

DRAFT

Section 3.2.2 – Definitions, A through Z

146. **Equestrian amenities** mean ~~low impact amenities that serve the purposes of structures and facilities for~~ equestrian use, and training, and the care of horses activities, including structural improvements such as fences and dressage walls but not lighting standards or seating and non-structural improvements, such as banks, ditches, jumps, paddocks, polo fields, riding arenas, and riding rings, provided as a part of an Equestrian Development Planned Unit Development. ~~Equestrian amenities do not include livestock waste storage areas or similar facilities.~~
319. **Open Space** means an open area which is set aside and restricted to open space use, including a park, preserve, recreation space, square, plaza courtyard, etc. Open space(s) shall include landscape area(s) within the design, which shall be in addition to other landscape requirements, except if the area is designed for a specific use that requires the area to be open. Unless these LDRs expressly provide open space credit for required green spaces such as ~~these areas~~ in rights-of-way, required retention or detention areas, landscape buffers ~~and yards~~, these areas are not considered open space.

Sec. 6.1.2 – Zoning Districts

- H. Planned Unit Development (PUD): The PUD district is established to ~~offer~~ permit a residential development ~~alternative pattern~~ that provides greater flexibility and encourages more design creativity than may be achieved ~~available~~ under ~~conventional by right development regulations~~ approaches. The intent of the PUD is ~~to~~ promotes the design of ~~largely and primarily~~ predominantly residential neighborhoods that incorporates commercial, recreational, civic, and institutional uses that support the neighborhoods. A PUD also supports greater ~~It also provides~~ for preservation of natural features and ~~scenic areas~~ and promotes the inclusion ~~creation~~ of a continuous non-vehicular circulation system. The PUD is consistent ~~will with all~~ Residential, Commercial, Mixed Use, and Regional Commercial/LSMU Future Land Use Map designations of the Land Use Element of the Comprehensive Plan. ~~When the~~ A PUD is located in the Equestrian Preserve Area (EPA) that meets the requirements of Section 6.8.8 (as amended) is referred to as an “Equestrian Development” (ED). If a master development (common areas, infrastructure, amenities, etc., by developer) in the EPA does not meet the requirements of Section 6.8.8, it shall be considered a PUD, which shall meet the requirements of Section 6.5.5 (as amended) with a master plan approved by Wellington’s Council. ~~and is, consistency with the Comprehensive Plan includes Residential A, B, and C, along with the Equestrian Commercial Recreation Future Land Use Map designation and is referred to as an “Equestrian Development” (ED).~~

Sec. 6.8.8 – Equestrian Developments

Equestrian Developments (ED) are those [Residential] Planned Unit Developments located in the Equestrian Preserve Area that satisfy the requirements of this section. ~~a goal to provide~~ An Equestrian Development is implemented by an equestrian-oriented master plan, approved by Wellington’s Council, designed to preserve open/green space, provide equestrian amenities, provide amenities for the residents by allowing the residential lots to be clustered and have lots smaller than minimum required by right within the respective subarea. An ED shall be designed for compatibility with the objectives of this section along with the use of flexible property development regulations and design standards. To the extent of any conflict with other provisions of the LDR, this section shall apply.

- A. ~~An ED Master Plan application~~ ED shall only be permitted within Subarea D and only eligible for properties that are a minimum of 60 acres be considered in all EPA subareas and the submittal shall comply with Master Plan/Amendments requirements as outlined in Article 5 of the LDR.
- B. An ED Master Plan shall comply with PDD PUD regulations and the Master Plan/Amendments requirements as outlined in Article 5 of the LDR.
- C. ~~Single family detached residential units are the only dwelling type permitted unless approved by a previous development order and has been deemed a valid and vested approval by the PZB Director.~~
- D. C. In addition to the PDD PUD regulations, the following ED Design Standards shall apply:
 - 1. Development Program: The following represents the minimum requirements for the ED development program. Deviations from the open/green space minimum requirement are prohibited.
 - a. Common amenities: A minimum of 50 percent of the project shall be dedicated as common amenities, not including equestrian or residential amenities. The dedicated common amenities space is not required to be contiguous, but must be wholly within the project boundary. Common amenities include:
 - i. Passive equestrian facilities, such as paddocks.
 - ii. Active equestrian facilities, such as derby or polo fields and bridle trails, but not including rings, open/covered arenas, barns, or facilities required for the care of horses.

- iii. Roads and related rights-of-way, stormwater management areas, environmentally sensitive lands including preserves, wetlands, and uplands, and project landscape buffers.
- iv. This does not include golf courses or other outdoor entertainment venues or uses.
- b. Equestrian amenities: A minimum of 10 percent of the project, shall be dedicated as common equestrian amenities. Equestrian amenities include facilities for equestrian uses, not included in open/green space, such as equestrian training facilities/equipment, open or covered arenas/rings (including internal lighting), covered viewing areas, dressage walls, climate-controlled feed and tack room storage, and facilities for the care of horses, such as wash areas, horse walkers/treadmills, equine therapy/spa equipment. Equestrian amenities shall not include stabling stalls/barns and livestock waste facilities/systems, except when provided as a common area amenity.
- c. Developable residential lots: The residential lots shall conform to the density and minimum lot sizes in this section.
- d. Residential amenities: The remainder of the property not used for open/green space, equestrian amenities, and developable residential lots may include common or residential amenities such as pools, recreational facilities (tennis, pickleball, etc.), community centers, and similar amenities.
- e. Development incentives: An ED is not eligible for or entitled to any development incentives, including density, intensity, or height.
- f. Private recreation: The PUD requirement for private recreation is satisfied by the common and equestrian amenities provided as a part of the ED.

Example Development Program for ED in Subarea D:

- Site acreage: 60 acres
- Number of developable lots: 30 at 1 lot per 2 acres

<u>Use</u>	<u>Minimum</u>	<u>Acreage</u>
<u>Common amenities</u>	<u>50%</u>	<u>30</u>
<u>Equestrian amenities</u>	<u>10%</u>	<u>6</u>
<u>Common or residential amenities</u>	<u>No minimum</u>	<u>14.1</u>
<u>Development lots</u>	<u>0.33 acres per lot</u>	<u>9.9</u>
<u>Total acres</u>		<u>60</u>

2. Additional Regulations:

- a. Commercial uses: Commercial uses are limited to a maximum 10% ancillary uses contained within the equestrian amenities, and common or recreational amenities. Any commercial uses within the ED are restricted to access by the property owners, residents, and their guests. Outside memberships to any of the amenities or commercial uses contained within are prohibited for non-property owners or residents of the ED.
 - b. Development timing: All common/equestrian/amenities/recreational amenities of the project shall be constructed before issuance of the first residential certificate of occupancy.
 - c. Deed restrictions: Deed restrictions shall be required for the common/equestrian amenities and features within the project. The deed restrictions shall dedicate these parts of the project to a property owners association for no less than 50 years and require approval by the Wellington Council to modify.
 - d. Density: The overall density for the ED shall be maintained at a minimum of 0.5 units per acre or the minimum of the subarea, whichever is greater. Incentives for an increase in density do not apply to ED's.
 - e. Lot Size: Residential lots approved as part of an ED shall be 0.33 acres or greater. Lots less than 0.33 acres are prohibited.
 - f. Dwelling Unit Type: Residential units are limited to single-family, detached.
 - g. Grooms' Quarters: Grooms' quarters are only allowed within a barn that has horse stalls, which may be provided as a part of the equestrian amenities. Grooms' quarters shall be regulated by Section 6.8.9 – Supplementary Standards for Principal and Accessory Equestrian Uses. Grooms' quarters shall not be included in the density calculation for the overall ED.
- ~~1. The Master Plan shall provide that common equestrian amenities shall serve as the internal focus of the development, which may include, but are not limited to, such common features as stables, rings, paddocks, horse exercise areas, internal bridle trails, connections to external bridle trails, other equestrian amenities, public spaces, and/or preserve areas for environmentally sensitive lands.~~
 - ~~2. The Master Plan shall provide that the installation of such common equestrian amenities is required prior to the issuance of a certificate of occupancy for any residential dwelling unit, accessory dwelling, or groom's quarters.~~
 - ~~3. Prior to the issuance of a final Master Plan certification by the Development Review Manager (DM), a deed restriction, in a form acceptable to the Wellington Attorney,~~

~~shall be executed and recorded to limit in perpetuity the use of common equestrian amenities to owners and residents or guests of owners within the ED.~~

~~4. An ED is not eligible for development incentives as provided in Article 6 of the LDR.~~