



# **TECHNICAL BULLETIN**

## **PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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B-15X

### ***Horse Stables and Riding Arenas***

#### **INTRODUCTION**

Horse stables, exercise areas, training areas, riding lessons, horse shows, etc. where the public is in the building are not classified as "Agricultural". Agricultural use does not include a building used by the public. All public use areas shall be located outside of *agricultural buildings* or structures. Public includes customers, clients, students, guests and others but does not include owners of the facility and their employees.

Boarding of horses where the boarder feeds, cares for, exercises or rides the boarded horse within the building or structure would not be an agricultural use.

The agricultural use category is limited to use by the owner, or the owners employees as long as no agricultural products are processed, treated or packaged.

#### **TECHNICAL DETAILS**

##### **I. Agricultural classification**

###### **A. Agricultural Exempt Category**

1. Requires an agricultural exemption from PRMD
2. Requires code conforming structure, but no plancheck or inspection is required.

###### **B. Agricultural Category (Other than Agricultural Exempt)**

1. Requires completion of building permit process.
2. Requires design and drawings by a California Civil Engineer or Architect based upon applicable ordinances, codes and laws.
3. Allows use of reduced wind and live loads.

##### **II. Public Use Building Code Requirements:**

###### **A. Requires the normal building permit process**

1. Meet site setback requirements.
2. Meet occupancy requirements
3. Meet structural requirements

- B. Requires design and drawings by a California Civil Engineer or Architect based upon applicable ordinances, codes and laws.
- C. Meet Disability Access Laws (State and Federal)
- D. Obtain all agency clearances, Planning, Fire, Public Health, Public Works, etc.

## GLOSSARY

**Agricultural Building:** Structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

**Private Riding Arena:** An enclosed or unenclosed building or a portion of a building used exclusively for private equestrian activities by the building owners, guests or employees, not to exceed a capacity of thirty (30) persons. The area within the private riding arena shall not be used for storage areas, animal stalls, offices, viewing areas, shows, events, public riding lessons or similar uses or occupancies. Such buildings shall be classified as Group U, Div. 3 occupancy.

## REFERENCES

2001 California Building Code, Section 312  
Appendix Chapter 3, Div 11  
Sonoma County Ordinance No. 5167  
Sonoma County Residential Construction Handbook Section 1

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