

GUIDELINES FOR FARMS IN FOUR HILLS RANCH

In an effort to clarify the types of farms that are and are not allowed in Four Hills Ranch, the following guidelines were reviewed and approved at the Dec 7, 2019 4HRPOA Board meeting.

Applicable Local Farming Regulations:

- 4HRPOA CC&Rs 5.A: Single Family Residential and Recreational Use Only. All Parcels shall be used for residential and recreational purposes only provided, however, livestock may be kept pursuant to paragraph 5.K. Notwithstanding anything contained in this Paragraph this restriction shall not prohibit home offices in a residential property where business is conducted through telephone, computer, or other electronic means and where the business is not apparent from the exterior of the residence; does not create noise or congestion from traffic or parking; and preserves the residential nature of the Property. All uses shall be in compliance with Coconino County zoning regulations and permitted uses.
- 4HRPOA CC&Rs 5.K: "...under no circumstances shall a stockyard, dairy, riding stable, kennel, poultry farm, or any other Commercial Activity (other than ranching) involving animals be permitted."
- We are zoned General 10AC to promote rural living. With regard to the Coconino County Zoning Ordinance
 - Section 3.3A-C states "to provide high levels of flexibility and allowances for small-scale agriculture and keeping of certain animals which provide healthy and affordable source of food and fiber and companionship to support self-reliance and promote economic well-being. Agriculture and gardening are permitted in all zones"
 - Sale of products raised or grown on the Lot shall be allowed
 - *The property shall be maintained in a neat and orderly fashion
 - Heavy equipment shall be prohibited unless approved through a Conditional Use Permit Only.

Hobby Farms ARE Allowed in Four Hills Ranch**

1. Small Hobby Farm is 10 acres or less, mini-Hobby Farm is 1-3 acres
2. Not the owner's main income (*often operates at a loss*)
3. Covers a spectrum of eggs, gardens, livestock, fruit, jams, soap
4. Grows several different crops and/or livestock
5. Grows what the family uses and sells excess at Farmers Markets, Garden Markets, through mail order, or to friends and neighbors.
6. The property shall be maintained in a neat and orderly fashion*

7. Doesn't use industrial equipment/trucking
8. Doesn't hire outside help.
9. No additional excessive night-time lighting (respects dark sky ordinance)
10. No additional road traffic by buyers, commercial equipment or trucks.

Commercial Farms ARE NOT Allowed in Four Hills Ranch**

1. For Profit /main income
2. Grows one or a few crops
3. Often uses Industrial equipment and pesticides
4. Often uses additional night-time lighting
5. Usually hires help
6. Often Utilizes commercial trucking/equipment
7. Can generate excessive noise
8. Can generate additional or excessive road traffic
9. Usually disrupts rural open space living

Notes:

* from Coconino County Zoning Ordinance

** most criteria is from Wikipedia