

**ORDINANCE NO. 2006 - 15**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF SOUTHWEST RANCHES, CHAPTER 39 ENTITLED, "TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE," (ULDC) SECTION 045-050, "USES PERMITTED" AND SECTION 010-030, "TERMS DEFINED" TO FURTHER CLARIFY USES DEFINED AS COMMERCIAL EQUESTRIAN OPERATIONS; PROVIDING FOR INCLUSION IN THE TOWN OF SOUTHWEST RANCHES CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Southwest Ranches is an equestrian community inhabiting both private and commercial stables; and

**WHEREAS**, the uses permitted in the agricultural and rural zoning districts of the Town of Southwest Ranches include limited agricultural commercial use; and

**WHEREAS**, the Town Council of the Town of Southwest Ranches desires to further clarify uses defined as commercial equestrian operations in order to address the increasing number of activities and businesses that include equestrian activity but exceed the scope of commercial use intended for commercial equestrian operation.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1:** That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance.

**Section 2:** That ULDC Section 045-050, "Uses Permitted," is hereby amended as follows:

Plots in rural and agricultural districts may be used for one (1) or more of the following specified uses:

Key to abbreviations:

P = Permitted    NP = Not Permitted    C = Conditional

Permitted Principal Uses

	<u>A-1</u>	<u>A-2</u>	<u>RE</u>	<u>RR</u>
One (1) single-family detached dwelling on a lot of record	P	P	P	P

Underlined words are additions and ~~stricken~~ words are deletions.

Nonprofit neighborhood social and recreational Facilities	P	P	P	P
Community residential facilities	P	P	P	P
Crop raising and plant nurseries [commercial and noncommercial, subject to Sec. 045-030 (J) ]	P	P	P	P
Essential services [subject to Sec. 045-040 (K)]	P	P	P	P
Fish breeding (commercial and noncommercial)	P	P	P	P
Keeping, breeding of animals [subject to Sec. 045-030 (F)]	P	P	P	P
Commercial equestrian operations <del>limited to horse riding &amp; boarding stable, private riding instruction, training and breeding of horses</del>	P	P	P	P
Veterinary clinics (no overnight stay or animal runs)	P	P	NP	NP
Veterinary hospitals	NP	P	NP	NP
Kennels, commercial boarding and breeding	NP	P	NP	NP
Wireless communication facilities [subject to Article 40, "Telecommunication Towers and Antennas."]	P	P	P	P
<i><u>Permitted accessory uses to a Single-family dwelling</u></i>				
Detached guesthouse [subject to Sec. 045-030 (G)]	P	P	P	P
Exhibition of Class I and Class II wildlife [subject to Sec. 035-070 pertaining to conditional uses]	C	C	NP	C
Keeping, breeding of animals [subject to Sec. 045-030 (F)]	P	P	P	P
Yard sales [subject to Sec. 035-060 pertaining To conditional uses]	C	C	C	C
Home offices [subject to Sec. 035-030 Pertaining to conditional uses]	C	C	C	C
Family day care homes	P	P	P	P
Accessory structures and uses, other	P	P	P	P

**Section 3:** That ULDC Section 010-030, "Terms Defined," is hereby amended as follows:

*Commercial equestrian operations.* ~~Commercial riding stables and riding instruction, livery~~

Underlined words are additions and ~~stricken~~ words are deletions.

stables, horse training, breeding or boarding facilities. Businesses—and activities other than for the personal enjoyment of the property owners or lessees, and their family and friends—limited to horse boarding, riding instruction, horse grooming and care instruction, horse training, horse breeding, guided or unguided horse back riding, and equestrian accessory uses, where the ratio of human participants to horses is consistently no greater than two (2) to one (1), unless the use involves a one time group instruction on horse care, training, riding, or similar equestrian instruction, whereby all participants are engaged simultaneously in such instruction.

**Section 4: Inclusion in Code.** It is the intention of the Town Council that the provisions of this Ordinance shall become and be made a part of the Town of Southwest Ranches Code; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 5: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 6: Severability.** If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

**Section 7: Effective Date.** This Ordinance shall take effect immediately upon its adoption.

**PASSED ON FIRST READING** this 11<sup>th</sup> day of May, 2006 on a motion made by Council Member Knight and seconded by Vice Mayor Maines.

**PASSED AND ADOPTED ON SECOND READING** this 1<sup>st</sup> day of June, 2006, on a motion made by Council Member Aster Knight and seconded by Vice Mayor Don Maines.

Fink	<u>Y</u>	Ayes	<u>5</u>
Maines	<u>Y</u>	Nays	<u>0</u>
Blanton	<u>Y</u>	Absent	<u>0</u>
Knight	<u>Y</u>	Abstaining	<u>0</u>
Nelson	<u>Y</u>		

**[SIGNATURES ON FOLLOWING PAGE]**

Underlined words are additions and ~~stricken~~ words are deletions.

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Mecca Fink, Mayor

Attest:

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Susan A. Owens, Town Clerk

Approved as to Form and Correctness:

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Gary A. Poliakoff, J.D., Town Attorney

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