

**Accessibility** - Evaluate accessibility, both for everyday deliveries as well as for emergencies. Are driveways wide enough for horse trailers and emergency vehicles? Can hay deliveries be made to the barn? Can a dump truck get through the gates? Are overhead phone wires going to be a problem?



**The Neighborhood** - Check out your potential new neighborhood to see if it is compatible with horses. Non-equine neighbors may not be tolerant of odors and flies, or early-morning tractors mowing pastures. A new development going in nearby might diminish riding trails or have other adverse effects.



**Stocking Rates** - Consider the size of your place and the number of horses you will have on it in terms of stalls, paddocks, and pastures. Horses can be kept on very small pieces of land (one or two acres) but if you want pasture, plan for

an acre of pasture per horse.

**Riding Opportunities** - Determine how easily you will be able to ride at your new location. Is there an arena or round pen, or easy access to equestrian-use approved trails? Never assume that horses are allowed in greenbelt areas or existing trails without researching it first.

**Wells and Septic Systems** - Determine the location of the well and septic system and their relationship to other structures. State laws require wellheads have a mandatory sanitary buffer of 100 feet in diameter to protect the water supply. Septic systems should be functioning properly and drainfields should not be under roads, driveways, confinement areas, or pastures.

Contact Snohomish County Planning and Development Services for more assistance with wells and septic systems: [http://www1.co.snohomish.wa.us/Departments/PDS/Property\\_Info\\_FAQ.htm](http://www1.co.snohomish.wa.us/Departments/PDS/Property_Info_FAQ.htm) or call 425-388-3411.

**Zoning, Floodplain Issues and Those Darn Rules** - Finally, research county, city or local zoning ordinances and community covenants yourself. Don't rely solely on a real-estate agent or word-of-mouth as these folks may not be fully aware of laws affecting horses and livestock. Be sure to check zoning and building codes if future plans include building structures. In Snohomish County, call 425-388-3411 or go to: <http://www1.co.snohomish.wa.us/Departments/PDS/Services/FormsBrochures/>. Last but not least, is your potential new property in a flood plain? Check local flood maps to be sure!



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