



STUDY GOAL

Achieve enduring land use compatibility that supports both a healthy equine industry and the property rights of all Larimer County citizens.

SCALABLE SYSTEM APPROACH

Larimer County's existing regulations for horse businesses:

- ⦿ Limit “boarding stables” and “riding academies” to selected zones and require Special Review approval in those zones
- ⦿ Allow horse boarding of up to four horses as a use by right if other equestrian activities are not part of the business
- ⦿ Make no distinction for review requirements based on parcel size or intensity of the business use

Potential revisions to the existing regulations are being developed with the following intentions:

- ⦿ Address all activities commonly involved in Larimer County horse businesses today
- ⦿ Recognize the varying scale of businesses when establishing review requirements and costs
- ⦿ Match the required level of review with the potential for incompatibility with neighbors
- ⦿ Use tangible, quantifiable measures with logical thresholds to determine review requirements

Your input is needed to devise a system that responds to the scale of the business by aligning review requirements with possible impacts.

Revised regulations could allow three review levels: use by right, minor special review, and special review.

Revised regulations could vary the allowed size of the equestrian business by the size and/or zoning of the property the business occupies.

A scalable system could use multiple measures of neighbor or environmental impacts to reduce the required level of review.

In considering a scalable system, what is important to you?

- ⦿ Do you support a scalable system for equestrian businesses – should the regulations treat different sizes of businesses differently?
- ⦿ What factors should be used to measure the size of the business – for example the number of boarded horses, the number of lessons given, the number of employees, total trips generated, lights and noise?
- ⦿ To achieve enduring compatibility, how should the scaling factors account for the characteristics of the properties surrounding the business – can zoning be used, should neighboring parcel size be considered, are setbacks from existing homes a consideration?