

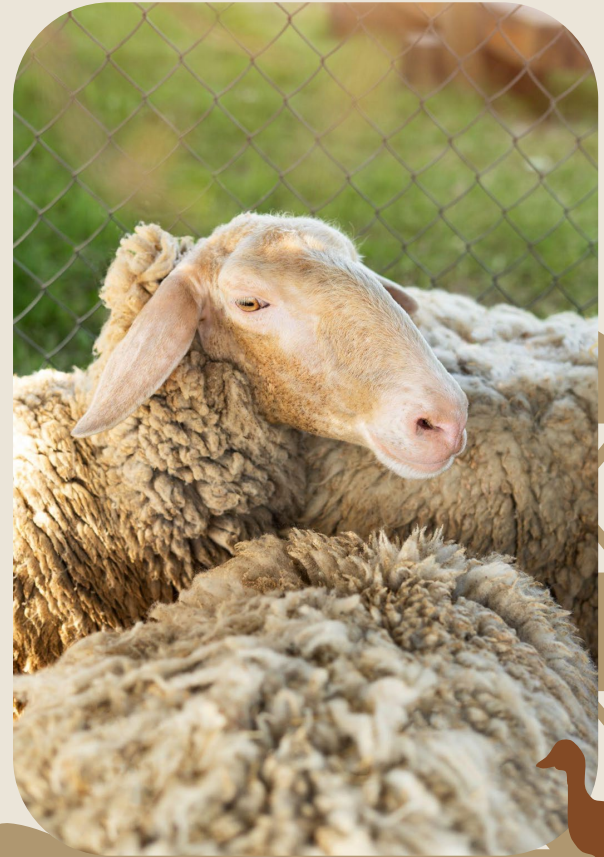
Zoning & Livestock Amendments

Town Council Presentation May 13, 2025



Current status of livestock regulations

- Discussion at the March 11th Council meeting about fire risk management strategies including zoning amendments pertaining to the keeping of livestock and grazing animals.
- Direction to staff was given to draft zoning and animal regulation amendments for Council consideration that would allow the keeping of livestock on AR-3 & AR-5 zoned properties without a primary residence and potentially allow ag buildings in those zones.
- The primary purpose of the ordinance is to allow the long-term keeping of large amounts of grazing livestock on larger, agricultural-residential properties that are not developed with a residence for fuels management purposes.



ZONING/LIVESTOCK REGULATIONS

Existing:

Zoning	Livestock Keeping	Ag Buildings	Primary Residence
AR-3	Permitted by right	Not permitted	Required
AR-5	Permitted by right	Not permitted	Required

Proposed:

Zoning	Livestock Keeping	Ag Buildings	Primary Residence
AR-3	Administrative Permit	Permitted with Use Permit	Not required
AR-5	Administrative Permit	Permitted with Use Permit	Not required



ADDITIONAL AMENDMENTS

- Amend the definition of “private stables” to allow for the boarding of all livestock instead of only horses (permitted-by-right).
- Adopt an Animal Management Plan by Resolution to address minimum standards for items such as:
 - Fencing
 - Shelter
 - Manure/waste management
 - Feeding & watering



What does all of this mean?

Administrative Permit

7 of the 9 residential zones already require Admin Permits for livestock, this amendment would also require the AR-3 & AR-5 to secure an Admin Permit (when there is no residence on-site).

Ag Buildings

Ag buildings are not currently permitted in any residential zone. This amendment would potentially allow ag buildings in the AR-3 & AR-5 without a residence.

Review Process

Administrative Permits are not discretionary (no public hearing) and are assigned adopted standards and best management practices.

Private Stables

Amend the definition of private stables to allow all livestock and not just horses. Would continue to be permitted-by-right (but still subject to a building permit) in the AR-3 & AR-5 zones.

Primary Residence

All 9 of the residential zones require a primary residence be established in order to have livestock. This amendment would allow the AR-3 & AR-5 to have livestock without a house.

Animal Management Plan

Adopt minimum standards for livestock keeping that can be used as enforceable conditions for the Admin Permits.

Cost of Compliance



\$ Varies

Building permits for stables and ag buildings will vary based on size and construction type – design will also dictate whether an engineer/architect is required, but surveys are still required



\$880.34

Conditional Use Permit for an ag building as a primary use (without a residence) – can cover both the ag building AND livestock under one Use Permit if submitted concurrently



\$352.14

Administrative Permit (one-time fee) for livestock when there is not a house on-site



**Questions and
direction to staff?**

