

Rustic Ranches Overlay Zoning District ZTA

STAFF REPORT

Petition No: 2025-0001-ZTA

Ordinance No: 2025-20

Applicant: Village of Wellington

Request:

To amend Article 6, Section 10, Rustic Ranches Overlay Zoning District (RROZD) of Wellington's Land Development Regulations (LDR) by amending the requirements for the use of Recreational Vehicles (RVs) within the RROZD.

Boards, Committees, and Council:

	Date	Vote
EPC	10/22/2025	Approved (7-0)
PZAB	11/19/2025	Pending
Council (1 st)	12/9/2025	Pending
Council (2 nd)	1/12/2026	Pending

Wellington Vision:

A Great Hometown: Great Neighborhoods, Great Schools, and Great Parks.

Wellington Mission:

To provide high-quality services that create economic, environmental, and social sustainability for residents.

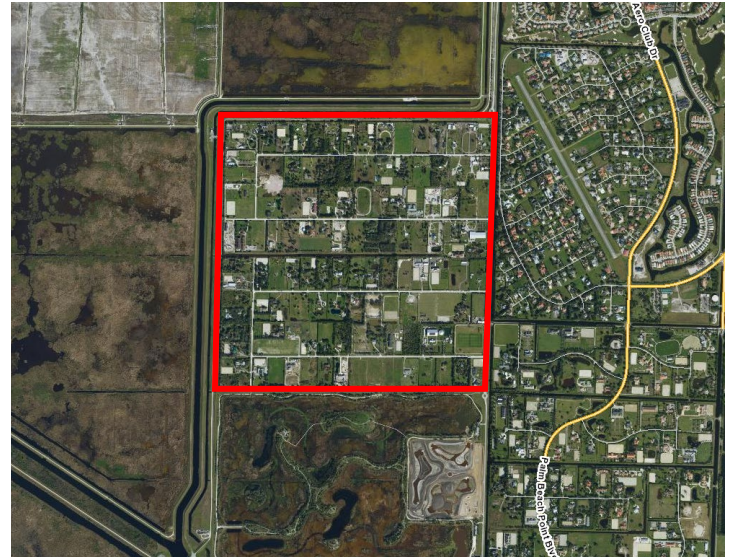
Wellington Goals:

- Economic Development
- Neighborhood Renaissance
- Protecting Our Investment
- Respecting the Environment
- Responsive Government

Project Manager:

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Location:



Background:

Rustic Ranches was annexed into Wellington in 2004. Shortly after annexation, the Rustic Ranches residents and property owners, and Wellington's Planning and Zoning staff participated in a series of planning charrettes to develop a neighborhood plan. During the planning charrettes, the property owners expressed their vision for their neighborhood, including maintaining the rural residential character with an equestrian theme, maintaining large lots with a density of one unit per five acres, continuing the existing land use, and providing a balance between property owners' interests and land use. The Neighborhood Plan guided the implementation of the unique land development regulations for the area that would become the Rustic Ranches Overlay Zoning District (RROZD), also known as Subarea E of the Equestrian Overlay Zoning District (EOZD).

On February 14, 2006, Ordinance No. 2006-02, RROZD, was adopted by the Council. These overlay district regulations limited the use of recreational vehicles (RV) as a temporary residence within Rustic Ranches to only two (2) consecutive weeks during a calendar year. This limitation for RV use is still part of the RROZD today.

At the time the RROZD was established, the EOZD prohibited the use of RVs as a temporary residence



within the Equestrian Preserve Area. In 2019, the EOZD regulations were amended allowing RVs as a temporary residence on properties five (5) acres or more for a six (6) month period with the issuance of an Equestrian Permit. However, due to the “conflicts clause” within the RROZD regulations, the updated EOZD regulations did not apply to Rustic Ranches, which is the only Subarea excluded.

Staff received interest from the Rustic Ranches residents to modify the RV regulations to allow the use as temporary residences consistent with the rest of the EOZD. The proposed ZTA does not conflict with the recently passed SB 180, as the amendments impose less restrictive requirements than those that exist today.

Analysis:

Ordinance No. 2025-20 illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~striktthrough~~ format and new text in underlined format which is also shown below.

Sec. 6.10.6—Recreational Vehicles Reserved

~~The use of recreational vehicles, travel trailers, campers or similar vehicles as a temporary residence is permitted, but shall not exceed two (2) consecutive weeks during a calendar year. Water and wastewater connections are required and shall comply with Palm Beach County Health Department regulations.~~

If approved, RV regulations for properties within Rustic Ranches will be governed by the EOZD regulations, which state:

EOZD Sec. 6.8.9.P. - Recreational Vehicles as Temporary Residences:

1. ~~The use of recreational vehicles as a temporary overnight residence on residential lots in the EOZD is allowed with an approved Equestrian Permit between the months of November and April in accordance with the following:~~
 - a. ~~Lots that are less than five (5) acres are not eligible for temporary overnight RV usage.~~
 - b. ~~Lots five (5) acres to nine and nine-tenths (9.9) acres in size shall be permitted to have one (1) RV for temporary overnight usage.~~
 - c. ~~Lots 10 acres or greater shall be permitted to have two (2) RVs for temporary overnight usage.~~
2. ~~The use of recreational vehicles as temporary residences shall be in conjunction with a permanent residence or stable type structure(s), shall comply with the building setbacks applicable to principal structures and shall be screened from view of adjacent roads and private properties.~~