



REQUEST FOR AN EQUINE VARIANCE TO ARTICLE IV, SECTION 4.5

Horses are allowed in the Estates area only. One (1) horse is allowed for the first two (2) contiguous acres and one (1) horse thereafter for each additional acre.

The Association is specifically authorized to promulgate additional Rules and Regulations pertaining to this Section, and the Association is specifically authorized to grant a variance to this Section. The requests for a variance must be addressed in writing to the Association and must comply with the following guidelines and not negatively impact the surrounding area. These variances shall be revokable if at any time the variance creates a nuisance to neighbors. Compliance with these guidelines does not guarantee a variance will be granted.

Guidelines for Granting Equine Variances in Wedgefield Estates

Wedgefield Homeowners Association will consider granting variances that comply with the following guidelines for the raising or keeping of horses, ponies, donkeys and mules:

- a. No on-site slaughtering, commercial or otherwise;
- b. One (1) horse is allowed for the first two (2) contiguous acres and one (1) horse thereafter for each additional acre.
- c. If animals are permanently kept in holding areas such as a barn, paddock, stall, or corral, no more than four (4) animals per lot or parcel used for this purpose (5 acre lot minimum);
- d. Any barn, paddock, stall, or corral shall be setback at least fifteen (15) feet from all property lines and at least thirty (30) feet from the normal high-water elevation of any lakes or natural water bodies;
- e. Manure and compost shall not be piled or stored within fifty (50) feet of any property line;
- f. Boarding of animals for compensation requires a special exception from Orange County and a special variance from WHOA, and is subject to the requirements in subsections b. through e.;
- g. The keeping of animals for personal use or an approved 4H or FFA educational program that exceeds the limits in (b) or (c) may be considered for a special variance, which requires Board approval.

Wedgefield Homeowners Association

wedgefieldhomeowners.com
PO Box 905 • Christmas, FL 32709

WHOA ANIMAL VARIANCE CHECKLIST

Owner: _____

Property Street Address: _____ Location (check): City Estates

Phone: _____ Email: _____

Type(s) of Animal Variance (check): Poultry Equine Goat Sheep Other

Special Considerations: _____

I certify that my variance complies with the Animal Variance Guidelines for Equine Animals in Wedgefield Estates and acknowledge that this variance can be revoked by the WHOA at any time with cause:

Signature: _____ Date: _____

(DO NOT WRITE BELOW THIS LINE - FOR WHOA ONLY)

	Yes	No	N/A
a. Valid permit from Orange County Zoning Division	___	___	___
b. Special exception from Orange County	___	___	___
c. Opaque fencing or vegetation for City chicken coops	___	___	___
d. Number of animals complies with guidelines			
1. City chickens - 4	___	___	___
2. Estates chickens – 12/acre; maximum 30	___	___	___
3. Horses that graze – 1/acre	___	___	___
4. Barn, paddock, stall, or corral – 4 horses/lot	___	___	___
5. Goats and/or sheep – 8 total/acre	___	___	___
6. Other	___	___	___
e. Coop, barn, paddock, stall, pen, or corral setback			
1. 15 feet from property lines/10 from rear for City chickens	___	___	___
2. 30 feet (50 ft for City chickens) from the normal high-water elevation of natural bodies of water	___	___	___
f. Storage of manure, waste, compost materials			
1. City – 30 feet from property lines	___	___	___
2. Estates – 50 feet from property lines	___	___	___
g. Animals are for an approved 4H or FFA educational program			
1. Estates chickens – 12/student; maximum 30	___	___	___
2. Horses that graze – 6/acre	___	___	___
3. Goats and/or sheep – 6 total/acre	___	___	___
4. Other	___	___	___

Comments: _____

Reviewed By: _____ Date: _____

