

HOUSEHOLD PETS

Household pets are permitted in all zoning districts where residences are permitted. Household pets include, but are not limited to, dogs, cats, pot-bellied pigs, rabbits, fish, gerbils, hamsters, parakeets, parrots, cockatiels, provided they are not raised for commercial purposes.

A maximum number of 4 cats, dogs or a combination of four of these animals are allowed per house. In order to have more than four cats or dogs, you must be located in the A-1 or LRR zoning district and receive use by special review approval for a kennel, from the County Commissioners. A kennel is defined as “*any structure or area used to house dogs, cats or other household pets or used for grooming, breeding, boarding, training, or selling of animals.*” Kennels are not permitted in the other residential zoning districts.



Refer to the chart on the following page, which summarizes these regulations.

For information regarding the keeping of livestock, please keep reading.

LIVESTOCK

In general, livestock is permitted in the agricultural district (A-1) and in three of the residential zoning districts (LRR/RR/ER) provided the lot is at least 2.3 acres in area. In the A-1/LRR zoning districts, the number of animals kept by the landowner/lessee is not limited provided the parcel of land is a minimum of 9 acres in area and the animals are owned by the landowner/lessee. However, the number of boarded horses is restricted and a use by special review approval may be required depending upon the number of horses boarded. Refer to Boarding on the following pages and the chart on the facing page.

In the ER/RR zoning districts and in the A-1 and LRR districts parcels 2.3 to 8.9 acres in area, the number of animals is limited to 1 animal per half acre for large animals, such as, cows, horses, mules or llamas, and 4 animals per half acre for smaller animals, i.e., sheep, goats, swine, miniature horses, or alpacas.

Although buffalo, ostrich, emu and bees are allowed in the A-1/LRR zoning districts, they are **not** allowed in the RR/ER zoning districts.

Manure Removal

Manure must be removed regularly or otherwise composted or spread in such a manner as to protect surface and groundwater, to minimize the breeding of flies, and to control odors. In the agricultural zoning district, manure piles must be located a minimum distance of 100' from any lot line, well, stream or waterbody. In the residential zoning districts, manure piles must be set back from the lot line in accordance with the zone district accessory use setback requirement.

Setback Requirements

All barns, corrals, arenas, paddocks, run pens, round pens, and parking areas must be setback from the property line in accordance with the livestock setback requirements as follows:

(Temporary catch pens and loading chutes are exempt. See Section 24 Animals, subsection 2411)

ZONING DISTRICT	Setback from:		
	Street	Side Lot Line	Rear lot line
ER	25'	25'	25'
RR	50'	25'	25'
LRR	100'	50'	25'
A-1	100'	50'	50'

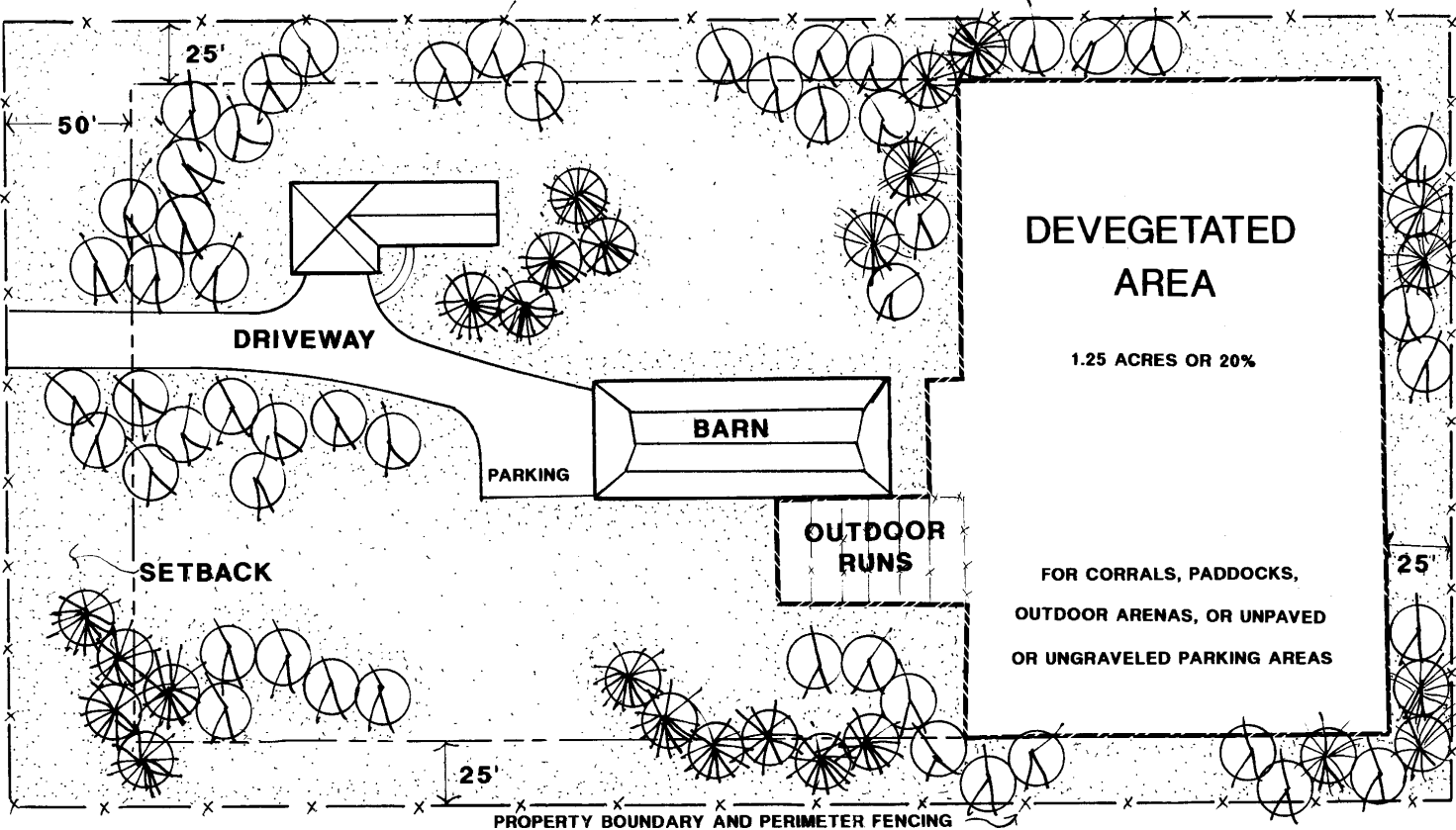
Vegetation Standards

Specific vegetation requirements apply to all land where livestock, whether owned or boarded, is kept. The site must be maintained with vegetative groundcover, which includes native or introduced grasses or forbes, but not weeds on bare dirt, except for that area which is allowed to be devegetated. In areas where exposed shelf-rock or cap-rock is the natural terrain, it is considered to be vegetative groundcover. The maximum land area that may be devegetated is as follows:

LOT SIZE	MAXIMUM DEVEGETATED AREA
2-3 - 4.49 acres	25% of the total lot/parcel
4.5 – 8.9 acres	1.25 acres or 20%, whichever is greater
9 – 34.9 acres	2 acres or 15%, whichever is greater
35+ acres	5.2 acres or 10%, whichever is greater, to a max. 10 acres

*All corrals, paddocks, run pens, round pens, outdoor arenas, unpaved/ungraveled parking areas are included when calculating the maximum area devegetated. **The area within the required setbacks must be fully maintained with vegetation.** See illustration on following page.*

AN ILLUSTRATION OF DEVEGETATION STANDARDS - RR ZONE DISTRICT



GRAZING CAPACITY

The fragile land combined with the semiarid climate may lead to a loss of grasses, water contamination and erosion problems when maintaining horses and other livestock on smaller parcels of land. The potential for damage calls for an involved stewardship of the land. The landowner must be sensitive to the number and type of livestock kept on their land, the amount of land that is devegetated, and the proper management of manure.

The following chart is intended as a very simplistic representation of the amount of time livestock can be pastured without damaging the vegetation on the land. Unique characteristics of the land may further limit the grazing capacity. The chart is based on a grazing standard of 30 acres of pasture per head of livestock.

More specific information regarding successful livestock management on smaller parcels can be obtained by contacting the Natural Resource Conservation Service at (720) 544-2810.

No. of Horses	LAND AREA			
	30 Acres	10 Acres	5 Acres	2.5 Acres
1	24 hrs/day	8 hrs/day	4 hrs/day	2 hrs/day
2	12 hrs/day	4 hrs/day	2 hrs/day	1 hr/day
3	8 hrs/day	2.6 hrs/day	1.3 hrs/day	40 min/day
4	6 hrs/day	2 hrs/day	1 hr/day	30 min/day
5	4.8 hrs/day	1.6 hrs/day	50 min/day	24 min/day
6	4 hrs/day	1.3 hrs/day	36 min/day	N/A
8	3 hrs/day	1 hr/day	30 min/day	N/A
10	2.4 hrs/day	50 min/day	24 min/day	N/A

Boarding - When keeping another persons horse(s), the number of animals is restricted as follows:



ZONING DISTRICT	SIZE OF LOT/PARCEL	BOARDED HORSES ALLOWED BY:		
		BY RIGHT	ADMIN.	USR
ER (nonconforming RR/LRR/A-1)	2.3+ acres (2.3 - 4.49 ac.)	1	N/A	2 or more
RR (nonconforming A-1/LRR)	4.5+ acres (4.5 - 8.9 ac.)	2	N/A	3 or more
LRR	9+ acres	2	3 - 8	9 or more
A-1 nonconforming	9 - 34.9 ac.	2	3 - 8	9 or more
A-1	35 - 79.9 ac.	4	5 - 12	13 or more
	80 - 159.9 ac.	4, or 12 with a 200' setback	13 - 18 with a 200' setback	19 or more
	160+ ac.	4, or NO LIMIT with a 500' setback from abutting res. uses	N/A	5 or more when the 500' setback cannot be met.

Training

The training of nonowned horses, or riders not related to the landowner or lessee, is limited to no more than 14 lessons per week total. An increase to the total number of lessons is allowed only with use by special review approval.

For more specific detail refer to the Douglas County Zoning Resolution, Section 24 Animals.

ZONE DISTRICT ANIMAL LIMITS

ANIMAL/DISTRICT	A-1	LRR	RR	ER	Other
Dog/cat/pot-bellied pig	4 per dwelling; 5+ USR	4/du; 5+ USR	4/du (No USR)	4/du (No USR)	4/du
Horse/llama/mule/cow (1 animal = 1 unit) OR Goat/sheep/pig/miniature horse/alpaca (4 animals = 1 unit) <i>The number and type of animals allowed is based on zoning and lot size. A minimum lot area of 2.3 acres is required (exception may include grandfathered use or a variance).</i>	<p>2.3 - 4.49 ac. - 1 animal unit per 1/2 ac. OF this total 1 horse may be boarded</p> <p>4.5 - 8.9 ac. - 1 animal unit per 1/2 ac. OF this total 2 horses may be boarded</p> <p>9 - 34.9 ac. - NO LIMIT on own livestock <i>Boarded horses</i> - 2 by right; 3-8 by admin. approval; 9+ USR</p> <p>35 or greater ac. - NO LIMIT on own livestock <i>Boarded horses</i> - 4 by right; 5-12 admin. approval; 13+ USR</p> <p>80 or greater ac. - NO LIMIT on own livestock <i>Boarded horses</i> - 4 by right 12 by right with 200' setback; 13-18 admin. approval with 200' setback; 19+ USR</p> <p>160+ ac. - NO LIMIT on own livestock <i>Boarded horses</i> - 4 by right NO LIMIT with 500' setback from abutting res. uses (if 500' setback cannot be met then USR for 5+)</p>	<p>2.3 - 4.49 ac. 1 animal unit per 1/2 ac.</p> <p>OF this total 1 horse may be boarded</p> <p>4.5 - 8.9 ac. 1 animal unit per 1/2 ac. OF this total 2 horses may be boarded</p> <p>9+ ac. - NO LIMIT on own livestock <i>Boarded horses</i> - 2 by right; 3-8 by admin. approval; 9+ USR</p>	<p>2.3 - 4.49 ac. 1 animal unit per 1/2 ac.</p> <p>OF this total 1 horse may be a boarded horse 4.5+ ac. 1 animal unit per 1/2 ac.</p> <p>OF this total 2 horses may be boarded</p>	<p>2.3+ ac. 1 animal unit per 1/2 ac.</p> <p>OF this total 1 horse may be a boarded horse</p>	NO
Chicken/duck/turkey/pigeon/small bird	2.3 - 8.9 ac. - 30/lot; 9+ ac. - NO LIMIT	Same as A-1	2.3+ ac. 30/lot	2.3+ ac. 30/lot	NO
Rabbit/chinchilla/small animals	2.3 - 8.9 ac. - 50/lot; 9+ ac. - NO LIMIT	Same as A-1	2.3+ ac. 50/lot	2.3+ ac. 50/lot	NO
Buffalo/ostrich/emu/bee	2.3 - 8.9 ac. - prohibited; 9+ac. - NO LIMIT	Same as A-1	NO	NO	NO
Nondomestic/exotic	USR	USR	NO	NO	NO

Tropical fish, gerbils/hamsters, parakeets, and similar small household pets, not raised for commercial purposes and kept indoors, are permitted with no limits.