



# Horse Boarding

# Commercial Facilities

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2020 Board of Supervisor Workshop



# Current Nevada County Code

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- Use Permit is required in the following Zoning Districts
  - RA (Sec. L-II 2.2.1.B)
  - AG, AE, FR, TPZ (Sec. L-II 2.3.D)
  - REC (Sec L-II 2.6.F)
- Currently there is no “allowed” use for commercial stables in Nevada County.... All commercial stabling requires a Use Permit.



# What other jurisdictions are doing:

- Placer: Allowed use in AE, F, FOR zones. Minor use permit in RA, RF, RES, TPZ, O zones. Minor use permit waived if certain standards are met. - Min. Parcel size 1 acre
- Sacramento: Allowed use in Ag, Res Ag, Residential (RD 1 & 2) - Min. parcel size 3 acres.
- El Dorado: Conditional Use Permit required in many zoning districts (AG,RE) allowed use in Recreation zoned districts - Min. parcel size 10 acres.
- Grass Valley / Nevada City / Truckee- Use permit required, if allowed at all

# Stables found in Nevada County

- Approx. 20+ stables throughout Nevada County, including Eastern Nevada County.
- Mostly located on AG zoned parcels, though a few on RA. Smallest parcel size is 5 acres.
- Number of horse range from just a few to many (50+).
- Majority are operating without a Use Permit.





# Concerns

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- Environmental Damage
  - Manure Management (i.e. odor, flies, water contamination)
  - Erosion Controls
  - Overgrazing
  - Dust
- Horse Shows / Riding Lessons / Other Events (i.e. traffic, noise)
- Building Standards for Employees/Public
- Sanitation Standards for Employees/Public



# Pros & Cons

## For Requiring Use Permit

### Pro

- Able to mitigate environmental impacts
- Able to control land uses and traffic
- Ensures that building used by public and employees are safe
- Ensures sanitary facility are available for public and employees
- Ensures impact to neighbors are kept to a minimum
- Allows for public hearing to gather input

### Con

- Cost
- Enforcement
- County over-regulating
- Nearby counties do not require Use Permit
- Site specific land use challenges (i.e. dead end road limit)
- Length of time for approval
- Under Right to Farm, raising of horses is considered an Agricultural Operation

# Discussion

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- Continue to require Use Permit?
- Zoning
- Other issues

