

# Animal Keeping Guidelines for 8840 Niwot Rd, Niwot

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## Property Overview

- **Zoning:** RR (Rural Residential)
  - **Lot Size:** 0.87 acres
  - **HOA:** None – no additional restrictions
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## Allowed Animals under RR Zoning

- **Animal Units per Acre:** 2 units per acre
  - **Your Property's Allowance:** 0.87 acres × 2 units = **1.74 animal units**
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## Animal Unit Equivalents

Animal Type	Animals per 1 Unit	Allowed on 0.87 acres
Horses, Donkeys, Mules	1	<b>1 horse</b>
Goats, Sheep, Llamas	5	<b>Up to 5 goats/sheep/llamas</b>
Cattle, Buffalo	1	<b>1 cow</b>
Swine, Ostrich	5	<b>Up to 5 pigs or ostriches</b>
Poultry (chickens, ducks)	50	<b>Up to 87 poultry</b>
Miniature Horses (<34")	5	<b>Up to 5 miniature horses</b>

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## Chickens and Bees

- **Chickens (hens only):** Allowed up to 87 hens
  - **Bee Colonies:** Allowed without specific limit under RR zoning
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## Household Pets

- **Dogs and Cats:** Up to 4 weaned household pets

- **Small pets** (birds, reptiles, fish, rabbits, etc.): Not limited
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## Other Considerations

- **Kennels:** Not allowed without special review
  - **Equestrian Centers:** Require special review if 15+ people use the facility monthly
  - **Covenants:** No HOA or private covenants restricting animals on this property
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## Why This Matters

This property offers **flexible animal-keeping options** with no HOA restrictions, perfect for buyers seeking a rural lifestyle with room for horses, goats, chickens, and more.

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### Example Combinations for 0.87 Acres

- 1 horse + 30 chickens
  - 5 goats + 20 chickens
  - 1 cow + 10 chickens
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*For informational purposes only. Buyers should verify all regulations with Boulder County Land Use Department.*