

Exhibit G - Current LDR Sections of Equestrian Overlay Zoning District and RROZD

CHAPTER 8 – EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)

This section shall apply to all land located within the EPA as identified in the Comprehensive Plan and on the Future Land Use Map. The Equestrian Overlay Zoning District (EOZD), Palm Beach Little Ranches Overlay Zoning District (LROZD) and Rustic Ranches Overlay Zoning District (RROZD) correspond with the boundaries on the Official Zoning Map.

Sec. 6.8.1 – Purpose and Intent

- A. Preserve, maintain, and enhance Wellington’s EPA as identified in the Comprehensive Plan.
- B. Preserve, maintain, and enhance the equestrian area that is home to equestrian farms, competition venues, and the equestrian lifestyle in Wellington.
- C. Identify and encourage land uses and development patterns that are supportive of the equestrian character, industry, and lifestyle in the EPA.

Sec. 6.8.2 – Conflicts

In the event of conflicts between this section and other requirements of the LDR, this section shall govern. Any lawfully and valid development order(s) approved for property in the EPA prior to the effective date of the LDR is subject to the time limitations of development orders under the LDR that was in effect at the time of approval. Any amendments to a development order submitted after of the effective date of this LDR shall follow the regulations and procedures within.

Sec. 6.8.3 – The EOZD subareas

The following subareas are established and identified on Wellington’s Official Zoning Map:

- A. **Subarea A:** consists of Section 2, Township 44S, Range 41E and Section 35, Township 43S, Range 41E, including the area described as “Palm Beach Little Ranches” and “Palm Beach Little Ranches East” and a portion of the Northeast corner of Section 3.
- B. **Subarea B:** consists of those portions of the Wellington PUD located in Section 8 and 17, Township 44S, Range 41E, including developments known as Saddle Trail Park, Paddock Park No. 2 and Parcel “H”, Greenview Shores No. 2 of Wellington PUD, according to the Plat thereof, as recorded in Plat Book 31, Pages 120-136, of the Public Records of Palm Beach County, Florida.
- C. **Subarea C:** consists of Sections 19, 27, 28, 29, 30, 32, 33 and 34, Township 44S, Range 41E and Section 25, Township 44S, Range 40E, located south of Lake Worth Road and west of 120th Avenue, including all of Palm Beach Point and that portion of the Orange Point PUD located in section 34.
- D. **Subarea D:** consists of portions of Sections 15, 20, 21 and 22, Township 44S, Range 41E, including the Wellington CountryPlace PUD and the Equestrian Club PUD.
- E. **Subarea E:** consists of Section 13, Township 44S, Range 40E, commonly known as Rustic Ranches.
- F. **Subarea F:** consists of portions of Section 18, Township 44S, Range 41E, commonly known as Winding Trails of The Landings at Wellington PUD.

Sec. 6.8.4 – Uses and Property Development Regulations for the EOZD

- A. All uses within the EPA shall comply with the Use Regulations Table of Article 6, the Principal and Accessory Use Standards, Supplementary Standards of the EOZD, and all other applicable sections of the LDR or valid development order(s).
- B. The following development standards shall be the minimum requirements for all principal and accessory uses/structures within the EPA. These uses/structures are also subject to all applicable sections of the LDR, Development Review Manual, and Standards Manuals.
 - 1. Table 6.8 – 1 below provides the minimum property development standards for the all Subareas of the EOZD.

Table 6.8 - 1 EOZD Property Development Regulations

Overlay District/ Subarea	Maximum Density	Minimum Lot			Maximum FAR	Maximum Building Coverage
		Size	Width	Depth		
LROZD/A	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
B	1.0 DU/AC	1 acre	200 ft	200 ft	0.20	20%
C	0.1 DU/AC	10 acre	300 ft	300 ft	0.20	20%
D	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
RROZD/E	0.2 DU/AC	5 acres	300 ft	300 ft	0.20	20%
F	0.5 DU/AC	2 acres	200 ft	200 ft	0.20	20%
ECR (all subareas)	-	3 acres	200 ft	300 ft	0.45	45%

- a. Building coverage shall include the ground floor area of a building or structure extended to any additional area measured from the outside edge of the roof.
- b. For determining minimum lot size compliance, a lot size with a fractional part of 0.9 or greater shall be rounded up to the next whole number.
- c. Subareas A, C, D, E, and F of the EOZD: Principal and accessory structures are limited in height to 35 feet in accordance with the method of calculating maximum building height as set forth in Article 6 of the LDR. Residential properties proposed to have architectural features (including but not limited to chimneys, cupolas, parapets, towers and turrets) as part of the principal or accessory structures may exceed the 35 foot height limitation provided the architectural feature meets all of the following standards:
 - i. The lot must be five (5) acres in size or greater;
 - ii. The architectural feature does not include habitable room(s);
 - iii. The architectural feature may exceed the roof line by 25% with a maximum building height of the feature not to exceed 50 feet;
 - iv. The architectural feature does not exceed 10% of the ground level floor area or roof area, whichever is less, of the principal/accessory structure; and

- v. The architectural feature shall be setback one (1) additional foot for each additional foot of height above 35 feet.
 - d. Subarea B of the EOZD: Principal and accessory structures shall maintain the maximum building height of 35 feet. Non-habitable architectural features proposed on lots five (5) acres or greater shall be subject to the height limitations set forth in the regulations for Subarea A, C, D, and E above.
 - e. Subarea F of the EOZD shall be limited to a maximum of two (2) stories.
2. Table 6.8 – 2 below provides the minimum setback requirements within the EPA by Subarea, unless otherwise provided on an approved development order. All setbacks shall be measured from the property lines, or from the outside edge of rights-of-way or roadway easement lines in those subdivisions without dedicated or platted rights-of way.

Table 6.8 - 2 EOZD Setback Table

EOZD Overlay District/ Subarea	Minimum Setbacks For Principal Structures ⁽¹⁾				Minimum Setbacks For Accessory Structures ⁽²⁾				Minimum Setbacks For Dressage Walls, Sand Rings and Riding Rings
	Front	Side	Corner	Rear	Front	Side	Corner	Rear	From Any Property Line
LROZD/A	50 ft	25 ft	50 ft	25 ft	100 ft	25 ft	25 ft	25 ft	10 ft
B	25 ft	25 ft	25 ft	Dwelling Units: 15ft Barns: 25 ft	100 ft	25 ft	25 ft	25 ft	10 ft
C	100 ft	50 ft	80 ft	100 ft	100 ft	25 ft	25 ft	25 ft	10 ft
D	100 ft	50 ft	80 ft	100 ft	100 ft	25 ft	25 ft	25 ft	10 ft
RROZD/E	100 ft	50 ft	80 ft	100 ft	100 ft	25 ft	25 ft	25 ft	10 ft
F ⁽³⁾	50 ft	50 ft	50 ft	10 ft	55 ft	10 ft	10 ft	10 ft	20 ft
ECR	80 ft	50 ft	80 ft	50 ft	100 ft	25 ft	25 ft	25 ft	10 ft

(1) Single family dwellings, barns, stables, covered arenas, temporary stabling tents and similar structures shall always be considered a principal use and shall meet principal structure setback requirements.

(2) All nonconforming lots shall follow the setback determination as set forth in Article 1 of the LDR.

(3) Subarea F, known as Winding Trails, shall have a 50 foot setback from residential lots for riding rings, paddocks, and practice fields. Additionally, manure bins must be setback at least 30 feet from the rear property line.

Sec. 6.8.5 – Bridle Trails and Easements

Wellington may require dedication of bridle trail easements as part of a development order or building permit for a principal equestrian structure or use. This requirement shall not have the effect of reducing the density or intensity of development to which the property owner would be entitled or cause an increase to the required setbacks.

Sec 6.8.6 – Equestrian Services (ES) Development Standards

Equestrian Services, generally referred to as commercial uses, shall be limited to uses intended to serve the needs of the adjacent equestrian and agricultural communities within the EOZD, as determined by the size of the uses and types of goods and services offered.

- A. All commercial development in the EOZD shall be consistent with this section.
- B. The character, intensity, architectural style, massing, building materials and colors of materials of commercial development shall be consistent with the equestrian nature of the EPA.

- C. With the exception of commercial stables, barns and arenas, commercial development requires ARB approval for architecture, building, and structure materials and colors.
- D. Commercial sites shall integrate equestrian amenities into the design, including an equestrian circulation plan, as well as a plan to provide hitching posts, fences, corrals, and other features providing locations to hold and protect the horses of owners patronizing establishments.
- E. The gross floor area of any single commercial use shall not exceed 20,000 square feet.
- F. Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m., including deliveries and all types of operations, except when otherwise provided for specific uses in the LDR or if permitted by a development order approved by Council.
- G. Parking lot light standards shall not exceed 15 feet in height and shall meet the Outdoor Lighting Standards of the LDR.
- H. Outdoor display and storage of merchandise is prohibited; except as permitted in the Accessory Uses and Structures section of the LDR, or approved with a Special Use Permit for a temporary use.
- I. Commercial developments shall provide landscape buffers to integrate commercial uses with other uses present in the EOZD. At a minimum, buffers shall be Type C landscape buffers as defined in the Landscaping and Buffering regulations of the LDR, and shall be provided along all perimeter property lines that are adjacent to other uses. The buffers shall include an opaque component a minimum of five (5) feet in height, consisting of any combination of berm, wall or fencing, in addition to the landscape.
- J. Commercial sites shall meet other applicable standards of the LDR, including but not limited to, Principal and Accessory Use Standards; Development Regulations; and Site Development Standards. In the event of a conflict between this section and another section of the LDR, this section shall govern.

Sec. 6.8.7 – Architectural and Material Requirements for Other Principal Structures

- A. On all lots within the EPA, principal structures including dwelling units, barns, stables and covered arenas shall be constructed in a manner resulting in consistent architectural style, color, and materials.
- B. Re-roofing of multiple structures in the EPA must match within one (1) year of the completion of the first structure. If the desire is not to have consistent architectural style, color and material, then ARB approval shall be required.

Sec. 6.8.8 – Equestrian Developments

Equestrian Developments (ED) are those PUDs located in the EPA with a goal to provide an equestrian-oriented master plan. 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 shall 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 regulations 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. In addition to the PDD regulations, the following ED Design Standards shall apply:
 - 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.

Sec. 6.8.9 – Supplementary Standards for Principal and Accessory Equestrian Uses

The following equestrian use regulations shall apply to all uses and structures within the EPA.

A. Agricultural Retail/Service:

- 1. All storage areas shall be enclosed or completely screened from view. Tractor trailers used for the transport of bona fide agricultural products may be stored on the property. A maximum of five (5) tractor trailers may be stored outside if they are completely screened from view from all public and private roads and adjacent properties.
- 2. Service of small implements shall only be permitted in enclosed areas of an agricultural retail and service use that is completely screened from the roadway and adjacent properties. Repair activities shall occur only between the hours of 7:00 a.m. and 9:00 p.m.

B. Aviculture:

- 1. The maximum number of birds shall be restricted to 200.
- 2. Pens, cages, or structures associated with the care of birds shall be setback a minimum of 50 feet from any property line.

C. Barns and Stables:

For the purpose of the LDR, the terms barn and stable may be used interchangeably, and shall be subject to the following criteria:

Table 6.8 - 3 Regulations for Barns and Stables

Size of Lot	Principal Residential Structure Required	Square Footage of Stable
Minimum 1 acre, but less than 5 acres	Yes	1,250 square feet/acre
Minimum 5 acres	No	Limited by FAR and building coverage in Table B

1. Groom’s quarters shall not be considered a principal residential unit.
2. Interior aisles open to the outside of the structure are not included when calculating square footage to determine FAR. They are included in the calculation to determine building coverage.
3. Grand Prix Farms and Grand Prix Village South shall be exempt from Table 6.8 – 3 and shall be developed in accordance with the approved Master Plan.
4. Subarea B shall be limited to four (4) stalls per acre within all barns/stables.
5. Subarea F shall be limited to four (4) stalls per acre, with a maximum of 10 stalls per lot, within the barns/stables. When no more than two (2) adjacent lots are under common ownership and a Unity of Title/Control is recorded, the number of stalls shall be limited to four (4) stalls per acre, with a maximum of 20 stalls.

D. Bona Fide Agriculture:

1. Exotic animals (imported or normative animal species), game animal care for commercial breeding purposes or housing of Class I animals as defined by the Florida Game and Fresh Water Fish Commission shall be on a minimum lot size of five (5) acres. Pens, cages or structures associated with care of these animals shall be setback a minimum of 50 feet of any property line.
2. Housing of Class I and game animals shall be subject to all requirements of the Florida Game and Fresh Water Fish Commission and shall be subject to a Conditional Use approval.

E. Compost Bins and Livestock Waste Storage Areas shall meet setback requirements for accessory buildings and shall be screened from the street and adjacent properties by walls, fences or hedges at a minimum height of five (5) feet, and shall comply with Code of Ordinances Sec. 30-153 Best Management Practices for Livestock Waste.

F. Covered Equestrian Arenas:

1. Covered Arenas are prohibited in Subarea F (Winding Trails).
2. Setbacks shall comply with Table 6.8 – 2 for principal structures.
3. A roofed equestrian arena shall be constructed to be consistent with the architectural style, color, and materials of the principal structures.

G. Dressage Walls:

1. Shall not be located within easements;

2. Shall only be permitted on lots that are a minimum of one (1) acre in size;
3. Shall not exceed 10 feet in height and four (4) feet in width;
4. Shall comply with all requirements for safe sight-distance clear zones for rights-of-way;
5. Shall match the architectural style, color, and materials of the principal structures;
6. Shall be located to avoid reflecting the glare of the sun or lighting from any adjacent light source onto public or private rights-of-way or adjacent property; and
7. The exterior portion of a dressage wall visible from a public right-of-way shall be screened with hedges, shrubs, or other suitable plant materials. A landscape plan for screening shall be submitted with the building permit application and shall be installed prior to the issuance of the certification of completion. The plant materials shall be installed so that it will completely screen the dressage wall within two (2) years of installation.

H. Equestrian Uses, Seasonal: Seasonal uses shall be equestrian in nature and may require a Seasonal Permit in accordance with Article 5 of the LDR.

I. Fences:

1. Wire type fences including utility or hog wire fences, galvanized chain-link and vinyl-covered chain-link fences are permitted only if screened by either a hedge, located on the exterior side of the fence or by attaching the fence to a three or four-board fence. Hedge material shall be installed along any property line abutting a road to cover the fence within two (2) years after planting. A wire fence shall not exceed six feet in height within setback areas.
2. The use of barbed wire or razor wire is prohibited.
3. Electrically charged fence or wall shall only be permitted in the EOZD on properties with a Residential ER or B Future Land Use designation.
4. Fences on collector and arterial roads shall be natural, clear-coat, black, gray or white-painted three (3)-rail or four (4)-rail wooden fences.
5. Lots in the EOZD shall be exempt from those provisions of Article 6 of the LDR that prohibit fences located in front setback areas.
6. The Code of Ordinances Chapter 36, Article II, Section 36-22 (c) Fence and Wall Maintenance shall apply.

J. Groom's Quarters:

1. A maximum of one (1) groom's quarters, not to exceed 500 square feet in area, shall be permitted for each four (4) stalls.
2. Groom's quarters may contain individual cooking facilities and/or one (1) common dining facility.
3. Mobile homes or RVs shall not be permitted for use as groom's quarters.

K. Horse Trailer Parking and Storage:

1. Horse trailers shall not be parked in roadways, swales, canals, rights-of-way, or designated easements.
2. One (1) unscreened horse trailer may be parked adjacent to a barn or stable on an individual lot provided the trailer is not parked between the front plane of the principal structure and the right-of-way.
3. Additional horse trailers, up to a maximum of one (1) trailer per acre, shall comply with the following:
 - a. On lots less than five (5) acres in size, the additional trailers shall be screened from view from adjacent roads and private properties in the manner provided in Section 62-9.(b).(1) of the Code of Ordinances.
 - b. Screened trailer parking areas shall meet the minimum setbacks for accessory structures listed in Table 6.6-1 Equestrian Preserve Area Minimum Setbacks.
4. Temporary parking of horse trailers (i.e., trailers on site for daily instruction, shows, or other site-specific uses) shall be allowed, provided temporary parking is not overnight and trailers are not parked in rights-of-way or designated easements.
5. Properties with a Future Land Use Map designation of Equestrian Commercial Recreation and approved as a Major Equestrian Venue are exempt from the provisions of this section except for screening.

L. Livestock Raising: Processing and/or slaughtering are strictly prohibited.

M. Major Equestrian Venue:

1. The minimum lot size shall be 25 acres, unless the sole use is as a major polo venue then the minimum lot size shall be 15 acres.
2. The primary point of access shall be from 50th Street, Lake Worth Road, Pierson Road, 120th Street, or South Shore Blvd.
3. A Plan of Operation shall be submitted with the Conditional Use application.
4. Any incompatibility with surrounding uses shall be satisfactorily mitigated with the plans submitted with the Conditional Use application. Conditions may be imposed with the approval including, but not limited to, controlling objectionable odors, fencing, noise, inspections, reporting, monitoring, preservation areas, mitigation and/or limits of operation. Landscape hedges and/or screens with a minimum opacity shall be required with the approval if they are necessary to mitigate for compatibility.

N. Minor Equestrian Venue:

1. The minimum lot size shall be five (5) acres.
2. A Plan of Operation shall be submitted with the Conditional Use application.
3. If an event is planned to exceed 75 combined participants and spectators a traffic study pursuant to Article 9 shall be provided with the Conditional Use application or with an application to modify an existing Conditional Use.

4. No event shall be planned or operated to accommodate or produce more than 200 combined participants and spectators.
5. Vendors are not permitted.
6. Any incompatibility with surrounding uses shall be satisfactorily mitigated with the plans submitted with the Conditional Use application. Conditions may be imposed with the approval to, include but not limited to, controlling objectionable odors, fencing, noise, inspections, reporting, monitoring, preservation areas, mitigation and/or limits of operation. Landscape hedges and/or screens with a minimum opacity shall be required with the approval if they are necessary to mitigate for compatibility.
7. The site shall be restored to original or better condition within 24 hours after any event including the removal of all temporary structures, temporary sanitary facilities, equipment, trash, and debris.

O. Nursery, Wholesale or Retail:

1. A retail nursery shall comply with the following supplementary use standards:
 - i. The use shall be located on a collector road or road with a higher classification.
 - ii. The minimum lot size shall be one (1) acre.
 - iii. A buffer shall be provided along all property lines that are not screened by plant material. The buffer shall consist of one (1) tree per 30 linear feet plus hedges 24 inches on center.
 - iv. Setbacks shall be as follows:
 1. Structures and accessory activities shall be setback a minimum of 50 feet.
 2. Container plants shall be setback a minimum of 15 feet.
2. An office may be permitted as an accessory use provided it is not a mobile home.
3. No aerial application of any pesticides, fungicides, fertilizers, or any other chemical shall be allowed. In the event that over spraying of pesticides, fungicides, fertilizers, herbicides, or any other chemical is experienced, the petitioner shall provide an increased buffer to insure that no further over spraying will occur or will cease to operate.
4. A nursery use may be operated in conjunction with a residence if a residence is permitted in the district.
5. Use of heavy equipment shall be limited to daylight hours.
6. Nurseries over 10 acres adjacent to a residential district shall be required to construct a compatibility buffer as required in Article 7.

P. Recreational Vehicles as Temporary Residences:

1. The use of recreational vehicles as a temporary overnight residence on residential lots in the EZOD is allowed with an approved Equestrian Permit between the months of November and April in accordance with the following:
 - a. Lots that are less than five (5) acres are not eligible for temporary overnight RV usage.
 - b. Lots five (5) acres to nine and nine-tenths (9.9) acres in size shall be permitted to have one (1) RV for temporary overnight usage.
 - c. Lots 10 acres or greater shall be permitted to have two (2) RVs for temporary overnight usage.
2. The use of recreational vehicles as temporary residences shall be in conjunction with a permanent residence or stable type structure(s), shall comply with the building setbacks applicable to principal structures and shall be screened from view of adjacent roads and private properties.
3. The individual recreational vehicle shall be provided electrical, potable water, and sanitary collection or sewer service as indicated below:
 - a. Electrical service connections shall comply with all manufacturer's specifications and the Florida Building Code, including Chapter 1 Amendments;
 - b. Water service connections shall comply with all requirements of the Florida Building Code, including Chapter 1 Amendments, Wellington standards and those of other appropriate agencies including the Palm Beach County Health Department (PBCHD); and
 - c. Connections to the wastewater treatment system or a septic system in compliance with the PBCHD regulations shall be provided.

Q. Run-in Shade Structures:

1. The purpose of the structure shall be to provide temporary shelter for horses and shall not include overnight boarding. Run-in shade structures shall not be considered a stall since there is no overnight boarding permitted.
2. The structure shall not be completely enclosed and shall not have finished or impermeable floors.
3. The structure shall be included in floor area ratio and building coverage calculations and shall comply with accessory structure setbacks.
4. The structure shall have the same roof materials and colors as principal structures, if they exist on the property.
5. The structure may have water service, but no other utility service.

R. Temporary Stabling Tents:

1. An application for an Equestrian Permit pursuant to Article 5 Development Review Procedures is required for all temporary stabling tents.
2. Temporary stabling tents are allowed on any lot in the EPA during construction of a permanent barn or stable for a continuous period, not to exceed 24 months, after a

building permit has been issued. The PZB Director may approve a one-time extension, not to exceed an additional consecutive 12 months, if construction has proceeded and is ongoing. The temporary tent must be removed within two (2) weeks of issuance of certificate of occupancy, Special Use Permit expiration, or building permit revocation, whichever occurs first.

3. From November through April, temporary stabling tents are only allowed on the following lots:
 - a. Lots in the EPA that are designated Equestrian Commercial Recreation on the Future Land Use Map.
 - b. Lots in EPA Subareas C and D that contain a permanent barn or that have an approved equestrian permit.
 4. Temporary stabling tents shall comply with the property development regulations of the EZOD for principal structure setbacks and lot coverage.
 5. If Wellington is in a natural disaster area as declared by the Governor, or the Council, the prohibition of tents for recovery areas and time extensions may be temporarily suspended. A property owner must apply for an Equestrian Permit for any tent, and it shall be issued only after the Building Official determines there is substantial damage to a structure that warrants the use of a temporary stabling tent.
- S. Vehicle parking on public rights-of-way or designated easements within the EPA is prohibited.

CHAPTER 10 – RUSTIC RANCHES OVERLAY ZONING DISTRICT

Sec. 6.10.1 – Purpose and Intent

Rustic Ranches is an established residential neighborhood with an equestrian character. It is located along the west side of Flying Cow Road, approximately one (1) mile south of Southern Boulevard (State Road 80). The neighborhood is comprised of approximately 638.9 acres, consisting of mostly five (5) acre lots.

The residents and property owners of Rustic Ranches have developed this overlay zoning district to help preserve the unique character of their community. Therefore, the purpose and intent of the Rustic Ranches Overlay Zoning District (RROZD) is:

- A. To establish land development regulations that implement the community vision and values established in the Wellington Charter and the "Equestrian Element" of Wellington's Comprehensive Plan.
- B. To preserve the equestrian character and lifestyle of the Rustic Ranches community, and collectively determine guidelines for the future.
- C. To preserve and maintain the existing mix of land use patterns within this neighborhood.
- D. To the extent practicable, to incorporate the provisions of the "Declaration of Restrictions" for the neighborhood known as Rustic Ranches into the neighborhood plan and the Rustic Ranches Overlay Zoning District.
- E. To make Rustic Ranches a part of the Equestrian Overlay Zoning District (EOZD).

Sec. 6.10.2 – Applicability and Conflicts

The regulations of this section shall apply to all land located within the residential neighborhood known as Rustic Ranches, which is generally located within and consists of Section 13, Township 44 South, Range 40 East, of Palm Beach County.

In the event of any conflict between the regulations of this chapter and the other regulations in the LDR, this chapter shall govern. In the absence of any conflict, the regulations in the underlying zoning district, the EOZD and the LDR shall be applicable and supplement the regulations in this chapter.

This chapter shall not affect the validity of any lawfully approved development order approved prior to October 1, 2005, if the development order remains in effect. Issuance of subsequent development orders shall be based on the minimum requirements of this chapter. This chapter shall apply to any request to modify any development order or permit only for the area directly affected by the proposed modification.

Sec. 6.10.3 – Uses and Property Development Regulations for the RROZD

- A. All uses within the RROZD shall comply with the Use Regulations Table of Article 6, the Principal and Accessory Use Standards of Article 6, RROZD and EOZD, and all other applicable sections of the LDR.
- B. The minimum lot development standards are provided in Table 6.8 – 1.
- C. The minimum setbacks for principal and accessory structures are provided in Table 6.8 – 2.

Sec. 6.10.4 – Horse Trailers

The parking of tractors and trailers utilized solely for equestrian purposes within the RROZD shall be permitted, subject to the following limitations:

- A. One (1) unscreened horse tractor and trailer may be parked adjacent to a barn or stable on an individual lot, provided that the horse tractor and trailer may not be parked between the front plane of the principal structure and the roadway easement or right-of-way.
- B. Additional horse trailers may be kept, provided that the additional trailers shall be completely screened from the view of adjacent roadways and private properties, and the screened parking area meets the accessory structure setbacks listed in Table B.
- C. Temporary parking of horse tractors and trailers on site for instructional, show, or other site-specific uses shall be allowed, provided that said temporary parking is not overnight, and trailers are not parked in rights-of-way or easements.

Sec. 6.10.5 – Semi-Tractors and Trailers

- A. The parking of all commercially related semi-tractors and trailers is prohibited within the RROZD, excluding horse tractors and trailers as provided herein.
- B. The use of all commercially related semi-tractors and trailers, mobile homes, or similar structures or vehicles for storage is prohibited.

Sec. 6.10.6 – Recreational Vehicles

The use of recreational vehicles, travel trailers, campers or similar vehicles as a temporary residence is permitted, but shall not exceed two (2) consecutive weeks during a calendar year.

Water and wastewater connections are required and shall comply with Palm Beach County Health Department regulations.

Sec. 6.10.7 – Vegetation Removal and Tree Protection

Vegetation removal and tree protection shall be regulated by Article 7 of the LDR. However, the removal of dead, diseased or invasive, non-native trees shall not require a permit.