

August 17, 2021

Proposed 2021 Zoning Revisions to TOC Ordinance

ARTICLE VII, SECTION 728 – RIDING STABLE, **BOARDING**, TRACK OR ARENA

A. Dimensional Requirements:

1. Minimum Lot Size – 200,000 Square Feet.
2. Minimum Lot Frontage – ~~500~~ 250 Feet
3. Minimum Lot Depth – 400 Feet.
4. Minimum Front Setback – 125 Feet.
5. Minimum Side Setback – ~~100~~ 75 Feet.
6. Minimum Rear Setback – ~~400~~ 75 Feet.
7. This use shall be allowed on flag lots.

~~B. For lots measuring 200,000 square feet to 400,000 square feet in~~

~~size, the following number of horses shall be allowed to be~~

~~permanently housed onsite, with the total combination of horses not~~

~~exceeding five at any one time:~~

~~1. Up to five adult or juvenile horses.~~

~~2. Up to five adult or juvenile miniature horses.~~

~~C. For lots measuring over 400,000 square feet and less than 800,000~~

~~square feet in size, the following number of horses shall be allowed~~

~~to be permanently housed on-site, with the total combination of~~

~~horses not exceeding ten at any one time:~~

~~1. Up to ten adult or juvenile horses.~~

~~2. Up to ten adult or juvenile miniature horses.~~

~~D. For lots measuring 800,000 square feet or more in size, the~~

~~following number of horses shall be allowed to be permanently housed~~

~~on-site, with the total combination of horses not exceeding fifteen~~

~~at any one time:~~

~~1. Up to fifteen adult or juvenile horses.~~

~~2. Up to fifteen adult or juvenile miniature horses.~~

B. Two (2) horses shall be allowed to be permanently housed onsite for the first 120,000 square feet, One (1) additional animal may be housed onsite for each additional (20,000) square feet.

E. Permanent shelter shall be provided for all horses. The shelter shall be of sufficient size and equipped with adequate food and water for the number and type(s) of horses harbored on the premises.

F. All shelter shall be located a minimum of 450 75 feet from any property line.

G. Any supplies, equipment, apparatus or materials necessary for the keeping of horses must be kept inside an enclosed accessory structure located on the lot. The accessory structure shall be located a minimum of 50 feet from any property line. If the accessory structure will also be used to shelter horses, the structure shall be located a minimum of 450 75 feet from any property line.

~~H. A minimum of one-half acre of pasture land shall be provided for each horse or miniature horse harbored on the lot.~~

I. All excrement produced by the horses shall be collected and disposed of on a regular basis for health purposes and to control flies, rodents and odor. If excrement must be temporarily stored on site, it shall be located a minimum of 200 75 feet from any property line and a minimum of 200 feet from any blue line stream, wetland, pond and drinking

water well. Stored excrement shall either be placed in covered containers or placed in

a covered and confined stockpile/compost pile. Waste lagoons shall be prohibited.

J. Stored excrement shall be either composted and reused on the premises, or entirely removed from the lot. Excrement removed from the premises shall be loaded and transported in a manner to prevent the loss, discharge or spillage of excrement onto the highway or neighboring properties.

K. A fenced area or enclosed area shall be provided on the lot which is capable of containing the horses harbored on site.

~~L. Fences and enclosures shall not exceed six feet in height, as measured at the highest point of ground directly below the fence or enclosure.~~

~~L. Fences and enclosures shall be located a minimum of 50 feet from any property line.~~ **Fences Shall comply with requirements of Article VI, Section 610 Fences**

~~N. The finished side (good side) of any fence or enclosure shall face adjoining properties. Fence posts shall face in and away from any adjoining lots or property owned by others.~~

~~O. The use of electrified fencing on the lot shall be allowed.~~

P. Materials used for any fence or enclosure shall be of sufficient sturdiness and properly designed, installed and maintained so as to prevent straying.

Q. The quantity and location of off-street parking spaces shall be determined by the Planning Board during the site plan review process. Parking spaces shall be sized to accommodate both motor

vehicles and associated horse trailers.

- R. All horses, shelters, grounds and operations associated with this section shall be subject to periodic visual inspections by the Code Enforcement Officer. The Code Enforcement Officer shall determine the need for and timing of such inspections, and shall provide the property owner with advance notice.
- S. A person shall be considered in violation of this Ordinance if one or more of the following occurs: harboring more horses than allowed; failure to provide proper food and water; failure to provide permanent shelter; failure to provide adequate pasture land; failure to properly clean and maintain the shelter and grounds; failure to properly collect, store, compost, reuse or dispose of excrement; failure to provide adequate fencing or enclosures; straying of horses off the property; and failure to allow visual inspection of the premises. Any person deemed in violations of this Ordinance shall be subject to the procedures and penalties set forth herein.
- T. If the landowner fails to correct any identified violation(s), the Town shall have the authority to seize the animals and to dispose of them in a manner deemed proper.
- U. Stables, tracks and arenas lawfully operating prior to adoption of this Ordinance shall be allowed to remain, but no horses shall be added to the site unless the property owner complies with all of the provisions of this section.

V. For land containing no buildings or structures intended for public occupancy, the necessity for providing a water supply service and/or

sanitary sewage system shall be determined by the Planning Board as part of the site plan review process. If a sanitary sewage system is determined to be necessary, it shall be of sufficient size to collect, dispose of and/or treat all sewage generated from the use and shall be designed, constructed and maintained in accordance with all applicable State and County Health Department regulations.

Renumber document as necessary