



## Legislation Text

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**ITEM: ORDINANCE NO. 2021-18 (ZONING TEXT AMENDMENT TO SECTION 6.4.1.A.5. OF WELLINGTON'S LAND DEVELOPMENT REGULATIONS FENCES, WALLS, AND HEDGES)**

**AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING THE WELLINGTON LAND DEVELOPMENT REGULATIONS, MORE SPECIFICALLY, A ZONING TEXT AMENDMENT TO MODIFY SECTION 6.4.1.A.5 OF ARTICLE 6, FOR PURPOSES OF MAINTAINING A CONSISTENT APPEARANCE FOR HEDGES AND FENCES THROUGHOUT WELLINGTON WITH CONCENTRATION ALONG THOROUGHFARES, AS CONTAINED HEREIN; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**PUBLIC HEARING: YES**

**QUASI-JUDICIAL: NO-LEGISLATIVE**

**EXPLANATION:** Article 6 establishes general standards for zoning districts in Wellington. Wellington recently adopted new Land Development Regulations (LDR) and is now starting to look at specific sections of the LDR for the purposes of improving certain regulations now and for the future.

The Planning and Zoning Department recommends updating Section 6.4.1.A.5 of the LDR, which relates to hedges and fence throughout Wellington, and specifically along thoroughfares, to incorporate regulations that will facilitate maintaining a consistent appearance. This includes, but is not limited to, hedge height and material, fence types, and maintenance requirements for those area that may or may not have a wall.

The proposed amendment is consistent with the LDR, Wellington's Comprehensive Plan, and shall be implemented in accordance with Wellington's policies and procedures.

On August 18, 2021, Wellington's Architectural Review Board recommended approval of the amendment with a unanimous vote (5-0), as presented by staff.

**SUMMARY:** The Planning and Zoning Division recommends approval of Ordinance No. 2021-18 to amend Section 6.4.1.A.5 of Wellington's LDR to modify the regulations related to fences, walls, and hedges along thoroughfares and throughout Wellington.