

The Village is engaged in a process to determine whether or not residents are willing to permit horse boarding operations on a scale in excess of that contemplated under the current Home Occupation limitations in the Zoning Code. At the request of the Village Board, the Zoning Board of Appeals has begun a series of meetings, including public hearings, to examine possible language which might be incorporated into the Code to facilitate such boarding if it is deemed desirable. A draft document was prepared, primarily through the efforts of an eleven-person committee, which will serve as a starting point for the ZBA's deliberations. While not a document of advocacy, the draft outlines a possible structure of how expanded boarding might be structured. It is presented below. Residents are strongly encouraged to attend the ZBA meetings on this issue and to voice their opinions on the desirability of larger scale boarding in our village.

Boarding Horses in Barrington Hills

STATEMENT OF PURPOSE

The boarding of horses in Barrington Hills is desirable from the equestrian community's point of view, but must be managed in the context of the residential nature of the village which has as its primary feature the peace, quiet and domestic tranquility within all residential neighborhoods. It is further the intent to regulate the operation of a *boarding facility* so that the general public and neighboring residences will enjoy reasonable freedom from nuisances, fire hazards, excessive noise, light and traffic, and other possible effects of a boarding activity.

ZONING

Nothing in this subsection shall be construed as applying to private facilities that shelter horses belonging solely to the owners/residents, or occupants, of a property. The equestrian and rural nature of Barrington Hills and the right to keep one's own horses on private property is not in any way intended to be abridged by this subsection.

DEFINITION

Boarding of horses (horse boarding; boarding) means the keeping and/or sheltering of horses in Barrington Hills if such horses are not owned by the occupant or owner of the property; it shall not include a livery, the keeping of horses for rent. *Limited-facility boarding* should be under the discipline of the Home Occupation ordinance and shall mean the boarding of nine (9) or fewer horses subject to the limitations set forth in Table One.

As provided in the Village Code, the boarding of horses in a stable and the training of horses and/or their riders shall be a permitted home occupation which shall be conducted in a manner which does not give an outward appearance nor manifest characteristics of a business which would infringe upon the right of neighboring residents to enjoy the peaceful occupancy of their dwelling units or infringe upon or change the intent or character of the residential district.

Expanded-facility boarding shall be defined as the boarding of more horses than may be permitted under the limited-facility boarding provision of the home occupation ordinance or the boarding of more than three horses if the total number of horses on a property exceeds nine, and/or a facility having a barn/stable in excess of 2700 square feet in size.

STANDARDS – Expanded Facility

Such a facility shall be considered an *Expanded Facility* subject to the proposed requirements whether or not horses are boarded at the facility. In any *Expanded Facility*, stable buildings shall provide 300 square feet of space per horse excluding the space of any indoor, enclosed or covered arena ("Riding Arena). Barns greater than 2700 square feet in size shall require a *special use permit* and shall be located at least 150 feet from any property line plus one foot of additional setback for each 100 square feet (or fraction thereof) of barn size in excess of 2700 square feet. In any *Expanded Facility*, *riding arenas* of any size require a *special use permit* if used in conjunction with a boarding operation and shall add one foot of setback for every 300 square feet (or fraction thereof) in size to the setback requirement of any barn or stable on the property.

Accessory buildings, including equipment and feed sheds, run-in sheds, and buildings and or structures (including trailers used to store shavings or bedding) and garages,

serving any *Expanded Facility* operation shall also add one additional foot of setback (to that cumulatively required for any barn and/or riding arena) for each 100 square feet in size. All buildings used in connection with any boarding facility shall comply with the required setback.

Pasture is fenced acreage dedicated to the growing of grass on which horses graze and will require a ten foot setback for any fence built subsequent to the adoption of this subsection.

Paddocks and pens (e.g., sand arenas, mudlots, etc), and outdoor arenas, require a 50 foot setback from any property line.

Training at *Expanded Facilities* whether private lessons [one trainer/one student] or small group lessons or clinics shall be limited to ten students on any one day, and not more than three shows or events per year. *Shows or events in excess of three per year or with attendance exceeding fifty people require a special use permit.*

Livery operations (leasing or renting horses by the hour or day for riding on or off the property in question) are prohibited.

Any property on which horses are boarded shall be limited in accordance with the following Table One:

Less than 5 acres	None
5 acres up to 20 acres	One horse per full acre
More than 20 acres up to 40 acres	One additional horse per two full acres
40 acres or more	One additional horse per three full acres

Access to the parking area, stable or any riding arena at an *Expanded Facility* shall be via a dedicated driveway leading off a public road to an adequately sized parking lot, both paved, graveled or covered in crushed rock so as not to permit dusty conditions or additional water run-off being transmitted off the property. A dedicated parking lot for overnight trailer parking must be provided with appropriate landscaping and conforming

to a 150 foot setback. The overall property shall be designed, operated, landscaped and maintained so as to present an attractive neighborhood appearance.

BUILDING CODE – Expanded Facility

At any *Expanded Facility*, any building to be used in equestrian activities, such as barns, stables, indoor or outdoor riding arenas, equipment and feed sheds or structures, and all similar structures, shall be considered agricultural buildings and be classified as utility buildings under the BOCA 1990 Building Code, so constructed, equipped and maintained to address fire and safety hazards in accordance with Village Ordinances and the BOCA Building Code. Construction drawings for buildings and structures shall be submitted to the Village, for approval, by a licensed architect or licensed structural engineer, and designed by a certified professional in accordance with acceptable international standards for buildings that contain features including, but not limited to:

- A sufficient number of exits
- Sufficient illumination in exits and passageways
- A sufficient amount of fire extinguishing equipment according to code
- A properly designed fire detection and alarm system, which can be monitored by the Barrington Hills Police Department
- Proper and sufficient washroom facilities
- A septic system, according to code

The Village Building Officer, exercising the appropriate authority under Section 110.6 of the 1990 BOCA Building Code, shall reasonably determine whether fire and life safety measures for agricultural buildings which are 2,700 square feet or larger contain adequate fire and safety features, ample passageways and exits with proper illumination. All buildings and operations at an *Expanded Facility* shall meet any and all requirements of the Village relating to:

- setbacks,
- storm water drainage,
- management of waste,
- management of manure,
- lighting,
- reasonable access by public safety vehicles, and
- use of construction materials, consistent with the nature and extent of any impact upon adjoining residences.

No unsightly portable toilets or trailers for storage shall be allowed to detract from the pastoral nature of Barrington Hills residential neighborhoods.

Any and all construction and use of an *Expanded Facility* shall comply with all county, state and federal rules and regulations relating to the protection of the environment. Any signage, promotion, websites, etc. shall comply with the requirements of the Village's Home Occupation ordinance requirements.