

Table 6.8-1 – EOZD Property Development Regulations

- Subarea B Maximum Density changed from 2.0 du/ac to 1.0 du/ac to match the Residential B FLUM density
- Added Development regulations for ECR for all subareas as ECR is the only commercial land use within EOZD and requires different regulations where previously there were none.
- Updated minimum lot width/depths. Changes were only a 50' difference. Reviewed what was actually platted.

Table 6.8-2 EOZD Setback Table

- Provided setbacks for Dressage walls, sand rings, and riding rings
 - o Subarea F was the only subarea that had these setbacks
 - o More for Engineering to ensure adequate drainage on neighboring property.

Section 6.8.6 – Equestrian Services Development Standards

- Renamed from “Commercial Development Standards”
- No changes to standards

Section 6.8.7 – Architectural and Material Requirements for Other Principal Structures

- Required architectural consistency throughout all buildings. Was part of a different section of the LDR and was added in the EOZD.

Section 6.8.8 – Equestrian Developments

- Was previously “Cluster Development”
- “Cluster Development” was limited to Subarea D. This provision was removed.
- No other changes were made to this from “Cluster” to “Equestrian”

Section 6.8.9.K – Supplemental Regulations for Horse Trailer Parking and Storage

- Changed the requirement from 2.5 acres to 5 acres for additional unscreened horse trailers.

Section 6.8.9 – Supplemental Regulations

- New Use types Supplemental Regs:
 - o Minor Equestrian Venue – differentiate the smaller show farms (AKA Nona Garsons Farm)
 - o Major Equestrian Venue
 - o Recreational Vehicles as Temporary Residences – ongoing request/need in EOZD
 - o Run-in Shade Structures – Pole barns
 - o Nursery, Wholesale or Retail
- Removed Use Types Supplemental Regs:
 - o Accessory Dwelling Unit – Follow requirements in Section 6.4

- o Air Curtain Incinerator – No longer an allowed use in Wellington
- o Auction, Outdoor – No longer an allowed use in Wellington
- o Bed and Breakfast Establishments – Follow requirements in 6.2
- o General Store – Considered Equestrian Retail.
- o Professional and Business Offices – No longer additional regulations in the code.

Table 6.3-1 Use Schedule

- Merged into one use table
- Removed uses: - *Many uses can be considered “Agricultural Retail/Service”
 - o Agricultural Stand*
 - o Agricultural Storage, indoor*
 - o Air Curtain Incinerator, Temporary
 - o Auction, Outdoor
 - o Equestrian Arena, Commercial – considered Major/Minor Equestrian Venue
 - o Excavation and Fill
 - o Farrier (non-mobile)*
 - o Feed Store and Tack Shops*
 - o Fruit and Vegetable Market*
 - o Garage, Yard, Rummage Sale – no intended to be a principal use, only temporary
 - o General Store*
 - o Guest Cottage – considered an Accessory Structure which are permitted
 - o House of Worship – considered “Assembly” and permitted in certain areas.
 - o Landscape Maintenance Services*
 - o Mobile Home, Limited
 - o Shadehouse, Accessory – considered an Accessory Structure which are permitted
- Various uses became permitted, but nothing substantial

Section 6.2.2.F.4 – Recreational Vehicle Park

- Moved to 6.2.2
- Allows for clustering as larger lots are not necessary for RV parks and allows for additional amenities to be offered in the park.
- Maximum number of vehicles increased from 50% of the underlying residential density to the underlying density of the FLUM designation and the Subarea.

Section 6.8 – LROZD

- Removed mobile home supplemental standards as allowed in Section 6.2.4 during the construction of a permanent residence. .