



# FAQ

## Horses and Stables

### **Can I stable my own horses on my property?** (40.03.410)

- Private stables are categorized as an accessory use in a residential district. An accessory use is defined as a use of land or a building (or a part thereof) incidental and subordinate to the principal use or building and located on the same lot.
- The parcel on which the private stable is located must be at least two (2) acres in size.
- Private stables must be located (50) feet from all property lines.
- Riding academies and private instruction are not permitted.
- Lots existing before the adoption of the Unified Development Code (as amended on September 22, 1998) which legally had stables located on them are grandfathered from these requirements.

### **What is the definition of Commercial Stables?** (40.03.302, 40.33.210)

- A commercial stable is any structure or place where
  1. horses, mules, donkeys, or ponies are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar establishment.
  2. the provision of riding facilities and academies is available for other than the use of the resident of the property
  3. the stabling, training, and feeding of horses takes place.

### **Where can Commercial Stables be located?**

- Commercial stables are permitted in Suburban (S), Suburban Estate (SE) and Suburban Reserve (SR) zoning districts, subject to certain limitations. Agricultural uses may have commercial stables as an accessory use as a matter of right.

### **What are the limitations mentioned above?**

- The stables must not conflict with the low density nature of the zoning district in which it is located.
- A site plan must be submitted to the Department of Land Use for approval.
- A maximum of 25% of the site may be improved with barns, stables, riding rinks, parking or other facilities.
- One parking space is required for every two stalls.
- In the SR zoning district, the parcel must be at least 5 acres. The parcel must be at least 300 ft wide. The setback from the street must be at least 100 feet, from the side yard at least 50 feet and from the rear yard at least 100 feet. The building may be no taller than 50 feet.
- In the SE zoning district, the parcel must be at least 5 acres. The parcel must be at least 300 ft wide. The setback from the street must be at least 100 feet, from the side yard at least 30 feet and from the rear yard at least 100 feet. The building may be no taller than 40 feet.
- In the S zoning district, the parcel must be at least 3 acres. The parcel must be at least 200 ft wide. The setback from the street must be at least 50 feet, from the side yard at least 40 feet and from the rear yard at least 50 feet. The building may be no taller than 40 feet.

### **Can I have a sign on my property to advertise my Commercial Stable?**

- Yes, you may have one of each of the following:
  1. A nameplate sign, mounted on the ground or a wall that is at least two feet from the street line and is a maximum of one and one-half square feet in area;
  2. One bulletin sign, mounted on the ground or a wall that is at least 20 feet from the street line and is a maximum of 20 square feet in area; and
  3. One identification sign, mounted on the ground or a wall that is at least 20 feet from the street line and is a maximum of 20 square feet in area.

### **Can a Commercial Stable be located in the Community Area Open Space for a neighborhood?**

Yes, but not in the Natural Resource Area Open Space. Stables cannot be located in the floodplain, floodway, wetlands, riparian buffers, drainageways, wellhead/water recharge areas or on steep slopes.

### **What should be my first step before I proceed with plans to open a Commercial Stable?**

To ensure that you are legally able to open a stable and that you follow the proper steps in proceeding, visit the Department of Land Use at 87 Reads Way, New Castle Corporate Commons, or call us at (302) 395-

5400 before you go forward. We will be happy to work with you!

The FAQ series only summarizes or highlights portions of the Unified Development Code (UDC). In all applications, the UDC must be directly consulted. The language in the UDC prevails over the FAQ.

3/21/02 Revised 01/05/05