

From the “Housing” Section in the General Policies:

E. Livestock on Residential Lots

1. Horses and other livestock should be permitted as follows: The minimum lot area, including the dwelling, should be 12,500 square feet. The minimum square footage of unbuilt lot area, not including the dwelling, should be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of animals should not exceed 4 per acre, except that offspring of animals on the property may be kept until weaned. Accessory buildings housing animals should be set back at least 100 feet from the front property line and should conform to side and rear setbacks for the dwelling. Manure should not be allowed to accumulate so as to cause a hazard to the health, safety and welfare of humans and/or animals. Stallions and bulls should be kept in a pen, corral, or run area enclosed by a 6-foot chain link fence or material equal to or greater in strength. **(Same as R-1 Zoning)**

2. In new planned developments, lots permitting horses and other livestock should be clearly identified on the plat. Livestock lots and nonlivestock lots should be segregated within a development to prevent conflicts between livestock activities and nonlivestock residential activities.

Equine management guidelines are in the Appendix.

In the Appendix:

Guidelines for Equine Management

These guidelines were drafted specifically for the Fairmount subarea.

Goal

To assist in making and maintaining good neighbors and to preserve the rights of the horsemen to own and keep horses at home.

Policies

Manure and/or Other Waste Material

a. Manure shall not be allowed to accumulate in barns, shelters, paddocks, piles, etc., so as to cause hazard to the health, safety and welfare of human beings and/or animals.

b. Odors associated with sewage treatment facilities, industry, home occupations and agricultural operations should not be allowed to affect the community adversely. Owners of existing odor pollution sources should be encouraged to use effective technology to eliminate or mitigate the problem.

c. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line, and 50 feet of the side and rear lot lines. (Basically the same as R-1 Zoning, except highlighted portion – conform to side setbacks –)

Techniques - Manure can be hauled away. It can be composted. Hydrated lime can be used to control smell and flies on manure piles; however, care should be taken in the handling and storage of lime.

There are special clean-up and disposal services just for horsemen. Nurseries, dumps, or gardeners generally will accept manure. One can put it in trash bags for disposal service.

Fly Control

If the manure is gone, the fly problem is usually controlled. Special care should be taken when using any pest control. Read the labels. Check for toxicity, keeping in mind the possibility of organophosphate poisoning. Check with your local veterinarian.

Fencing

a. Stallions and bulls shall be kept in a pen, corral, or run area enclosed by a 6 foot chain link fence or material equal to or greater in strength, except when it is necessary to remove them for training, breeding, or other similar purposes.

b. No fence, wall, hedge, shrub, structure, or other obstruction to view which is over 42 inches in height shall be erected, placed, or maintained within a triangle formed by the point of intersection of lot lines abutting a street and/or railroad right-of-way and the points located along the lot lines 55 feet from the point of intersection.

c. Use adequate, safe horse fence. For the sake of your horse and neighbors, fencing should be secure and neat looking.

Techniques - For safety's sake, barbed wire and T-posts should not be used. If T-posts are used, then they should be capped or covered by T-guards or other caps. If smooth wire or hot wire is used, it should be properly flagged for visibility and warning.

Many horsemen prefer a mesh fence that has narrow mesh so that a horse cannot put its hoof through the fence. Other good fence materials are welded pipe or a flexible fence such as Centaur.

Double fencing is recommended where needed to prevent horses from grazing over a fence into non-pasture areas. Double fencing also discourages trespassing and dumping on your pasture.

Barns and Shelters

a. Horses and other livestock should be provided an adequate windbreak.

Protection on the north and west sides is recommended because of the prevailing wind patterns in Fairmount.

b. Shade and/or cover should be provided to protect animals from both sun and inclement weather. Horses can get sunstroke.

c. Barns and shelters should be secure and neat-looking, and should be kept clean.

d. Accessory buildings housing animals shall be set back at least 100 feet from the front property line and shall conform to side and rear setbacks for the dwelling.

Health Program

a. *Parasite control* - Any grazing animal is exposed to parasites. Even though there is a winter-kill in Colorado, this does not provide total parasite control - especially not for horses kept in small corrals or pastures. Several steps must be taken to provide adequate control. Maintaining a clean area for the animal is one. Another is to establish a regular worming program with the assistance of your local veterinarian. One recommended program is to tube-worm twice a year, and to past-worm twice (*every other month*) in between tubing. Check with your local vet to see what is right for your animals, for the strong medicines must be alternated.

Ticks are present in the Colorado mountains and can be carried to local areas, and from horse to horse.

b. *Skin diseases* - Many of the spores from skin diseases are air-borne or transmitted within unclean, old barns and fences. Ringworm and "Horse-show Dermatitis" exist in Colorado. Again, check with your local veterinarian.

c. *Inoculations* - It is a general practice with many horsemen in Colorado to inoculate their horses in the Spring against Eastern-Western encephalitis, tetanus, influenza, and rhinopneumonitis. Some horsemen inoculate every six months. At one time, Coloradans inoculated against Venezuelan Equine Encephalomyelitis (*VEE*); however, this is no longer common.

PLEASE CHECK WITH YOUR LOCAL VETERINARIAN. Many of these shots should be administered only by a vet.

d. *Nutrition* - A horse is a grazing animal. It needs the satisfaction of chewing. Horsemen recommend clean hay with food value. Some add grains and feed supplements such as vitamins to the ration. Check with your local feed store for information and further area recommendations. Some Colorado pastures and hay will be short of calcium and phosphorus.

Lists of area veterinarians and feed stores are available in the yellow pages of the telephone book or are advertised in various horse publications.

Riding the Roads

Whenever possible, for the safety of both horse and rider - ride facing the traffic, single-file. Use designated trails on the enclosed map on all the streets and off the streets. In the future, more trails will become available. There are two park riding arenas and another is planned. The larger stables will permit horse riding by non-boarders for a nominal fee. Prospect Recreation District offers numerous horse activities during the summer months, as do the larger stables.