

**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**  
**PLANNING AND COMMUNITY DEVELOPMENT**

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May 22, 2026

El Paso County File No.: OAR2616

Douglas County File No.: DR2026-004

Re: Douglas County Zoning Resolution Amendment – Training Lessons & Exercise Sessions of Non-Owned Animals

**Department of Public Works, Development Services Engineering Division:**

EPC DPW Engineering does not have any comments.

Reviewed by:

Charlene Durham, P.E.

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**Department of Public Works, Stormwater Division:**

EPC DPW Stormwater has no comments on this Douglas County Zoning Amendment.

Reviewed by:

Mikayla Hartford, P.E.

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## Planning and Community Development Department, Planning Division:

El Paso County's Planning & Community Development Department (PCD) has reviewed the above-mentioned Zoning Resolution Amendment for "Training Lessons & Exercise Sessions of Non-Owned Animals". For comparison, I have included information below regarding El Paso County's processing of similar requests.

As the Principal Use of a property, EPC has the following defined use:

**Riding Academy** — *An establishment which rents boards or leases riding horses or ponies or gives lessons to develop horsemanship.*

Riding Academies are allowed by right in our A-35 (Agriculture, 35 acres or greater) zoning district and can be pursued as Special Use in F-5, A-5, R-5 and RT (various 5-acre minimum) zoning districts. There are no additional "use-specific standards" limiting the number of lessons or riders, but review of a Site Development Plan is required. During this review, Planning staff ensures compliance with all zoning district dimensional standards of LDC Chapter 5 as well as the general development standards of LDC Chapter 6 (fencing, landscaping, lighting, parking, etc.).

If an owner/occupant of an established residence wanted to pursue a small-scale Riding Academy or training lessons for any other animal as Accessory Use on their property, the EPC Land Development Code has the following defined use:

**Home Occupation** — *An accessory commercial activity or business service conducted on the site of a dwelling unit, only by residents of the dwelling unit, in a manner clearly incidental to the residential character of the site and surrounding neighborhood, and in compliance with the provisions of this Code.*

Home Occupations are further categorized as either Residential or Rural. Residential Home Occupations are allowed by right in all residential zoning districts. Rural Home Occupations are allowed by right in A-35 and can be pursued as Special Use in all other residential zoning districts. There *are* additional use-specific standards for each category, which would limit the scale of a Riding Academy or training/lessons due to traffic and parking limits. I have included a summary of the relevant sections below.

### 5.2.29. Home Occupations

(A) Residential Home Occupation.

(2) Allowed Residential Home Occupations.

- Any educational or training service requiring pupils, students or trainees to come to the premises for instruction by [the] resident;

(B) Rural Home Occupation.

(5) Allowed Home Occupations.

This section identifies that all uses allowed under Residential Home Occupation are permitted and provides a list of additional allowed uses.

Thank you for the opportunity to comment on this project!

Reviewed by:

Miranda Benson, Associate Planner

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