



TITLE 40

EXHIBIT 5: 40.250.090 EQUESTRIAN OVERLAY

1 **40.250.090 Equestrian Overlay District**

2 A **Purpose**

3 This overlay is intended to promote equestrian activities, by allowing the development of communities with a focus
4 on equestrian facilities, access to trails, and on sustaining the area's rich equestrian tradition.

5 B **Applicability**

6 An equestrian overlay (EO) may only be established on parcels located outside of the Urban Growth Boundary.
7 Ideally, an equestrian overlay will be located on lands primarily adjacent to or in close proximity to existing and
8 future open space and trail systems, in particular, open space and trails which support equestrian uses, and lands
9 adjacent to or in close proximity to rural centers.

10 This overlay will apply to property owners who voluntarily agree to ensure that equestrian activities may continue
11 on their land through the formation of an association with adopted bylaws, conditions, covenants and restrictions
12 and/or easements running with the land.

13 C **Uses**

14 The following uses are permitted in the overlay.

- 15 1 All uses specifically permitted or conditional in the base zoning district shall continue to be
16 allowed according to the review procedures consistent with the Unified Development Code.
17 2 Equines to be housed on a property for the landowner's private use.

8 D **Process**

19 Establishing the (EO) requires a Comprehensive Plan Map Amendment subject to the provisions of Section
20 40.560.010 (D).

21 E. **Submittal Requirements**

22 Comprehensive Plan Map Amendment. In addition to the submittal requirements in Section 40.560.010(D)(3) the
23 following are required.

- 24 1 Location of all equestrian trails and easements related to the equestrian trails,
25 2 Location of all land to be dedicated or reserved for shared use with the use indicated,
26 3 Include location of equestrian community signs, as well as location of those signs at the entrances of the
27 equestrian area.
28 4 Location of any easements or crossings that may cross any right-of-way,
29 5 A copy of any by-laws, articles of incorporation of the association, easements, maintenance agreements and
30 any covenants. Prior to recording with the County Auditor, any conditions, covenants and restrictions shall
31 be approved as to form by the Prosecuting Attorney.
32 6 An equestrian plan that addresses the following.
33 a Housing and confinement,
34 b Animal husbandry,
35 c Manure management, and
36 d Odor and noise management.