

Proposed Zoning Text Amendment Language

Sec. 6.10.6 – Reserved Recreational Vehicles (RV) as Grooms' Quarters

Properties within the RROZD may utilize RVs as grooms' quarters. RVs used as grooms' quarters in the RROZD shall comply with the following:

- a. Each RROZD property may have up to one (1) RV for every four (4) stalls of a permanent barn or stable, up to a maximum of four (4) RVs. The combined total of RVs and permanent buildings used as grooms' quarters on a property shall not exceed one (1) RV or (1) groom's quarter per four (4) stalls of a permanent barn or stable. One (1) groom's quarter is equivalent to one (1) RV for purposes of this section.
- b. RVs shall be limited to double occupancy, regardless of the RV's occupancy capacity. The occupancy shall be for staff (with respective family members), which includes grooms, trainers, or similar equestrian personnel. The RVs shall not be rented for housing of any other individuals. As a part of the Equestrian Permit, the property owner shall acknowledge that the occupancy complies with this regulation.
- c. The property owner shall obtain an Equestrian Permit annually for use of the RVs as grooms quarter. The annual permit may be renewed up to five (5) times. After the fifth (5th) renewal, the permit shall require Council approval. One (1) RV used as grooms' quarters is permitted with an Equestrian Permit on the property year-round with no renewal limit. All other RVs, except one (1), shall be limited to use between November and April. One (1) permit per property is required annually and will include all RVs proposed to be used.
- d. The property shall install permitted water and wastewater connections or provide a copy of the contract for water and wastewater service of the RVs as a part of the Equestrian Permit. The use of the RVs shall comply with Palm Beach County Health Department regulations for water and wastewater service. Electrical service connections shall comply with all manufacturer's specifications and the Florida Building Code, including Chapter 1 amendments.
- e. The use of RVs as grooms' quarters shall comply with the building setbacks applicable to principal structures and shall be separated from another RV by a minimum of 10 feet. The RVs shall be screened from view of adjacent roads and private properties by a hedge and/or landscaping, opaque fence, or permanent structures.
- f. During the time the RVs are not occupied, the RVs may be stored on site and shall continue to be screened from view and meet principal structure setback requirements. As a part of the Equestrian Permit, the property owner shall acknowledge that the required RVs will be vacated between May and October. The property owner also agrees to an inspection by Wellington, if requested, to confirm that the RVs are no longer being occupied.