

In the event of any conflicts between the requirements of this Article and the requirements of the Land Development Regulations, the requirements of this Article shall govern. In the absence of any conflict, the requirements of the underlying zoning district and the Land Development Regulations shall be applicable and supplemental to the requirements of this Article.

The provisions of this Article and any amendment hereto shall not affect the validity of any lawfully approved development order approved prior to August 27, 2002, if the development order remains valid. Issuance of subsequent development orders shall be based on the requirements of this Article; provided, however that a complete application for development approval received prior August 27, 2002, shall be reviewed using the criteria that existed on the date of the application. The provisions of this Article shall apply to any request to modify any development order or permit; however, only the area directly affected by the proposed modification shall be subject to the provisions of this Article.

(Ord. No. 2009-17, § 2, 1-12-2010)

Sec. 6.10.3. - Definitions.

For the purposes of this Article, the following definitions are established:

A.

Cluster Development (Equestrian): A residential development pattern that allows a lot size less than the minimum required within the applicable subarea and provides common areas for equestrian amenities, open space, preservation of environmentally-sensitive areas, or similar features consistent with the purpose and intent of the overlay district.

B.

Dressage Wall: A structure utilized in dressage training, consisting of a permanent wall with a mirror located on one (1) side of the wall and facing a dressage training or practice ring.

C.

Equestrian Amenities: Low-impact amenities that serve the purposes of equestrian use and training 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. Equestrian amenities do not include livestock waste storage areas or similar facilities.

D.

Equestrian Arena, Private, Covered: A roofed structure utilized for equestrian purposes, including practice sessions, shows, etc.

E.

Equestrian Arena, Private, Not Covered: A structure utilized for equestrian purposes, including practice session, shows, etc.

F.

Equestrian Instruction: Instruction related to such equestrian activities as polo, riding, dressage, and jumping.

G.

General Store: An equestrian or agriculturally-oriented retail establishment of a community-serving nature that sells convenience goods, equestrian-related products, agricultural-related products, prepared foods, fresh fruits, vegetables, flowers, and other products of a similar nature.

H.

Lot Coverage: The building footprint of all principal and accessory structures constructed on a lot or parcel, not including shade houses or opened-sided roofed areas such as covered porches or carports.

I.

Recreational Vehicle: A travel trailer, camping trailer, motor home, private motor coach, park trailer or fifth-wheel trailer as defined in Section 320.01, Florida Statutes, as amended.

J.

Stall: A compartment for a domestic animal in a stable or barn.

(Ord. No. 2009-17, § 2, 1-12-2010)

Note

1. In a cluster development minimum lot size is 0.33 acres provided that overall density of the cluster development shall be not more than one unit per two acres.

A.

Cluster Development in Subarea D. Cluster development in Subarea D shall comply with the standards listed below.

1.

Maximum Density. Maximum overall density shall be as provided in Table D.

2.

Minimum Lot Size. Minimum lot size shall be 0.33 acres provided that overall density within a cluster development shall be maintained at one (1) unit per two (2) acres or less.

3.

Common Features. In addition to such common areas as roads, drainage, and utilities, a cluster development shall provide common features, including equestrian amenities, preserve areas for environmentally-sensitive lands, or similar features consistent with the purposes of this District. Common features shall be reserved for use by property owners, guests, and residents of such cluster development.

4.

Dwelling Unit Types. Within a cluster development, only single family detached residential dwelling units are permitted.

5.

Planned Development Review.

a.

A cluster development shall be subject to review as a residential planned unit development or as an amendment to an existing residential planned unit development.

b.

As part of the planned unit development master plan, the master plan shall include information regarding the type, size, and general location of proposed common equestrian amenities, including but not limited to stables, rings, paddocks, exercise areas, internal equestrian and bridle trails, connections to external equestrian and bridle trails, and other improvements to be constructed for equestrian or equestrian-related purposes.

6.

Design, Installation of and Access to Common Equestrian Amenities.

a.

Common equestrian amenities shall be designed to serve as the internal focus or centerpiece of a cluster development.

b.

Installation of all equestrian amenities included within an approved cluster development is required prior to the issuance of a certificate of occupancy for any residential dwelling unit within the development.

c.

Each dwelling unit shall be provided with access to common equestrian amenities and the access shall be included in the overall master plan.

7.

Deed Restriction. Prior to the issuance of a final master plan approval by the Development Review Committee, a deed restriction, in a form acceptable to the Village Attorney, shall be executed and recorded to limit in perpetuity the use of common equestrian amenities

to owners and residents of the cluster development.

(Ord. No. 2009-17, § 2, 1-12-2010; Ord. No. 2016-17, § 3, 2-28-2017)

Sec. 6.10.9. - Supplemental District Regulations.

The requirements listed below shall apply to all uses within the Equestrian Preservation Areas.

A.

Temporary Residences and Recreational Vehicle Parks.

1.

Temporary Residence Prohibited. The use of recreational vehicles, as a temporary residence within the Equestrian Preserve Areas is prohibited.

2.

Recreational Vehicle Park. A recreational vehicle park may be established within the EOZD subject to each of the standards listed below.

a.

The park is located within a property that is designated as "Commercial Recreation" by the Future Land Use Map or the Official Zoning Map.

b.

The park is located within a property that contains an approved permanent equestrian venue consisting of at least fifty (50) acres, including the following:

i.

A commercial equestrian arena;

ii.

An arena, auditorium or stadium; or

iii.

A polo stadium.

c.

The number of recreational vehicles permitted shall not exceed fifty (50) percent of the underlying residential density of the equestrian venue parcel.

d.

The location of all permanent structures associated with the park and all recreational vehicles shall comply with the building setbacks applicable to principal structures.

e.

The individual recreational vehicle spaces within park shall be provided electrical, potable water and sanitary sewer service as indicated below.

i.

The electrical service connections for the park shall comply with all requirements of the Florida Building Code.

ii.

The water service connections for the park are approved by the Village and comply with all requirements of the Florida Building Code and other appropriate agencies such as the Palm Beach County Health Department (PBCHD).