

**PROPOSED REVISIONS TO THE LAND DEVELOPMENT  
REGULATIONS**

**LDR’s Amendment to Article 6, Chapter 2:**

Add a new section 6.2.19 as follows:

**Section 6.2.19 – Equestrian Competition Floating District**

The Equestrian Competition Floating District is a floating zoning district. The purpose and intent of the Equestrian Competition Floating District (ECFD) is to add flexibility to Wellington’s Land Development Regulations to accommodate uses that will encourage and provide opportunities for development of facilities which will aid and support the equestrian industry and are consistent with the overall character of the equestrian community; to promote orderly and flexible development of ancillary uses for the equestrian competition venues, including but not limited to, cluster developments, stables, commercial uses, hotels and hotel condominiums; to preserve, maintain and enhance the sustainability and functionality of the equestrian competition venues and equestrian industry within the Village of Wellington.

**LDR’s Amendment to Article 6:**

Add a new Chapter 12, containing the regulations for the Equestrian Competition Floating District as follows:

**Article 6, Chapter 12**

**Chapter 12 – EQUESTRIAN COMPETITION FLOATING DISTRICT**

**Sec. 6.12.1. – Purpose, Intent and Qualifying Criteria.**

- A. The Equestrian Competition Floating District is a floating zoning district utilized to encourage growth and development that supports Wellington’s equestrian industry and equestrian competition venues by providing procedures and standards for development.
- B. Wellington has determined that growth supportive of the equestrian industry and equestrian competition venues are important and necessary to meet the following goals:
  - 1. Protection and Enhancement. To preserve, maintain and enhance development of equestrian competition venues which aid and support the equestrian industry and to promote orderly development of ancillary uses for the equestrian competition venues.
  - 2. Sustainability. To preserve, maintain and enhance the sustainability and functionality of the equestrian industry within the Village of Wellington.
  - 3. Land Uses. To identify and encourage the types of land uses which are supportive of the equestrian competition venues.
  - 4. Development Patterns. To support the Wellington equestrian industry by providing development regulations that facilitate the growth and innovation of major equestrian venues.
- C. The primary objective of the Equestrian Competition Floating District is to provide for uses supportive of the equestrian industry and equestrian competition venues in an

integrated manner that ensures that projects developed within the Equestrian Competition Floating District are compatible with existing and proposed development. In order to fulfill this objective a property must meet the following requirements in order to apply for inclusion in the ECFD:

1. Have a Future Land Use Map designation of Commercial Recreation;
  2. Be within the geographic area of Subarea D of the Equestrian Overlay Zoning District at the time a rezoning application is made pursuant to this section;
  3. Have an entrance to the property within ½ mile of the mid-point of the Right of Way for South Shore Boulevard or Lake Worth Road;
  4. Have a minimum size of 25 acres under common ownership or control; and
  5. Be supportive of the goals established by section 6.12.1.B.1-4.
- D. Properties applying to be rezoned into the ECFD must be approved by the Village of Wellington Council for inclusion in the ECFD based on the criteria set forth in section 6.12.1.C. The Official Zoning Map of the Village of Wellington will be amended to reflect a property's inclusion in the ECFD upon approval of an application for rezoning into the ECFD by the Village Council.

### **Sec. 6.12.2 -- Applicability and Conflicts.**

The provisions of this Article shall apply to all land located within the Equestrian Competition Floating District as identified on the Zoning Map of the Village of Wellington. In the event of any conflicts between the requirements and permitted uses of this Article and the requirements and permitted uses of the Land Development Regulations, the requirements of this Article shall govern. Specifically, in the event of conflict, this article supersedes Chapter 6, Section 10 and Chapter 6, Section 4 of the Land Development Regulations. Properties that are in the Equestrian Preserve Area or out of the Equestrian Preserve Area may be rezoned into the Equestrian Competition Floating District if they meet the criteria set forth in section 6.12.1.C.

### **6.12.3 – Definitions.**

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

1. Agricultural Sales and Service. Agricultural sales and service means an establishment primarily engaged in the sale or rental of farm tools and small implements, feed and grain, tack, animal care products, farm supplies and the like, and including accessory food sales and machinery repair services.
2. Agricultural Storage or Agricultural Equipment Storage. The storage of agricultural products, implements or equipment is permitted and is not required to be screened.
3. Apartments. Apartment means a building or group of buildings under common ownership which have housing units that are rented or leased to tenants for residential purposes.
4. Arena, Auditorium or Stadium. Arena, auditorium or stadium means an open, or partially or fully enclosed facility primarily used or intended for commercial spectator sports or other entertainment. Typical uses include convention and exhibition halls, sports arenas and amphitheatres.

5. Assembly, Spectator Areas. Assembly, spectator areas means any area used for assembly of spectators to an event.
6. Auction, Indoor or Outdoor. Auction, indoor or outdoor means an establishment engaged in the public sale of goods to the highest bidder, with all or a portion of the activity and display of merchandise occurring inside or outside of an enclosed building.
7. Condominium. Condominium shall mean condominium as defined in Chapter 718, Florida Statutes.
8. Cluster Development: a development pattern that allows a lot size less than the minimum required and provides common features for equestrian amenities, open space, and preservation of environmentally-sensitive areas consistent with the purpose and intent of the district.
9. Equestrian Amenities: are low-impact amenities that serve the purposes of equestrian use and training activities, including structural improvements such as fences and dressage walls, and non-structural improvements such as banks, ditches, jumps, paddocks, polo fields, non-covered arenas, and non-covered rings. Equestrian Amenities do not include livestock waste storage areas or similar facilities.
10. Equestrian Uses, Seasonal. Equestrian Uses, Seasonal shall mean uses and activities within the ECFD which are temporary in nature, and which include equestrian show uses including but not limited to competition arenas, spectator facilities, vendor areas and other uses typically associated with the equestrian show industry; as well as ancillary equestrian uses including but not limited to temporary stabling, practice rings, warm-up areas, kitchen facilities, restaurant/dining facilities, bathrooms, and parking associated with these uses.
11. General Store. General Store means an equestrian or agriculturally-oriented retail establishment of a community-serving nature that sells convenience goods, equestrian-related products, tack, feed, agricultural-related products, prepared foods, fresh fruits, vegetables, flowers, and other products of a similar nature.
12. Hotel or motel: means a commercial establishment used, maintained or advertised as a place where sleeping accommodations are supplied for rent to guests, in which rooms are furnished for the accommodation of such guests, and which facility may include one (1) or more dining rooms, meeting rooms, ballrooms, restaurants, lounges, convention halls, spa facilities, recreational facilities and retail establishments.
13. Hotel Condominium: is a hotel where the units may be owned under the condominium form of ownership. The hotel condominium otherwise functions and operates as a hotel, and may have the uses and amenities associated with a hotel as set forth in section 6.12.3.12 of this Code.
14. Professional and Business Office. Professional and business office means an establishment providing executive, management, administrative or professional services, but not involving medical or dental services or the sale of merchandise, except as incidental to a permitted use. Typical uses include property and financial management firms, employment agencies, travel agencies, advertising agencies, secretarial and telephone services, contract post offices; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; and business offices of private companies, utility companies, public agencies, and trade associations.

15. Riding Arena or Riding Ring, Covered or Uncovered. Riding arena or riding ring means an area used for riding or training horses. A riding arena or riding ring may be covered or open air, or a combination of both.
16. Shade Structures. Shade structure means any structure whose primary use is to provide shade. A shade structure may be its own free-standing structure or may be attached to another structure that has a different primary use.
17. Show Arena or Show Ring, Covered or Uncovered. Show arena or show ring, covered or uncovered, means an area utilized for equestrian competition purposes, including practice sessions and competition. A show arena or show ring may be covered or open air, or a combination of both.
18. Stable. Stable means a structure divided into separate stalls for the care of horses or livestock present on the premises.
19. Vendor Areas or Vendor Structures. Vendor areas or vendor structures means temporary or permanent structures used by vendors associated with equestrian competitions or other events or entertainment.

**6.12.4 -- 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 Competition Floating District. All applications within the Equestrian Competition Floating District that are 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.

**6.12.5 -- Development Standards**

Minimum setbacks and other development standards for principal and accessory uses within the Equestrian Competition Floating District 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 areas without dedicated or platted rights-of-way.
2. Exemptions. Equestrian Amenities including non-covered rings, non-covered arenas, paddocks and polo fields shall have a 10 foot minimum setback requirement.

**Table A.**  
**Minimum Setbacks for Principal and Accessory Uses**

<u>Setback</u>	<u>Minimum Setback for Principal Structures</u>	<u>Minimum Setback for Accessory Structures</u>
<u>Front</u>	<u>50 Feet</u>	<u>50 Feet</u>
<u>Side Interior</u>	<u>50 Feet</u>	<u>25 Feet</u>

<u>Side Corner</u>	<u>50 Feet</u>	<u>25 Feet</u>
<u>Rear</u>	<u>50 Feet</u>	<u>50 Feet</u>

Note 1: For buildings with a height in excess of 35 feet, one (1) additional setback foot shall be required for each additional foot in height above 35 feet.

Note 2: Principal structures include hotels, motels, hotel-condominiums and barns/stables.

**Table B.**  
**Development Standards**

<u>Development Standard</u>	<u>Minimum Dimension or Standard for properties in the Equestrian Preserve Area</u>	<u>Minimum Dimension or Standard for properties not in the Equestrian Preserve Area</u>
<u>Minimum Lot Width</u>	<u>300 feet, or as otherwise provided in a current, valid development order</u>	<u>300 feet, or as otherwise provided in a current, valid development order</u>
<u>Minimum Lot Depth</u>	<u>300 feet</u>	<u>300 feet</u>
<u>Maximum Floor Area Ratio</u>	<u>0.10</u>	<u>0.20</u>
<u>Maximum Building Height</u>	<u>35 feet</u>	<u>35 feet; except hotels, hotel-condominiums, condominiums and apartments in the ECFD have a maximum building height of 56 feet</u>
<u>Maximum Building Coverage</u>	<u>20%</u>	<u>20%</u>

**6.12.6 -- Uses**

1. Principal and Accessory Uses. Uses in the Equestrian Competition Floating District are limited to those uses set forth in Table C below. To the extent that Table C conflicts with Tables 6.4-1 and/or 6.8-2 of the Land Development Regulations, the provisions of Table C shall control.
2. The Use Regulations contained in Table C shall be interpreted as follows:
  - a. **Permitted by right.** Uses identified in a column with a "P" are "permitted by right" and shall be permitted in such district, subject to such supplementary use standards as may be indicated in the "Note" column and subject to the other requirements of this Code. Uses identified with a "P" may be subject to Site Plan/Final Subdivision Plan review by DRC, if specifically required by other provisions of this Code.

- b. **Site plan/final subdivision plan.** Uses identified in a column with a "D" are "permitted" subject to Site Plan/Final Subdivision Plan review by the Development Review Committee pursuant to the provisions of Article 5, and are subject to such supplementary use standards as may be indicated in the "Note" column.
- c. **Conditional use.** Uses identified in a column with a "C" are "conditional uses" and shall be permitted only if they are approved by the Village of Wellington Council in accordance with the procedures and standards of Section 5.4.4 (Conditional uses), subject to such supplementary use standards as may be indicated in the "Note" column.
- d. **Special use.** Uses identified in a column with an "S" are "special uses" and shall be permitted if they are approved in accordance with the procedures and standards of Section 5.5 (Special Permit Uses) or Section 5.7 (Seasonal Equestrian Uses) of this Code, subject to such supplementary use standards as may be indicated in the "Note" column.
- e. **Prohibited uses.** Uses not identified in Table C are not allowed in the Equestrian Competition Floating District unless otherwise expressly permitted under this Code.

**Table C.**  
**Uses**

Legend

P = Permitted Use

D = Development Review Committee

S = Special Use Permit

C = Conditional Use

Blank = Prohibited Use

<u>Use</u>	<u>Commercial Rec. for properties in the Equestrian Preserve Area</u>	<u>Commercial Rec. for properties not in the Equestrian Preserve Area</u>	<u>Additional Standards and this Section</u>
<u>Accessory Dwelling Unit</u>	<u>P</u>	<u>P</u>	<u>See Sec. 6.4.4.1</u>
<u>Agricultural Sales and Service</u>	<u>C</u>	<u>C</u>	
<u>Agricultural Storage or Agricultural Equipment Storage, Indoor or Outdoor</u>	<u>P</u>	<u>P</u>	
<u>Amusements, Temporary and Special Events</u>	<u>S</u>	<u>S</u>	<u>See Note 1</u>
<u>Apartments</u>		<u>D</u>	
<u>Arena, Auditorium, or Stadium</u>	<u>C</u>	<u>C</u>	
<u>Assembly, Spectator Areas</u>	<u>C</u>	<u>C</u>	

<u>Auction, Outdoor or Indoor</u>	<u>P</u>	<u>P</u>	
<u>Bed and Breakfast</u>	<u>D</u>	<u>D</u>	<u>See Sec. 6.4.4.20</u>
<u>Caretakers Quarters</u>	<u>P</u>	<u>P</u>	<u>See 6.4.4.99</u>
<u>Communication Tower, Commercial</u>	<u>C</u>	<u>C</u>	<u>See Sec. 6.4.4.27</u>
<u>Commercial/Retail Sales</u>	<u>D</u>	<u>D</u>	<u>See Sec. 6.4.4.95</u>
<u>Condominium</u>		<u>D</u>	
<u>Convention Hall or Meeting Rooms</u>	<u>P</u>	<u>P</u>	
<u>Day Care Center</u>	<u>D</u>	<u>D</u>	<u>See Sec. 6.4.4.34</u>
<u>Dwelling, Single Family</u>	<u>P</u>	<u>P</u>	
<u>Dwelling, Multi-Family</u>	<u>P</u>	<u>D</u>	
<u>Equestrian Arena, Commercial – Initial Approval</u>	<u>C</u>	<u>C</u>	<u>See Note 2</u>
<u>Equestrian Area, Commercial – Modifications</u>	<u>P</u>	<u>P</u>	<u>See Note 3</u>
<u>Equestrian Instruction</u>	<u>P</u>	<u>P</u>	
<u>Equestrian Uses, Seasonal</u>	<u>S</u>	<u>S</u>	
<u>Farrier (Non-mobile)</u>	<u>P</u>	<u>P</u>	
<u>Feed Store and Tack Store</u>	<u>P</u>	<u>P</u>	
<u>Fitness Center</u>	<u>P</u>	<u>P</u>	<u>See Sec. 6.4.4.47</u>
<u>General Store</u>	<u>P</u>	<u>P</u>	<u>See Note 11</u>
<u>Guest cottage</u>	<u>P</u>	<u>P</u>	<u>See Sec. 6.4.4.57</u>
<u>Groom’s Quarters</u>	<u>P</u>	<u>P</u>	<u>See Sec. 6.4.4.55</u>
<u>Helipad</u>	<u>C</u>	<u>C</u>	<u>See Note 4</u>
<u>Home Occupations</u>	<u>P</u>	<u>P</u>	<u>See Sec. 6.4.4.60</u>
<u>Hotel or Motel</u>		<u>P/C</u>	<u>See Note 5</u>
<u>Hotel Condominium</u>		<u>P/C</u>	<u>See Note 6</u>

<u>Landscape Maintenance Service</u>	<u>P</u>	<u>P</u>	
<u>Livestock Raising</u>	<u>P</u>	<u>P</u>	
<u>Livestock Waste Storage</u>	<u>P</u>	<u>P</u>	<u>Subject to Village of Wellington Best Management Practices</u>
<u>Nursery, retail or wholesale</u>	<u>D</u>	<u>D</u>	<u>See Sec. 6.4.4.77 or 6.4.4.78</u>
<u>Paddocks</u>	<u>P</u>	<u>P</u>	
<u>Park</u>	<u>P</u>	<u>P</u>	<u>See Sec. 6.4.4.82</u>
<u>Polo Field</u>	<u>P</u>	<u>P</u>	
<u>Professional and Business Office</u>	<u>P</u>	<u>P</u>	
<u>Restaurant</u>	<u>P</u>	<u>P</u>	<u>See Sec. 6.4.4.93</u>
<u>Riding Arena or Riding Ring, Covered or Uncovered</u>	<u>P</u>	<u>P</u>	<u>See Note 7</u>
<u>Riding Instruction/Riding Schools</u>	<u>P</u>	<u>P</u>	
<u>Schools</u>	<u>D</u>	<u>D</u>	<u>See Sec. 6.4.4.98</u>
<u>Show Arena or Show Ring, Covered or Uncovered</u>	<u>P</u>	<u>P</u>	<u>See Note 8</u>
<u>Shade Structures</u>	<u>P</u>	<u>P</u>	
<u>Spa Facility</u>	<u>P</u>	<u>P</u>	
<u>Stables</u>	<u>P</u>	<u>P</u>	<u>See Note 9</u>
<u>Temporary Structures</u>	<u>D</u>	<u>D</u>	<u>See Note 10</u>
<u>Vendor Areas or Vendor Structures</u>	<u>P</u>	<u>P</u>	
<u>Veterinary Clinic</u>	<u>P</u>	<u>P</u>	

**Notes:**

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



1. Amusements, Temporary or Special Event. Amusements, temporary or special event means an activity which includes the provision of rides, amusements, food, games, crafts, art fairs, equestrian entertainment or performances outside of permanent structures. Typical uses include carnivals, circuses, auctions, equestrian related entertainment and tent revivals. A temporary or special event amusement is permitted in the ECFD as an ancillary use, for a period of up to 100 days per year.
2. Equestrian Arena, Commercial – Initial Approval. Equestrian arena, commercial means an establishment engaged in commercial spectator activities involving equestrian events, but excluding any establishment engaged in pari-mutual betting. The initial approval for a commercial equestrian arena is a conditional use subject to Council approval. A commercial equestrian arena use shall comply with the following supplementary use standards:
  - a. Location. An equestrian arena shall, at the minimum, be located on a collector street.
  - b. Operating hours. Activity at the rings shall not occur prior to 7:00 a.m. nor continue later than 12:00 midnight or as otherwise provided in the conditional use approval required for the commercial equestrian arena.
  - c. Lighting. A lighting plan shall be submitted.
  - d. Loudspeaker. Loudspeakers shall not be used after 11:00 p.m.
3. Equestrian Arena, Commercial – Modifications. Modifications may be made to an existing commercial equestrian arena, and any such modifications shall be treated as permitted uses. These modifications include but are not limited to uses requiring modifications to site plans, master plans, building permits, engineering permits, and any other associated development permits.
4. Helipad. The following supplementary use standards shall apply to the operation of helicopters and helipads:
  - a. Compliance with the Federal Aviation Administration (FAA) findings and recommendations contained within its Airspace Determination for the proposed helipad.
  - b. Compliance with the State of Florida, Department of Transportation (FDOT) findings and recommendations contained within the Site Approval Order and State License.
  - c. Helicopter landings and takeoffs at authorized locations only. No person owning, piloting, or operating a helicopter shall land such aircraft, permit same to be landed, or permit such aircraft to takeoff in the Village except at an approved helipad location, unless specifically exempt from the provisions contained in this Ordinance.
  - d. Use regulation.
    1. Helipads shall comply with FAA Advisory Circular No. 150/5390-2A dated January 20, 1994, as it may be amended from time to time as required by the FAA.
    2. Use of helipads shall be accessory to a primary and specified use, such as an individual business, or incidental to a primary residential use.

3. The landing site shall be paved and shall be marked with those symbols required and approved by the Federal Aviation Administration.
5. Hotel or Motel. Hotels or motels of up to 100 units are permitted uses. Hotels or motels in excess of 100 units are conditional uses subject to Council approval. Hotel or motel uses in the ECFD are not counted as dwelling units.
6. Hotel Condominium. Hotel condominiums of up to 100 units are permitted uses. Hotel condominiums in excess of 100 units are conditional uses subject to Council approval. Hotel condominium uses in the ECFD are not counted as dwelling units.
7. Riding Arena or Riding Ring, Covered or Uncovered. Assembly areas within or adjacent to a riding arena or riding ring are permitted.
8. Show Arena or Show Ring, Covered or Uncovered. Assembly areas within or adjacent to a show arena or show ring are permitted.
9. Stables. Stables are permitted in the ECFD, whether the property is within or out of the Equestrian Preserve Area. This provision controls over any other conflicting provisions of this Code. Stables in the ECFD may be for private or commercial use.
10. Temporary Structures. Temporary structure means a structure erected annually, seasonally or for other temporary time periods, used for the equestrian season or other special events and may include facilities such as stables, bathrooms, kitchens, vendor tents, and shade structures. The Village of Wellington recognizes that temporary structures are part of the fabric of equestrian venues and facilities, and are necessary for their sustainability. Temporary structures are permitted by right and can be used to meet standards or requirements for a project. For example, temporary restrooms are permitted and are not required to be converted into permanent structures. Temporary structures shall be subject to expedited permitting as follows.
  - a. The temporary structure must first be approved on a site plan or master plan by the Development Review Committee. Once the temporary structure is approved, it can be re-installed annually or seasonally or as approved for special events, and requires only a safety inspection by the fire department upon re-installation, if applicable. Once approved, re-application for permits for temporary structures that are shown on an approved site plan is not required.

#### **6.12.7 -- Maximum Density and Minimum Lot Size**

Maximum density and minimum lot size requirements for property within the ECFD are established in Table D. 100 percent of the overall project area may be used for determining maximum residential density.

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

<u>Maximum Density</u>	<u>Minimum Lot Size</u>	<u>Cluster Development</u>
<u>1 Dwelling Unit per Acre</u>	<u>25 Acres</u>	<u>Permitted</u>

Note: The lot size and common features for cluster development shall be determined by the Development Review Committee, and can vary from the requirements of this chapter.

**6.12.8 – Commercial Development**

- A. Commercial development of properties in the ECFD shall be limited as follows:
  - i. Commercial/retail sales, feed store, tack store, and general store uses, individually or combined, shall be limited to thirty percent (30%) of the maximum FAR entitlement on each property in the ECFD.
  - ii. Professional and business office uses, individually or combined, shall be limited to twenty percent (20%) of the maximum FAR entitlement on each property in the ECFD.

**6.12.9 Parking**

- A. **Minimum Off-street Parking Standards.** The following off-street parking standards apply:
  - i. For Commercial Equestrian Arenas and other assembly uses, one (1) space per four (4) fixed seats of the largest assembly arena or area on site is required. The parking is not required to have an improved hard-surface or crushed stone surface. Parking for a Commercial Equestrian Arena can be provided on the same site, on adjacent or proximate property, or in a remote location with shuttle service available, provided the parking, transportation, and circulation plans have been approved by the Development Review Committee. Peak parking will be determined using this standard and can be satisfied with temporary parking areas. Non-peak parking shall be calculated as one (1) space per estimated four (4) spectators.
  - ii. For Stables, the required parking shall be a maximum of one (1) space for every four (4) horse stalls. Tack/grooming stalls shall not count towards this calculation and do not require additional parking. There is no required parking for other uses within a stable, such as office space or storage space. Parking for stables can also be used as part of the parking calculation for a Commercial Equestrian Arena, or other assembly uses on the same or adjacent property, if approved by the Development Review Committee.
- B. **Location of Required Parking.** Remote parking with shuttle service may be used to satisfy off-street parking standards, and parking on adjacent or proximate properties may also be used to satisfy parking standards if approved by the Development Review Committee.

- C. **Grass Parking.** Grass parking is permitted and may be used to satisfy parking requirements for all uses. Grass parking is subject to approval by the Development Review Committee, pursuant to the following procedures and standards:
- i. A site plan showing the area proposed for grass parking;
  - ii. Description of the method to ensure that the grass parking surface will be maintained; and
  - iii. A written statement that the area proposed for grass parking shall be used for parking on an average of no more than four (4) days or nights each week, or for a maximum of 180 days per year.
- D. **Horse Trailers.** Parking of horse trailers in the ECFD shall be permitted.

**6.12.10 – Circulation.** Properties in the ECFD are encouraged to use multi-modal pathways, including bridal paths, golf cart paths, and/or pedestrian pathways where possible and appropriate, in order to promote internalization of trips.

**6.12.11 -- Fencing.** Parking shall be permitted within the front setbacks for all property in the ECFD.