

ARTICLE XI
EQUESTRIAN ORIENTED SUBDIVISIONS

1. Equestrian Oriented Subdivisions are developments that are of a residential nature, are designed with particular emphasis placed on equestrian activities and provide such facilities as community stables, riding rings, pastures, game fields, and riding trails. In addition, private stables may be located on individual residential lots. Equestrian oriented subdivisions are permitted as a major development subject to the following conditions:
 - a. All buildings and structures related to the care of horses and to the operation of the riding facilities shall be located no nearer than one hundred (100) feet to any property line outside the development.
 - b. Generally, riding trails shall be located within the interior of the development and should not extend along adjoining property lines. Where a proposed trail is to be located along the exterior property line of the project, such trail shall be a minimum of thirty (30) feet wide with adequate fencing provided to maintain all equestrian traffic within the project.
 - c. Private stables for horses on residential lots shall comply in accordance with **Section 150(c)(6)**, being accessory to the residential structure.
 - d. No minimum shall be placed on the number of horses boarded by the community stable. However, the site shall be of adequate size to handle the horses housed on-site and properly maintained to protect adjacent uses from adverse efforts.

2. A major development for an Equestrian Oriented Subdivision shall delineate the following in addition to other subdivision requirements:
 - a. Lots to have private stables shall be designated and the general area which such stables may be located shall be indicated.
 - b. All proposed community riding facilities, including community stables, riding rings, pastures, game fields, and riding trails. A written statement describing the proposed means of ownership and proposed program for the maintenance of these facilities shall be included.
 - c. The location and design of any walls, fencing, or screen planting proposed.

1. A subdivision of record shall file for a special use permit when considering equestrian oriented status. Notice shall be sent by U.S. Mail to each owner of a lot within said subdivision. The petitioner(s) shall furnish such listing. The permit shall not be issued upon objection by any one lot owner within said subdivision who submits a letter signed before a notary public which letter states opposition to the issuance of the permit. If such designation is granted, the provisions of this section shall apply and a site plan review by the administrator including details found in subsection (2) and any other material deemed pertinent shall be required.