

# Douglas County Zoning Regulations Excerpts

Hidden Village is zoned ER – Estate Residential

Section 2402 **Animals**

Household pets inclusive of, but not limited to dogs & cats, shall be permitted in all zoning districts allowing for residential use provided that no more than 4 animals of more than 4 months of age are kept ...kennels,boarding facilities and commercial activities are not allowed.

## Section 2403

Domestic, non-commercial use of poultry or fowl, ie chickens,turkeys, pigeons, small birds and ducks and domestic, non-commercial use of small livestock, ie rabbits, chinchillas or similar animals shall be permitted as follows:

ER zoning allows, on any size lot, # poultry/fowl 30  
#small livestock 50

## Section 2404

Horses and other Hoofed Livestock

Horse/mule/cow/llama                      1=1 animal unit

Miniature horse/swine/sheep/goat 4=1 animal unit

\*\*\*Note stallions, goats and swine are expressly prohibited in Hidden Village's covenants, and they override.

ER zoning allows 1 animal unit per ½ acre

Section2411 ER zoning requires

setbacks for barns, arenas, paddocks, round pens, or parking areas :

Street 25feet    Side lotline 25feet    Rear lotline 25feet

Section 2412.2 The maximum land area that may be de-vegetated in a

Lot 0-4.9 acres is 25%, 5-9.9 acres is larger of 20% or 1.25 acres

Check Douglas County website if you are considering boarding or commercial activities. [www.douglas.co.us](http://www.douglas.co.us)

Screen 1 Top Bar - Choose Government - Choose Departments from dropdown

Screen 2 Line down to Community Development

Screen 3 Go To - Help Me - Choose Publications & Guides

Screen 4 Line down to Zoning Resolution

Screen 5 Line down to Sec 23 ( home occupations) or Sec 24 (Animals)

### Grazing Capacity Guidelines

Horses	10acres	5 acres	2.5acres
1	8hrs day	4hrs day	2hrs day
2	4hrs day	2hrs day	1hr day
3	2.6hrs day	1.3hrs day	40min day
4	2hrs day	1 hr day	30min dat
5	1.6 hrs day	50min day	24min day

### Section 23 **Home Occupation**

To provide for the operation of limited commercial activities within residential ...districts,,, to ensure compatibility with other permitted uses and with the residential character of the neighborhood.....Uses such as motor vehicle repair or body shop, medical clinic, hospital, bed&breakfast establishment, animal clinic/hospital, retail business, or any similar use generating more than occasional or minimal vehicular traffic are not considered a home occupation.

#### 2302 Class 1 Home Occupation

A Class 1 home occupation is defined as a business, profession, occupation or trade conducted entirely within a residential building which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building.

2302.2 Such use shall be conducted only by the occupants thereof plus not more than 1 nonresident employee.

2303.5 There shall be no exterior advertising of the home occupation.

2303.7 There shall be no outside storage on the premises of materials or equipment used in connection with the home occupation.

2303.8 There shall be no excessive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the lot.

2303.9 Traffic shall not be generated which significantly affects the residential character of an area.