



## SCREEN ROOF ENCLOSURE PERMIT CHECKLIST

Planning, Zoning and Building  
Department 12300 Forest Hill Blvd.  
Wellington, FL 33414  
Phone: (561) 753-2430 Fax: (561) 791-4045  
[www.wellingtonfl.gov](http://www.wellingtonfl.gov)

This checklist is designed to assist applicants in knowing what information is required to be submitted with the permit application. Submit one (1) copy of the permit application and one (1) copy of the following required information:

- \_\_\_\_\_ 1. One (1) copies of a survey showing all property lines, buildings on the property including dimensions, all streets and bodies of water abutting the property, and the type, height, location, colors and materials of the proposed screen room, with screen room dimensions and dimensions from screen room to property line and to any buildings.
- \_\_\_\_\_ 2. A permit application to erect a fence or masonry wall must be submitted simultaneously with the screen roof enclosure permit application or an opaque screen must be installed on the zero lot side if the screen room is to be placed on the zero side of a zero lot line residence.
- \_\_\_\_\_ 3. Miscellaneous Improvement form for single and two family structures or color palette of screens and screen superstructure
- \_\_\_\_\_ 4. Affidavit signed by contractor that the height of the screen roof enclosure does not exceed the highest point of the peak of the principal structure's roof.
- \_\_\_\_\_ 5. Construction details showing compliance with the building codes and a wind certificate form.
- \_\_\_\_\_ 6. Owner/Builder Affidavit, if applicable
- \_\_\_\_\_ 7. Warranty Deed, if Owner/Builder.

### **GENERAL INFORMATION**

Screen enclosures may be attached to a fence or wall in a zero lot line development. Screen enclosures shall be permitted to cover a maximum of 30% of the total lot area except for townhouses. The height of the screen enclosure shall not exceed the highest point of the peak of the roof. The construction of private screen enclosures, for use by individual households, is prohibited in common areas of residential developments unless screen enclosures were legally constructed within the same development pod prior to April 21, 1995. Screen roof enclosures may be constructed with a zero foot rear setback for single family or zero lot line dwellings if the entire rear or side property line is adjacent to open space (lake, natural preserve or golf course) a minimum of fifty (50) feet in depth, all construction and earthwork is completed on the owner's lot, all maintenance can be conducted from within the owner's lot and roof eaves or structures do not overhang the property line or encroach any utility, drainage or lake maintenance easement.

SETBACKS	FRONT	SIDE INTERIOR	SIDE CORNER	REAR
Single Family	25 feet	7.5 feet	15 feet	7.5 feet
Zero Lot Line	25 feet	0 feet	10 feet	2 feet
Zero Lot Line Side Opposite	25 feet	2 feet	10 feet	2 feet
Townhouse (Row House) From lot boundary	25 feet 15 feet	0 feet 15 feet	5 feet/15' R-O-W 15 feet	0 feet 15 feet
Inside edge of PUD buffer/tract	25 feet	15 feet	N/A	15 feet
Townhouse (Quad) From lot boundary	0 feet 15 feet	0 feet 15 feet	0 feet/15' R-O-W 15 feet	0 feet 15 feet
Inside edge of PUD buffer/tract	25 feet	15 feet	N/A	15 feet

### **SPECIFIC REQUIREMENTS**

1. Screens shall be either gray or charcoal.
2. All screens on any one structure shall be the same color.
3. The screen superstructure shall be black, bronze, white or the color of the window frames of the structure.
4. Roof eaves or structures shall not overhang the rear property line or encroach any utility, drainage, or lake maintenance easement.
5. A minimum five (5) foot high opaque fence or wall shall be provided on the zero side of zero lot line extending from the rear of the structure to the rear edge of the screen enclosure.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Name Printed

\_\_\_\_\_  
Building Permit #