

CHAPTER 10. EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)

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**Sec. 6.10.1. Purpose and Intent.**

The purpose and intent of these Equestrian Overlay Zoning District (EOZD) regulations is:

- A. **Protection.** To protect and enhance the Equestrian Preservation Areas of the Village, as created by the Comprehensive Plan.
- B. **Preservation.** To preserve, maintain, and enhance the equestrian community associated with the Village of Wellington.
- C. **Rural lifestyle.** To preserve, maintain, and enhance the rural lifestyle associated with the equestrian community.
- D. **Land uses.** To identify and encourage types of land uses that are supportive of the equestrian and rural character of the Equestrian Preservation Areas.
- E. **Development patterns.** To preserve, maintain, and enhance development patterns which are consistent with the overall character of the equestrian community.

(Ord. No. 2009-17, § 2, 1-12-2010)

**Sec. 6.10.2. Applicability and Conflicts.**

The provisions of this Article shall apply to all land located within the Equestrian Preservation Areas, as identified on the Future Land Use Map of the Village of Wellington Comprehensive Plan.

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

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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)

#### **Sec. 6.10.4. Subareas Established.**

For the purposes of this Article, the following subareas are established and shall be so indicated on the Official Zoning Map of the Village of Wellington:

- A. **Subarea A.** Subarea A, generally consisting 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."

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- B. **Subarea B.** Subarea B, generally consisting of those portions of the Wellington PUD located in Sections 8 and 17, Township 44S, Range 41E, including the developments known as Saddle Trail Park and Paddock Park No. 2 and Parcel "H", Greenview Shores No. 2 of Wellington—(P.U.D.), 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.** Subarea C, generally consisting of Sections 19, 27, 28, 29, 30, 32, 33, and 34, Township 4S, Range 41E and Section 25, Township 44S, Range 40E, located south of Lake Worth Road and west of 120<sup>th</sup> Avenue, including all of Palm Beach Point and that portion of the Orange Point PUD located in Section 34.
- D. **Subarea D.** Subarea D, generally consisting of portions of Sections 15 and 16 and Sections 20, 21, and 22, Township 44S, Range 41E, including the Wellington Country Place PUD and the Equestrian Club PUD.
- E. **Subarea E.** Subarea E generally consisting of Section 13, Township 44S, Range 40E; commonly known as "Rustic Ranches."

(Ord. No. 2009-17, § 2, 1-12-2010)

#### **Sec. 6.10.5. Applications and Development Review Process.**

Unless otherwise provided in this Article, the requirements of Article 5 regarding applications for development orders shall apply within the Equestrian Preservation Areas. All applications within the Equestrian Preserve Area subject to review by the Planning, Zoning and Adjustment Board shall be reviewed by the Equestrian Preserve Committee prior to review by the Planning, Zoning and Adjustment Board.

(Ord. No. 2009-17, § 2, 1-12-2010)

#### **Sec. 6.10.6. Development Standards.**

Minimum setbacks and other development standards for principal and accessory uses within the Equestrian Preservation Areas are established in Table A.

##### **A. Minimum Setbacks.**

1. **Measurement.** All setbacks shall be measured from property lines or from right-of-way easement lines in those subdivisions without dedicated or platted rights-of-way.
2. **Exemptions.** Excluding dressage walls, there are no required setbacks for equestrian amenities.

Table A.  
Minimum Setbacks for Principal and Accessory Uses

Setback	Minimum Setback for Principal Structures (1)		Minimum Setback for Accessory Structures	
	All Equestrian Areas	Exceptions (See Notes)	Conforming Lots	Nonconforming Lots
Front	100 Feet	50 Feet (2) 25 Feet (3)	100 Feet	100 Feet
Side, Interior	50 Feet	25 Feet (2) 25 Feet (3)	25 Feet	15 Feet —
Side, Corner	80 Feet	50 Feet (2)	25 Feet	25 Feet —

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		25 Feet (3)		
Rear	100 Feet	25 Feet (2) 25 Feet (4) 15 Feet (5)	25 Feet	15 Feet —

Notes and Additional Standards for Affected Setbacks.

- (1) Single-family dwellings, barns, stables, covered arenas and similar structures are always considered a principal use.
  - (2) Setback for Little Ranches No. 2 and Little Ranches East.
  - (3) Setback for Paddock Park II and Saddle Trail Park and Mystic Equestrian.
  - (4) Setback for barns in Paddock Park II and Saddle Trail Park and Mystic Equestrian.
  - (5) Setback for dwellings in Paddock Park II and Saddle Trail Park and Mystic Equestrian.
- B. **Development Standards.** All development in the Equestrian Preservation Areas shall comply with the Development Standards set forth in Table B.

Table B.  
Development Standards for Principal and Accessory Uses

Development Standard	Minimum Dimension or Standard
Minimum Lot Width	300 feet, or as otherwise provided in a current, valid development order.
Minimum Lot Depth	300 feet, or as otherwise provided in a current, valid development order.
Maximum Floor Area Ratio	20%, or as otherwise provided in a current, valid development order or as otherwise provided in the Future Land Use Element of the Comprehensive Plan.
Maximum Building Height	35 feet.
Maximum Lot Coverage	20%, or as otherwise provided in a current, valid development order.

(Ord. No. 2009-17, § 2, 1-12-2010)

#### **Sec. 6.10.7. Permitted and Conditional Uses.**

- A. **Principal and Accessory Uses.** Uses in the Equestrian Preservation Areas are limited to those uses set forth in Table C below. To the extent that Table C conflicts with Tables 6.4-1 and 6.8-2 of the Land Development Regulations, the provisions of Table C shall control.

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**Table C.**  
**Permitted, Conditional and Prohibited Uses**

Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§ 6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
Accessory Dwelling Unit	P	P	P	P	See Sec. 6.10.7.B.1
Agriculture, Bona Fide	P			C	
Agricultural Sales and Service			C	C	
Agricultural Stand			S	S	
Agricultural Storage, Indoor	P	P	P	P	
Air Curtain Incinerator, Temporary	S	S	P	P	See Sec. 6.10.7.B.2
Airplane Landing Strip, Accessory	C	C			
Amusements, Temporary and Special Events			S	S	
Arena, Auditorium, or Stadium				C	
Assembly, Nonprofit Institutional	C	C	C		
Auction, Outdoor	P		P	P	See Sec. 6.10.7.B.3
Bed and Breakfast	C	C			See Sec. 6.10.7.B.4
Communication Tower, Commercial	C		C	C	
Congregate Living Facility (Community Residential Home), Type 1 (6 or less residents)	P	P			
Day Care, Family (5 or less children)	P	P			
Day Care, General (More than 6 Children)			C	C	
Dwelling, Single Family, Detached	P	P			
Equestrian Arena, Commercial	C	C		P	

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Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§ 6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
Equestrian Arena, Private/Not Covered	P	P			
Equestrian Arena, Private/Covered	P	P			See Sec. 6.10.9.C
Equestrian Instruction	P	P	P	P	
Equestrian Uses, Seasonal	S	S	S	S	
Excavation and Fill (Noncomm.)	P	P	P	P	
Farrier (Non-mobile)	P		P	P	
Feed Store and Tack Shop			P	P	
Fitness Center			P	P	
Fruit and Vegetable Market			P	P	
Garage, Yard, or Rummage Sale	P	P			
General Store			P	P	See Sec. 6.10.7.B.5
Government Services, Municipal	D	D	D	D	
Government Services, Non-Municipal	D	D	D	D	
Groom's Quarters	P	P		P	
Guest Cottage	P	P			
Helipad, Accessory	C			D	
Home Occupations	P	P		P	
House of Worship	P	P	P	P	
Kennel, Private	D				
Landscape Maintenance Service			C		
Livestock Raising	D	D	D	D	
Mobile Home, Limited (2 Yr. Home Constr., Ag. Security & Ag. Office)	S				

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Use	Properties with No Current PUD Master Plan	Residential Pods of PUDs	Commercial		Additional Standards (§ 6.10.7.2) and this Section
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Legend C = Conditional Use • P = Permitted Use • Blank = Prohibited Use D = Development Review Committee • S = Special Permit					
Nursery, Retail	C		C	C	
Nursery, Wholesale	D		D	D	
Park, Passive	P	P	P	P	
Park, Public	P	P	P	P	
Professional and Business Office			P		See Sec. 6.10.7.B.6
Recreational Vehicle Park				C	See Sec. 6.10.9.A
Restaurant, General			P	P	
Restaurant, Specialty			P	P	
Schools	C	C	C	C	See Sec. 6.4.4.(98)
Security/Caretakers Quarters (Bona Fide Agriculture Only)	S	S		S	
Shadehouse, Accessory	P			P	
Stables	P	P	P	P	
Utility, Minor	P	P	P	P	
Veterinary Clinic	D		P	P	
Wastewater, Water, or Stormwater Treatment Plant	C	C		C	

B. **Additional Standards.** The following additional standards shall apply to the uses listed in Table C.

1. Accessory Dwelling Unit. An accessory dwelling unit may be used as a security office for any commercial equestrian or agricultural activity.
2. Air Curtain Incinerator. Limited only to land-clearing activities pursuant to applicable Village permits and development orders.
3. Auction, Outdoor.
  - a. An outdoor auction shall be held not more than four (4) times per year at the same location within a residential zoning district.
  - b. An outdoor auction shall not exceed more than three (3) days in length.

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- c. There shall be no limit on the number of auctions held on a site with a commercial recreation Future Land Use Map designation.
- 4. Bed and Breakfast Establishments.
  - a. The establishments shall not exceed five (5) bedrooms for rent.
  - b. Meal service shall be limited to guests and shall include only breakfasts and wine and cheese functions.
  - c. The establishment must be located as part of and attached to the principal single family residential dwelling on the property and the portion of the dwelling utilized for the establishment shall comply with all setbacks for the principal structure.
  - d. The owner of the establishment must reside on the premise on a full-time basis.
  - e. Minimum lot size for an establishment shall be at least three (3) acres. Any combination of lots to achieve the minimum lot size shall be accomplished by a replat of the affected properties.
  - f. Each establishment shall provide, at a minimum, the number and type of parking spaces listed below.
    - i. Two (2) spaces per residential dwelling.
    - ii. One (1) space for each room included as part of the establishment.
    - iii. At least two (2) spaces for horse trailers.
    - iv. All parking areas must be located within two hundred fifty (250) feet of the principal entrance of the establishment.
    - v. Parking areas may consist of paving, grass, gravel or other materials, subject to the Village's engineering standards.
  - g. Principal and secondary vehicular access for patrons shall be located along a collector or arterial street. Vehicular access for patrons shall not be provided via a local residential street.
  - h. An application for approval of a bed and breakfast shall provide evidence of adequate water and sewer capacity adequate for the proposed establishment.
  - i. Patrons of the establishment may stable horses in a barn or stable located on the same parcel as the establishment.
  - j. One (1) sign for the establishment may be installed, and shall comply with the following standards:
    - i. Maximum size of four (4) square feet;
    - ii. Maximum installation height of eight (8) feet;
    - iii. Maximum sign width of two (2) feet;
    - iv. Maximum sign height of two (2) feet; and
    - v. May indicate the establishment name, address, and logo.
  - k. One (1) establishment shall be separated from another establishment by not less than one thousand three hundred twenty (1,320) lineal feet, measured from the closest property line of each establishment.
- 5. General Store. Outdoor display of fruits and vegetables is permitted, provided such display shall not exceed more than ten (10) percent of gross floor area of the general store.



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- a. Temporary flags, banners, signs, and similar advertising devices are prohibited.
- b. Retail or wholesale sale of gasoline, diesel fuels; and similar petroleum products are prohibited.
6. Professional and Business Offices. Professional and business offices shall be limited to equestrian- and agricultural-related services.

(Ord. No. 2009-17, § 2, 1-12-2010; Ord. No. 2013-03, § 9(Att. H), 5-14-2013)

#### **Sec. 6.10.8. Maximum Density and Minimum Lot Size.**

Maximum density and minimum lot size requirements for property within the Equestrian Preservation Areas are established in Table D.

**Table D.**  
**Maximum Density and Minimum Lot Size Requirements**

Subarea	Maximum Density	Minimum Lot Size	Cluster Development
A	0.2 Dwelling Units per Acre	5 Acres	Prohibited
B	0.5 Dwelling Units per Acre	1 Acre	Prohibited
C	0.1 Dwelling Units per Acre	10 Acres	Prohibited
D	0.5 Dwelling Units per Acre	2 <sup>1</sup> Acres	Permitted
E	0.2 Dwelling Units Per Acre	5 Acres	Prohibited
<b>Note</b> 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

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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)

#### **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).

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- iii. The sanitary sewer service is provided by connection to the wastewater treatment system or wastewater treatment is provided by a septic tank approved by the Village and the PBCHD
- f. At a minimum, the park shall be landscaped and buffered as provided in Article 7, Chapter 3 of these land development regulations. Additional landscaping and buffering may be required when any portion of the park abuts property assigned a residential designation by the Future Land Use Map or the Official Zoning Map.
- g. Minimum size for a recreational vehicle parking space is one thousand five hundred (1,500) square feet, with a minimum width of twenty (20) feet and a minimum depth of forty (40) feet.
- h. A minimum of one (1) vehicle parking space per recreational vehicle space shall be provided. Additional uses within the park shall provide the amount of parking required by Article 7, Chapter 2.
- i. Permitted accessory uses within a recreational vehicle park are indicated below.
  - i. Recreation amenities, restricted to use by park clientele, including pools, tennis and shuffleboard courts, recreation rooms, equestrian facilities, nature and walking trails, play grounds, tot lots, and similar facilities.
  - ii. Gate houses or similar facilities designed to provide security to the park.
  - iii. Maintenance facilities.
  - iv. Administrative office space necessary for operation of the park.
  - v. Commercial or retail use, restricted to use by park clientele, including convenience food and beverage items and recreational vehicle parts.

#### B. Dressage Walls.

- 1. Setbacks. Setbacks for dressage walls shall be ten (10) feet from front, rear, and side yards.
- 2. Measurement of Setback. Setbacks shall be measured from property line or edge of roadway easement, as applicable.
- 3. Easements. Dressage walls shall not be located within easements.
- 4. Minimum Lot Size. A dressage wall shall be located on a parcel consisting of at least one (1) acre.
- 5. Maximum Dimensions. A dressage wall shall not exceed the maximum dimensions listed below:
  - a. Maximum height shall not exceed ten (10) feet.
  - b. Maximum length shall not exceed seventy (70) feet.
  - c. Maximum width shall not exceed four (4) feet.
- 6. Other Applicable Standards.
  - a. Dressage walls shall comply with all requirements for sight-distance clear zones for rights-of-way.
  - b. A dressage wall shall be constructed in a manner consistent with the architectural style, color, and materials of the principal structure.

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- c. The reflective portion of a dressage wall shall be located so as to avoid reflecting the glare of the sun or lighting from any adjacent light source onto a public or private right-of-way or an abutting property.
- d. A building permit shall be obtained prior to construction of a dressage wall.
- e. The exterior portion of a dressage wall that is visible from a public right-of-way shall be screened with hedges, shrubs, or other suitable plant materials. A landscape plan for screening a dressage wall shall be submitted with a building permit application, and the landscaping shall be installed prior to issuance of a certificate of completion for the wall. The plant materials shall be of such number and type as to completely screen a dressage wall within two (2) years of installation.

**C. Fences.**

- 1. Wire Fences. Wire fences, including hog fences, galvanized chain-link, and vinyl-covered chain-link fences are permitted only if such fence is covered by hedge located on the exterior of the fence. Hedge material shall be installed in such manner to cover the fence within two (2) years after planting. In lieu of a hedge, a wire or chain-link fence may be screened by the use of a three (3) or four (4) board fence. The wire or chain-link fence shall be attached to the board fence.
- 2. Barbed Wire. The use of barbed wire is prohibited.
- 3. Thoroughfare Fences. Within the Equestrian Preserve, thoroughfare fences shall be natural, clear-coat, black, gray, or white-painted, three-rail wooden fences.

**D. Use of Tents as Temporary Stalls.** The use of tents as temporary stalls shall comply with the standards listed below:

- 1. Tents Prohibited. After June 1, 2003, tents shall not be permitted in Subarea A and the residential-developed areas of Subareas B and D, except in conjunction with the construction of a barn or stable. Any such temporary tent shall be removed within ten (10) working days of the issuance of a certificate of occupancy for the barn or stable.
- 2. Tents Permitted. Tents are permitted in all areas not excluded in Section 6.10.9.E.1 above, subject to obtaining a Seasonal Equestrian Use permit for temporary stables as provided in Article 5, Chapter 7, Section 5.7 of these land development regulations.
  - a. Tents Permitted During Construction. Tents may be permitted, for a period not to exceed twenty-four (24) months, during the period when a building permit for a permanent barn or stable has been issued and construction is actively proceeding. The Planning and Zoning Manager may extend the period during which a tent is permitted by a period of time not to exceed twelve (12) months, based upon active and ongoing construction of the permanent stable.
  - b. Removal. Any tents shall be removed within two (2) weeks of receipt of a certificate of occupancy or revocation of building permit.

**E. Parking on Public Rights-of-Way.**

- 1. Parking Prohibited. Unless otherwise provided herein, parking of vehicles on public rights-of-way or easements within the EOZD is prohibited.
- 2. Parking for Non-recurring Events. For the purposes of this section, parking of vehicles on public rights-of-way or easements within the EOZD may be permitted for non-recurring events. A special use permit shall be obtained prior to the event.

**F. Horse Trailers.**

- 1. Parking Permitted. Parking of horse trailers anywhere in the Equestrian Preservation Areas shall be permitted, subject to the limitations listed below.

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2. Parking Prohibited in Certain Areas. Horse trailers may not be parked in roadway or canal rights-of-way or easements.
  3. Parking Permitted within Urban Service Boundary. Parking of horse trailers within those areas of the Equestrian Preservation Area which are within the Urban Service Boundary shall be permitted, subject to the following limitations:
    - a. One (1) unscreened horse trailer may be parked adjacent to a barn or stable on an individual lot, provided that the horse trailer may not be parked between the front plane of the primary structure and the roadway easement or right-of-way and additional horse trailers may be kept provided that:
    - b. The additional trailer(s) shall be screened from the view of adjacent roadways and private properties when the lot is 2.5 acres or less and the trailers are screened as provided in Section 62-9.(b).(1) of the Code of Ordinances. For properties in excess of 2.5 acres, not more than one (1) trailer per acre may be parked as provided in Section 6.10.9.G.3.a.
    - c. The screened parking area meets the accessory structure setbacks listed on Table A, Minimum Setbacks for Principal and Accessory Uses of this section.
    - d. Temporary parking of horse trailers (i.e., 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.
  4. Exemption. Property within Subarea A and property with a Comprehensive Plan designation of Commercial Recreation are exempt from the provisions of this section.
- G. **Stalls per acre.** Within Subarea B, stables shall contain no more than four (4) stalls per acre.
- H. **Fencing.**
1. Exception for Fencing with the Front Setback. The entire Equestrian Overlay Zoning District shall be exempt from those provisions of Section 6.6.4.G.3 of the Land Development Regulations that prohibit fencing in front setbacks.
  2. Fencing Outside the Urban Services Boundary Area. For those parts of the Equestrian Overlay Zoning District that lie outside of the Urban Services Boundary Area, the provisions of Chapter 36, Article II, Section 36-22 (c) of the Property Maintenance Standards regarding fence and wall maintenance, shall be enforced at twenty-five (25) percent in lieu of the ten (10) percent specified in that section.
- I. **Equestrian Arenas, Covered.**
1. Setbacks. Setbacks for roofed equestrian arenas shall comply with the requirements of Table A.
  2. Measurement of Setbacks. Setbacks shall be measured from property line or edge of roadway easement, as applicable.
  3. Design. A roofed equestrian arena shall be constructed in a manner consistent with the architectural style, color, and materials of the principal structure.

(Ord. No. 2009-17, § 2, 1-12-2010)

#### **Sec. 6.10.10. *Bridle Trails and Easements.***

- A. **Dedication Associated with Development Approval.** To implement the Equestrian Path Circulation System adopted as part of the Future Transportation Map of the Comprehensive Plan, the Village may require dedication of a bridle path easement as part of a development order approval

CHAPTER 10. EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)

for a conditional use or a Development Review Committee approved use or as part of issuance of a building permit for a principal equestrian structure or as part of a plat approval within the Equestrian Preserve Area. The requirement for such dedication shall not have the effect of reducing the density or intensity of development to which a property owner would be entitled if the dedication was not required or caused an increase in a required front, side interior, side corner, or rear setback.

(Ord. No. 2009-17, § 2, 1-12-2010)

**Sec. 6.10.11. Commercial Development Standards.**

Commercial development shall be limited to those uses intended to serve the needs of the surrounding equestrian and agricultural communities and shall be determined by such factors as size of the use and types of goods and services to be offered. In addition, commercial development shall be designed in a manner that recognizes its location within the Equestrian Preservation Areas. Commercial uses may be established subject to the requirements of this Article and these land development regulations. All permitted and conditional uses within a planned development shall be consistent with the requirements of this Section.

- A. **Planned Development Rezoning.** A rezoning to a planned development district shall be required if a proposed use consists of more than one (1) acre or five thousand (5,000) gross square feet.
- B. **Orientation and Scale.** The commercial uses shall be oriented toward agricultural and equestrian uses of a community-serving nature. Commercial uses shall be of a scale, intensity, and character that are consistent with and compatible to the equestrian community.
- C. **Architecture.** The architectural style of commercial buildings and centers shall be of a mass, bulk, and style that is consistent with the equestrian nature of the Equestrian Preservation Areas, such as barns and stables. Building colors and materials also shall be of a nature that is consistent with the equestrian nature of the area. Commercial sites shall integrate a variety of pedestrian and equestrian amenities into overall design, including the following:
  - 1. **Pedestrian Circulation.** An overall pedestrian circulation plan.
  - 2. **Equestrian Circulation.** An overall equestrian circulation plan.
  - 3. **Pedestrian Walkways.** A covered arcade, pedestrian walkway, or similar feature that is a minimum of eight (8) feet in width.
  - 4. **Equestrian-oriented Features.** An overall plan to provide hitching posts, fences, corrals, and similar features to provide a temporary location to hold and protect the horses of owners patronizing a commercial establishment.
- D. **Size.** The gross floor area of any single commercial use shall not exceed twenty thousand (20,000) square feet, including indoor storage, administrative offices, and similar areas.
- E. **Hours of Operation.** Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m., including delivery of merchandise, restocking, and after-hours cleanup and maintenance. Hours of operation may be extended by either a development order approved by the Village Council or a response to an emergency involving the treatment of human or animal patients.
- F. **Lighting.** Parking lot lighting shall not adversely affect adjacent residential uses. Parking lot light standards shall not exceed fifteen (15) feet in height.
- G. **Outdoor Display and Storage.** Outdoor display and storage of merchandise is prohibited, excluding outdoor display in conjunction with a general store.
- H. **Buffers.** Commercial planned developments shall provide extensive landscape buffers as a means to integrate commercial uses with the predominant equestrian, residential, and

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agricultural uses present within the EOZD. At a minimum, buffers shall comply with the standards listed below.

1. **Perimeter Buffer.** A perimeter buffer of at least twenty (20) feet in width shall be provided along the entire property line.
2. **Opaque Buffer.** An opaque buffer of at least five (5) feet in height shall be provided along the entire perimeter, consisting of any combination of berm, wall, or fencing.
3. **Canopy Trees.** Canopy trees shall be provided at a rate of not less than one (1) tree per twenty-five (25) feet. Trees shall be staggered along both sides of the berm, wall, or fence. Trees shall be native and representative of native vegetation of the Village. Minimum tree height shall comply with the requirements of Article 7.3.
4. **Hedges.** Hedges shall be planted at a height and number as required by Article 7.3.
5. **Native Canopy Trees.** Native canopy trees shall be provided within all parking areas at a rate of one (1) tree per eight (8) parking spaces.

(Ord. No. 2009-17, § 2, 1-12-2010)

#### **Sec. 6.10.12. Stables.**

A. **Purpose and Intent.** The purpose and intent of this Section is:

1. **Protection and Enhancement.** To protect and enhance the Equestrian Preservation Areas of the Village, as created by the Comprehensive Plan.
2. **Preservation and Maintenance.** To preserve, maintain, and enhance the equestrian community associated with the Village of Wellington.
3. **Rural Lifestyles.** To preserve, maintain, and enhance the rural lifestyle associated with the equestrian community.
4. **Land Uses.** To identify and encourage types of land uses that are supportive of the equestrian and rural character of the Equestrian Preservation Areas.
5. **Development Patterns.** To preserve, maintain, and enhance development patterns which are consistent with the overall character of the equestrian community.

B. **Applicability and Conflicts.**

1. **Applicability.** Unless otherwise specified herein, these regulations shall apply to all stables within the Village. Any stable that was issued a building permit by the Village of Wellington or Palm Beach County Building Departments prior to the passage of Ordinance 2003-02 may be built or continue to exist, as originally permitted, regardless of any prior or subsequent challenge to the validity or appropriateness of the building permit and subject only to its status as a conforming structure. No challenges to the issuance of any permit prior to the effective date of Ordinance 2003-02 regarding the size of any stable structure based on allegations the structure failed to comply with the then existing floor area regulations shall be permitted.
2. **Conflicts.** In the event of any conflicts between the requirements of this Section and other requirements of the Land Development Regulations, the requirements of this Section 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 Section.

C. **Effect on Previously Permitted Barns and Stables.**

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1. **Conforming Structures.** Stables for which a valid building permit was issued prior to the adoption of this Ordinance that do not conform to the provisions of the Ordinance shall be considered to be legal conforming structures.
  2. **Construction.** Any stable permitted prior to October 8, 2002, which exceeded the restrictions on accessory structures but otherwise met the requirements of the LDR, may be constructed in accordance with the permit. Any stable constructed in accordance with such a permit shall be deemed a legal conforming structure.
- D. **Supplemental Regulations for Barns and Stables on Residential Lots.** Barns and stables on residential lots within the Equestrian Overlay Zoning District shall be subject to the following limitations provided in Table E.

Table E.  
Supplemental Regulations for Barns & Stables on Residential Lots

Size of Lot	Residential Unit Required <sup>(1)</sup>	Square Footage of Stable	Number of Stables	Approval Required
Less than ½ acre	Yes	1,250 square feet/acre <sup>(2)</sup>	1	Building permit
Greater than ½ acre, less than 1 acre	Yes	1,250 square feet/acre <sup>(2)</sup>	1	Building permit
Greater than 1 acre, less than 3 acres	Yes	1,250 square feet/acre <sup>(2)</sup>	1	Building permit
Greater than 3 acres, less than 5 acres	Yes	1,250 square feet/acre <sup>(2)</sup>	1	Building permit
Greater than 5 acres, less than 10 acres	No	Limited by FAR and lot coverage in subarea	1	Building permit
Greater than 10 acres	No	Limited by FAR and lot coverage in subarea	No limit	Building permit

Notes and Additional Standards for Affected Types of Required Approval.

- (1) For the purposes of this section, grooms quarters shall not be used to meet the requirements of a residential unit.
- (2) An administrative variance of up to fifteen (15) percent may be approved by the Planning and Zoning Manager providing the stable structure complies with all other zoning district and subarea regulations.

(Ord. No. 2009-17, § 2, 1-12-2010)

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#### FOOTNOTE(S):

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**Editor's note**— Ord. No. 2009-17, § 2, adopted Jan. 12, 2010, amends the former Ch. 10, §§ 6.10.1—6.10.12, and enacted a new Ch. 10 as set out herein. The former Ch. 10 pertained to similar subject



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matter and derived from Ord. No. 2003-02, adopted Sept. 9, 2003; Ord. No. 2004-11, adopted July 13, 2004; Ord. No. 2009-10, §§ 2, 3, adopted Oct. 27, 2009. [\(Back\)](#)

CHAPTER 11. PALM BEACH LITTLE RANCHES OVERLAY ZONING DISTRICT

## **CHAPTER 11. PALM BEACH LITTLE RANCHES OVERLAY ZONING DISTRICT**

[Sec. 6.11.1. Purpose and intent.](#)

[Sec. 6.11.2. Applicability and Conflicts.](#)

[Sec. 6.11.3. Permitted, Conditional and Special uses.](#)

[Sec. 6.11.4. Density and Lot Size Requirements.](#)

[Sec. 6.11.5. Development Standards.](#)

[Sec. 6.11.6. Minimum Building Setbacks.](#)

[Sec. 6.11.7. Supplemental Zoning Regulations.](#)

[Sec. 6.11.8. Use of Tents as Temporary Stalls.](#)

[Sec. 6.11.9. Horse Trailers.](#)

[Sec. 6.11.10. Bridle Trails and Easements.](#)

[Sec. 6.11.11. Vegetation Removal and Tree Protection.](#)

### **Sec. 6.11.1. Purpose and intent.**

Palm Beach Little Ranches is an established residential neighborhood, with an equestrian character, located along the south side of Southern Boulevard about equal distance between State Road 7 and Forest Hill Boulevard. This neighborhood consists of three residential areas, Palm Beach Little Ranches, Palm Beach Little Ranches East, and unplatted land, which total 604 acres in size. The lot sizes are up to ten acres per lot.

The residents and property owners of Palm Beach Little Ranches have assisted in the development of this overlay zoning district to help preserve the unique character of their community. Therefore, the purpose and intent of the Palm Beach Little Ranches Overlay Zoning District is:

- A. Establish regulations. To establish land development regulations that implement the community vision and values established in the Village Charter and the "Equestrian Element" of the Village of Wellington's Comprehensive Plan.
- B. Preservation. To preserve the rural character and lifestyle of the Palm Beach Little Ranches community, and provide guidelines for the future.
- C. Existing development. To preserve and maintain the existing residential and equestrian development patterns within this neighborhood.

### **Sec. 6.11.2. Applicability and Conflicts.**

The regulations of this section shall apply to all land located within the residential neighborhood known as Palm Beach Little Ranches, which is generally bounded on the north by the C-51 canal, on the east by the east Village limits, on the south by the C-28 canal, and on the west by the east plat line of Pinewood East No. of Wellington plat.

In the event of any conflict between the regulations of this section and the other regulations in the Land Development Regulations, the regulations of this section shall govern. In the absence of any conflict, the regulations in the underlying zoning district and the Land Development Regulations shall be applicable and supplement the regulations in this section.

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### CHAPTER 11. PALM BEACH LITTLE RANCHES OVERLAY ZONING DISTRICT

The provisions of this Article and any amendments hereto shall not affect the validity of any lawfully-approved development order approved prior to August 27, 2002, if the development order remains in effect. Issuance of subsequent development orders shall be based on the minimum requirements of this Article; provided, however, that a complete application for development approval received prior to August 27, 2002, shall be reviewed using the criteria that existed on the date of the applications. 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.

#### **Sec. 6.11.3. Permitted, Conditional and Special uses.**

- A. **Uses.** The uses allowed within the Palm Beach Little Ranches Overlay Zoning District are limited to those uses set forth in Table 6.11-1 below. Any use not listed in Table 6.11-1 is prohibited. The regulations in this section shall govern if there are any conflicts between this section and other regulations in the Land Development Regulations.

Table 6.11-1  
Permitted, Conditional & Special Uses

Uses	Palm Beach Little Ranches	Notes*
Accessory dwelling	P	1
Agriculture bona fide	P	6
Air curtain incinerator, temporary	S	8
Airplane landing strip, accessory	C	10
Aviculture	A - Restricted to a maximum of 200 birds	19
Bed and breakfast	S-No signage allowed	20
Church or place of worship	P	26
Congregate living facility, Type 1	P	30
Family day care center (five or fewer children)	P - No signage allowed	34
Equestrian instructional services	P	
Equestrian arena, private	D	
Equestrian uses, seasonal	S	
Garage, yard or rummage sale	P	52
Government services - municipal	D	54
Government services - non-municipal	D	54
Grooms quarters	P	55
Guest cottage	P	57
Home occupation	P - Occupational license required	60
Kennel, private	D	64
Livestock raising	D - No pigs	67

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Uses	Palm Beach Little Ranches	Notes*
Mobile home dwelling	S - During construction of a single-family home	73
Nursery, wholesale	D	78
Park, public	P	83
Shadehouse, accessory	P	101
Single-family dwelling	P	102
Stable, commercial	D	104
Stable, private	P	105
Storage, indoor agricultural	P	107
Storage, outdoor agricultural	P	107
Utility, minor	P	111
Vehicle repair & related services, mobile minor	P	113
Veterinary clinic	D	114
Water or wastewater treatment plant	C	117

Key:

P = Permitted Use

S = Special Use

D = Permitted subject to Site Plan Approval by Development Review Committee

A = Conditional Use, Class A (Approval required by the Village Council)

\* NOTES are contained in Section 6.4.4 of the Village's Land Development Regulations

**B. Supplemental use regulations.** The following supplemental use regulations shall apply to the uses listed in Table 6.11-1 above.

1. Aviculture. The maximum number of birds shall be restricted to two hundred (200) birds.
2. Family day care. The maximum number of children shall be limited to five (5) as governed by Florida Statutes. No exterior signage shall be allowed.
3. Livestock. Allowable livestock shall not include pigs.
4. Mobile home dwelling. One (1) mobile home dwelling per lot shall be allowed only during the construction of a single-family residence. Construction shall be defined as the time between the issuance of a Building Permit to the issuance of a Certificate of Occupancy or to the revocation of a Building Permit. All applicable permits and licenses for a mobile home shall be required. A Special Permit from the Village shall be required and shall be valid for one (1) year in accordance with the Village's regulations for such permits.
5. Development applications requesting approval for the above uses may be submitted by facsimile to the Village's Planning, Zoning and Building Department.

#### **Sec. 6.11.4. Density and Lot Size Requirements.**

The maximum density and minimum lot size requirements for property within Palm Beach Little Ranches are established in Table 6.11-2 below.

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### CHAPTER 11. PALM BEACH LITTLE RANCHES OVERLAY ZONING DISTRICT

Table 6.11-2  
Density & Lot Size Requirements

Maximum density	Minimum lot size	Cluster Development
0.2 dwelling units per acre (one (1) dwelling unit per five (5) acres)	Five (5) acres	Prohibited

#### Sec. 6.11.5. Development Standards.

All development within Palm Beach Little Ranches shall comply with the Development standards set forth in Table 6.11-3 below.

Table 6.11-3  
Development standards for Principal and Accessory Uses

Minimum lot width	300 feet
Minimum lot depth	300 feet
Floor area ratio	15%
Maximum building height	35 feet
Maximum lot coverage	20% or as otherwise provided in a current and valid development order.

#### Sec. 6.11.6. Minimum Building Setbacks.

- A. **Building setbacks.** The minimum building setbacks indicated in Table 6.11-4 shall apply to all principal and accessory buildings and structures, except as exempted in paragraph 6.11.6.2 below.
- B. **Exemptions.** There are no required setbacks for equestrian amenities, excluding dressage walls.

Table 6.11-4  
Minimum Building Setbacks for Principal and Accessory Uses

Setback Area	Principal Building or Structure	Accessory Building or Structure
Front	50 feet	100 feet
Side, interior	25 feet	25 feet
Side, corner	50 feet	25 feet
Rear	25 feet	25 feet - conforming lots
Rear	25 feet	15 feet - nonconforming lots

#### Sec. 6.11.7. Supplemental Zoning Regulations.

- A. **Temporary residences.** The use of recreational vehicles, travel trailers, campers or similar vehicles as a temporary residence within Palm Beach Little Ranches is permitted, but shall not to exceed two consecutive weeks.
- B. **Dressage walls.** Dressage walls are regulated by sub-sections 6.10.9.B of this Code.

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**C. Fences.**

1. Wire fences, including hog fences, galvanized chain-link and vinyl-covered, chain-link fences are permitted. Such fences shall not exceed six (6) feet in height in all setback areas. A wire or chain-link fence must be screened by the use of a three (3) board fence or a four (4) board fence. The wire or chain-link fence shall be attached to the board fence.
2. Prohibited fence materials. The use of barbed wire or razor wire is prohibited.

**Sec. 6.11.8. Use of Tents as Temporary Stalls.**

As of June 1, 2003, temporary tents shall not be permitted in Palm Beach Little Ranches except as allowed by this subsection. Tents may be permitted, for a period not to exceed twenty-four (24) months, during the period a building permit for a permanent barn or stable has been issued and construction is actively proceeding. Any tents shall be removed within one (1) week of the receipt of certificate of occupancy or the revocation of a building permit.

**Sec. 6.11.9. Horse Trailers.**

Parking of horse trailers anywhere in Palm Beach Little Ranches shall be permitted, subject to the following limitations:

- A. **Prohibited parking.** Horse trailers may not be parked in roadway or canal rights-of-way or easements, or in a required setback area.
- B. **Screening.** When feasible, horse trailers shall be screened from adjacent public rights-of-way by landscaping or buildings.

**Sec. 6.11.10. Bridle Trails and Easements.**

To implement the Equestrian Path Circulations System adopted on the "Future Land Use Map" of the Comprehensive Plan, the Village may require dedication of bridle path easements as part of development or similar approval within Palm Beach Little Ranches. The requirement for such dedication shall not have the effect of reducing density or intensity of development to which a property owner would be entitled if the dedication was not required, or cause an increase in a required front, side interior, side corner, or rear setback area.

**Sec. 6.11.11. Vegetation Removal and Tree Protection.**

Vegetation removal and tree protection within Palm Beach Little Ranches shall be regulated by Article 7 of the Village's Land Development Regulations. However, the removal of dead, diseased or invasive, non-native trees in this overlay district shall not require a Village permit.

[Ord. No. 2003-12; June 24, 2003; Sec. 6.11]

CHAPTER 13. RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)

**CHAPTER 13. RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)**

[Sec. 6.13.1. Purpose and intent.](#)

[Sec. 6.13.2. Applicability and conflicts.](#)

[Sec. 6.13.3. Permitted, conditional and special uses.](#)

[Sec. 6.13.4. Supplemental Regulations.](#)

[Sec. 6.13.5. Density and lot size requirements.](#)

[Sec. 6.13.6. Property development standards.](#)

[Sec. 6.13.7. Building setbacks.](#)

[Sec. 6.13.8. Vegetation removal and tree protection.](#)

[Sec. 6.13.9. Incorporation into the Equestrian Overlay Zoning District.](#)

**Sec. 6.13.1. Purpose and intent.**

Rustic Ranches is an established residential neighborhood, with a rural, equestrian character, 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 of which lot sizes are mainly five (5) acres in size, however there are a few ten (10) 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 is:

1. **Establishment of land development regulations.** To establish land development regulations that implement the community vision and values established in the Village Charter and the "Equestrian Element" of the Village of Wellington's Comprehensive Plan.
2. **Preservation of character and lifestyle.** To preserve the rural character and lifestyle of the Rustic Ranches community, and collectively determine guidelines for the future.
3. **Preservation of land uses.** To preserve and maintain the existing mix of land use patterns within this neighborhood.
4. **Incorporation of "declaration of restrictions".** 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.
5. **Inclusion within the Equestrian Overlay Zoning District.** To make Rustic Ranches a part of the Equestrian Overlay Zoning District (EOZD).

(Ord. No. 2006-02, § 1, 2-14-2006)

**Sec. 6.13.2. Applicability and conflicts.**

1. **Applicability.** 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.
2. **Conflicts.** In the event of any conflict between the regulations of this Chapter and the other regulations in the Land Development Regulations (LDRs), the regulations of this Chapter shall govern. In the absence of any conflict, the regulations in the underlying zoning district, the EOZD and the Land Development Regulations shall be applicable and supplement the regulations in this Chapter.

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### CHAPTER 13. RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)

3. **Effect on existing development orders.** The provisions of this Chapter and any amendments hereto shall not affect the validity of any lawfully-approved development order approved prior to October 1, 2005, so long as the development order remains in effect. Issuance of subsequent development orders shall be based on the minimum requirements of this Chapter. The provisions of this Chapter 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 Chapter.

(Ord. No. 2006-02, § 1, 2-14-2006)

#### **Sec. 6.13.3. Permitted, conditional and special uses.**

1. **Allowable uses.** The uses allowed within the RROZD are limited to those uses set forth in Table 6.13-1 below. Any use not listed in Table 6.13-1 is prohibited.

Table 6.13-1  
Use Regulations Schedule

USES	DEVELOPMENT REVIEW PROCEDURE	NOTES (See Chapter 4, Article 6 of the LDRs for applicable notes.)
B = Conditional Use Class B (Review by PZAB)	KEY D = Permitted subject to Site Plan Approval by DRC S = Special Use	P = Permitted Use
Accessory dwelling	P	1
Agriculture, bona fide	P	6
Air curtain incinerator, temporary	S	8
Equestrian instructional services	P	60
Equestrian arena, private	D	41
Equestrian uses, seasonal	S	
Grooms quarters	P	55
Guest cottage	P	57
Home occupation	P	60
Kennel, private	D	64
Mobile home dwelling	S	73 and as provided in Sec. 6.13.6.2.A
Nursery, wholesale	D	78
Shadehouse, accessory	P	101
Single-family dwelling	P	102
Stable, commercial	D	104
Stable, private	P	105
Storage, indoor agricultural	P	107
Storage, outdoor agricultural	P	107
Utility, minor	P	111



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### CHAPTER 13. RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)

USES	DEVELOPMENT REVIEW PROCEDURE	NOTES (See Chapter 4, Article 6 of the LDRs for applicable notes.)
B = Conditional Use Class B (Review by PZAB)	KEY D = Permitted subject to Site Plan Approval by DRC S = Special Use	P = Permitted Use
Veterinary clinic	B	114

2. **Supplemental use regulations.** The following supplemental use regulations shall apply to the uses listed in Table 6.13-1 above.
- A. Mobile home dwelling. The following regulations shall apply to mobile homes within Rustic Ranches.
1. Mobile homes as a primary residential structure. For lots on which the primary residential structure is a mobile home as of the effective date of this ordinance, the property owner shall have not more than twelve (12) months from the effective date to obtain a building permit for a permanent residential structure.
  2. Ability to use a Mobile home if a valid building permit has been issued.
    - (a). One (1) mobile home dwelling per lot shall be allowed only during the construction of a single-family residence. Construction shall be defined as the time between the issuance of a building permit to the issuance of a Certificate of Occupancy or to the revocation of a building permit. All applicable permits and licenses for a mobile home shall be required. A special permit from the Village shall be required and shall be valid for one year in accordance with the Village's regulations for such permits.
    - (b). A property owner shall have thirty-six (36) months to complete the permanent structure after obtaining a building permit. At the end of the thirty-six (36) months, the mobile home shall be removed. The Director may issue one extension, of not more than ninety (90) days, to allow completion of a permanent residential structure.
  3. Removal of mobile home if building permit not received. A property owner shall remove the mobile home within twelve (12) months from the effective date of this ordinance if a permit for a permanent residential structure is not issued by the Village.
- B. Outdoor agricultural storage. Outdoor agricultural storage shall not include any noxious or offensive odors or materials nor shall it include waste, refuse, garbage, or debris.
- C. Temporary residences. The use of recreational vehicles, travel trailers, campers or similar vehicles as a temporary residence within Rustic Ranches is permitted, but shall not exceed two (2) consecutive weeks during a calendar year.
3. **Exempt Uses.** Any use that legally exists as of the effective date of this Ordinance is exempt from the DRC process requirement as indicated in Table 6.13-1.

(Ord. No. 2006-02, § 1, 2-14-2006)

#### **Sec. 6.13.4. Supplemental Regulations.**

The requirements of this section shall apply to all uses within the RROZD.

1. Fences.
  - A. Permitted fences. Wire fences, including hog fences, galvanized chain link and vinyl-covered, chain-link fences are permitted. Such fences shall not exceed five (5) feet in height along the front of the lot and six (6) feet in height in all other areas. A wire or chain

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### CHAPTER 13. RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)

link fence must be screened by the use of a three (3) rail fence or a rail board fence. The wire or chain-link fence shall be attached to the rail fence.

- B. Prohibited fence materials. The use of barbed wire or razor wire is prohibited. To the extent any barbed wire or razor wire is currently, such wire must be entirely replaced or removed by January 1, 2009. No repairs or replacements of portions of the existing prohibited fence can be made with prohibited materials.
- 2. Horse trailers.
    - A. Horse Tractors and Trailers. The parking of tractors and trailers utilized solely for equestrian purposes within the RROZD shall be permitted, subject to the following limitations:
      - 1. One 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 primary structure and the roadway easement or right-of-way.
      - 2. Additional horse trailers may be kept provided that:
        - a. The additional trailers shall be completely screened from the view of adjacent roadways and private properties.
        - b. The screened parking area meets the accessory structure setbacks listed on Table 6.13-4 of this Chapter.
      - 3. 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.
- 3. Prohibited uses.
    - A. Semi-tractors and trailers.
      - 1. The parking of all commercially related semi-tractors and trailers is prohibited within the RROZD, excluding horse trailers and tractors as provided herein.
      - 2. The use of all commercially related semi-tractors and trailers, mobile homes, or similar structures or vehicles for storage is prohibited within the RROZD.
      - 3. All storage structures prohibited herein, but existing as of the effective date of this ordinance, shall be removed within twelve (12) months from the effective date of this ordinance.
      - 4. All storage structures shall comply with all applicable provisions of this Chapter, the EOZD, the LDRs and the Florida Building Code.
- 4. Existing uses.
    - A. Legally established uses. Any legally established existing use within the RROZD that does not comply with the requirements of Table 6.13-1 shall remain as a legal nonconforming use and is not subject to development review as provided in Table 6.13-1. Any legal nonconforming use shall be subject to the requirements of Article 1, Chapter 6 of these LDRs.
    - B. Illegal uses. Unless otherwise provided in this Chapter, any illegal use existing as of the effective date of this ordinance shall remain an illegal use and is prohibited.

(Ord. No. 2006-02, § 1, 2-14-2006)

## Article 6 - ZONING DISTRICTS

### CHAPTER 13. RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)

#### **Sec. 6.13.5. Density and lot size requirements.**

The maximum density and minimum lot size requirements for property within Rustic Ranches are established in Table 6.13-2 below.

Table 6.13-2. Density and Lot Size Requirements	
Maximum Density	Minimum Lot Size
One dwelling unit per five acres	Five acres

(Ord. No. 2006-02, § 1, 2-14-2006)

#### **Sec. 6.13.6. Property development standards.**

All development within the RROZD shall comply with the property development standards set forth in Table 6.13-3 below.

Table 6.13-3. Development Standards for Principal and Accessory Uses	
Development Standard	Minimum Requirements
Minimum lot width	300 feet
Minimum lot depth	300 feet
Maximum floor area ratio	15% of lot area
Maximum building height	35 feet
Maximum lot coverage	20% of lot area or as otherwise provided in a current and valid development order

(Ord. No. 2006-02, § 1, 2-14-2006; Ord. No. 2013-11, § 1, 9-10-2013)

#### **Sec. 6.13.7. Building setbacks.**

1. **Minimum building setbacks.** The minimum building setbacks indicated in Table 6.13-4 shall apply to all principal and accessory buildings and structures.
2. **Exemption for equestrian amenities.** There are no required setbacks for equestrian amenities, excluding dressage walls.

Table 6.13-4. Minimum Building Setbacks for Principal and Accessory Uses		
Setback Area	Principal Building or Structure	Accessory Building or Structure
Front	100 feet	100 feet
Side, interior	50 feet	25 feet
Side, corner	80 feet	25 feet
Rear, conforming lots	100 feet	25 feet
Rear, non conforming lots	100 feet	15 feet

(Ord. No. 2006-02, § 1, 2-14-2006)

CHAPTER 13. RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD)

**Sec. 6.13.8. *Vegetation removal and tree protection.***

- A. **Notification of native tree removal.** Vegetation removal of native tree species on residential properties within Rustic Ranches shall be required to notify the Village's Planning and Zoning Department by facsimile or in person. However, the removal of dead, diseased or invasive, non-native trees in this overlay district shall not require notification.
- B. **Removal of Non-native species.** Florida Holly or other similar non-native species shall be removed if adjacent to and directly affecting an abutting property and when adjacent to or within a swale or drainage area within twenty-four (24) months of the effective date of this Ordinance.
- C. **Exception.** Commercial nurseries within the RROZD are not subject to requirements for obtaining a vegetation removal permit.

(Ord. No. 2006-02, § 1, 2-14-2006)

**Sec. 6.13.9. *Incorporation into the Equestrian Overlay Zoning District.***

The Rustic Ranches Neighborhood is hereby incorporated into and made a part of Sub Area E of the Equestrian Overlay Zoning District.

(Ord. No. 2006-02, § 1, 2-14-2006; Ord. No. 2013-11, § 1, 9-10-2013)