Legislation Text

File #: EPC-371, **Version:** 1

ITEM: ORDINANCE NO. 2026-18 (Rustic Ranches Overlay Zoning District ZTA) AN ORDINANCE OF WELLINGTON, FLORIDA'S COUNCIL, AMENDING ARTICLE 6, SECTION 10, RELATED TO RECREATIONAL VEHICLES (RV) AS GROOMS' QUARTERS WITHIN THE RUSTIC RANCHES OVERLAY ZONING DISTRICT (RROZD); PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC HEARING: YES **QUASI-JUDICIAL: No**

EXPLANATION: Rustic Ranches was annexed into Wellington in 2004 and the RROZD, was adopted by the Council in 2006. Initially, the overlay district regulations limited the use of recreational vehicles (RV) as a temporary residence within Rustic Ranches to only two consecutive weeks during a calendar year. In 2025, Council approved a Zoning Text Amendment to allow the use of RVs as temporary residences consistent with the rest of the EOZD, which is one to two RVs, depending on lot size, from November to April, with the issuance of a Special Use Permit.

Staff has received interest from the RROZD residents to allow additional RVs on properties, similar to the groom's quarters calculations. Staff has worked with residents on the proposed regulations. The proposed language would allow up to four (4) RVs on a property from the months of November to April. The number of RVs is dependent on the number of permanent stalls on the property and the number of grooms quarters. One (1) RV will be permitted on a year-round basis.

SUMMARY: Approval of Ordinance No. 2026-18 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.