



Community Development Department

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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 be Accessory Horse Keeping and are not considered to be Equestrian Operations. Please see Article 3.4.4.F of the Land Use Code.*

Larimer County Land Use Code

Equestrian Operation, Article 3.3.2.H

Equestrian Operation, Large and Small:

Types of Equestrian Operations Allowed

Equestrian operations are allowed as detailed in the table below:

Table 3-7: Equestrian Operation Formula			
Criteria [1] & [2]	Number	Factor	Points
Maximum number of horses boarded or kept for training (at any time)		x 1.0	
Maximum number of weekly equestrian trainee visits in excess of 15		x 0.5	
Less than 5 acres			10
At least 5 acres but less than 10 acres			8
At least 10 acres but less than 35 acres			5
35 acres or more			0
For each additional 35 acres			-2
			Operation Type Total Points
			Small ≤ 35
			Large ≥ 35.5

Notes:

Table 3-7: Equestrian Operation Formula			
Criteria [1] & [2]	Number	Factor	Points
[1] Some equestrian uses may fall under the category of Accessory Horse Keeping and not considered to be an Equestrian Operation in the above chart. See §3.4.4.F, <i>Horse Keeping</i> .			
[2] If the number of horses kept on a property exceeds one horse per one-half acre, an administrative special review approval is required, unless otherwise indicated as a special review in Tables 3-1 and 3-2.			

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.

Outdoor Storage of Horse Trailers

Outdoor storage of horse trailers is allowed as part of an approved large or small equestrian operation.

- 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.
- No more than one trailer per horse residing on the property is allowed.
- All horse trailers shall be currently licensed and operable

Additional Standards for Small Equestrian Operations

The following additional standards shall apply to small equestrian operations:

- 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.
- The routine hours of operation open to the public are limited to the hours between 6:00 a.m. and 10:00 p.m.
- 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.