

# FAQs

## How many horses may I have?

Horses are permitted on conforming lots in areas of 2 acre and 4 acre zoning. The number of horses is one less than the area of the lot. Therefore, a 4 acre lot may house 3 horses.

## How do I build a barn?

The principal requirements to obtain a Building Permit to construct a barn are:

- Setbacks – Distance from the front, side and rear property lines.
- Building Coverage – 3% total footprint in 4 acre zoning  
6% total footprint in 2 acre zoning
- Impervious Coverage – 8% in 4 acre zoning  
14% in 2 acre zoning
- Height – 20 feet from the peak of the roof to average finished grade.

Barns that do not meet the requirements above may be permitted by the Planning Board or Zoning Board of Appeals.

## Groom's Quarters – Section 125-79.1

The Planning Board may grant a special permit for a groom's quarters ("Cottage") within a barn or other accessory building if it meets the requirements under this section, the key provisions of which are that the building is at least 5 years old and meets the following criteria:

- a) Less than 880 square feet of floor area and less than 25% of the floor area of the residence.
- b) Meets Zoning Law setbacks and coverage.
- c) Receives Health Department approval.

## Is a bathroom permitted in a barn?

Yes, if approved by the Bedford Zoning Board of Appeals and the Westchester County Department of Health for septic approval.

Is a wash stall or washing machine permitted in a barn?

Yes, as long as they are connected to a septic system and approved by the Westchester County Department of Health.

Manure Storage – Section 125-25 (B)(3)(b)

The storage of manure in containers or piles is permitted as long as the areas are located at least 50 feet from each property line and 150 feet from each neighboring residence.

Fencing – Section 125-15

Fencing for pastures is permitted as long as the fence is located at least 5 feet from the property line. If along a road, any fence is limited to 4 feet in height if less than 20 feet from the street.

Outdoor Riding Ring

Construction of an outdoor riding ring, consisting of an open area without a structure, will be permitted as long as the area is not less than 5 feet from each property line and does not require significant regrading or tree removal. Any fencing must meet the requirements of Section 125-15. There may also be drainage improvements required by state law.

Indoor Riding Ring

Construction of an indoor riding ring requires the approval of the Planning Board and may not exceed .5% of the lot area.

**IMPORTANT NOTES:**

A property containing wetlands or slopes over 25% may require additional approvals.

These FAQs are provided for general information. We encourage you to contact the Town Planning Department at 666-4434 for further information or if you wish to submit an application.