center uses and the sale of farm equipment. All new non-residential developments are required to provide at least twenty percent (20%) of the land to be developed as landscaped area. There are specific maximum lot coverages and minimum open space area requirements for ECSDs. It does not appear that ECSDs are exempt from the countywide paving requirement for parking areas.

Even with the ECSD areas, Marion County does not have load or occupancy requirements specific to commercial equine facilities. All equine facilities that are open to the public are required to comply with the commercial building requirements detailed in the International Building Code.

#### *Policy Summary*

Marion County poses fewer restrictions than many of the other analyzed communities, while having a balance of districts where personal horse keeping is allowed either through standard permitting or Special Use Permitting. A majority of residential and commercial business districts do not allow horse keeping for commercial use or sales operations. However, Marion County has defined ECSD standards and an approval process to allow for more intense equestrian activities.

Table 18. Marion County, Florida Commercial Equine Use Allowances

Marion County, Florida Commercial Equine Use Allowances							
District Name	District Code	District Description	Use Type	Permitting Requirement	Limitations	Min. Lot Size	Max. Animal Density
General Agriculture	A-1	This classification is intended to preserve agriculture as the primary use. This classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.	Agricultural production of livestock and forestry, including horses, cattle or the keeping and raising of ratites such as ostriches and emus	Permitted	-	10 acres	-
Improved Agriculture	A-2	This classification is intended to provide for general farming and animal husbandry with accessory uses, involving substantial improvement and development, and for which certain restrictive zoning is necessary to minimize conflicts and protect the character of the area.	Dude ranch, riding academy	Permitted	-	10 acres	-
			Agricultural production of livestock including horses and cattle or the keeping and raising of ratites such as ostriches and emus	Permitted			
Residential Agriculture	A-3	This classification is intended to provide for areas whose present or prospective use is animal husbandry with attendant agricultural and accessory uses; providing a rural or farm atmosphere in which single-family home ownership may be combined with small parcel development and where the growing of supplemental food supplies for families will be encouraged. It is also intended to permit a reasonable use of the property while protecting prime agricultural or natural area from urban encroachment and preventing rapid expansion of demands on public facilities such as school, roads, and water and sewer lines.	Agricultural production of livestock including horses, cattle or the keeping and raising of ratites such as ostriches and emus	Permitted	-	10 acres	-

**Marion County, Florida Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirement	Limitations	Min. Lot Size	Max. Animal Density
Rural Residential	RR-1	This classification provides for rural residential development with home sites and certain agricultural uses, which are compatible with rural residential development. All residentially zoned parcels of record located in Rural Lands are eligible for rezoning to this classification. Agriculturally zoned parcels shall not be rezoned to this classification.	Horses or cattle for personal use	Permitted	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	Existing	4 per acre, except foals, which may be kept until weaned
Residential Estate	R-E	This classification provides for low-density urban residential development with large lot home sites and certain agricultural uses, which are compatible with residential development.	Horses or cattle for personal use	Permitted	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	32,670 sq. ft.	4 per acre, except foals, which may be kept until weaned
Single-family Dwellings	R-1	This classification is intended to provide areas for medium-density residential development.	Horses or cattle for personal use	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	10,000 sq. ft.	4 per acre, except foals, which may be kept until weaned
One and Two-Family Dwellings	R-2	This classification is intended to provide areas for medium and high- density residential development and includes both one-family and two-family dwellings.	Horses or cattle for personal use	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	10,000 - 12,500 sq. ft.	4 per acre, except foals, which may be kept until weaned



**Marion County, Florida Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirement	Limitations	Min. Lot Size	Max. Animal Density
Multiple-Family Dwellings	R-3	This classification is intended to provide for high-density and urban residential development, including multi-family dwellings in areas served by public or private water and sewer facilities.	Horses or cattle for personal use	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	7,500 - 12,500 sq. ft.	4 per acre, except foals, which may be kept until weaned
Mixed Residential	R-4	This classification is intended to provide for medium-density, single-family or two-family residential development utilizing a mix of single or double-wide manufactured homes and conventional construction homes.	Horses or cattle for personal use	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	7,500 - 12,500 sq. ft.	4 per acre, except foals, which may be kept until weaned
Manufactured Housing	MH	This classification (MH) is intended to provide residential areas for manufactured housing development. Manufactured Housing dwelling units shall conform to the requirements of the National Manufactured Home Construction and Safety Standards (HUD Code).	Horses or cattle for personal use	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	10,000 sq. ft.	4 per acre, except foals, which may be kept until weaned
Manufactured Housing Park	P-MH	This Park classification is intended to provide tracts of land designed to create a sense of community and maintained or used for the purpose of renting individual sites for manufactured homes.	Horses or cattle for personal use	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	-	4 per acre, except foals, which may be kept until weaned

## Marion County, Florida Commercial Equine Use Allowances

District Name	District Code	District Description	Use Type	Permitting Requirement	Limitations	Min. Lot Size	Max. Animal Density
Residential Office	R-0	This classification is intended to provide areas where residential uses and certain office uses which are compatible with residential development may be allowed to coexist. This normally occurs through the conversion of single-family dwellings to specific office uses. This zoning district is to be considered a restricted commercial zoning classification.	Horses or cattle, not a sales operation	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	-	4 per acre, except foals, which may be kept until weaned
Neighborhood Business	B-1	This classification is intended to provide for neighborhood retail and shopping facilities that would be appropriate with surrounding residential areas. All commercial activity involving retail sales or rentals shall be in a completely enclosed building.	Horses or cattle, not a sales operation	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	-	4 per acre, except foals, which may be kept until weaned
Community Business	B-2	This classification provides for the shopping and limited-service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.	Horses or cattle, not a sales operation	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	-	4 per acre, except foals, which may be kept until weaned
Specialty Business	B-3	This classification is intended to provide areas for the development of special commercial facilities requiring large parcels of land, which require access, by motor vehicles of all types including tractor-trailer units.	Horses or cattle, not a sales operation	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	-	4 per acre, except foals, which may be kept until weaned

**Marion County, Florida Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirement	Limitations	Min. Lot Size	Max. Animal Density
Regional Business	B-4	This classification is intended to create a zoning district to provide for the development of regional shopping centers; to establish and maintain intensive commercial activities and specialized service establishments that require centralized locations within a large service area; to provide a full range of merchandise and services usually obtainable in major department stores and their complimentary specialty shops; and to permit the development of major financial and administrative complexes that may serve a region and require an accessible location convenient for motorists.	Horses or cattle, not a sales operation	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	-	4 per acre, except foals, which may be kept until weaned
Heavy Business	B-5	This classification is intended to provide for those uses such as retail or wholesale, repair, and service, which may require larger parcels for the outside storage of materials or equipment in inventory or waiting repair. Businesses are intended to serve clients and customers from a regional area providing access for large delivery trucks.	Dude ranch, riding academy	Permitted	-	-	-
			Horses or cattle, not a sales operation	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.		4 per acre, except foals, which may be kept until weaned
Rural Resort	RR-1	This District is intended to provide for commercial and institutional recreational development in rural or urban areas adjacent to or within the Ocala National Forest or other natural recreation areas including but not limited to the Silver River State Park, the Florida Greenway, and Rainbow River Park or on lands fronting on lakes or rivers. The uses allowed in this district are water-related, water-dependent, or natural resource dependent and are necessary for the support of the guests and the immediate population.	Dude ranch, riding academy	Permitted	-	8 acres	40% of gross parcel area

**Marion County, Florida Commercial Equine Use Allowances**

District Name	District Code	District Description	Use Type	Permitting Requirement	Limitations	Min. Lot Size	Max. Animal Density
Rural Commercial	RC-1	This classification is intended to provide for agricultural related commercial uses that would be appropriate on Rural Lands not located in a Rural Activity Center. All undeveloped commercial parcels located in the Rural Lands shall rezone to this reclassification prior to applying for development approval.	Dude ranch, riding academy	Permitted	-	-	-
			Horses or cattle, not a sales operation	Special Use (PZC public hearing)	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.		4 per acre, except foals, which may be kept until weaned
Rural Activity Center	RAC	This classification is intended to provide for the shopping and limited services needed by residents in the rural area and encourage and allow for mixed use nodes of residential (single-family and multi-family), commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.	Horses or cattle, not a sales operation	Permitted	For the keeping of horses, the minimum square footage of pasture area not including the dwelling shall be 9,000 sq. ft. for the first horse and 6,000 sq. ft. for each additional horse.	-	4 per acre, except foals, which may be kept until weaned

Source: [Marion County Code Article 4, Division 2. Zoning Classification](#)

## New Castle County, Delaware

### [New Castle County Code of Ordinances Chapter 40. Unified Development Code](#)

#### *Relevance Highlight*

New Castle County is the most populous county in Delaware, with a population of over 500,000 residents. New Castle County is densely populated and has several suburban land designations. Despite limited land, New Castle County has very accommodating regulations for horse keeping, especially for agriculture and accessory uses. Commercial stables are more regulated in the county with only the three suburban zones allowing them under limited review.

#### *Definitions*

[Section 40.33.110 of the New Castle County Unified Development Code](#) defines the following uses and terms related to commercial equine uses:

- **Agriculture.** Includes crop production and animal production (NAICS 111 and 112). These uses also include any other agricultural use recognized by Delaware law.
- **Commercial stables.** The stabling, training, and feeding of horses or the provision of riding facilities for use other than that of the property's resident; this also includes riding academies. It is any structure or place where horses, mules, donkeys, or ponies are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch, or similar establishment.

#### *Use Allowances*

New Castle County is accommodating to private horse keeping and allows horse keeping for agricultural use in every zoning district. This use prohibits any quasi-public event use of the horses. However, commercial stables are only allowed in the suburban zones and only by limited administrative review. Accessory horse keeping is permitted in the Traditional Neighborhood, Suburban Transition, Neighborhood Conservation, and all suburban zones.

#### *Commercial Development Standards and Exemptions*

New Castle County regulates the minimum required landscape ratio by zone district rather than by use. All parking spaces, aisleways and access/egress lanes are required to be paved with asphalt, concrete or any other all-weather paved surface approved by the Department. New Castle County does provide alternative means of surfacing materials which can be authorized by the Planning Department where the alternative means provide environmental or stormwater management benefits or are appropriate due to infrequent parking demands.

Like other communities, New Castle County requires all equine facilities that are open to the public are required to comply with the commercial building requirements detailed in the International Building Code.

#### *Policy Summary*

New Castle County regulations on horse keeping greatly favor private agriculture uses more than commercial uses. The zoning code also does not include equestrian centers or arenas of any use type. New Castle County's regulations regarding commercial equine uses are simpler and contain fewer restrictions than Washoe County's current standards.

Table 19. New Castle County, Delaware Zone Districts

New Castle County, Delaware Zone Districts				
District Name	District Code	District Descriptions	Min. Lot Size	Min. Open Space/ Landscape Ratio
Traditional Neighborhood	TN	This district is predominantly residential with a traditional urban neighborhood character. The setback line is close to the street and all buildings must be built to the setback line (build-to line). The character of the area is urban. This district shall be located either near transit or adjoining areas of neighborhood conservation having similar density. Design standards ensure the desired character. Pedestrian activity is encouraged, and open space shall be designed to be used for activity centers for the district.	10,000 sq. ft.	0.2
Suburban Transition	ST	This district provides for high quality moderately high-density development with a full range of residential and limited nonresidential uses. The design requirements provide a suburban transition character while encouraging pedestrian linkages in addition to automobile access. This intensity of this district accommodates a range of housing types from small single-family to multi-family.	1 acre	0.4
Manufactured Mobile Home	MM	This district is intended to provide for a manufactured home park having a suburban transition.	1 acre	0.5
Office, Neighborhood	ON	This district is intended to provide professional and administrative offices in a park-like setting whose character is suburban transition. Building heights and floor area ratios are designed to provide a setting that is generally compatible with most of the County's residential areas.	1 acre	0.35
Office, Regional	OR	This district is intended to accommodate large regional employment centers that are primarily office employment together with support type uses. The character of this district is suburban transition with tall buildings and floor area ratios compatible with the concentration of jobs. Other land uses that support office employment are permitted within the buildings and in larger developments as freestanding uses. Transit stop facilities shall be built into the development to reduce automobile traffic on surrounding roads. Mixed use structures are permitted for the same reason. This district is intended to work in general unison with the BP and I zoning districts to provide for a wide variety of uses by both location and general character to permit a consistency of employment related uses throughout the County.	1 acre	0.3
Commercial, Regional	CR	This district is intended to provide community and regional commercial services. Its character is suburban transition. Design controls are intended to promote circulation by foot and automobile within contiguous commercial or office areas. These design features are intended to lessen congestion on roads and create large commercial complexes rather than development strips. Mixed uses are permitted to provide residential customers within the development. Transit facilities are also required. The new areas to be zoned for this use should be large and deep. Small shallow frontages shall not be designated for this type of use.	1 acre	0.25
Business Park	BP	This district permits office, manufacturing, light industrial, warehousing, and uses that support them. The land use restrictions ensure the land best suited for this use is available. Moderate to high intensities are permitted	2 acres	0.3

**New Castle County, Delaware Zone Districts**

District Name	District Code	District Descriptions	Min. Lot Size	Min. Open Space/ Landscape Ratio
		to achieve maximum land utilization. This development pattern provides a suburban transition character. The area is intended to attract business and industry. Design standards provide for a high-quality business park character. The interior land, screened from main roads, may develop at higher intensities with less landscaped area. Such practices will maximize land use. Limits are placed on exterior storage to ensure an environment that encourages the mix of high-quality office with other major employment generating uses. This district is intended to work in general unison with the OR and I zoning districts to provide for a wide variety of uses by both location and general character to permit a consistency of employment related uses throughout New Castle County.		
Industrial	I	This district retains the older industrial areas. The character of these areas is suburban transition. Many of these areas are existing industrial parks. In keeping with evolving employment trends, a wider range of uses is permitted. The intensities of this district are intended to encourage industrial types of uses. Exterior storage is permitted but is limited and must be screened from the view of collector or arterial roads. This district is intended to work in general unison with the OR and BP zoning districts to provide for a wide variety of uses by both location and general character to permit a consistency of employment related uses throughout the County.	1 acre	0.2
Commercial Neighborhood	CN	This district has a suburban character. The scale and intensity of the development is regulated to ensure that uses primarily serve the surrounding residential neighborhoods. Roof design and landscaping is intended to reinforce the compatibility of these uses with the neighborhoods. Size and spacing of this district is regulated to ensure this district does not promote strip commercial development that serves highway traffic or regional uses.	1 acre	0.5
Suburban	S	This district permits a wide range of residential uses. This district includes all the newly developing areas designated as growth areas in the Comprehensive Development Plan. This district permits moderate to high density development and a full range of residential uses in a manner consistent with providing a high-quality suburban character. Significant areas of open space and/or landscaping shall be provided to maintain the balance between green space and buildings that characterize suburban character. The highest densities are permitted in designed communities, hamlets, and villages through the use of Smart Code techniques. This district is not intended to be used for fully developed areas. Fully developed areas are zoned Neighborhood Conservation (NC). The Suburban District is used for in-fill tracts containing at least five (5) acres or where New Castle County seeks to redevelop the area to suburban character.	2 acres	0.7
Suburban Estate	SE	This district is not serviced by sewer and is not planned for sewer service in the future. Some areas may have public water available. The development pattern is planned for full buildout. The character of the area is intended to preserve a character that has long been established in northern New Castle County for single-family homes on large lots. Landscaping and design are intended to enhance or preserve the character of the area and	5 acres	0.75

**New Castle County, Delaware Zone Districts**

District Name	District Code	District Descriptions	Min. Lot Size	Min. Open Space/ Landscape Ratio
		preserve the views of the landscape. Both single-family and open space subdivisions are provided to ensure that difficult sites can be utilized.		
Suburban Reserve	SR	This district is intended to be served with sewer and water in the future and rezoned to Suburban (S) when the sewer construction is imminent. The district is also designed to permit limited development that does not foreclose ultimate sewerage of the area. The preservation of large amounts of open space and agricultural land is encouraged in this district and such land may be used for spray irrigation as permitted by this Chapter. The countryside character of this district is designed to facilitate residential and agricultural use. Should land develop before sewers are provided, it should be accomplished in a manner which preserves available farmland and consolidates development in such a way as to minimize the impact on the land. Incentives are provided for open space development to preserve land that can be farmed. Several special provisions apply to this district that are intended to be an incentive for agriculture to continue, even as residential development occurs, by maximizing the contiguous farmland and providing farm operators additional revenue sources.	5 acres	0.85
Neighborhood Conservation	NC	These districts protect the residential character of existing neighborhoods or planned subdivisions that were or are being developed under previous zoning regulations.	1 acre	0.5
Heavy Industrial	HI	The Heavy Industry District is to be used principally for larger heavy industrial developments not suited to other industrial districts and the uses that support those types of developments.	2 acres	0.1
Extraction	EX	The Extraction District is to be used initially for the purpose of mining, or quarry type operations. Recreation, high intensity, and light industry uses may be permitted contemporaneous with or following the extractive use.	5 acres	0.3
Source: <a href="#">New Castle County Unified Development Code Division 40.02.000. Establishment of zoning districts.</a>				



Table 20. New Castle County, Delaware Commercial Equine Uses Allowances

New Castle County, Delaware Commercial Equine Uses Allowances																
Key: Y = Permitted; N = Prohibited; L=Limited Review																
Use	Zoning Districts															Limitations
	TN *	ST	MM	ON	OR	CR	BP	I	CN	S ***	SE	NC **	HI	EX	SR	
Accessory Use, Private Stables	Y	Y	N	N	N	N	N	N	N	Y	Y	Y	N	N	Y	<a href="#">Section 40.03.410.B</a> Fifty-foot (50') setback from all property lines.
Agriculture	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	<a href="#">Section 40.03.302</a> Horse stabling and training and caring for horses is permitted; provided however, quasi-public horse events such as polo fields and horse shows, shall not be permitted.
Commercial stables	N	N	N	N	N	N	N	N	N	L	L	N	N	N	L	<a href="#">Section 40.03.302</a> In the SR, SE, and S Districts, commercial stables must not conflict with the low-density nature of the districts. A maximum of twenty-five percent (25%) of the site may be improved with barns, stables, riding rinks, parking, or other facilities. Agricultural uses may have commercial stables as an accessory use as a matter of right.

Source: [New Castle County Unified Development Code Section 40.03.110. Use table](#)

## Salt Lake County, Utah

### [Salt Lake County Code of Ordinances, Title 19 Zoning](#)

#### *Relevance Highlight*

Like Washoe County, Salt Lake County encompasses a vast landscape with expanses of rural terrain that borders urban developments. The unincorporated County is primarily suburban with pockets of rural areas woven throughout the region. Salt Lake County's zoning regulations heavily accommodate personal and private horse keeping in most areas but have limited commercial uses permitted in only a few districts.

#### *Definitions*

[Salt Lake County Code of Ordinances Chapter 19.04](#) defines the following uses and terms related to commercial equine uses

- **Corral.** A space, other than a building, less than one acre in area or less than one hundred feet in width, used for the confinement of animals.
- **Private stable.** A detached accessory building for the keeping of horses owned by the occupants of the premises, and not kept for remuneration, hire or sale.
- **Public stable.** A stable other than a private stable.

#### *Use Allowances*

Many of the zone districts with a minimum lot size of once half (0.5) acre or larger in Salt Lake County allow horse keeping in some capacity. However, the Multifamily, Mixed Development, Office Research Park, Commercial, Manufacturing, Airport Overlay, and Hillside Protection Districts do not allow horse keeping. Additionally, most residential districts do not allow horse keeping due to smaller minimum lot sizes. Residential zone districts with larger minimum lot sizes, like districts R-1-21, R-1-43, and R-2-10C, do allow horse keeping for personal use only. Public stables and riding academies are allowed as conditional uses in some agricultural zone districts.

The residential districts of R-1-21 and R-1-43, the Agriculture District, and the Foothill Agriculture District have permitted horse keeping. The residential districts allow it under the limitation that the horses be kept for private use only. Similarly, the Foothill Agriculture District also allows horse keeping as a permitted use as long as the horses are used only for family food production. In all zone districts where horses are permitted, no barn, stable, coop, pen, or corral shall be kept closer than forty feet (40') from any street, except in the R-2-10C residential zone, where the setback is one hundred feet (100').

A conditional use permit requires a public hearing with the Planning Commission (PC). The standards for conditional use permit applications are primarily dependent on required setbacks and other traffic, safety, and environmental restrictions to ensure the safe, long-term operation of the facility when permitted.

In addition to use-specific standards and zone district allowances, [Salt Lake County Code of Ordinances Title 8](#) defines permitting requirements for all commercial animal establishments including stables, riding schools, animal grooming parlors, and animal exhibitions, among others. Commercial animal establishment permits are issued annually and are verified by the Salt Lake County Health Department, appropriate zoning authority, and appropriate business licensing agency. Commercial animal establishment business licenses are non-transferrable between persons and parcels. Requirements for commercial animal establishments are minimal and there are no standards specific to commercial equine uses.

### *Commercial Development Standards and Exemptions*

Any off-street parking area located in an R-, C-, M-, MD-, or O-R-D zone is required to be surfaced with an asphaltic or Portland cement or other binder pavement, so as to provide a durable and dustless surface. Surfacing requirements for parking areas located in FR-, FM-, A-, FA-, and S-1-G zones are more flexible to consider the proposed land use, location of the property, and impact of paved parking. Landscaping requirements in Salt Lake County are use-specific and there do not appear to be landscape minimums for commercial equine uses.

Similar to other communities, Salt Lake County does not have load or occupancy requirements specific to commercial equine facilities. All equine facilities that are open to the public are required to comply with the commercial building requirements detailed in the International Building Code.

### *Policy Summary*

Salt Lake County's zoning code permits horse keeping to some capacity in numerous zones, though exceptions exist in specified districts. Most districts permit horse keeping for personal use. Commercial uses for horses, such as commercial riding academies or sales operations, are only permitted in agricultural districts, while horse keeping is not permitted in any mixed-use, commercial, or industrial zones.

Table 21. Salt Lake County, Utah Commercial Equine Use Allowances

Salt Lake County, Utah Commercial Equine Use Allowances								
District Name	District Code	District Description	Use Type	Permitting Requirement	Limitations	Min. Lot Size	Max. Lot Coverage	Max. Animal Density
Forestry	F-1 FM-20	The purpose of the F-1 zone is to permit limited residential development as well as utilization and preservation of the natural environment and resources of the canyon areas in Salt Lake County.	Agriculture; the keeping of animals and fowl for family food production; grazing and pasturing of animals	Conditional Use	-	1 acre	-	-
Forestry and Recreation	FR-0.5 FR-1 FR-2.5 FR-5 FR-10 FR-20 FR-50 FR-100	The purpose of the forestry and recreation zones is to permit the development of the foothill and canyon areas of the county for forestry, recreation, and other specified uses to the extent such development is compatible with the protection of the natural and scenic resources of these areas for the continued benefit of future generations.	Horses, animals, and fowl for family food production	Conditional Use	<p>The area proposed for animals may not be in a watershed area.</p> <p>The use shall not create unreasonable on-site erosion, downstream siltation, bacteriological or biological pollution in subsurface or surface waters, destruction of vegetation, air pollution, including dust and odors or other detrimental environmental effects. In determining the environmental effects of the use, the PC shall seek and consider recommendations from the health department and other concerned agencies and may require the applicant to submit scientific studies including analysis of slope, soils, vegetative cover, availability of water, and other elements necessary to establish environmental effects of the proposed use.</p> <p>After the use is established, if the PC determines, based on findings of facts, that unreasonable environmental degradation is occurring, the PC may, after notification to the applicant and hearing, establish additional conditions or order the use to be abated.</p>	½ acre 1 acre 2-2 ½ acres 5 acres 10 acres 20 acres 50 acres 100 acres	-	The PC may limit the number of animals and fowl, or limit the amount of ground to be devoted to such use, or make other conditions to ensure environmental protection

Single-family Residential	R-1-3 R-1-4 R-1-5 R-1-6 R-1-7 R-1-8 R-1-10 R-1-10C R-1-15	The purpose of the R-1 zones is to establish single-family neighborhoods which provide persons who reside therein a comfortable, health, safe and pleasant environment.	Not Permitted	Not Permitted	-	-	-	-
	R-1-21 R-1-43 R-2-8 R-2-10		Keeping of four horses for private use only, not for rental	Permitted Use	Private use only, not for rental	1 acre	-	4 horses
R-2-10C Residential	R-2-10C	The purpose of the R-2-10C zone is to provide neighborhoods in the canyon areas of the county for low-density residential development.	Keeping of not more than 4 horses for private use only and not for rental	Permitted Use	Private use only, not for rental	1/2 acre	-	4 horses
			Keeping of four horses on one lot	Conditional Use	No horses may be kept on any lot less than one acre, and no corral or stable for keeping of horses may be closer to a public street or to any dwelling than one hundred feet (100').	1 acre	-	
Agricultural	A-1	The purpose of the A-1 and A-2 zones is to provide areas in the county for low-density residential development, together with limited agricultural uses.	Raising and grazing of horses, cattle, sheep, or goats	Permitted Use	Raising or grazing may not be a part of, nor conducted in conjunction with, any livestock feedyard, livestock sales yard, animal byproduct business, or commercial riding academy.	1 acre	-	-
	A-2	The purpose of the A-1 and A-2 zones is to provide areas in the county for low-density residential development,	Raising and grazing of horses, cattle, sheep, or goats	Permitted Use	Raising or grazing may not be a part of, nor conducted in conjunction with, any livestock feedyard, livestock sales yard, animal byproduct business, or commercial riding academy.	1 acre	75%	-

		together with limited agricultural uses.	Public stable	Conditional Use				
			Riding academy	Conditional Use				
	A-5 A-10 A-20	The purpose of the A-5, A-10 and A-20 zones is to promote and preserve, in appropriate areas of the county, conditions favorable to agriculture. To this end, the A districts are intended to include activities normally related to agricultural uses and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.	Raising and grazing of horses, cattle, sheep, or goats, including the supplementary feeding of such animals,	Permitted Use	Raising or grazing may not be a part of, nor conducted in conjunction with, any livestock feedyard, livestock sales yard, animal byproduct business, or commercial riding academy;	20 acres 10 acres 5 acres	-	-
			Public stable; riding academy; rodeo grounds;	Conditional Use				
Foothill Agricultural	FA-2.5 FA-5 FA-10 FA-20	The purpose of the foothill agricultural zones is to permit the development of the foothill areas of the county for rural residential, limited agricultural, limited animals and other specified uses, to the extent such development is compatible with the natural environment of these areas, particularly the natural slopes, vegetation, and fragile soils.	Maximum of four horses for private use only, not for rental	Permitted Use	Private use only, not for rental	2.5 acres 5 acres 10 acres 20 acres	-	4 horses
Source: <a href="#">Salt Lake County Code of Ordinances Chapters 19.06-19.70</a>								

## City of Nampa, Idaho

### [City of Nampa Code of Ordinances Title 10. Planning and Zoning](#)

#### *Relevance Highlight*

The City of Nampa is the most populous city in Canyon County, Idaho, with a population of just over 100,000. The City of Nampa is about 20 miles west of Boise along Interstate 84, and six miles west of Meridian. It is the second principal city of the Boise metropolitan area. The City of Nampa has a different approach to regulating commercial equine uses than other analyzed communities.

#### *Definitions*

The [City of Nampa Code of Ordinances Section 10-1-2. Terms and Definitions](#) defines the following uses and terms related to commercial equine uses:

- **Animals, agricultural.** Animals normally kept for commercial production and sale, utility, and/or family food production, excluding swine, but including, and not limited to, animals to be considered, at maturity, "large" such as cattle, horses, mules, llamas, alpacas, emus, ostriches, and rheas; animals to be considered "medium" such as goats, potbellied pigs (only when kept as "pets" by special permit), sheep, turkeys, and miniature horses; and animals to be considered "small" such as chickens, chinchillas, rabbits, ducks, geese and bees. For purposes of this title and regulation, bees are to be considered as "agricultural animals" and are specifically addressed in section 10-21-4 of this title under "apiary" guidelines.

#### *Use Allowances*

Nampa defined four commercial equine uses including "riding academy" and "commercial riding stable". These two uses are only permitted in the agricultural and rural districts and a few commercial gateway districts with a conditional use permit, requiring a public hearing with City Council. Commercial stables are also permitted in the heavy industrial district as a permitted use. Accessory agricultural animals are only allowed in the agricultural, rural, and industrial zone districts as permitted use. The only zone district with maximum lot coverage is Industrial Park, which does not allow for commercial equine uses.

Unlike other communities, the City of Nampa has very few use-specific standards for each of the commercial equine uses. Instead of detailed use-specific standards, Nampa has a single section pertaining to "animals" in on any lot. [Section 10-21-2](#) defines a thirty thousand square feet (30,000 sq. ft.) minimum lot size for agricultural animals, including horses, and sets minimum setbacks for buildings, runs, pens, enclosures, stables, and corrals (not perimeter fencing) housing agricultural animals or their tack, feed, or equipment shall be set back at least thirty feet (30') from any property line(s) and shall be at least fifty feet (50') from any residential structures. This section also defines maximum animal density allowances by zone district, restricts horse keeping and related buildings to rear yards, and requires twice monthly disposal of manure.

#### *Commercial Development Standards and Exemptions*

In all districts, all areas where any kind of vehicles may/will traverse, be parked, or stored shall be required to be paved (via asphalt or concrete). There is an allowance for secondary/auxiliary residential driveways and outdoor storage areas in commercial zones that are screened from public right of ways to be surfaced with gravel, pavers, or equivalent, in lieu of concrete or asphalt. All commercial developments are required to provide a minimum fifteen feet (15') of landscape buffer along the street.

Like other communities, the City of Nampa does not have load or occupancy requirements specific to commercial equine facilities. All equine facilities that are open to the public are required to comply with the commercial building requirements detailed in the International Building Code.

### *Policy Summary*

The City of Nampa's approach to regulating commercial equine uses through general agricultural animal standards rather than detailed use-specific standards. Nampa does have maximum animal allowances, but they are tied to the type of animal and are not use or zone specific. The City of Nampa is also unique in that commercial riding stables and accessory agricultural animals are allowed in industrial districts as a permitted use. The City of Nampa has a similar level of regulations compared to Washoe County, but standards are defined through general animal keeping standards than as use-specific standards.



Table 22. City of Nampa, Idaho Zone Districts

City of Nampa, Idaho Zone Districts						
District Name	District Code	District Description	Limitations	Min. Lot Size	Max Lot Coverage	Max. Animal Density
Agricultural	AG	Most agricultural activity on a large scale occurs outside the city limits. Agricultural land use within the city may be viewed as open space with "rural uses," such as large residential lots, community gardens, low impact recreation, and preservation of natural areas. It may also include local produce production, livestock activities, small to medium volume crop production, and farmers markets. Uses proposed in this zone can provide a transition between traditional agricultural and urban land uses	Any building or enclosure in which agricultural animals are contained shall be at least two hundred feet (200') from any lot in any RS, RD, RML, RMH, BN or BC district, or from any school or institution for human care.	5 acres	-	-
Suburban Residential	RA	The RA district is designed to create a semirural environment within which certain limited agricultural pursuits are carried on in conjunction with, or in close proximity to, subdivisions containing nonfarm type dwellings. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc.) available within this district.	-	1 acre	-	-
Single-Family Residential	RS	The RS district is intended for medium and low density, urban single-family residential and compatible uses. It is the intent to have a full range of urban services (paved roadways, sidewalks, library, public safety, sewer, water, etc.).	-	6,000 - 22,000 sq. ft. depending on the future land use designation	-	-
Residential Professional	RP	The RP district is the primary mixed-use zone in the city. It provides for a desirable mixing of residential land uses with light commercial land uses. The light commercial uses allowed in this district are selected for their compatibility with residential uses.	-	6,000 - 8,700 sq. ft. depending on use and residential density	-	-
Neighborhood Business	BN	A BN district is intended to create, preserve, and enhance areas of retail establishments serving frequently recurring needs in convenient locations and is typically appropriate to small shopping clusters or integrated shopping centers located within residential neighborhoods.	-	-	-	-

**City of Nampa, Idaho Zone Districts**

District Name	District Code	District Description	Limitations	Min. Lot Size	Max Lot Coverage	Max. Animal Density
Community Business	BC	The BC district is intended to create, preserve, and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares.	-	-	-	-
Freeway Business	BF	The standards and codes in BC—Community Business District/Zone, shall apply to all Freeway Business Zoning District designated properties.	-	-	-	-
Gateway Business	GB1 GB2 GBE	The GB (Gateway Business) District is established to allow for the consistent development of areas surrounding community gateways or entryways. It is designed to ensure that uses developing in these areas are compatible in nature and appearance and are encouraged to feature high standards of architecture, landscaping and site planning.	-	-	-	-
Industrial Park	IP	The IP district is intended to create, preserve, and enhance areas containing manufacturing and related establishments with limited external impact with an open, attractive, pedestrian-friendly campus-like setting, typically appropriate to locations near major thoroughfares, freeways, and nonmanufacturing areas.	-	-	50%	1 large animal (cattle, horses, mules, llamas, alpacas, emus, and ostriches)/1 0,000 sq. ft. of open pasture or grazing land
Light Industrial	IL	The IL district is intended to create, preserve, and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties and is appropriate for providing good rail or highway access.	-	-	-	
Heavy Industrial	IH	The IH district is intended to create, preserve, and enhance areas containing manufacturing or related establishments which are potentially incompatible with most other establishments and is typically appropriate to areas which are most distant from residential areas and which have extensive rail or shipping facilities.	-	-	-	

Source: [City of Nampa Code of Ordinances Title 10, Chapters 4-20](#)

Table 23. City of Nampa, Idaho Commercial Equine Use-Specific Standards

City of Nampa, Idaho Commercial Equine Use-Specific Standards													
KEY: P = Permitted by Right; C = Conditional Use (Hearing with the PC); Blank Cell = Prohibited Use													
Use	U	AG	RA	RS	RP	BN	BC	GB1	GB2	GBE	IP	IL	IH
Riding academy		C	C					C		C			
Riding stable, commercial*		C					C	C		C			P
Accessory Animals, agricultural**		P	P									P	P
<p>* Provided the lot area shall be no less than ten acres.</p> <p>** Accessory enclosures housing agricultural animals or "AG" animals as pets, including apiaries but excluding swine (unless permitted by planning as potbellied pigs), shall comply with regulations in subsection 10-21-2B or section 10-21-3 as appropriate. Only allowed on properties with a single-family dwelling unit.</p>													
Source: <a href="#">City of Nampa Code of Ordinances Section 10-3-2. Schedule of district/zone land use controls</a>													

## Summary of Findings

The analyzed peer communities represent a broad range of options for regulating commercial equine uses. Many of the communities define more commercial equine uses than Washoe County, but the degree to which each use is regulated varies. Compared to other communities, Washoe County is on the lower end of the spectrum for use-specific regulations and does not provide for an administrative process for less intense commercial equine uses. A number of the communities analyzed define a greater number of types of commercial equine uses, and allow the smaller, and less intensive uses to be approved administratively.

### Source Water Protection

Many of the analyzed communities have well and adjacent property setbacks for commercial equine uses that are larger than those for other commercial uses. Additionally, some of the communities with more use-specific regulations like Boulder County, Colorado and Larimer County, Colorado have manure and waste management standards to mitigate potential groundwater pollution.

### Water Rights

Since water rights are regulated by the State of Nevada Department of Water Resources, many of the state statutes pertaining to other analyzed communities are not applicable to Washoe County.

### Use Standards and Threshold for Public Review

The use standards and threshold for public review vary widely across the analyzed communities. Some communities have few use-specific standards for commercial equine uses but only allow the use in a few zone districts with a public hearing. On the other hand, some communities have extensive use-specific standards, maximum densities for animals, and require a public hearing.

### Building Classification and Occupancy Load Factors

In every community analyzed, there are no load or occupancy requirements specific to commercial equine facilities. All equine facilities that are open to the public and/or permitted as a commercial use are required to comply with the commercial building requirements detailed in the International Building Code. However, many communities have adopted revised versions of the International Building Code that remove some of the requirements for commercial buildings.