



## Community Development Department

200 W. Oak Street - 3<sup>rd</sup> Floor  
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Fort Collins, CO 80521  
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### Definitions:

#### **Boarded Horse**

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

#### **Equestrian Operation**

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

#### **Equestrian Trainee Visit**

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

#### **Equestrian Pasture Boarding**

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

#### **Horse Keeping**

The activity of keeping and/or caring for boarded horses as a customary, incidental, and accessory use to a farm, ranch, or single-family dwelling unit. *Some equestrian uses may not be Accessory Horse Keeping and would be considered to be an Equestrian Operations. Please see Article 3.3.2.H of the Land Use Code.*

## Larimer County Land Use Code

### Horse Keeping, Article 3.4.4.F

### Horse Keeping

#### **Site Standards**

- a. Maximum Number of Horses
  - 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 of lot up to a maximum total of 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.
- b. Site Adjacent to Residential Dwelling  
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.

#### **Use Standards**

- a. Trainee Visits
  - i. Up to 15 weekly trainee visits may be provided.
  - ii. In lieu of a boarded horse as allowed in paragraph E.1.a. above, two equestrian trainee visits are allowed during a week. In no case, shall the number of weekly equestrian trainee visits exceed 55.
- b. Outdoor Storage of Horse Trailers  
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.
- c. Best Management Practices  
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.
- d. Accessory Horse Keeping Registration Certificate  
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.