

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

1. Staff Presentation:

- Current Code of Ordinances and Unified Development Code (UDC) guidelines related to horses and boarding operations
- Proposed amendments to Code of Ordinances and Unified Development Code (UDC) guidelines related to horses and boarding operations
- Questions related to Private Stables

2. Council Discussion

3. Next Steps

Proposed Amendment - Definitions

Livestock (Code of Ord.)

Horses (including miniature), 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. See Code of Ordinances for Livestock definition.

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

Proposed Amendment - Definitions

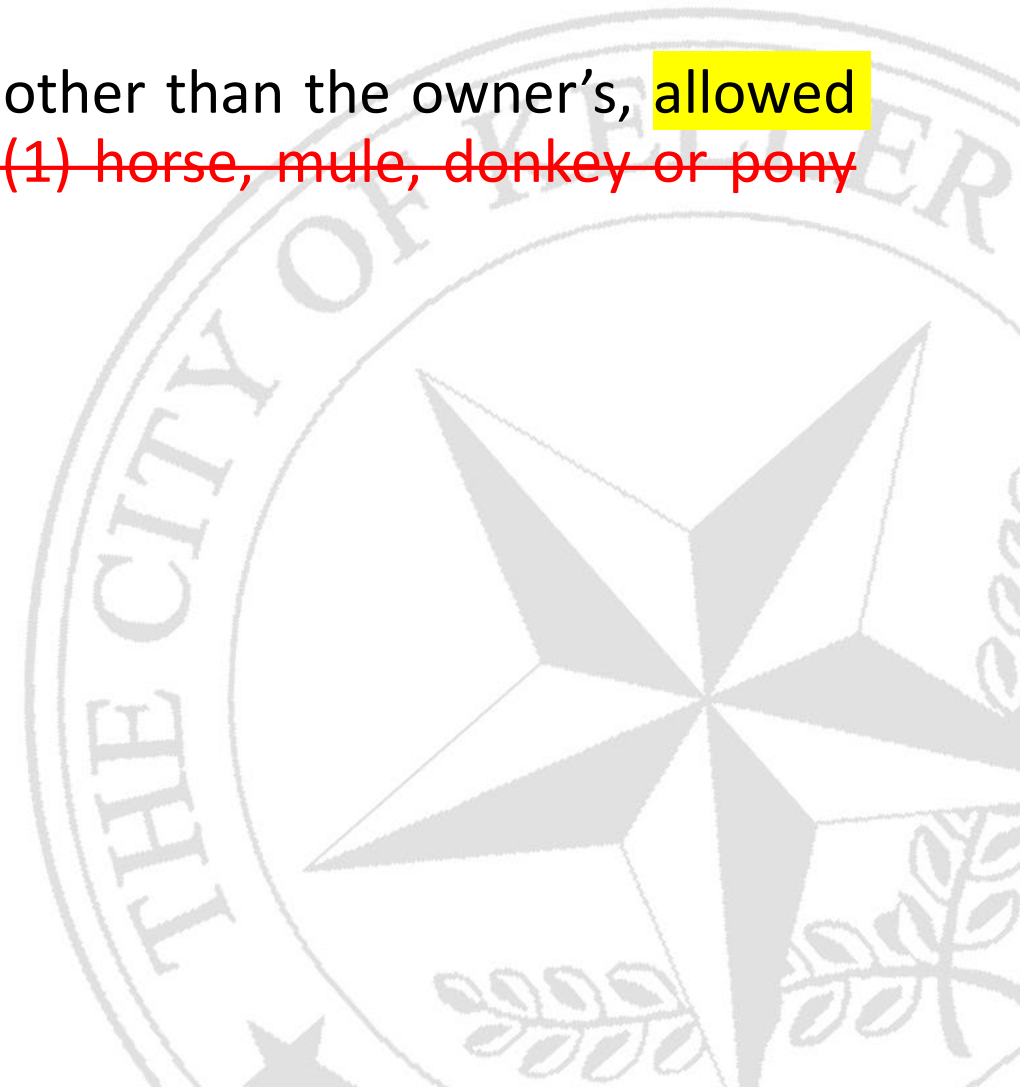
Home Occupation (UDC)

Any occupation or activity carried on principally by the inhabitants of a dwelling which is clearly secondary to the use of the dwelling for dwelling purposes, provided that: the existence of the occupation or activity does not change neighborhood character or substantially increase traffic to and from the dwelling; no trading in merchandise or selling of goods or services is carried out on a regular basis; no merchandise is displayed; and no mechanical equipment is used except types that are customary for purely domestic or household purposes and which do not create obnoxious conditions such as noise, odor, smoke or electrical interference. Uses that are not considered Home Occupations include beauty and barber shops, tearooms or restaurants, rest homes or clinics, bed and breakfast facilities, cabinet repair shops, metalworking shops, auto repair shops, and Commercial Stables.

Proposed Amendment - Definitions

Stable, Commercial (UDC)

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



SF-36 Zoning Regulations

Section 8.04 Single-Family Residential – 36,000 square-foot lots

(2.c.) Farms, barns, livestock, nurseries, greenhouses, or gardens, limited to the propagation and cultivation of plants, 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.)~~ require a Specific Use Permit (SUP). A Commercial Stable SUP Application shall include the following:

- 1) Minimum amount of grazing area per animal

- 2) Standards of Care Proposal, including detailed plan for fencing, shelter, sanitation and feeding of animals

SF-30 Zoning Regulations

Section 8.05 Single-Family Residential – 30,000 square-foot lots

(2.f.2.) A maximum of two (2) detached accessory buildings are permitted on any lot/tract. Structures for agricultural purposes only, such as shade structures, one hundred twenty (120) square feet or less are excluded from this maximum, but are included in consideration of maximum impervious coverage. ~~The boarding or keeping of equine shall be a maximum of one (1) horse, mule, donkey or pony per acre.~~ Accessory buildings one hundred twenty (120) square feet or less do not require a building permit but shall not exceed ten feet (10') in height and shall be a minimum of five feet (5') from the side and rear property lines. Accessory buildings greater than one hundred (120) square feet up to one-thousand (1,000) square feet (including detached garage, workshop, pool house, etc.) are allowed with a building permit and must observe the setback requirements for the main structures. All accessory buildings greater than one-thousand (1,000) square feet require a Specific Use Permit (SUP). All accessory structures shall be constructed of materials complimentary to the main structure.

Proposed Amendment to Residential Zoning Guidelines

Zoning District	Farm, Ranch, Livestock, Garden or Orchard	Farm, Ranch, Livestock, Garden or Orchard	Stable (Commercial) on 2 acres or more	Stable, Private
SF-36	P	-	SUP	P
SF-30	-	P	-	-
SF-25	-	P	-	-
SF-20	-	P	-	-
SF-15	-	P	-	-
SF-12	-	P	-	-
SF-10	-	P	-	-
SF-8.4	-	P	-	-

Proposed Amendment

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.)~~

Remove redundant language in the “Supplemental Regulations” section of the UDC related to Livestock.

Summary

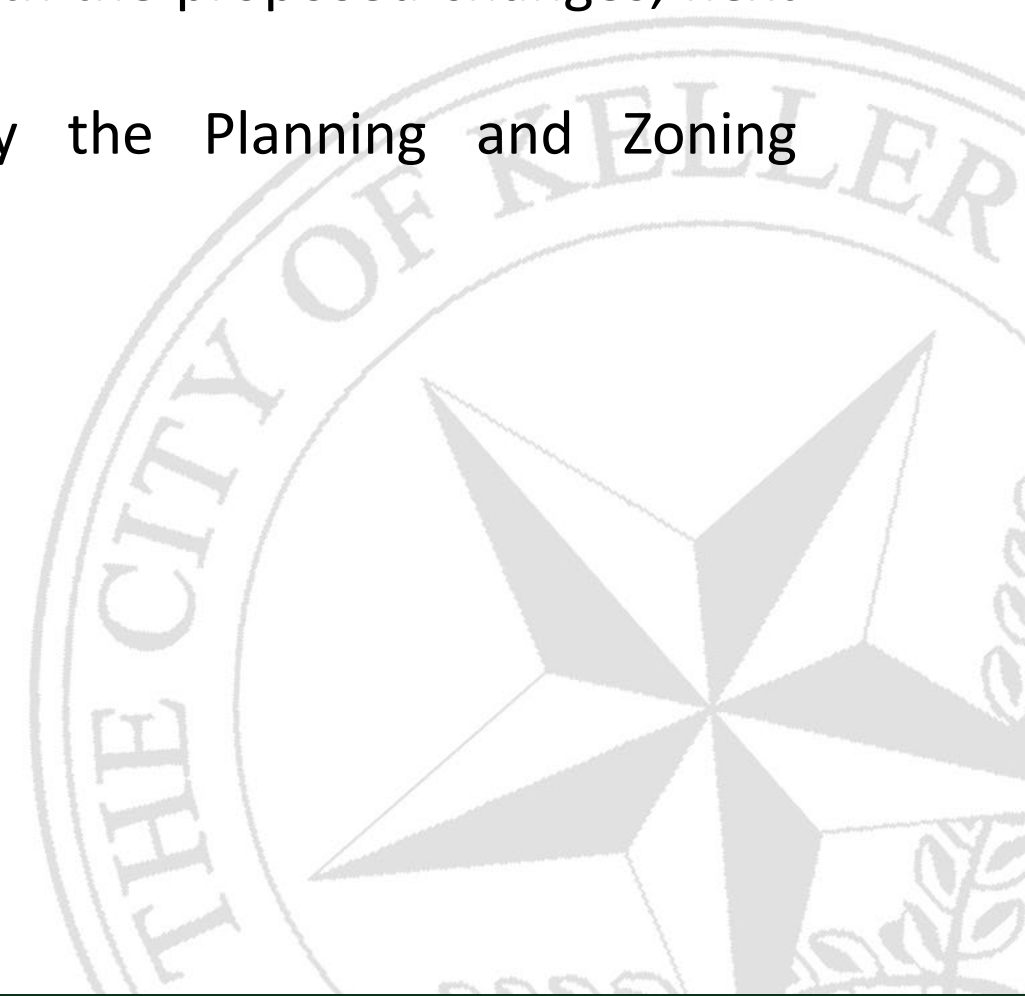
As proposed, the key code changes include:

- Clean up of definitions in the Code of Ordinances and Unified Development Code (UDC) to provide consistency and to clarify that horses and miniature horses are included under the Livestock definition.
- Clarification that a Specific Use Permit (SUP) is required for Commercial Boarding operations.
- Removal of maximum number of horses allowed as part of a Commercial Boarding operation (this would be addressed through the SUP process).
- Removal of the ability to operate a “ranch” anywhere other than the Single-Family Residential 36,000 square-foot lots Zoning District.
- Removal of redundant language in the “Supplemental Regulations” section of the UDC.

Next Steps

If Council gives staff direction to move forward with the proposed changes, next steps will include:

- Public hearing and recommendation by the Planning and Zoning Commission on Dec. 10, 2024
- City Council consideration on Jan. 7, 2025





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Questions?