



Lakeville Board of Health Equine Stable Regulations

1. Stable permits are required for all equine.
2. All applications for permits must include a current plan (scaled sketch acceptable) with all setbacks marked. Measured distances from barn, manure pile and paddock to well and property lines on lot, including distances to all abutters' wells and dwellings which must be shown on plan and need to be approved by the Board of Health.
3. Paddock, manure pile or equine pen shall not be located within 20 feet of any street layout or property line.
4. No license for a new stable for a single horse shall be issued unless the entire lot of land on which the stable is to be erected contains at least 40,000 sq. ft. of suitable land. No such license shall be issued for two (2) horses to be kept on any lot of land that contains less than 60,000 sq. ft. or for three (3) horses on any lot of land that contains 80,000 sq. ft. License for any additional horse(s) shall be subject to review by the Board of Health.
5. Board of Health may request that other departments sign off on the lot plan before approval (Conservation Commission, Building Inspector, Zoning Board, etc.).
6. **The applicant must notify all direct abutters at least one week prior to a Board of Health meeting via certified mail.**
7. Prior to animal occupancy, the Inspector of Animals must perform an on-site inspection to review and sign off on the plan. Board of Health must review the plan and sign off.
8. All existing stables are grandfathered. New owner must apply for stable permit within six months of the transfer of property. If new owner does not apply for a stable permit within 6 months of property transfer, grandfathering will expire.
9. No manure pile or paddock area shall be located within 50' from a well. Both areas shall be under the discretion of the Board of Health. (at least 50')
10. Every horse shall have the option to be protected with adequate shelter. Such building must have:
 - a. Weather tight roof
 - b. Ample head and body room for each horse
 - c. Adequate ventilation
 - d. Natural light
 - e. Flooring material that can be kept clean and dry
11. Paddocks shall be of sufficient size based on the number of horses kept. Fencing must be properly maintained to safely confine the animal(s).
12. Boarding of horses requires a 5-acre minimum lot in addition to above specifications.
13. Board of Health may grant variances as they see fit.

Definitions:

Direct Abutter: Any property that directly abuts and/or is across the street from the property applying for the stable permit.

Paddock: A fenced area associated with stabling horses including pasture and exercise area.