

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.