

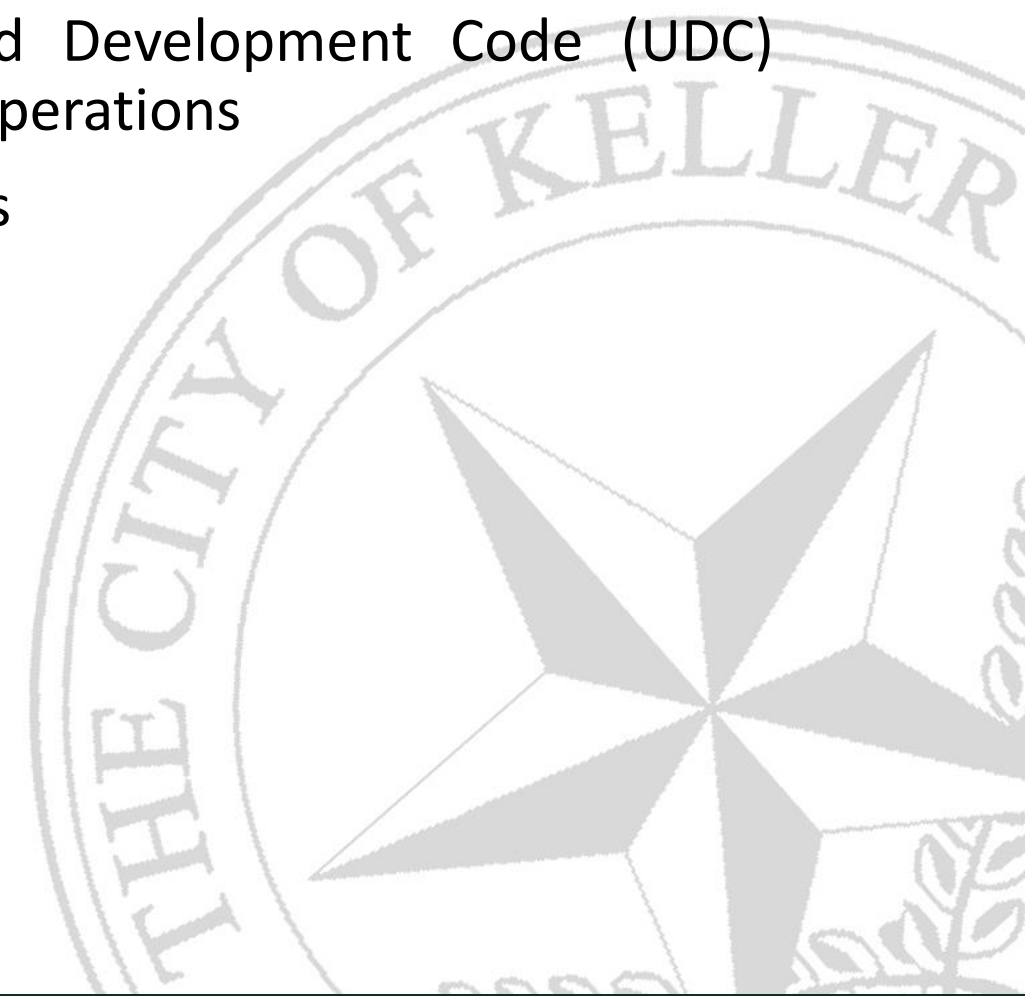
Discuss possible Unified Development Code (UDC) amendments related to horse boarding.

1. Staff Presentation:

- Current Code of Ordinances and Unified Development Code (UDC) guidelines related to horses and boarding operations
- Compiled feedback from equestrian experts

2. Council Discussion

3. Next Steps



Definitions

Livestock (Code of Ord.)

Horses, mules, donkeys, cattle, goats, sheep, Asian pot bellied pigs, swine, ostriches, emus and llamas, regardless of age, sex or breed.

Farm, Ranch, Livestock, Garden or Orchard (UDC)*

An area used for growing usual farm products, vegetables, fruits, trees, and grain and for the raising thereon of the usual farm poultry and farm animals such as cattle, and sheep and including the necessary accessory uses for raising, treating, and storing products raised on the premises, but not including the commercial feeding of offal or garbage to swine or other animals and not including any type of agriculture or husbandry specifically prohibited by Code or law.

*(This definition does not pertain to horses. Horses are defined under Private Stables and Commercial Stables within this Article.)

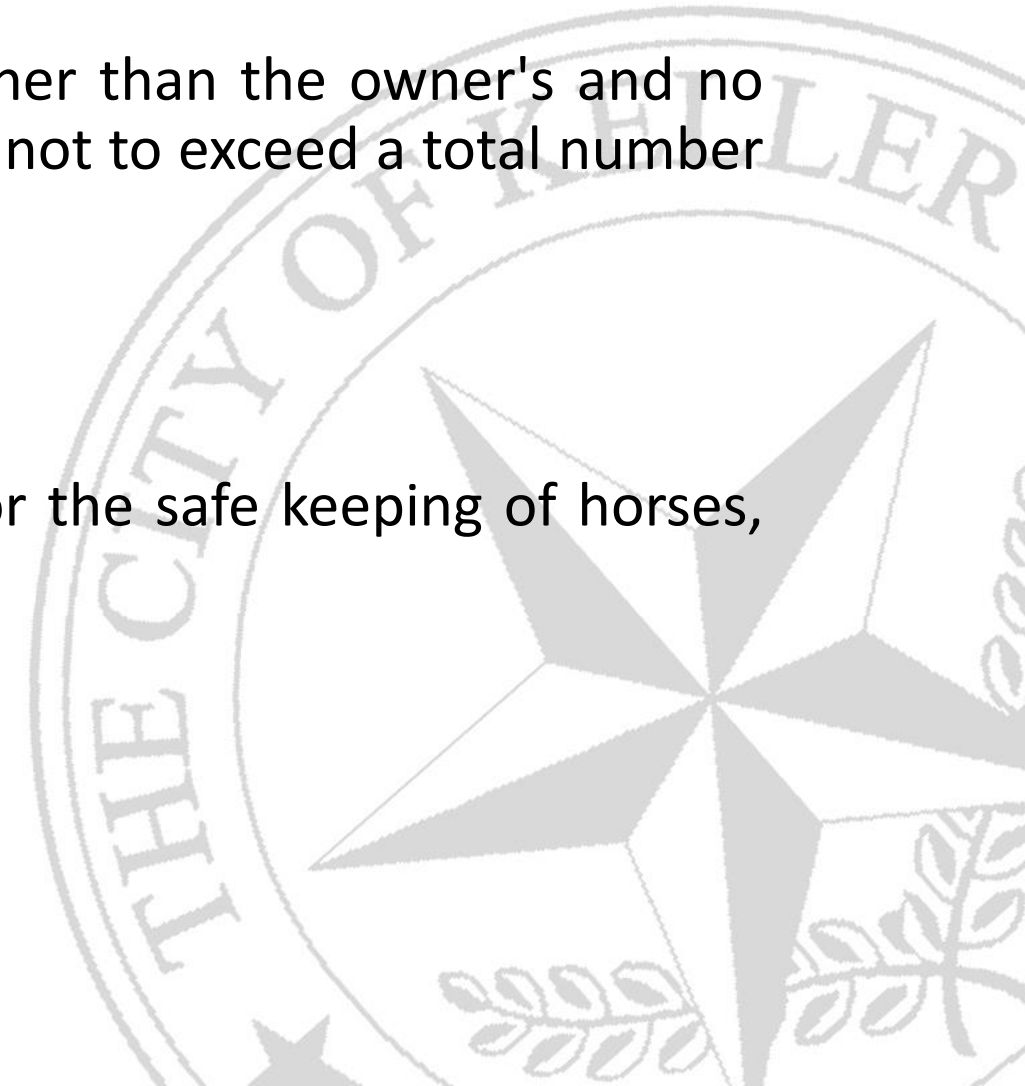
Definitions

Stable, Commercial (UDC)

A stable used for the boarding or keeping of horses other than the owner's and no more than one (1) horse, mule, donkey or pony per acre not to exceed a total number of three (3).

Stable, Private (UDC)

An area used solely for the owner's private purposes for the safe keeping of horses, mules, donkeys or ponies.



Residential Zoning Guidelines

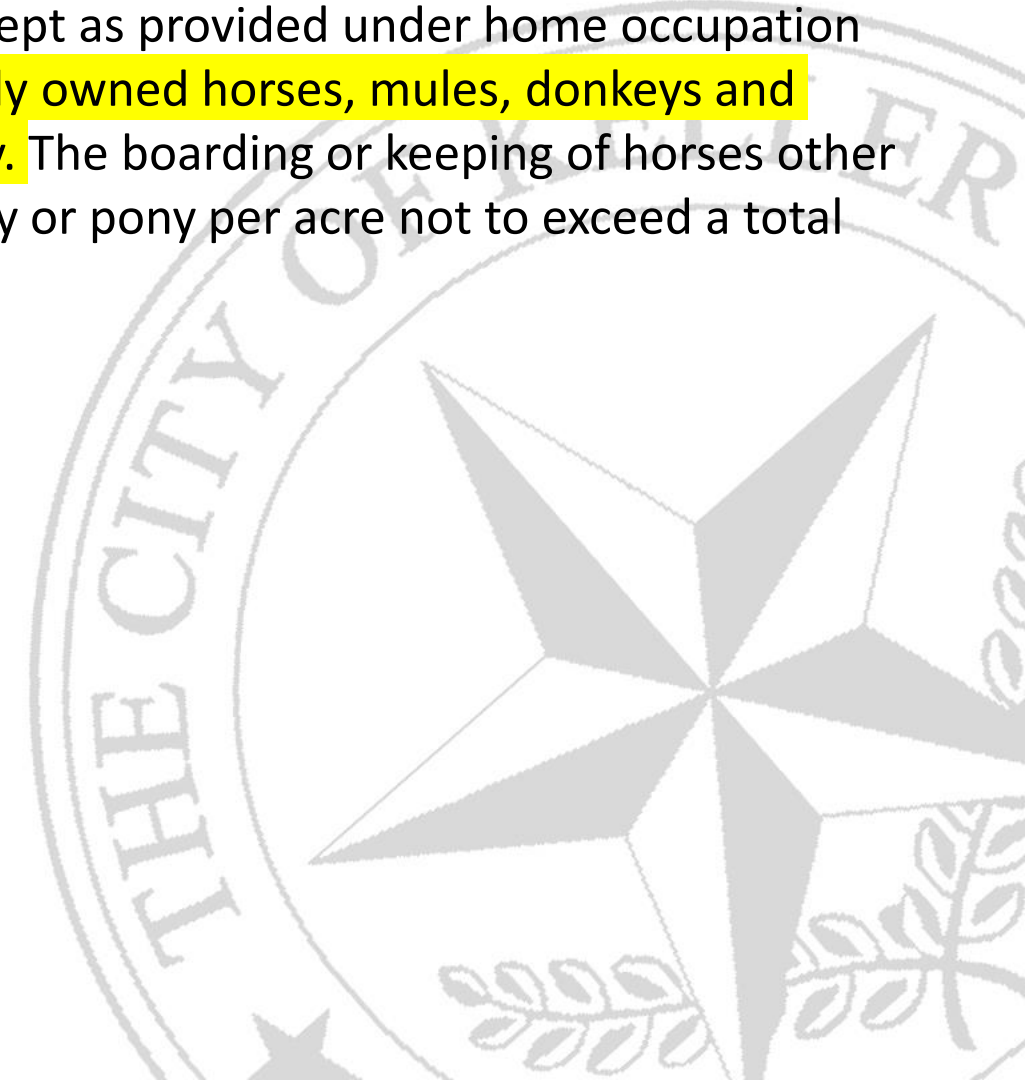
Zoning District	Farm, Ranch, Livestock, Garden or Orchard	Stable (Commercial) on 2 acres or more	Stable, Private	Permitted Uses state boarding/keeping of equine shall be a max of 1 horse, mule, donkey or pony per acre
SF-36	P	SUP	P	Yes
SF-30	P	-	-	Yes
SF-25	P	-	-	-
SF-20	P	-	-	-
SF-15	P	-	-	-
SF-12	P	-	-	-
SF-10	P	-	-	-
SF-8.4	P	-	-	-



UDC Supplemental Regulations

Section 9.11(M)

Livestock. Livestock may be kept on private property in compliance with the Keller Code of Ordinances, Section 3-240, provided no retail business is conducted on the premises except as provided under home occupation (see definition for Home Occupation). **The property owner's privately owned horses, mules, donkeys and ponies shall not have a maximum number allowed on their property.** The boarding or keeping of horses other than the owner's shall be a maximum of one (1) horse, mule, donkey or pony per acre not to exceed a total number of three (3). (See requirements for metal barns.)

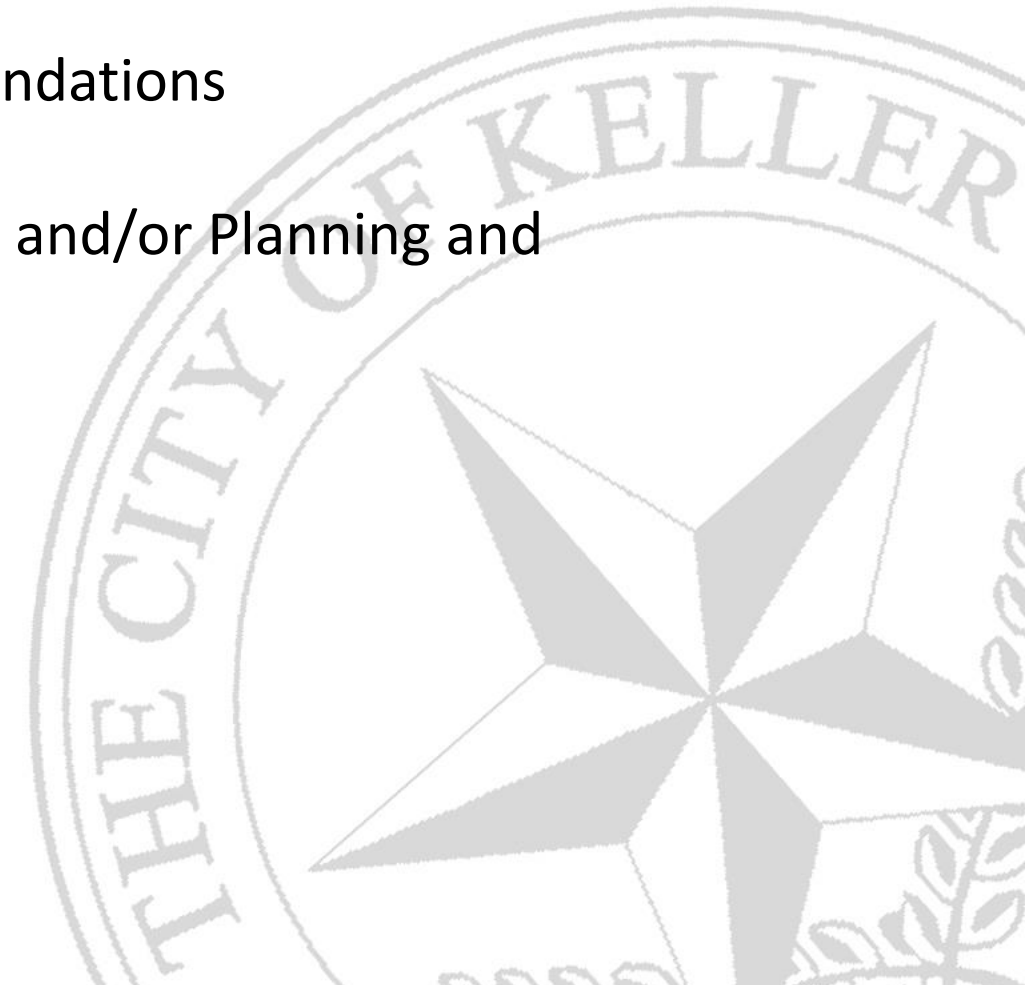


Equestrian Expert Feedback

- Concerns with existing code
 - Some felt the ratio of horses per acre should apply to any property, but also said that the level of care significantly impacts the appropriate ratio
 - No requirement for management plan as part of commercial boarding SUP
- Comments on appropriate ratio of horses/acre
 - Difficult to put a definitive ratio because of the importance on care, maintenance and waste removal
 - More than one animal per half acre may not be advisable unless rotated regularly
 - One horse/acre probably reasonable for grazing, a donkey/mule or pony could possibly be $\frac{3}{4}$ or $\frac{1}{2}$ animal per acre
- Other comments/recommendations
 - Might recommend no limit on number of animals but require animals be well-cared for and under supervision of a veterinarian
 - Waste removal program incredibly important for any type of boarding
 - Generally feel code is adequate as written, and SUP is best option for commercial boarding
 - Might consider structure requirement for any type of stable

Next Steps

- Direction to staff for additional research or recommendations
- Additional work session discussions with City Council and/or Planning and Zoning Commission





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Questions?