

Pergola/Shade Structures ZTA **STAFF REPORT**

Petition No: 2026-0001-ZTA
Ordinance No: 2026-11
Applicant: Village of Wellington

Request:
 To amend Section 6.4.2.A and Section 6.4.4.A of Wellington’s Land Development Regulations (LDR) related to regulations for freestanding accessory pergolas and shade structures within PUDs and Residential Zoning Districts.

Boards, Committees, and Council:

	Date	Vote
ARB	4/22/2026	6-0
PZAB	5/20/2026	Pending
Council (1 st)	6/9/2026	Pending
Council (2 nd)	7/14/2026	Pending

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Background:

Staff have received an increased number of requests for detached pergolas and shade structures within the last few years. Section 6.4.4.A.2 of Wellington’s LDR requires all accessory structures over 120 SF to match the colors and materials of the principal structure, and any alternative design requires ARB approval for aesthetic compatibility. Oftentimes, these structures are pre-engineered, have flat roofs, and cannot be altered to match the principal structure. Since 2023, ARB has reviewed and approved 13 requests for detached pergolas/shade structures that do not match the principal structure, similar to the pictures below.

At the March 25, 2026, ARB meeting, the Board expressed interest in modifying Wellington’s LDR to include language that would allow these structures without the need for ARB approval, as the Board has approved all requests that have come before them. Modifying the language will allow these structures to obtain the required building permit and not require the homeowner to go through the extra expense and time of getting ARB approval. The ARB unanimously approved (6-0) the draft language at the April 22, 2026, ARB meeting.



Analysis:

Ordinance No. 2025-20 illustrates the proposed changes to the LDR, with formatting of text to be deleted in ~~strikethrough~~ format and new text in underlined format, which is also shown below. The proposed ZTA does not conflict with the recently passed SB 180, as the amendments impose less restrictive requirements than those that exist today.

Section 6.4.2.A provides development standards for all residential districts and residential pods of planned development districts. Section 6.4.2.A.8, Freestanding Pergolas and Shade Structures, has been added to provide regulations on height, size, construction, and setbacks in order for these structures to be approved without requiring ARB:

8. Freestanding, Accessory Shade Structures (Pergolas, Gazebos, or similar structures):
 - a. Structures 120 square feet or less with a height less than 10 feet do not need to be constructed of the same materials and colors as the principal structure(s) and shall have a rear and side setback of 5 feet.
 - b. Structures greater than 120 square feet shall meet the following requirements:
 - i. Structures shall meet the setbacks of the principal structure.
 - ii. All structures, including slat and flat roofs, that do not match the materials and colors of the principal structure shall be completely screened from view from the right-of-way/roadway and be located in the side or rear yard. Structures that match the materials and colors of the principal structures do not require screening.
 - iii. Structures shall not exceed 12 feet in overall height.
 - iv. Structures with a flat roof shall be open on a minimum of three (3) sides. If the structure has fixed, opaque, or slatted siding more than three (3) feet in height on one (1) side, not including screen enclosures, then that side shall be completely screened from view (including adjacent lot, public view, etc.) by an opaque hedge/fence/wall or hedging.

Section 6.4.4.A.4 of Wellington's LDR provides standards roofs on structures within residential districts. The following modifications have been made:

Section 6.4.4.A.5.4 All roofs shall meet the following standards:

- a. For all residential structures, 70% of under air footprint plus attached garage shall have a minimum 3:12 roof pitch;
- b. Flat roofed areas shall not be visible from the street, unless an alternative design has been approved by ARB. The overall flat roof area on the entire property (both attached and detached to the principal structure) shall not exceed 30% of the principal structure(s) roofed area; and



- c. Roof planes ~~over entry features~~ shall have a minimum of a three (3) foot offset to be considered a separate roof plane.

Minor modifications of various regulations within Section 6.4.2.4.A and 6.4.4.A. have also been made and are included in Ordinance 2026-11.