



FAIRFAX COUNTY LIMITED RIDING OR BOARDING STABLE ADMINISTRATIVE PERMIT APPLICATION



Applicant Name: _____

Street Address: _____

City: _____ Zip Code: _____

Phone Number: _____ Email: _____

Business Name: _____

Your Title: _____

In addition to the information requested above, please provide the following:

1. Narrative Statement – Statement describing the operation, hours of operation, number of employees, employee’s hours, number of students, number of horses, the size with square footage of the area, and any other relevant information.
2. Conservation Plan – A conservation plan approved by the Northern Virginia Soil and Water Conservation District (NVSWCD) is required. For questions or help with preparing this plan, please contact NVSWCD at 703-324-1460, TTY 711.
3. Application Fee – Application fee in the amount of \$50. Payment may be made [online](#) or by check made payable to Fairfax County. If online payment is used, a copy of the online receipt is required with submission of application. All email submissions require online payment.
4. Sign and Date – After reading the attached administrative permit limitations, please sign and date below.

I certify that I understand the requirements of the administrative permit and will comply with all limitations.

Signature of Applicant _____
Date

Apply in person, by mail, or email: Department of Planning and Development
 Zoning Permits Section
 12055 Government Center Parkway, Suite 250
 Fairfax, Virginia 22035-5505
DPZMailforZPRB@fairfaxcounty.gov

Office hours: 8:00 a.m. to 4:00 p.m., Monday through Thursday
 9:15 a.m. to 4:00 p.m., Friday

Phone Number: 703-222-1082

Approval of your application is contingent upon all required information being provided and the use allowed. Permission is not transferable to any other resident, address, or occupation. Violation of any of these limitations may be cause for revocation of this approval. New businesses must file a business license application within 75 days of the date the business began. Business license information is available at the Property and License Division at 703-222-8234, option 4.

LIMITED RIDING OR BOARDING STABLE USE-SPECIFIC STANDARDS

All limited riding and boarding stables are subject to the following use-specific standards per Article 4 of the Zoning Ordinance:

Limited Riding or Boarding Stable

Standards when permitted by right:

- (1) On lots containing two to less than five acres, up to five horses may be boarded, and on lots containing five or more acres, up to eight horses may be boarded. Boarding of horses in excess of these numbers is deemed a riding or boarding stable and requires special exception or special permit approval.

Standards when permitted by administrative permit:

- (2) Riding lessons are permitted on lots containing a minimum of two acres, subject to approval by the Zoning Administrator and this subsection 4102.7.L. Each permit is revocable by the Zoning Administrator because of the failure of the owner or operator of the use covered by the permit to observe all requirements of the permit and the Zoning Ordinance.
- (3) Riding lessons are subject to the following standards. Riding lessons that do not comply with these standards are deemed a riding or boarding stable and require special exception or special permit approval in those districts where permitted.
 - (a) On lots containing a minimum of two acres but less than five acres, no more than two students are allowed at any given time and up to eight students are allowed in any one day.
 - (b) On lots containing five acres or more, a maximum of four students are allowed at any given time and up to eight students are allowed in any one day.
 - (c) The primary residence of the permit applicant must be located on the same lot where the horseback riding lessons are given; however, the applicant is not required to conduct the horseback riding lessons or care for the horses that are kept, boarded, or maintained on the property.
 - (d) The hours of horseback riding lessons are limited to 7:00 AM to 7:00 PM. During that time, one nonresident person, whether paid or not for their services, may assist with the horseback riding lessons or care for the horses.
 - (e) All horses used in the horseback riding lessons must be kept on the property and no horses may be transported or ridden onto the property for the lessons.
- (4) If there is a lighted outdoor riding ring or riding area, the use of outdoor lighting for such areas is limited to 7:00 AM to 7:00 PM.
- (5) A Conservation Plan approved by the Northern Virginia Soil and Water Conservation District must be submitted for the property, and all activity on the property must conform to that Plan.