

Changes Regarding Stables: Proposed UDC Amendments - Commercial Stables and Non-Commercial Stables/Boarding of Horses as Accessory Use

Recommended by the P & Z Commission

Purpose: Promote the “horse-friendly community” character.

Summary of recommendations:

- Differentiate between commercial and non-commercial stables by adding another category for noncommercial titled “Non Commercial Stables/Boarding of Horses as Accessory Use”.
- Continue to require Commercial Stables to be permitted by a Special Use Permit (S) in CF, LO, ER, NR, RR zones. To promote stables on Fair Oaks Ranch, allow these uses by a Special Use Permit (S) in MU, NC, and OS zones also.
- Add standards for Commercial Stables as part of the Special Use Permit (S).
- Permit keeping of horses for personal use in all zones by right (Conditional Use) with standards regarding area, density, buffers etc.

CHAPTER 4 ZONING DISTRICTS AND USE REGULATIONS

Table 4.2: Use Table

Zoning District	Mixed Use Village	Neighborhood Commercial	Community Facilities	Logistics	Existing Residential	Neighborhood Residential	Rural Residential	Open Space ¹	<u>Parking</u>
Commercial Stables/Boarding ²	<u>NPS</u>	<u>NPS</u>	S	S	S	S	S	<u>NPS</u>	1 space per 300 sf of usable building area and as required by a parking plan
<u>Non Commercial Stables/Boarding of Horses as Accessory Use</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>As required by the associated primary use</u>

Section 4.9 Conditional Uses

- ² Commercial Stables/Boarding include any structure or place where livestock are kept for boarding, raising, breeding, riding, feeding, or training for compensation, inclusive of the provision of livestock riding facilities such as covered arenas and riding school. Commercial uses such as an equestrian facility (polo, dressage, racetrack, training facility), equine hospital, or surgical facility are not permitted within the Non-Commercial Stables/Boarding facilities category. The following requirements shall be met and additional information shall be provided as listed below for Commercial Stables/Boarding of Horses:
 - A parking plan addressing daily use, and special event parking.
 - A minimum of 50-foot setback from the property line, dwelling, well, pool, patio, or adjoining lot. Additional setbacks may be increased as part of the Special Use Permit.

- A maximum of two horses per acre.
- A shelter with a roof and a minimum area of 10 feet by 10 feet for each horse with at least one wall, dry footing adjacent to turnouts with water and feed containers.
- A fire protection plan for shelters and facility that meets all fire protection requirements including fire extinguishers and all requirements of the International Fire Code Edition adopted by the City.
- A waste management plan.
- A drainage plan, including drainage to other properties and creek beds.
- A dust control plan.
- An insect control plan.
- A fencing plan that states fencing to be six feet in height and meets other fencing requirements of the UDC.
- A lighting plan.

(16) Non-Commercial Stables/Boarding of Horses as Accessory Use

Keeping of horses by occupants of the premises for hobby or pleasure, and not for hire, or sales, is permitted by right in all zoning districts provided that the following conditional use standards are met:

- A minimum lot area of 1.5 acres with an additional 0.5 acre per horse.
- Horses may be kept only in back yards or side yards that do not face a street.
- A minimum buffer of at least 50 feet from any property line for enclosures, stables, feeding areas, or other similar structures.
- A maximum of six horses by right. Additional horses may be permitted with a Special Use Permit (S).
- No uses under Commercial Stables as defined in this UDC are permitted.