

### **Table 6.8-1 – EOZD Property Development Regulations**

- Subarea B Maximum Density changed from 2.0 du/ac to 1.0 du/ac to match the Residential B FLUM density
- Added Development regulations for ECR for all subareas as ECR is the only commercial land use within EOZD and requires different regulations where previously there were none.
- Updated minimum lot width/depths. Changes were only a 50' difference. Reviewed what was actually platted.

### **Table 6.8-2 EOZD Setback Table**

- Provided setbacks for Dressage walls, sand rings, and riding rings
  - Subarea F was the only subarea that had these setbacks
  - More for Engineering to ensure adequate drainage on neighboring property.

### **Section 6.8.6 – Equestrian Services Development Standards**

- Renamed from “Commercial Development Standards”
- No changes to standards

### **Section 6.8.7 – Architectural and Material Requirements for Other Principal Structures**

- Required architectural consistency throughout all buildings. Was part of a different section of the LDR and was added in the EOZD.

### **Section 6.8.8 – Equestrian Developments**

- Was previously “Cluster Development”
- “Cluster Development” was limited to Subarea D. This provision was removed.
- No other changes were made to this from “Cluster” to “Equestrian”

### **Section 6.8.9.K – Supplemental Regulations for Horse Trailer Parking and Storage**

- Changed the requirement from 2.5 acres to 5 acres for additional unscreened horse trailers.

### **Section 6.8.9 – Supplemental Regulations**

- New Use types Supplemental Regs:
  - Minor Equestrian Venue – differentiate the smaller show farms (AKA Nona Garsons Farm)
  - Major Equestrian Venue
  - Recreational Vehicles as Temporary Residences – ongoing request/need in EOZD
  - Run-in Shade Structures – Pole barns
  - Nursery, Wholesale or Retail
- Removed Use Types Supplemental Regs:
  - Accessory Dwelling Unit – Follow requirements in Section 6.4
  - Air Curtain Incinerator – No longer an allowed use in Wellington

- Auction, Outdoor – No longer an allowed use in Wellington
- Bed and Breakfast Establishments – Follow requirements in 6.2
- General Store – Considered Equestrian Retail.
- Professional and Business Offices – No longer additional regulations in the code.

**Table 6.3-1 Use Schedule**

- Merged into one use table
- Removed uses: - \*Many uses can be considered “Agricultural Retail/Service”
  - Agricultural Stand\*
  - Agricultural Storage, indoor\*
  - Air Curtain Incinerator, Temporary
  - Auction, Outdoor
  - Equestrian Arena, Commercial – considered Major/Minor Equestrian Venue
  - Excavation and Fill
  - Farrier (non-mobile)\*
  - Feed Store and Tack Shops\*
  - Fruit and Vegetable Market\*
  - Garage, Yard, Rummage Sale – no intended to be a principal use, only temporary
  - General Store\*
  - Guest Cottage – considered an Accessory Structure which are permitted
  - House of Worship – considered “Assembly” and permitted in certain areas.
  - Landscape Maintenance Services\*
  - Mobile Home, Limited
  - Shadehouse, Accessory – considered an Accessory Structure which are permitted
- Various uses became permitted, but nothing substantial

**Section 6.2.2.F.4 – Recreational Vehicle Park**

- Moved to 6.2.2
- Allows for clustering as larger lots are not necessary for RV parks and allows for additional amenities to be offered in the park.
- Maximum number of vehicles increased from 50% of the underlying residential density to the underlying density of the FLUM designation and the Subarea.

**Section 6.8 – LROZD**

- Removed mobile home supplemental standards as allowed in Section 6.2.4 during the construction of a permanent residence. .