Ordinance No. 2025-20

RVs in Rustic Ranches
Zoning Text Amendment

Village Council

January 12, 2026

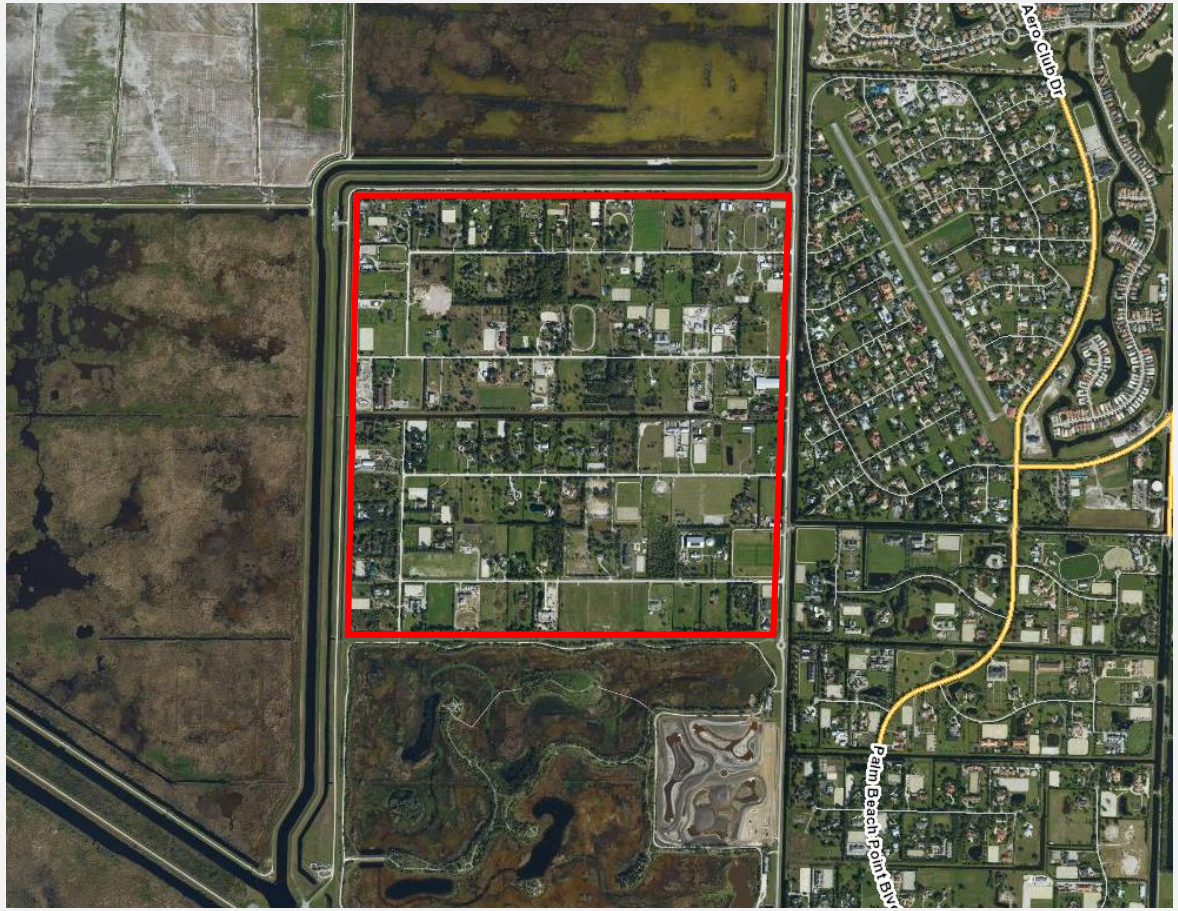
The Village of Wellington

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.

Location:

- Rustic Ranches is within Subarea E of the Equestrian Overlay Zoning District
- Located along Flying Cow Road approximately two (2) miles south of Southern Boulevard



Background

- Rustic Ranches was annexed into Wellington in 2004
- Planning charrettes occurred with residents to create a Neighborhood Plan
- Neighborhood Plan guided implementation of RROZD:
  - Adopted in 2006
  - Provided unique Land Development Regulations for the neighborhood
  - Included was the limited use of RV as temporary residences to only two (2) consecutive weeks.
  - EOZD prohibited the use of RVs at that time
- 2019 – EOZD was amended:
  - To allow RVs as a temporary residences on five (5) acres or more for a six (6) month period with the issuance of a SPU.
  - Excluded the RROZD due to a conflicts clause
- Staff received interest from the Rustic Ranches residents to modify the RV regulations to allow the use of RVs as temporary residences consistent with the rest of the EOZD.

RROZD Conflicts Clause

“In the event of any conflict between regulations of this Chapter [RROZD] and the other regulations in the LDR, the regulations of this Chapter [RROZD] shall govern. In the absence of any conflict, the regulations in the underlying zoning district [RROZD], the EOZD and the LDR shall be applicable and supplement the regulations in this Chapter [RROZD]”.

Summary of Modifications

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.*~~

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.

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