

What animals can you keep on this property?

7922 Meadow Lake Road · 2.84 acres · 1.11 acres zoned Rural Residential (RR) + 1.73 acres zoned Agricultural (A)

Boulder County does not limit livestock by head count. It limits them by **animal units per acre**, and the rate depends on the zoning district. This land carries **two** zoning districts — so it earns at two different rates, and the agricultural acreage earns at double the residential rate.

WHAT THE LAND EARNS

ZONED ACREAGE	RATE	ANIMAL UNITS
A 1.73 acres, Agricultural	4 / acre	6.92
RR 1.11 acres, Rural Residential	2 / acre	2.22
Combined allowance		9.14

WHAT ONE ANIMAL UNIT EQUALS

ANIMAL TYPE	ANIMALS PER UNIT
Horse, mule, donkey	1
Cattle, buffalo & other livestock	1
Miniature horse (34 in. or less at withers)	5
Goat, sheep, llama	5
Swine, ostrich	5
Poultry	50
Mink and similar fur-bearing animals	50

9.14 animal units

THE PARCEL'S COMBINED ALLOWANCE

Enough for roughly **9 horses or cattle, 45 goats, sheep or llamas, or 450 chickens** — or any mix that totals 9 units. Each zoned portion is counted at its own rate; **confirm the combined figure with Boulder County** before you count on it.

Three mixes that fit inside the allowance:

HORSE PROPERTY	6 horses, 10 goats, 50 chickens	9.00
SMALL HOMESTEAD	2 horses, 3 head of cattle, 10 goats, 100 chickens	9.00
SHEEP & EGGS	1 horse, 30 sheep, 100 chickens	9.00

Dogs and cats are **household pets, not livestock** — they are limited separately and do not draw against these 9.14 units.

THE RULES THAT GO WITH THE NUMBER

Dogs and cats

Counted apart from livestock: up to **four** weaned animals in the RR district, **seven** in the Agricultural district. Because this land is split-zoned, ask the county which limit governs. Eight or more dogs or cats is a **kennel** — permitted in the Agricultural district only through Special Review, and not permitted in RR.

Chickens and bees

Chickens count as poultry against the animal units above — 50 birds per unit. Bee colonies are **not limited in number** in districts where Open Agricultural uses are allowed, which includes both A and RR.

Horses, and boarding them

Accessory horse keeping is allowed **by right** in both A and RR. Boarding other people's horses is an Open Agricultural use, also allowed by right in both. Once 15 or more different people per month pay to be trained or instructed at the property, it becomes an **Equestrian Center** — by right in the Agricultural district, but only by Special Review in RR.

Anything not on the domestic list

Keeping a species Colorado does not list as domestic requires approval from the Board of County Commissioners through Special Review, with all local, state, and federal permits maintained.

Covenants can be stricter than zoning

Private covenants are enforced by the neighborhood, not the county, and are frequently **more restrictive about animals** than the Land Use Code. Zoning permission is not covenant permission — check the recorded covenants through title.

Setbacks, water, and shelter

The animal unit count is a density ceiling. It says nothing about barn or corral placement, manure management, or water supply for stock — those are separate questions for the county and for your own inspection.

CONFIRM IT BEFORE YOU BUY — THE COUNTY WILL TELL YOU FREE

Boulder County's on-call planner answers zoning questions at no cost, for anyone. Have the parcel numbers ready; the Rural Residential portion is **131531221007**.

Boulder County Community Planning & Permitting: 303-441-3930 · boco.org/askaplanner

- "This property is split-zoned A and RR — how are the animal units calculated across both portions?"
- "How many dogs may I keep on a split-zoned parcel, and what would a kennel require here?"
- "Is anything I'd want to build for livestock — barn, run-in, arena — subject to Site Plan Review?"

Provided for information only. This sheet summarizes Boulder County's published zoning provisions in plain language and applies them to the acreage figures shown. It is not a representation, warranty, or assurance that any particular animal, number of animals, or agricultural use is permitted on this property, and it is not legal or land use advice. Animal unit figures are arithmetic from the acreages above; how the code applies to a split-zoned parcel is a determination only Boulder County can make. **Buyer should confirm all of it with Boulder County Community Planning & Permitting and review the recorded covenants.**

Sources: Boulder County *Keeping Animals in Boulder County* (Form P/29); Boulder County Land Use Code (May 13, 2025) §4-501, §4-502, §4-503, §4-513, §4-516, §18-108. Prepared by Tara Littell, Compass.