

**CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA**

ORDINANCE NO. 621

**AN ORDINANCE AMENDING THE CHANHASSEN CITY CODE
CHAPTER 1, GENERAL PROVISIONS,
CHAPTER 5, ANIMALS AND FOWL, AND
CHAPTER 20, ZONING
CONCERNING STABLES.**

THE CITY COUNCIL OF THE CITY OF CHANHASSEN ORDAINS:

Section 1. Section 1-2 of the Chanhassen City Code is amended to read as follows by adding the following definitions:

Free Choice Means the horse has a free and independent opportunity to access a structure without human intervention. A horse must be able to voluntarily enter and exit said structure. (5)

Mini-horse means a horse that is 34 inches or less in height at maturity. (5)

Pasture means a fenced area of real property for the grazing or keeping of horses, cattle, goats, or sheep. A pasture may be grassed which means that it provides sufficient and suitable vegetation for the feeding of a horse during the growing season or a “dry lot” which does not provide sufficient and suitable vegetation for the feeding of a horse. In a “dry lot” the horse must be fed to meet its minimum daily nutritional needs. (5)

Section 2. Section 5-86 of the Chanhassen City Code is amended to read as follows:

Section 5-86. – Definitions

In this article, “horse” includes horses, ponies, mini-horses, mules, burros, alpacas or llamas.

Section 3. Section 5-89 (a) (3) of the Chanhassen City Code is amended to read as follows:

Horses must be provided a minimum of free choice protection of a constructed shelter from direct rays of the sun when temperatures exceed 95 degrees Fahrenheit, from wind and from freezing precipitation for all horses. Constructed shelters must be a minimum of 240 square feet for the first two horses and 60 square feet for each additional horse. Four mini-horses or alpacas are equivalent to one horse. Each additional mini-horse or alpaca in excess of four mini-horses or alpacas would require a minimum of 15 square feet of

additional shelter area. Constructed shelters must be structurally sound, free of injurious matter, maintained in good repair, and ventilated.

Section 4. Section 5-104 of the Chanhassen City Code is amended to read as follows:

Section 5-104 Conditions required for issuance.

a. A stable permit shall be issued by the city clerk upon approval by the stable inspector if the following conditions are met:

(1) Minimum pasture acreage for horses shall be determined as follows:

(a) Grassed pasture two (2) acres per horse. Mini-horses and alpacas may reduce the required grassed pasture to one-quarter (1/4) acre per mini-horse or alpaca. A grassed pasture provides sufficient and suitable vegetation for the feeding of a horse during the growing season.

(b) Dry lot 400 square feet of pasture per horse. Mini-horses and alpacas may be reduced to 200 square feet of dry lot per mini-horse or alpaca. A “dry lot” does not provide sufficient and suitable vegetation for the feeding of a horse.

The applicant shall specify on the permit what acreage of pasture is grassed and what acreage is dry lot.

(2) No stable permit shall be issued for a lot of less than one acre, or a lot with less than 120 square feet of free access shelter

(3) Pasture area shall be enclosed by a sturdy wood, metal, or electrical fence which will keep the animal or animals confined within.

(4) All shelters and stabling facilities must be setback at least 100 feet from any structure used for residential purposes, excepting those owned by the applicant.

(5) The shelter or stabling facility shall be so located so as not to create a public nuisance.

(6) The shelter or stabling facility shall be clean and sanitary. Excessive feces, urine, mud or other waste products must not accumulate within the housing enclosures or to the extent that these cause unhealthy conditions.

(7) Keeping, storing, stabling, or maintenance of horses shall not directly contribute to the pollution of any public body of water.

(8) Accumulations of manure shall be located at least 100 feet from any well.

(9) All accumulations of manure shall be removed at such periods as will ensure that no leaching or objectionable odors exist, and the premises shall not be allowed to become unsightly.

(10) The shelter structure shall be a minimum of 200 feet from any wetland.

Section 5. Section 5-107 of the Chanhassen City Code is amended to read as follows:

Section 5-107. – Preexisting Uses

Properties with a valid stable permit as of **May 8, 2017** may continue renew their stable permit in the following situations:

- 1) Non-conforming uses: The applicant may apply for a stable permit for up to the number of horses allowed by a previous permit, subject to the requirements of sections 20-71 to 91.
- 2) Interim use permit: Interim use permits for stables shall not be revoked by a change in zoning. Holders of interim use permits may continue to apply for and receive stable permits under the terms of their interim use permit.
- 3) Conditional use permit: Holders of conditional use permits may continue to apply for and receive stable permits under the terms of their conditional use permits.

In any case where a property owner wishes to increase the number of horses housed on the property beyond what was allowed by a previous permit, they must meet the requirements of this article.

Section 6. Section 20-616 of the Chanhassen City Code is amended to read as follows:

Section 20-616- Interim uses.

The following are interim uses in the “RSF” District:

- (1) Reserved.

Section 7. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this May 8, 2017 by the City Council of the City of Chanhassen, Minnesota

Todd Gerhardt, City Manager

Denny Laufenburger, Mayor

(Summary Ordinance Published in the Chanhassen *Villager* on May 18, 2017)