

Chapter 1. EQUESTRIAN OVERLAY ZONING DISTRICT (EOZD)

SEC. 6.1.1. 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.

Sec. 6.1.2. 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 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.

Sec. 6.1.3. 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 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 Instruction: instruction related to such equestrian activities as polo, riding, dressage, and jumping.

E. 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.

F. 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.

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

Sec. 6.1.4. **Subareas Established.**

For the purposes of this Article, the following subareas are established and shall be so indicated on the Future Land Use 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."

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.

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 120th 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.

Sec. 6.1.5. **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 Committee prior to review by the Planning, Zoning and Adjustment Board.

Sec. 6.1.6. **Development Standards**

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

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**

Property Development Regulation	Principal Structure (1)		Accessory Structures	
	All Equestrian Areas	Other (See Notes)	Conforming Lots	Nonconforming Lots
Setbacks				
Front	100 Feet	50 Feet (2) (3)	100 Feet	100 Feet
Side, Interior	50 Feet	25 Feet (2) (3)	25 Feet	15 Feet – Structures
Side, Corner	80 Feet	50 Feet(2) 25 Feet (3)	25 Feet	25 Feet – Structures
Rear	100 Feet	25 Feet (2) 25 Feet (4) 15 Feet (5)	25 Feet	15 Feet – Structures

Notes:

- (1) Single-family dwellings are always considered a principal use.
- (2) Setback for Little Ranches No. 2 and Little Ranches East.
- (3) Setback for Paddock Park I and II and Saddle Trail Park.
- (4) Setback for barns in Paddock Park I and II and Saddle Trail Park.
- (5) Setback for dwellings in Paddock Park I and II and Saddle Trail Park.

B. Development Standards

All development in the Equestrian Preservation Areas shall comply with the Development Standards set forth in Table B below.

**Table B.
Development Standards for Principal and Accessory Uses**

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.
Floor Area Ratio	15%, or as otherwise provided in a current, valid development order.
Maximum Building Height	35 Feet.
Maximum Lot Coverage	20%, or as otherwise provided in a current, valid development order.

SEC. 6.1.7. 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 LDR, the provisions of Table C shall control.

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)
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
Accessory Dwelling Unit	P	P	P	P	(1)
Agriculture, Bona Fide	P			C	
Agricultural Sales and Service			C	C	
Agricultural Stand			S	S	
Agricultural Storage, Indoor	P	P	P	P	(1) (3) See below
Air Curtain Incinerator, Temporary	S	S	P	P	(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	(3) See below.
Bed and Breakfast	P				(4) See below.
Communication Tower, Commercial	C		C	C	
Congregate Living Facility (Community Residential Home), Type I (6 or less residents)	P	P			
Day Care, Family (5 or less children)	P	P			
Day Care, General (More than 6 Children)				P	
Dwelling, Single Family, Detached	P	P			
Equestrian Arena, Commercial	C	C		P	
Equestrian Arena, Private	D	D			
Equestrian Instruction	P	P	P	P	
Equestrian Uses, Seasonal	S	S	S	S	
Excavation and Fill (Noncomm.)	P	P	P	P	
Ferrier (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	

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)
			Comm. Pods of PUDs & Comm. Plnnd. Devels.	Comm. Rec.	
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	
Mobile Home, Limited (2 Yr. Home Constr., Ag. Security, & Ag. Office)	S				
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		(6)
Restaurant, General			P	P	
Restaurant, Specialty			P	P	
Schools	P	P	P	P	
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		
Wastewater, Water, or Stormwater Treatment Plant	C	C		C	

Legend:

- C = Conditional Use
- P = Permitted Use
- Blank = Prohibited
- DRC = Development Review Committee
- S = Special Permit

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 twice per year at the same location.
 - b. An outdoor auction shall not exceed more than three (3) days in length.
4. **Bed and Breakfast Establishments.**
 - a. Bed and breakfasts 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.
5. **General Store.**
 - a. Outdoor display of fruits and vegetables is permitted, provided such display shall not exceed more than ten percent (10%) of gross floor area of the general store.
 - b. Temporary flags, banners, signs, and similar advertising devices are prohibited.
 - c. 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.

Sec. 6.1.8. 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 below.

**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 Acres	Permitted

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 two (2) acres.
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.

SEC. 6.1.9. Supplemental District Regulations

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

A. Temporary Residences

The use of recreational vehicles, travel trailers, campers, or similar vehicles as a temporary residence within the Equestrian Preserve Areas is prohibited.

B. Dressage Walls

1. **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 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.
 - 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 Item 1 above, subject to obtaining a Special Permit.
3. **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. 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

Parking of vehicles on public rights-of-way or easements within the EOZD is prohibited.

F. Horse Trailers

1. Parking of horse trailers anywhere in the Equestrian Preservation Areas shall be permitted, subject to the following limitations:
 - a. Horse trailers may not be parked in roadway or canal rights-of-way or easements.
2. 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.
3. Additional horse trailers may be kept provided that:
 - a. The additional trailer(s) shall be screened from the view of adjacent roadways and private properties.
 - b. The screened parking area meets the accessory structure setbacks listed on Table A, Minimum Setbacks for Principal and Accessory Uses of this section.
 - c. 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. 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. Outside the urban services boundary area

For those parts of the Equestrian Overlay Zoning District that lie outside of the Urban Services Boundary Area, Sec. 36-22 C of the Property Maintenance Standards shall be enforced at 25 percent in lieu of the 10 percent specified in that section.

I. Fencing

The entire Equestrian Overlay Zoning District shall be exempt from those provisions of Sec. 6.6.4.D.11 of the Land Development Regulations that prohibit fencing in front setbacks.

Sec. 6.1.10. Bridle Trails and Easements

A. Dedication Associated with Development Approval

To implement the Equestrian Path Circulation System adopted on 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 for a conditional use, Preservation Areas. 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.

Sec. 6.1.11. 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. An overall pedestrian circulation plan.
2. An overall equestrian circulation plan.
3. A covered arcade, pedestrian walkway, or similar feature that is a minimum of eight (8) feet in width.
4. 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 agricultural uses present within the EOZD. At a minimum, buffers shall comply with the standards listed below: 6.10.11.H.1

1. A perimeter buffer of at least twenty (20) feet in width shall be provided along the entire property line.
2. 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 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 shall be planted at a height and number as required by Article 7.3.
5. Native canopy trees shall be provided within all parking areas at a rate of one (1) tree per eight (8) parking spaces.

Sec. 6.1.12. Stables

A. Purpose and Intent

The purpose and intent of this Section is:

1. To protect and enhance the Equestrian Preservation Areas of the Village, as created by the Comprehensive Plan.
2. To preserve, maintain, and enhance the equestrian community associated with the Village of Wellington.
3. To preserve, maintain, and enhance the rural lifestyle associated with the equestrian community.
4. To identify and encourage types of land uses that are supportive of the equestrian and rural character of the Equestrian Preservation Areas.
5. 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

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 Preserve Area shall be subject to the following limitations:

**TABLE E.
Supplemental Regulations for Barns & Stables on Residential Lots**

Size of Lot	Residential Unit Required*	Square Footage of Stable	Number of Stables	Approval Required
Less than ½ acre	Yes	1250 sq. ft. / acre ⁽¹⁾	1	Building permit
Greater than ½ acre, less than 1 acre	Yes	1250 sq. ft. / acre ⁽¹⁾	1	Building permit
Greater than 1 acre, less than 3 acres	Yes	1250 sq. ft. / acre ⁽¹⁾	1	Building permit
Greater than 3 acres, less than 5 acres	Yes	1250 sq. ft. / acre ⁽¹⁾	1	Building permit
Greater than 5 acres, less than 10 acres	No	Limited by FAR and lot coverage in subarea	1	DRC site plan
Greater than 10 acres	No	Limited by FAR and lot coverage in subarea	No limit	DRC site plan

* For purposes of this section groom quarters may not be used to meet the requirements of a residential unit.

(1) An administrative variance of up to ten (10) percent may be approved by the Planning, Zoning & Building Director providing that all other zoning district and sub area regulations are met.

**[Ord. No. 2003-02; September 9, 2003; Secs. 6.10.3, 6.10.12]
[Ord. No. 2004-11; July 13, 2004; Sec. 6.10.11]**

Chapter 2. PALM BEACH LITTLE RANCHES OVERLAY ZONING DISTRICT

Sec. 6.2.1. 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. 6.2.2. 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.

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. 6.2.3. 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
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 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. 6.2.4. 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.

**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. 6.2.5. 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. 6.2.6. 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. 6.2.7. 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.

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. 6.2.8. 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. 6.2.9. 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. 6.2.10. 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. 6.2.11. 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]