

# TOWN OF WOODSIDE



## Information on KEEPING A HORSE IN WOODSIDE

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This handout briefly describes the planning and zoning regulations that govern the keeping of horses in Woodside. Residents should refer to the Town's "Stable Ordinance" (Sections 115.01 through 115.99 of the Woodside Municipal Code) and Zoning Code Sections 153.049 (G), (K), and (L) for general information on horses and stables.

### *GENERAL REQUIREMENTS*

- Private stables are permitted in the R-1, SR, RR, and SCP zoning districts, and commercial stables are allowed only in the RR and SCP zoning districts, per Section 153.026 of the Zoning Code. (No stables are permitted in the CC zoning district.)
- A stable permit is required in order to maintain a horse for more than 30 consecutive days (Section 115.25).
- Setback regulations for equine facilities are outlined in Section 153.049(G) of the Zoning Code and in Section 115.28 of the Stable Ordinance.
- Stable permits may be issued to the owner(s) of a property where a stable is located, or to an applicant (with **written** approval by the owner). The person requesting the permit must live on the site, or have a caretaker living on the site.

### *TYPES OF STABLE PERMITS*

#### **Private Stable**

The minimum property size required is one acre, and up to two horses per acre are allowed. Up to seven horses may be boarded (Refer to Woodside Municipal Code Section 115.28 for a listing of the private stable regulations). Exceptions involving a request to exceed two horses per acre or for exception to any standard, may be granted by the Planning Director, after review by the Livestock Committee, per Section 115.30. Such exceptions are reviewed at least every other year by the Town's Livestock Committee or staff. No conditional use permit is required.

### **Commercial Stable**

The minimum property size required is five acres, and the maximum number of horses permitted is determined by the Planning Commission and dependent on specific site characteristics and conditions of the use permit. Up to 100% of the horses permitted can be boarded and/or trained. Such permits must be reviewed bi-annually (every two years) by the Town's Planning Commission and Livestock Committee as part of a conditional use permit process. Regulations for a commercial stable conditional use permit are outlined in Section 115.27 of the Stable Ordinance.

To obtain copies of the Stable Ordinance or other relevant Woodside ordinances, or for further information, please contact the Planning Department at 851-6796 between the hours of 8 a.m. to 10 a.m. or between 1 p.m. to 3 p.m.

### *BARN SIZE RESTRICTIONS*

The maximum size allowed for a barn is 2,500 square feet if the property is located in the R-1, SR, or RR zones; and 3,000 square feet if the property is in the OS or SCP zones. All barns are limited to a maximum height of 24 feet. Shelters for covered equestrian areas are limited to a maximum height of 30 feet.

### *REQUIRED SETBACKS FOR BARN*

#### **For barns associated with a private stable permit:**

- they must be at least 80 feet from any residence existing on an adjoining lot in the SR and R-1 zones and 100 feet in the OS, SCP, and RR zones;
- they must be at least 40 feet from any neighboring property line for properties in the SR or R-1 zones and at least 50 feet from any neighboring property line for properties in the OS, SCP, and RR zones;
- they must be at least 40 feet from any residence on the same lot;
- they must be at least 50 feet from any front parcel line or street lot line.

#### **For barns associated with a commercial stable permit:**

- they must be at least 250 feet from the nearest residence on an adjoining property;
- they must be at least 100 feet from the nearest property line.

### *SHELTER REQUIRED*

Minimum shelter is required for each horse kept in the Town. This shelter must be roofed, at least 10 feet by 10 feet (12 feet by 12 feet for commercial stables), with a dry footing, and adjacent to paddocks measuring a minimum of 600 square feet, with water and feed containers.

### *REVIEW REQUIRED*

#### **Architectural and Site Review Board review is required:**

- for any structure that requires a building permit and is located within 1000 feet of a designated scenic road and is visible from the scenic road;

- for any structure proposed on a property with a commercial stable permit.

### **FENCES FOR PADDOCKS, CORRALS AND PASTURES**

1. The minimum standards for all equestrian fences are stated in Section 153.051 of Woodside Municipal Code.
2. Fences used for corrals or pastures must be at least 4 feet tall and be set back at least 10 feet from a neighboring property line. Such fences can be located along a street property line if such fencing meets the other setback requirements of the Code.
3. Corral and pasture fences must also be setback at least 25 feet from any neighboring swimming pool, patio, or other regularly used living area existing prior to the use of, or the building of, the fence.
4. An exception to the setback standards outlined in #2 and #3 above can be approved if neighboring property owner(s) submit written approval for such exception.
5. Fences for stallions must be six feet tall with signs posted on all stall doors, corral gates, and fences adjacent to trails indicating that a stallion is being kept therein. Stallion fences must be at least 10 feet from neighboring property lines and dedicated trail easements.

## APPENDIX

### DEFINITIONS

**Barn:**

"a building used for the housing and care of horses and/or other permitted livestock, and for the storage of feed, hay, other crops, and farm or equine equipment, and permitted uses accessory to those listed herein."

**Private Stable:**

"a building, or portion thereof, designed or used for the housing or feeding of livestock for private use and accessory to the principal use allowed on the parcel, subject to all the provisions on Chapter 115 of the Municipal Code."

**Commercial Stable:**

"any establishment regularly providing services or facilities for the keeping or use of horses, other than for private use, as regulated and defined by Sections 115.20 through 115.32 of the Municipal Code-."

**Corral:**

"a fenced enclosure used for the regular confinement of livestock."

**Pasture:**

"an area seasonally used for grazing animals."

**Shelter:**

"a roofer structure with a windbreak on at least one side, dry footing, a minimum of ten feet by ten feet, adjacent to paddocks measuring a minimum of 600 square feet, with water and feed containers."

**Stable:**

"a building, or portion thereof, used for the feeding and housing of more than one horse."

**Stall:**

"an enclosure provided and designed for the feeding and housing of one horse."

### ZONING CODE REFERENCES

<b>PAGE NUMBER</b>	<b>TOPIC</b>	<b>CODE SECTION(S)</b>
XV-95	accessory uses: horses	153.026
XV-121	lighting	153.049 (H)
XV-122	maximum size of barns	153.049 (K)
XV-123	fences	153.051
XV-142	hitching racks: CC zone	153.119 (G)
XV-99	conditional uses: horses	153.026
XV-90	hay and feed sales	153.026
XV-129	floor area of barns	155.055
XV-121	setbacks for barns	153.049 (G)
XV-46	" "	115.028
XV-73	corral definition	153.005
XV-78	pasture definition	153.005
XV-79	commercial stable definition	153.005

XV-79	private stable definition	153.005
XI-43	shelter definition	115.21
XI-40	stable definition	115.01
XI-40	stall definition	115.01