

## **CHAPTER 10. - PALM BEACH LITTLE RANCHES OVERLAY ZONING DISTRICT**

### **Sec. 6.10.1. - 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 approximately 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. To establish land development regulations that implement the community vision and values established in the Village Charter and the "Equestrian Element" of Wellington's Comprehensive Plan.
- B. To preserve the rural character and lifestyle of the Palm Beach Little Ranches community, and provide guidelines for the future.
- C. To preserve and maintain the existing residential and equestrian development patterns within this neighborhood.

### **Sec. 6.10.2. - Applicability and Conflicts.**

This Chapter 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 this Chapter and other regulations in the LDRs this Chapter shall govern. In the absence of any conflict, the regulations in the underlying zoning district and the LDRs shall be applicable and supplement this section.

This Chapter 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 Chapter; 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. This Chapter shall apply to any request to modify any existing development order or permit for only the area directly affected by the proposed modification.

### **Sec. 6.10.3. - Permitted, Conditional and Special Permit Uses.**

- A. Allowed uses are limited to those uses set forth in Table 6.10-1 below.

**Table 6.10-1 Permitted, Conditional & Special Uses**

Uses	Notes Sec. 6.4.4	Development Review Procedure
Accessory dwelling	1	P
Agriculture bona fide	3	P
Airplane landing strip, accessory	6	C
Aviculture		A - Restricted to a maximum of 200
Bed and breakfast		P
Church or place of worship	38	P
Congregate living facility, Type 1	10	P
Equestrian instructional services		P
Equestrian arena, private		P
Equestrian uses, seasonal		E
Family day care home		P – No signage allowed
Garage, yard or rummage sale	18	P
Government services		P
Grooms quarters	21	P
Home occupation	22	P
Livestock raising	26	P - No pigs
Nursery, wholesale		P
Park, public		P
Single-family dwelling		P
Stable, commercial	47	P
Stable, private	48	P
Storage, indoor agricultural		P
Storage, outdoor agricultural		P
Utility, minor	32	P
Vehicle repair & related services, mobile minor	33	P
Veterinary clinic	49	P
Water or wastewater treatment plant	50	C

**Key:** P = Permitted Use, E = Equestrian Permit, C = Conditional Use

B. The supplementary use regulations of Sec. 6.4.4 indicated in Table 6.10-1 above and the following regulations shall apply.

1. For Aviculture the maximum number of birds shall be restricted to two hundred (200).
2. For Family Day Care Homes no exterior signage shall be allowed.
3. Allowable livestock shall not include pigs.
4. Development applications requesting approval for the above uses may be submitted to the PZB Department.

**Sec. 6.10.4. - Density and Lot Size Requirements.**

Maximum density and minimum lot size requirements are established in Table 6.10-2 below.

**Table 6.10-2 Density & Lot Size Requirements**

Maximum density	Minimum lot size
One (1) dwelling unit per five (5) acres	Five (5) acres

For determining compliance of existing single-family detached lots with minimum lot size requirements, a lot size with a fractional part of 0.9 or greater shall be rounded to the next whole number.

**Sec. 6.10.5. - Development Standards.**

All development shall comply with the development standards set forth in Table 6.10-3 below.

**Table 6.10-3 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 building coverage*	20% or as otherwise provided in a current and valid development order.

\*For the purposes of this section building coverage shall include the ground floor area of a building or structure extended to include any additional area measured from the outside edge of the roof.

**Sec. 6.10.6. - Minimum Building Setbacks.**

- A. The minimum building setbacks indicated in Table 6.10-4 shall apply to all principal and accessory buildings and structures, except as exempted herein.
- B. Excluding dressage walls the required minimum setbacks for equestrian amenities are zero for amenities with improvements which are less than three (3) feet above grade and five (5) feet for amenities with improvements which are three (3) feet or more above grade and for any sand ring surfaces.

**Table 6.10-4 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. 6.10.7. - Supplemental Zoning Regulations.**

- A. The use of recreational vehicles, travel trailers, campers or similar vehicles as a temporary residence is permitted, but shall not to exceed two consecutive weeks. Water and wastewater connections are required and shall comply with Palm Beach County Health Department regulations.
- B. Dressage walls are regulated by sub-section 6.9.8.A.
- 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. The use of barbed wire or razor wire is prohibited.
- D. Compost bins and livestock waste storage areas shall meet the setback requirements for accessory buildings and shall be completely screened to a height of at least five (5) feet from the street and surrounding properties by walls, fences or hedges. Livestock waste storage areas shall be permitted only on lots of one (1) acre or more.

**Sec. 6.10.8. - 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 Chapter. 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. 6.10.9. - Horse Trailers.**

Parking of horse trailers shall be permitted, subject to the following limitations:

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

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

To implement the Equestrian Circulation Plan in the Comprehensive Plan, Wellington may require dedication of bridle path easements as part of a development order or building permit for a principal structure or use. 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 any required setback.

**Sec. 6.10.11. - Vegetation Removal and Tree Protection.**

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