



CHAPTER 58 ZONING DISTRICT REGULATIONS &  
ALLOWABLE USES TABLES  
LAND DEVELOPMENT CODE AMENDMENT  
STAFF REPORT

SUMMARY		
<p><b>Owner</b> N/A</p> <p><b>Applicant</b> City of Orlando</p> <p><b>Project Planner</b> Shannan Stegman</p>	<p><b>Description of the Request:</b> Amend Chapter 58 of the Land Development Code (Zoning Districts and Uses), simplifying and clarifying district regulations and allowable use tables to make more user friendly. The tables have not been materially changed since 1991 and are confusing and out-dated. Associated regulations in Chapters 61, 62 and 67 of the code are likewise being amended.</p>	<p><b>Staff's Recommendation:</b> Approval of the request.</p> <p><b>Public Comment</b> Staff posted this item on the City's website, and placed a classified ad in the Orlando Sentinel. No public comments have been received as of the date of the Staff Report.</p>
<p><b>Updated:</b> July 12, 2016</p>		

ANALYSIS

**Overview.**  
Staff is proposing minor updates to the Chapter 58 Zoning District Regulations and Allowable Use tables, and associated sections of the Land Development Code (LDC). These changes will consolidate duplicate information, eliminate regulations that are no longer applicable and/or outdated, clarify/update standards for some districts/uses, and correct minor inconsistencies/errors. The changes proposed at this time are considered the first of four proposed phases of changes to the tables and associated sections of the LDC. Future phases will involve reorganizing uses, adding new uses, adding new/updated performance standards for various uses and establishing an administrative use approval process to expedite certain approvals. The proposed Phase 1 changes are summarized below.

**Proposed Changes.**  
Combine Figures (1STD1.LDC, 1STD2.LDC, 1STD3.LDC, 1A.LDC, 1BLDC, 1C.LDC, 2A.LDC, 2B.LDC, 2C.LDC, 2D.LDC)  
The zoning district regulations and allowable uses are currently summarized in 10 different tables—5 apply to properties with the Traditional City (TC) and 5 apply to the properties outside the Traditional City (TC). With only a few notable difference between the two sets, staff is proposing to combine the tables, while adding and/or updating footnotes to retain the few differences. More specifically:

- ◆ New Footnote 1 limits specific uses in certain zoning districts to outside the TC only.
  - ◆ Commercial Dwelling Units in O-1 and O-2.
  - ◆ Personal Storage in AC-1, AC-2, and AC-3.
- ◆ New Footnote 5 requires a Conditional Use permit for parking as a principal use within the TC.
- ◆ New Footnote 19 prohibits outdoor storage in the TC.

Other minor changes to the formatting of the tables and footnotes are also being made to simplify and clarify for the user (see Figure 1).

Allowable Uses.

The following three residential uses are outdated and never used. They are being deleted from the Chapter 58 use tables and related sections of the Code.

- ◆ Average Lot Residential (Sec.58.520-529 and Sec.67.603) - These standards have never been utilized. It is more important to emphasize the current minimum lot standards.
- ◆ Cluster Development (Sec.58.499.11, Sec.58.530-539, Sec.58-611, and Sec. 67.603) - These standards have never been utilized as intended. The standards were meant to be an alternative to the minimum zoning and subdivision standards for certain residential uses and were intended to protect natural features and sensitive environmental areas. Special Area Plans, Master Plans, and PD zoning are effective processes more commonly used to achieve the same goals. The definition of cluster development is also being removed from Chapter 66.
- ◆ Designed Communities (Sec.58.610-613, Sec. 61.270-271 and Sec.62.636-637) - The intent of these standards was to allow developments that otherwise could not meet the minimum requirements of the City's zoning and subdivision standards. However, they have never been utilized. The density/intensity bonus standards via Master Plan and PD zoning processes are typically used for the same purposes.

There are several uses that can be grouped under more general use categories. These uses will be deleted from the use tables only and the appropriate definitions/footnotes will be updated where needed.

- ◆ Agriculture - deleted from "residential" table only (remains on "non-residential" table).
- ◆ Family Day Care—deleted use from tables and added footnote to child/adult daycare use referencing state statutes regarding family day care uses.
- ◆ Residential/Office Mixed—confusing, since mixed-use is allowed by right, provided that both uses are permitted.
- ◆ Conservation—permitted in every zoning district, no need to have in tables.
- ◆ Medical/Dental Labs—currently allowed everywhere office is allowed. These uses may be classified by the Zoning Official as "office" uses.
- ◆ Public Passive Park—confusing, currently implies these uses are prohibited in most zoning districts.
- ◆ Service, Business—outdated, same regulations as office; therefore, will be classified as an office use.
- ◆ Service, Entertainment—rarely used, applies to a wide range of uses that are typically grouped under other uses.
- ◆ Shooting Range, Outdoor—currently allowed only through a CUP in AC-3A/T. Removed from the use table and allowed only in the "P" zoning district for public bodies.
- ◆ Temporary Professional—same regulations as office.

Other minor tweaks and changes to permitted, conditional, and prohibited uses are also being proposed (see Figure 1).

Land Use Intensity Table

This table is being updated to include personal storage, temporary labor, vertiports, elementary/middle schools and high schools, which were previously not listed. Family day care homes, entertainment services, business services, and plasma facilities are being removed from the table to reflect similar changes to the use tables and provide more consistency.

Personal Storage Regulations.

Personal storage is currently permitted only in the I-C district within the Traditional City (TC); as well as, AC-1, AC-2 and AC-3 outside the TC. It is also allowed as a conditional use in the MU-1 zoning district. Staff believes these uses are appropriate in all industrial zoning districts (I-C, I-P, I-G) throughout the City, with restrictions on outdoor storage (new footnote 19) within the TC. Due to the proximity of some industrial areas to residential neighborhoods within the TC (such as Downtown South), staff feels that outdoor storage is inappropriate and should be prohibited in these areas.

Minimum Side Yard Setbacks in O-1.

The O-1 zoning district is considered a transition from residential neighborhoods to more intense office/commercial uses. This district typically encompasses areas that were once single family residential in nature. As these areas have transitioned from residential to low-intensity office, many of the existing single family structures have been, and continue to be, converted to low intensity office uses. Property owners have had a difficult time meeting the site development regulations for office uses on these historically single family lots, resulting in numerous variance requests. One of the requested variances is for side-yard setbacks. Staff is proposing to change the side-yard setbacks from a minimum of 10 feet on each side to a combined minimum of 15 feet with a 5 foot minimum on one side or the other (ex: if one side yard has a minimum 5 foot setback, the other side yard must have 10 feet). This change would allow enough room for a shared driveway between two properties (each having adjoining 10 foot setbacks) accessing parking in the rear, or allowing for shared circulation with one-way drive aisles on neighboring properties.

A draft code amendment is attached, subject to final review and approval by the City Attorney's Office.

## FINDINGS

In review of the proposed LDC amendment, it is found that:

1. The proposed Land Development Code amendment is consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes).
2. The proposed Land Development Code amendment is consistent with the East Central Florida Strategic Regional Policy Plan.
3. The proposed Land Development Code amendment is consistent with the provisions of Chapter 163, Part II, Florida Statutes.
4. The proposed Land Development Code amendment is consistent with the objectives and policies of the City's adopted Growth Management Plan (GMP).

## RECOMMENDATION

Staff recommends approval of the proposed amendment to the Orlando Land Development Code.

**FIGURE 1**

**FG-1STD1A.LDC**

**TRADITIONAL CITY**

FIGURE 1: Table of Zoning District Regulations. ~~INSIDE the Traditional City.~~ Use this table to determine regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in parentheses refer to footnotes following the tables.

<i>Standards (18,19)</i>	<i>R-1AA</i>	<i>R-1A</i>	<i>R-1</i>	<i>R-1N</i>	<i>R-2A</i>	<i>R-2B</i>	<i>R-3A</i>	<i>R-3B</i>	<i>R-3C</i>	<i>R-3D</i>
Gross Res. Density (du/ac):										
Minimum								12du/ae	12du/ae	30du/ae
Maximum	4.7du/ae	5.7du/ae	7.0du/ae	8.0du/ae	12du/ae	16du/ae	12du/ae(9)	21du/ae(9)	30du/ae(9)	75du/ae(9)
Non-Residential FAR:										
Minimum										
Maximum	0.2	0.25	0.30	0.30	0.30	0.30	0.30	0.30	0.35	0.35
Minimum Lot Area (sq. ft.) (2):										
1 family-conventionalSingle family	10000 sq. ft.	7700 sq. ft.	6000 sq. ft.	5500 sq. ft.	4400 sq. ft.	4000 sq. ft.	4400 sq. ft.	4000 sq. ft. (4)	3500 sq. ft. (4)	
2 family-conventionalDuplex or Tandem (12)					5500 sq. ft.	5000 sq. ft.	5500 sq. ft.	5000 sq. ft.	4500 sq. ft. (4)	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	10000 sq. ft.	8250 sq. ft.	8250 sq. ft.	8250 sq. ft.	8250 sq. ft.	7500 sq. ft.	8250 sq. ft.	7500 sq. ft.	7500 sq. ft.	7500 sq. ft.
Minimum Mean Lot Width (ft.) (2, 11):										
1 family-conventionalSingle family	85ft	70ft	55ft	45ft	40ft	40ft	40ft	40ft	35ft	
2 family-conventionalDuplex or Tandem					50ft	50ft	50ft	50ft	45ft	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	85ft	75ft	75ft	75ft	75ft	75ft	75ft	75ft	75ft	75ft
Min. Mean Lot Depth (ft.) (2)	110ft (2)	110ft (2)	110ft (2)	110ft (2)	110ft (2)	100ft (2)	110ft (2)	100ft (2)	100ft (2)	100ft (2)
Min. Bldg. Site Frontage (ft.)	25ft	25ft	25ft	25ft	25ft	25ft	45ft	40ft	35ft	35ft
Max. # DU's or Sq. Ft. per Building Site (22)	1du (22)	1du (22)	1du (22)	1du (22)	2 du					
Principal Building Setback (ft.) (2, 10, 15):										
Front yard (18)	30ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	20ft (2)	25ft (2)	20ft (2)	15ft	10ft
Side yard	7.5ft (2)	7.5ft (2)	6ft (2)	5ft (2)	5ft (2)	5ft (2)	5ft (2)	5ft (2)	5ft	5ft
Street side yard	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	10ft	10ft
Rear yard	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	20ft	20ft
Res. district setback										
Max. ISR (2)	.55 (2)	.55 (2)	.55 (2)	.55 (2)	0.55	0.60	0.60	0.70	0.80	0.85
Max. Bldg. Height (ft.):										
PermittedInside Traditional City	30ft	30ft	30ft	30ft	30ft	30ft	35ft	40ft	45ft	55ft
Outside Traditional City	35ft	35ft	35ft	35ft	35ft	35ft	35ft	40ft	45ft	55ft
Conditional								55ft	55ft	100ft

FIGURE 1: Table of Zoning District Regulations. ~~INSIDE the Traditional City.~~ Use this table to determine district regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in parentheses refer to footnotes following the tables.

Standards (18,19)	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2
Gross Res. Density (du/ae):							
Minimum	12 du/ae	30 du/ae		12 du/ae	30 du/ae	15 du/ae	30 du/ae
Maximum	21 du/ae (9)	75 du/ae (9)	21 du/ae (9)	40 du/ae (9)	75 du/ae (9)	30 du/ae (9)	75 du/ae (9)
Non-Residential FAR:							
Minimum				0.30	0.40		0.40
Maximum	0.30	0.35	0.40 (9)	0.70 (9)	1.00 (9)	0.50 (9)	1.00 (9)
Minimum Lot Area (sq. ft.)(2):							
<del>1-family conventional</del> Single family	4000 ft (4)		4500 ft (4)				
Single Family (outside T. City)	4400	3500	4950	3500			
<del>2-family conventional</del> Duplex or Tandem (12)	5000 ft.	4500 ft. (4)	5500 ft.	4500 ft. (4)		4500 ft. (4)	
<del>Other residential</del>	(+)	(+)	(+)	(+)	(+)	(+)	(+)
Non-residential (inside T. City)	7500 ft.	7500 ft.	5500 ft.	7500 ft.	7500 ft.		
Non-residential (outside T. City)	7500 sq ft	7500 sq ft	8250 sq ft	7500 sq ft	7500 sq ft		
Minimum Mean Lot Width (ft.)(11):							
<del>1-family conventional</del> Single family	40 ft.	35 ft.	45 ft.	35 ft.			
<del>2-family conventional</del> Duplex or Tandem	50 ft.	45 ft.	50 ft.	45 ft.			
<del>Other residential</del>	(+)	(+)	(+)	(+)	(+)	(+)	(+)
Non-residential (inside T. City)	75 ft.	75 ft.	55 ft.	75 ft.	75 ft.		
Non-residential (outside T. City)	75 ft	75 ft	75 ft	75 ft	75 ft		
Min. Mean Lot Depth (ft.)	100 ft. (2)	100 ft. (2)	100 ft.				
Inside Traditional City	100 ft (1)	100 ft (1)	100 ft				
Outside Traditional City	110 ft (1)	100 ft (1)	110 ft	100 ft	100 ft		
Min. Bldg. Site Frontage (ft.)	40 ft.	25 ft.	45 ft.	35 ft.	50 ft.	50 ft.	50 ft.
Max. # DU's or Sq. Ft. per Building Site:	(29)	(29)					
Offices	(29)	(29)					
Commercial	(29)	(29)					
Principal Building Setbacks (ft.) (10, 15)							
Front yard – Minimum (18)	20 ft.	20 ft.	25 ft.	15 ft.	0 (6)	0 (6)(20)	0 (6)(20)
Front yard – Maximum (inside T. City)					10 ft (6)	(6)(20)	(6)(20)
Side yard – Minimum	5 ft.	5 ft.	10 ft. 15 total (5 on one side)	5 (T. City) 15 (City)	0 or 3 ft.	0 or 3 ft	0 or 3 ft
Side yard – Maximum (inside T. City)					25 ft	25 ft	25 ft
Street side yard – Minimum	15 ft.	15 ft.	25 ft.	15 ft.	0 or 3 (6)	0 (6)(20)	0 (6)(20)
Street side yard – Maximum (inside T. City)					10 ft (6)	(6)(20)	(6)(20)
Rear yard	25 ft.	25 ft.	30 ft.	20 ft.	20 ft. (17)	20 ft.	20 ft.
Residential district setback						20 ft.	20 ft.
Max. ISR	.70	0.85	0.70	0.85	0.90	0.85	0.90
Max. Bldg. Height (ft.):							
Permitted Inside Traditional City	35 ft.	100% Off. = 40 ft.	30 ft.	75 ft. (2)	75 ft. (2)	35 ft.	100 ft.
Outside Traditional City	35	Other = 55 ft.	35	75	75	35	100
Conditional		200 ft (14)				200 ft	75 ft

FIGURE 1: Table of Zoning District Regulations, ~~INSIDE the Traditional City.~~ Use this table to determine ~~district~~ regulations that apply within each zoning district (includes districts inside and outside of the Traditional City). Numbers in parentheses refer to footnotes following the tables.

Standards <del>(18, 19, 24)</del>	AC-N	AC-1	AC-2	AC-3	AC-3A	IC	IG	IP	H	P	C	UR
Gross Res. Density <del>(du/ac):</del>												
Minimum	15 <del>du/ac</del>	20 <del>du/ac</del>	30 <del>du/ac</del>	30 <del>du/ac</del>	75 <del>du/ac</del>							
Maximum	30 <del>du/ac(9)</del>	40 <del>du/ac(9)</del>	100 <del>du/ac(9)</del>	200 <del>du/ac(9)</del>	200 <del>du/ac(9)</del>				1 <del>du/5ac</del>		1 <del>du/5ac</del>	1 <del>du/ac</del>
Non-Residential FAR:												
Minimum		0.35 (21)	0.5 (21)	0.75 (21)	0.75							
Maximum	0.30 (9)	0.70 (9)	1.00 (9)	1.50 (9)	3.00 (9)	0.70	0.70	0.70	0.05	(8)	0.05	
Minimum Lot Area <del>(sq. ft.)(2):</del>												
<del>1-family conventional</del> Single family									5ac		5ac	10ac
<del>2-family conventional</del> Duplex or Tandem (12)	4500-sq.-ft.											
<del>Other residential</del>	(+)	(+)	(+)	(+)	(+)							
Non-residential							10000-sq.-ft.	25000-sq.-ft.				
Minimum Mean Lot Width <del>(ft.) (2,11):</del>												
<del>1-family conventional</del> Single family									200 ft.		200 ft.	200 ft.
<del>2-family conventional</del> Duplex or Tandem	45 ft.											
<del>Other residential</del>	(+)	(+)	(+)	(+)	(+)							
Non-residential							100 ft.	150 ft.	200 ft.		200 ft.	200 ft.
Minimum Mean Lot Depth <del>(ft.)</del>												
Min. Bldg. Site Frontage <del>(ft.)</del>	45 ft.	50 ft.	50 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 ft.	100 ft.	25 ft.	100 ft.	100 ft.
Max. # DU's or Sq.Ft. per Building Site									1du (5)		1du (5)	
Principal Building Setbacks <del>(ft.) (10,15):</del>												
Front yard – Minimum <del>(18)(24)</del>	0(6) (20)	0(6) (20)	0(6) (20)	0(6) (20)	0(6) (20)	35-ft. (3)	0(6)	35-ft. (3)	75-ft.	(8)	30-ft.	30-ft.
Front yard – Maximum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)					(8)		
Side yard – Minimum	0 or 3-ft.	0 or 3-ft.	0 or 3-ft.	0 or 3-ft.	0 or 3-ft.	10-ft.	0 or 3-ft.	10-ft.	25-ft.	(8)	15-ft.	15-ft.
Side yard – Maximum	25-ft. (6)	30-ft. (6)	30-ft. (6)	30-ft. (6)	25-ft. (6)					(8)		
Street side yard – Minimum	0(6) (20)	0(6) (20)	0(6) (20)	0(6) (20)	0(6) (20)	10-ft.	10-ft.	35-ft.	25-ft.	(8)	25-ft.	25-ft.
Street side yard – Maximum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)					(8)		
Rear yard	20-ft.	20-ft.	10-ft.	10-ft.	10-ft.	10-ft.	10-ft.	10-ft.	35-ft.	(8)	25-ft.	25-ft.
Residential district setback	20-ft.	20-ft.	20-ft.	20-ft.	20-ft.	20-ft.	20-ft.	100-ft. (3)		(8)		
Max. ISR	0.75	0.85	0.90	0.90	0.95	0.90	0.90	0.80	0.05	(8)	0.05	
Max. Bldg. Height <del>(ft.):</del>												
Permitted	35-ft.	75-ft.	100-ft.	200-ft.	(7)	75-ft.	75-ft.	75-ft.	35-ft.		35-ft.	35-ft.
Conditional	75-ft.									(8)		

FIG-2A.LDC

TRADITIONAL CITY

FIGURE 2: ~~Table of allowable uses in zoning districts INSIDE the Traditional City.~~ Use this table to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district (includes districts inside and outside of the Traditional City). Numbers in parentheses refer to footnotes following the tables.

	R-1S	R-2A	R-2B	R-3A	R-3B	R-3C	R-3D	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2	AC-N	AC-1	AC-2	AC-3	AC-3A	H	CON	IC	IP	IG	UR
RESIDENTIAL																									
Agriculture																					P	C			P
Accessory Apts. (13)	P(22)	P(22)	P	P	P	P	P	P	P	P															
Accessory Cottage Dwellings	P(22)	P(22)	P	P	P	P	P	P	P	P															
Assisted Living Facility		C	C	P	P	P	P	P	P				P	P	P	P	P	C	C						
Attached Dwellings			P	P	P	P		P	PA	P	P	C	P	P	P	P	P	C	C						
Average Lot:																									
— 1 Family	P	C	C	P	P	P		C	C	P	P														
— Duplex (12)		C	C	P	P	P		C	C	P	P		P		P	P	C								
Cluster Development:																									
— 1 Family	P			P	P	P				P	P														
— Duplex (12)				P	P	P				P	P		P		P	P	C								
Conventional:																									
— 4 Family Single Family	P	P	P	P	P	P		P	P	P	P										P	P			
— Duplex or Tandem (12)		P	P	P	P	P		P	P	P	P		P		P	P	C								
Designed Community	P	P	P	P	P	P		P		P															
Emergency Shelter: (28)																									
— 1 – 5 Clients		PS	PS	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P							
— 6 – 10 Clients			C	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P							
— 11 – 20 Clients										PS	P	P	P	P	P	P	P	P					P	P	P
— 21+ Clients										C	C	C	P	P	P	P	P	C							
Emergency Home/Child.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Family Day Care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Group Housing:																									
— Low Intensity			C	P	P	P	P	P	PA	C	C	C	P	P	P	P	P	C	C						
— High Intensity				C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C						
Mobile Home				P	P								P			P	C								
Multi-Family (35)			P5	P	P	P	P	P	PA	P	P	P	P	P	P	P	P	P	P						
Nursing Home				TC	TC	TC	C	C	P	P	P	P	P	P	C	P	P	C	C						
Res. Office Mixed (16)								PA	PA	P	P	P	P	P	P	P	P	P	P						
Residential Care Fac. (25):																									
— 1 – 6 Clients	C (36)	C (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS (36)	PS	P														
— 7 – 14 Clients		C	C	PS	PS	PS		PS	PS	PS	P		P		P	P	C								
Treatment/Recovery (28)		C	C	C	C	C	C	C	PAC				P	P	P	P	P	P	P				P	P	
Zero-Lot Line																									
— 4 Family Single Family	P	P	P	P	P	P		P	P	P	P														
— Duplex (12)		P	P	P	P	P		P	P	P	P		P		P	P	C								

R-1S includes R-1, R-1N, R-1A, R-1AA.

FIGURE 2B.LDC

TRADITIONAL CITY

FIGURE 2: ~~Table of allowable uses in zoning districts INSIDE the traditional city.~~ Use this table to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district (includes districts inside and outside of the Traditional City). Numbers in parentheses refer to footnotes following the tables.

	R-1S	R-2A	R-2B	R-3A	R-3B	R-3C	R-3D	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2	AC-N	AC-1	AC-2	AC-3	AC-3A	IC	IG	IP	P	H	C	UR
NON-RESIDENTIAL																										
Adult Entertainment																						P	P			
Agriculture																						P	C		P	C
Child Day Care/Adult Day Care. <u>(35)</u> :																										
6-30 persons			C	C	P	P	P	P	PA	PA	P	P	P	P	P	P	P	P	P	P	C		C			
31+ persons				C	C	C	C	C	PA	PA	P	P	P	P	P	P	P	P	P	P	C		C			
Clubs, Civic									LC		LC		P	P	P	P	P	P	P							
Communication Towers	(26)	(26)	(26)	(26)	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	C	P	P	CA			
Conservation Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-in Facilities													C	C	C	C	P	P	C	P						
Dwelling Unit- Commercial									C	C(1)	C(1)	P	P	P	P	P	P	P	P							
Eating and Drinking (33)									LC		LC		P	P	P	P	P	P	P	P	TC					
Golf Courses	C	C	C	C	C	C	C	C	C	C	C													P	C	C
Hospitals/Clinics									C	C	C	C	P	P	P	P	P	P	P							
Hotels/Motels											LC	LC	P	P	LC	C	P	P	P	C	C	C				
Manufacturing/Processing:																										
Light																		C	P	C	P	P	P			
Heavy																						C				
Medical/Dental Labs									PA	PA	P	P	P	P	P	P	P	P	P	P	P	P	P			
Office, Medical Office, Medical/Dental Labs								P(29)	PAP(29)	PAP	P	P	P	P	P	P	P	P	P	P	P	P	P			
Parking/Principal Use											C	C	C(5)	C(5)	C	C(5)	C(5)	C			P	P	P	C		
Public Passive Park																					P			P	P	P
PBU (27)	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P	P	P	P	P(27)	P(27)	CA	C	C
Personal Storage													C(31)			P(1)	P(1)	P(1)			P	P(19)	P(19)			
Recreation, Outdoor																					P	TC	TC			
Recreation, Indoor													P	P	C	P	P	P	P							
Recreation Vehicle Park																C	C									
Retailing:																										
Light													P(23)	P(23)	P	P	P	P	P	P	P					
Intensive													P	P		C	C	P	C	P	P					
Neigh. Conv. Store	C	C	C	C	C	C	C	C	EP(29)	EP(29)	C	C	EP			P										
Services:																										
Business									P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Entertainment													P	P	C	P	P	P	P	P	P	P	P			
Personal (32)											C	C	P	P	P	P	P	P	P	P	TC					
Temporary Labor (34)																						C				
Intensive																	C	P	P	P	P	P				
Major Vehicle																		C				P				
Automotive (30)													P	P	P	P	P	P	P	C	P	P	P			
School, High	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA			C	CA		
School, Elem. & Middle	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	CA	CA	CA	CA	CA	CA				PA		
Shooting Range, Indoor																						P	P			
Shooting Range, Outdoor																				CA						
Temp. Labor (34)																						C				
Temp. Prof.									PA	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Warehouse/Showroom																	P	P	C	P	P	P				
Whole Blood Facilities																C	C	C	C		C					
Wholesale/Warehouse																	P(1)	P		P	P	P				





FOOTNOTES:

1. ~~Varies by type of use. See Chapter 58, Part 3 for applicable standards. Outside the Traditional City only.~~
2. Some residential uses have different standards. See Chapter 58, Part 3, Specific Residential Uses.
3. The rear half of the yard setback may be used for vehicular use areas and signs.
4. All one-family lots under 4,000 sq. ft. and all two-family lots under 5,000 sq. ft. shall use zero-lot-line design. See Chapter 58, Part 3.
5. ~~Reserved Use requires a Conditional Use Permit in the Traditional City and is permitted outside of the Traditional City.~~
6. When frontage in one block face is located partly in a commercial or R-3D district and partly in another residential or office district, the front yard and street side yard requirements of office or other residential district shall apply within the commercial or R-3D district for a distance of 150 ft. or to the nearest side street or other natural barrier (whichever is the shortest distance). The front half of this setback may not be used for signs and vehicular use areas except when the office or residential district street side yard allows a vehicular use area to be located closer to the property line.
7. As limited by the Airport Zoning height restrictions or FAA.
8. ~~This standard to be established as part of the conditional use review.~~ Development standards are established during the Conditional Use Permit review process.
9. This is a base standard which may be increased through the use of intensity bonuses.
10. Minimum principal building setback from any natural surface water body or retained wetland is 50 ft. from the normal high water elevation or boundary.
11. 15% wider for corner lots except for residential subdivisions recorded prior to February 4, 1959.
12. (a) Floor Area Ratio. The maximum Floor Area Ratio (FAR) for Tandem Single Family Developments and Duplexes shall be 0.50.  
  
(b) Tandems Permitted on Corner and Through Lots. Tandem Single Family Developments shall be permitted on corner and through lots that are otherwise zoned for and meet the site standards for duplexes. See Part 3 of this Chapter for specific design standards. Planned Development approval shall be required when two detached principal units are proposed for interior lots.
13. An accessory apartment may be permitted where the total building site area is at least 1.5 the minimum required.
14. This conditional use may be approved only for residential development and residential use within a mixed residential-office development. No office may exceed 55 ft. in height.
15. See Chapter 61, Part 2B, ~~where increased setbacks may be required from a street centerline.~~
16. ~~Office square footage shall not exceed 50% of the gross ground floor square footage. Reserved~~
17. For buildings over 75 ft. in height, an additional foot of rear yard is required for each additional 4 ft. of building height.
18. In the Traditional City, up to 30% of the frontage of the principal building may extend up to 5-ft-20% into the required front yard if approved by the Appearance Review Official. Requires appearance review per Chapter 62.600 (projections and recesses).
19. ~~See Traditional City Chapter 58, Part 2Y. No outdoor storage allowed in the Traditional City.~~
20. Minimum and maximum setbacks from streets are contained in Chapter 62, Section 62.608, Designation of Streets in Mixed Use Corridor Districts and Section 62.620, Designation of Streets in AC-t Activity Center Districts and Streetwall Requirements.
21. Minimums do not apply to commercial uses outside the Traditional City or to Large Scale Retailers within the Traditional City.
22. (a) Where Permitted. In R-1AA, R-1A, R-1, R-1N and R-2A zoning districts an Accessory Apartment, Accessory Cottage, or Garage Apartment may be allowed as a second dwelling unit on a single-family building site under the following conditions:
  - (i) *Accessory Apartment.*
    - (1) Inside the Traditional City, one Accessory Apartment shall be allowed as a Permitted Use when the building site is at least 1.5 times the minimum lot size for the applicable zoning district.

(2) Outside the Traditional City, one Accessory Apartment may be allowed as a Conditional Use in accordance with the regulations and procedures provided in Chapter 65, Part 2D, when the building site is at least 1.5 times the minimum lot size for the applicable zoning district.

(ii) *Accessory Cottage.*

(1) Inside the Traditional City, one Accessory Cottage shall be allowed as a Permitted Use when the building site is at least 2.0 times the minimum lot size for the applicable zoning district.

(2) Outside the Traditional City in the R-1AA, R-1A, R-1 and R-1N Districts, one Accessory Cottage may be allowed as a Conditional Use in accordance with the regulations and procedures provided in Chapter 65, Part 2D provided that the building site is at least 2.0 times the minimum lot size for the applicable zoning district.

(3) In the R-2A district inside and outside of the Traditional City, Accessory Cottages shall be a permitted use provided that the minimum building site area for an Accessory Cottage shall be the same as that required for a duplex development.

(b) Design Standards. The living quarters of an accessory cottage dwelling (ACD) shall not exceed 40% of the living quarters of the principal structure or 1,200 square feet, whichever is less. However, principal structures with living quarters less than 1,700 square feet may have an ACD up to 700 square feet. Appearance Review is required for ACD's, wherein ACD structures shall have the same exterior finish as the principal structure located on the same lot and shall incorporate at least two similar architectural details found on such principal structure into their design. Examples of similar architectural details include, but are not limited to, windows, doors, roof style, cornice detailing, vents, and dormers.

23. All retail uses shall front on a major thoroughfare.

24. For special front yard setbacks applying to all Activity Centers in the Traditional City see Chapter 62. ~~729620~~.

25. RCFs with seven or more residents shall be presumed to substantially alter the nature and character of the area and may be allowed only by Conditional Use when located within 500 feet of an R-1AA, R-1A, R-1, R-1N, R-2A, or R-2B zoning district or property designated for single-family uses in an approved PD. For Assisted Living Facilities, Emergency Shelters, Emergency Shelter Home for Children, and Treatment and Recovery Facilities refer to the specific uses listed on Figure 2.

26. Self-Supporting and Guyed Towers are Prohibited. Monopole Towers are permitted as a Conditional Use with Appearance Review required in the Traditional City.

27. The only residential type uses that may be allowed in IG and IP districts as a Public Benefit Use are emergency shelters with 11-20 clients and Treatment/Recovery Facilities per Chapter 58, Part ~~4R4S~~.

28. Emergency Shelters with seven or more clients and Treatment/Recovery Facilities shall be presumed to substantially alter the nature and character of the area and may be allowed only by Conditional Use when located within 500 feet of an R-1AA, R-1A, R-1, R-1N, R-2A, or R-2B zoning district or property designated for single-family uses in an approved PD.

29. Maximum square footage of land use per building site shall be as follows:

Use	MXD-1	MXD-2	AC-N*	AC-1*
100% office, 1 story		5,000 sq. ft.		<del>-5,000 sq. ft.</del>
100% office, 2 story		10,000 sq. ft.		<del>10,000 sq. ft.</del>
<del>Residential/office—mixed</del> Office	50% GFA (1st floor only in <u>the Traditional City</u> )	50% GFA	<del>50% GFA</del>	<del>50% GFA</del>
Commercial*		10% GFA, 1st floor only		

~~\*Outside Traditional City only. Commercial uses are prohibited from being open to the public between the hours of 12 midnight and 6 a.m.~~

30. See Section 58.754, which identifies standards for Automotive Services. Light retail is allowed as an accessory use for gas stations in the I-P and I-G zoning districts up to a maximum of two hundred fifty (250) square feet per fuel pump. The number of fuel pumps is equal to the maximum number of vehicles that can be fueled simultaneously.

31. For personal storage facilities in the MU-1 district, the FAR calculation shall include the first floor only. See Section 58.774 for standards for personal storage facilities in the MU-1 district.

32. Body art shops shall be a permitted use in the Downtown Community Redevelopment Area (DCRA), provided that at all times, the number of body art shops in the DCRA shall not exceed eight (8), or one body art shop for every 600,000 square feet of developed commercial space in the DCRA, whichever is less. Developed commercial space in the DCRA shall be determined by consulting the City's Land Use Database.

33. Eating and drinking establishments located within 1,000 feet of an established school and/or established church have special standards. See Chapter 58, Part 4B.
34. (a) Distance between Temporary Labor Services. No Temporary Labor Service shall be located within 500 feet of any other Temporary Labor Service. The distance shall be measured using the shortest, most direct bearing and distance from the primary entrance of one Temporary Labor Service, open to the public during normal business hours, to the primary entrance of the other Temporary Labor Service, open to the public during normal business hours.
- (b) Distance between Temporary Labor Services and Single-Family Residential Property. No Temporary Labor Service shall be located within 500 feet of any property designated R-1AA, R-1A, R-1, R-1N, R-2A, or R-2B, property within an Orange County single-family zoning district, or property designated for single-family uses in an approved PD. The distance shall be measured using the shortest, most direct bearing and distance from the primary entrance of the Temporary Labor Service, open to the public during normal business hours, to the nearest residential property line.
35. ~~Reserved.~~ Notwithstanding anything else in this code to contrary, child care uses which otherwise meet the definition of a “family day care home” (Chapter 402, Florida Statutes) are permitted in all residential zoning districts.
36. Notwithstanding anything else in this code to the contrary, a residential care facility use with six or fewer residents which otherwise meets the definition of a community residential home use is hereby made a permitted use in the zoning districts indicated by this footnote, but are subject to the applicable regulations of Chapter 419, Florida Statutes.

KEY TO ABBREVIATIONS:

P	=	Permitted Use.
C	=	Conditional Use.
Blank	=	Prohibited—Not permitted or not applicable.
TC	=	Conditional Use when abutting a thoroughfare; otherwise not permitted.
P5	=	Permitted Use up to 5 dwellings per building site; otherwise Conditional Use.
CA	=	Conditional Use and Appearance Review required.
PA	=	Permitted Use, Appearance Review is required.
LC	=	Conditional Use for historic landmark only.
PS	=	Permitted Use, but distance separation requirements apply.
( )	=	Footnote reference.

FIGURE 3. LAND USE INTENSITY TABLE

Use this table to identify the land use intensity class of the proposed use and all contiguous use(s):

<p><i>Class I if in a residential zoning district, Class III if in a non-residential district</i></p> <ul style="list-style-type: none"> <li>1 family dwellings</li> <li>2 family dwellings</li> <li>Accessory apartments</li> <li>Community Residential Homes &amp; RCF's (1-14 residents)</li> <li>Emergency shelters</li> <li><del>Family day care homes</del></li> <li>Golf courses</li> <li>Vacant land zoned: R-1, R-1A, R-1AA, R-1N, R-2A, P, C, H</li> <li>Emergency homes for children</li> </ul> <p><i>Class II</i></p> <ul style="list-style-type: none"> <li>Attached/multiplex dwellings</li> <li>Community Residential Homes &amp; RCF's (15+ residents)</li> <li>Group housing, low intensity</li> <li>Multi-family dwellings, up to 30 units/acre</li> <li>Vacant land zoned: R-2B, R-3A</li> </ul> <p><i>Class III</i></p> <ul style="list-style-type: none"> <li>Assisted living facility</li> <li><del>Elementary/Middle schools</del></li> <li>Child and adult day care centers</li> <li>Group housing, high intensity</li> <li>Hospitals &amp; clinics, up to FAR 0.7</li> <li>Medical &amp; dental labs, up to FAR 0.7</li> <li>Mobile home development</li> <li>Multi-family dwellings, over 30 units/acre</li> <li>Nursing homes</li> <li>Offices, up to FAR 0.7</li> <li>Residential-office mixed development</li> <li>Vacant land zoned: R-3B, R-3C, R-3D, MXD-1, O-1, O-2, MU-1</li> <li>Residential-commercial mixed development</li> <li><del>Service, entertainment</del></li> </ul>	<p><i>Class IV</i></p> <ul style="list-style-type: none"> <li>Auto service station</li> <li>Dwelling Units—Commercial</li> <li>Eating &amp; drinking establishments</li> <li><del>High schools</del></li> <li>Hospitals &amp; clinics, over FAR 0.7</li> <li>Hotels &amp; Motels</li> <li>Medical &amp; dental labs, over FAR 0.7</li> <li>Offices, over FAR 0.7 (includes medical office and medical/dental labs)</li> <li>Parking lot—principal use</li> <li><del>Personal Storage</del></li> <li>Recreation, outdoor and indoor</li> <li>Retailing, light</li> <li>Services, personal</li> <li><del>Services, business</del></li> <li>Shopping centers</li> <li>Treatment &amp; recovery facilities</li> <li>Neighborhood convenience stores</li> <li>Vacant land zoned: MXD-2, O-3, MU-2, AC-N, AC-1</li> </ul> <p><i>Class V</i></p> <ul style="list-style-type: none"> <li>Adult entertainment</li> <li>Drive-in facilities</li> <li><del>Helitports</del></li> <li>Manufacturing &amp; Processing, light</li> <li>Pain management clinics</li> <li>Parking garages, <del>principal or accessory use</del></li> <li><del>Plasma facilities</del></li> <li>Retailing, intensive</li> <li>RV parks</li> <li><del>Temporary Labor</del></li> <li><del>Vertiports</del></li> <li>Vacant land zoned: AC-2, AC-3, AC-3A, I-P, IC</li> <li>Warehouse showrooms</li> <li>Whole blood facilities</li> <li>Wholesaling &amp; Warehousing</li> </ul> <p><i>Class VI</i></p> <ul style="list-style-type: none"> <li>Manufacturing &amp; processing, heavy</li> <li>Services, intensive &amp; major vehicle</li> <li>Outside storage of materials</li> <li>Vacant land zoned: I-G</li> </ul>
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~~\*Designed Communities exception.~~

Note: The intensity classification for Light Public Benefit Uses is determined on a case by case basis using the most similar use listed above.

### ~~3D.—AVERAGE LOT DEVELOPMENT~~

#### ~~Sec. 58.520.—Purpose of Average Lot Development Regulations.~~

~~The Average Lot Development standards of this Part are intended to promote innovative residential design, encourage diversity of housing at a variety of costs, and allow more efficient use of land as compared with the typical single family development, thereby making available needed housing at a more affordable cost.~~

~~(Ord. of 9-16-1991, Doc. #25094)~~

#### ~~Sec. 58.521.—Review Standards.~~

~~In addition to the Zoning District and Use Regulations of Figures 1—2 and the standards ordinarily applying to the review of Subdivision Plat applications, the development shall conform to all of the review standards for Attached Dwelling Development set forth in Part 3 of Chapter 58, except that accessory buildings may be located outside of building restriction lines.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. 5-20-1996, Doc. #29361)~~

#### ~~Sec. 58.522.—Procedural Requirements.~~

~~Average Lot Development may be approved in connection with Preliminary Subdivision or Minor Plat approval for one and two family dwellings wherever such dwellings are permitted under this Chapter. An applicant wishing to undertake Average Lot Development shall specifically request such approval in connection with application for Preliminary Subdivision or Minor Plat approval under this Chapter.~~

~~The City Council may also require Average Lot Development as a condition of Preliminary Subdivision or Minor Plat approval where, in the review of the Plat, they find that Average Lot Development is essential for the provision of open space, for protection of natural features or other amenities, for efficient utilization of land or facilities, or for the implementation of the policies of the City's adopted Growth Management Plan.~~

~~*Effect of Approval.* Where Average Lot Development has been approved for a Preliminary Subdivision in accordance with this Part, the Final Plat shall substantially [conform] to the Average Lot approval.~~

~~*Modification of Standards.* When, in the judgment of the Municipal Planning Board, reasonable development of a building site justifies such action, the front and rear yards may be reduced up to a maximum of 40 percent. No other variances shall be considered by the Board of Zoning Adjustment.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. No. 2010-31, § 1, 8-30-2010, Doc. #1008301109)~~

#### ~~Sec. 58.523.—Development Site Standards and Building Site Standards.~~

##### ~~*Development Site Standards.*~~

~~Min. Development Site Area: 10,000 sq. ft.~~

~~Max. Residential Density: Varies by zoning district.~~

##### ~~*Building Site Standards.*~~

~~One Family:~~

~~Min. Avg. all lots: Varies by zoning district.~~

~~Min. Area each lot: 3500 sq. ft.~~

~~Mean Lot Width: None.~~

~~Mean Lot depth: 100 ft.~~

~~Max ISR: 0.55.~~

~~Two Family:~~

~~Min. Avg. all lots: Varies by zoning district.~~

~~Min. Area each lot: 4500 sq. ft.~~

~~Mean Lot Width: 25 ft.~~

~~Mean Lot depth: 100 ft.~~

~~Max ISR: 0.55.~~

~~All one-family lots under 4000 sq. ft. and all two-family lots under 5000 sq. ft. must use Zero-Lot-Line design.~~

~~Principal Building Setbacks. Except as otherwise specifically permitted by this Chapter the following standards shall apply.~~

~~Min. Front Yard: 20 feet.~~

~~Min. Side Yard: 5 feet.~~

~~Min. Street Side Yard: 15 feet.~~

~~Min. Rear Yard: 20 feet.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. of 4-20-1992, Doc. #25633)~~

Secs. 58.52~~04~~—58.529. - Reserved.

### ~~3E. CLUSTER DEVELOPMENT~~

#### ~~Sec. 58.530. Purpose of Cluster Development Regulations.~~

~~The Cluster Development standards of this Part are intended to promote innovative residential design, encourage diversity of housing at a variety of costs, preserve valuable open space areas within new development, protect significant natural features and sensitive environmental areas, and allow more efficient utilization of land and facilities.~~

#### ~~Sec. 58.531. Review Standards.~~

~~In addition to the Zoning District and Use Regulations of Figures 1—2 and the standards ordinarily applying to the review of Subdivision Plat applications, the following standards shall apply:~~

~~*Attached Dwelling Development Standards.* The development shall conform to the applicable standards for Attached Dwelling Development set forth in Part 3B of Chapter 58, except that accessory buildings may be located outside of building restriction lines.~~

~~*Open Space System.* The open space provided shall serve to protect environmentally sensitive areas, shall be adequately related to proposed uses as well as surrounding land uses and any pedestrian and bicycle systems, and accessible to the residents of the development.~~

~~*Bikeways and Walkways.* For proposals ten acres or larger in development site area, a bikeway and walkway system throughout the open space system shall be provided, with bikeways and walkways on the site designed to provide appropriate access to any adjacent schools, shopping, recreation, and similar facilities.~~

~~*Superior Approach.* The proposal shall be generally superior in design to that permitted under conventional development as permitted by the applicable zoning district.~~

~~(Ord. of 9-16-1991, Doc. #25094)~~

#### ~~Sec. 58.532. Procedural Requirements.~~

~~Cluster Development may be approved in connection with Preliminary Subdivision approval for one or two family dwellings wherever such dwellings are permitted under this Chapter. An applicant wishing to undertake Cluster Development shall specifically request such approval in connection with application for Preliminary Subdivision approval.~~

~~The City Council may also require Cluster Development as a condition of Preliminary Subdivision approval where, in the review of the Preliminary Subdivision, they find that Cluster Development is essential for the provision of open space, for protection of natural features or other amenities, for efficient utilization of land or facilities, or for the implementation of the policies of the City's adopted Growth Management Plan.~~

~~*Effect of Approval.* Where Cluster Development has been approved for a Preliminary Subdivision under this Part, the Final Plat shall substantially conform to the Cluster Development approval.~~

~~*Modification of Standards.* When, in the judgment of the Municipal Planning Board, reasonable development of a building site justifies such action, the front and rear yards may be reduced up to a maximum of 40 percent. No other variances shall be considered by the Board of Zoning Adjustment.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. of 4-20-1992, Doc. #25633; Ord. No. 2010-31, § 1, 8-30-2010, Doc. #1008301109)~~



~~Sec. 58.533.—Development Site Standards and Principal Building Setbacks.~~

~~*Development Site Standards.*~~

~~Min. Development Site Area: 2 acres.~~

~~Min. Open Space: 20% (exclusive of perimeter set back areas).~~

~~Max. Residential Density: Varies by zoning district.~~

~~*Building Site Standards.*~~

~~*One Family:*~~

~~Min. Area each lot: 3500 sq. ft.~~

~~Min. Mean Lot Width: None.~~

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~~Min. Mean Lot Depth: 100 ft.~~

~~Max. ISR: 0.55.~~

~~*Two Family:*~~

~~Min. Area each lot: 4500 sq. ft.~~

~~Min. Mean Lot Width: 25 ft.~~

~~Min. Mean Lot Depth: 100 ft.~~

~~Max. ISR 0.55.~~

~~All one-family lots under 4000 sq. ft. and all two-family lots under 5000 sq. ft. must use Zero-Lot-Line design.~~

~~*Principal Building Setbacks.* Except as otherwise specifically permitted by this Chapter the following standards shall apply.~~

~~Min. Front Yard: 20 ft.~~

~~Min. Side Yard: 5 ft.~~

~~Min. Street Side Yard: 10 ft.~~

~~Min. Rear Yard: 20 ft.~~

(Ord. of 9-16-1991, Doc. #25094)

Secs. 58.534-539 - Reserved.

### ~~3M.—DESIGNED COMMUNITY~~

#### ~~Sec. 58.610.—Purpose of Designed Community.~~

~~The Designed Community standards of this part are intended to create new developments that have livable neighborhoods based upon the positive design characteristics of the Traditional City. These characteristics include mixed densities, combination of residential and non-residential land uses, gridded street patterns, varied but relatively short building setbacks, orientation to the street and varied architectural styles. This alternative development pattern shall incorporate the positive design characteristics of the Traditional City in the following ways:~~

- ~~(a) encourage mixed uses of land which reduce transportation needs and which conserve energy and natural resources;~~
- ~~(b) provide for accessible recreational facilities, open spaces and scenic areas, either commonly owned or publicly-owned;~~
- ~~(c) curtail the dependence on the automobile by enhancing pedestrian and bicycle access and through access therefore reducing parking requirements;~~
- ~~(d) allow in residential areas those non-residential land uses which complement and serve residential uses;~~
- ~~(e) require in residential areas a mixture of densities and housing types;~~
- ~~(f) apply to land that is at least 40 acres in size.~~

~~*GMP Consistency.* A Designed Community shall be consistent with the Orlando Growth Management Plan Land Use Policies and standards and map designation, and shall be at least 40 acres and no greater than 125 acres in size and have a minimum of .3 FAR and a maximum .5 FAR within the boundary of the Designed Community.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. of 7-26-1993, Doc. #26769)~~

#### ~~Sec. 58.611.—Review Standards.~~

~~In addition to the Zoning Use Regulations of Figure 2, the standards found ordinarily applying to the review of Subdivision/Master Plan applications, the review standards set forth in Chapter 65, the development standards set forth in Chapter 62 and the Designed Community Text in Chapters 60, 61, 64 and 66, the following shall apply:~~

~~*Density Standards.* The density for a Designed Community shall range from 8 du/ac minimum to 18 du/ac maximum with an average of 12 du/ac to 15 du/ac regardless of the zoning district. The net average density shall be in accordance with the Future Land Use Element of the Growth Management Plan.~~

~~*Maximum Height.* The maximum height for residential uses and non-residential uses shall be 30 feet.~~

~~*Floor Area Ratio (F.A.R.).*~~

~~Non-residential use outside the Village Center: Maximum .30 FAR.~~

~~Village Center: Minimum .30 FAR; maximum .50 FAR.~~

~~*Allowable Uses: Residential.*~~

~~Permitted\*:~~

- ~~Accessory Apartment~~
- ~~Adult Congregate Living~~
- ~~Attached Dwellings~~
- ~~Average Lot (1 Family/2 Family)~~
- ~~Bed and Breakfast~~
- ~~Bungalow Courts~~
- ~~Childcare (6—30 Children)~~
- ~~Cluster Development (1 Family/2 Family)~~
- ~~Conventional Residential (1 Family/2 Family)~~
- ~~Emergency Home/Child~~
- ~~Emergency Shelter (1—5 Clients/6—10 Clients)~~
- ~~Family Day Care~~
- ~~Garage Apartments~~
- ~~Home Occupations~~
- ~~Multi-Family~~
- ~~Neighborhood Conv. Store\*\*~~
- ~~Open Space~~
- ~~Rowhouses~~
- ~~School (Elementary/Middle/High)~~
- ~~Zero Lot Line (1 Family/2 Family)~~

~~\*Permitted uses shall be subject to the standards set forth in Chapter 58.~~

~~\*\*Neighborhood Convenience Stores shall be permitted in lieu of a Village Center. Neighborhood Convenience Stores shall be subject to the standards set forth in Chapter 62 and shall be located on Designed Community Local Street #2 or Residential Boulevard.~~

~~Permitted With AR:~~

- ~~Public Benefit Use~~

~~Permitted With Distance Requirements Per Chapter 58:~~

- ~~Com. Res. Homes (1—6 Clients/7—14 Clients)~~

~~Allowable Uses: Village Center.~~

~~Permitted\*:~~

- Bed and Breakfast
- Childcare (6—30 Children/31+ Children)
- Civic Clubs
- Eating/Drinking
- Farmers Market
- Office
- Office/Residential
- Open Space
- Retailing—Light
- Neighborhood Convenience Stores
- Services (Bus./Entertainment/Personal)
- Temp. Prof.

~~\*Permitted uses shall be subject to the standards set forth in Chapter 58.~~

~~Permitted with AR:~~

~~Public Benefit Use~~

~~Master Plan. The developer shall record in the public records of Orange County a deed restriction which shall cite the date of City Council approval and stating all conditions of that approval.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. of 7-26-1993, Doc. #26769)~~

~~Sec. 58.612.— Review Standards.~~

~~Designed Community is an option for low and medium density residential wherever such density is permitted under this Chapter. An applicant wishing to develop a Designed Community shall specifically request such approval in connection with an application for Master Plan review pursuant to Chapter 65.~~

~~Modification of Standards. The Municipal Planning Board may, utilizing the criteria contained in Chapter 65, Section 65.336, reduce the front and rear yards by a maximum of 40%. No variances shall be considered by the Board of Zoning Adjustment.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. of 7-26-1993, Doc. #26769)~~

~~Sec. 58.613.— Designed Community Building Site Standards.~~

~~Single family, two family and bungalow court development shall be reviewed using the following minimum Building Site Standards:~~

~~Building Site Standards.~~

	1-Family	2-Family	Bungalow
--	----------	----------	----------

Min. Area each lot	3500 sq. ft.	4800 sq. ft.	7500 sq. ft.
Mean Lot Width	None	—40 ft.	
Mean Lot Depth	100 ft.	—100 ft.	
Max. ISR	0.55	0.55	0.55

~~All one-family lots under 4000 sq. ft. and all two-family lots under 5000 sq. ft. must use Zero-Lot-Line design.~~

~~*Principal Building Setbacks:*~~

~~Min. Front Yard: 20 feet.~~

~~Min. Side Yard: 5 feet.~~

~~Min. Street Side Yard: 15 feet.~~

~~Min. Rear Yard: 20 feet for principal building; 5 feet for garage or garage apartment.~~

~~*Bungalow Court Design Standards.* The following standards shall be used for a bungalow court:~~

~~Minimum distance between buildings shall be 10 feet.~~

~~All dwelling units shall be oriented toward the common space.~~

~~The common space shall be designed to be passive recreation.~~

~~All setbacks shall be established as part of the master plan.~~

~~The parking and driveway standards shall be the same as for single family.~~

~~Attached and Rowhouse development shall be reviewed using the following minimum Building Site Standards:~~

~~*Building Site Standards.*~~

	1 family	2 family
Minimum perimeter development site setback	—10 ft.	
Minimum mean lot width	—20 ft.	—30 ft.
Minimum area each lot	1600 sq. ft.	2400 sq. ft.

Minimum average all lots	1800 sq. ft.	2600 sq. ft.
Minimum lot depth	None	None
Max. ISR	0.85	0.85

*Principal Building Setbacks:*

Front Yard: 0 to 20 ft.

Side Yard: 5 ft. (end units only).

Street Side Yard: 10 ft.

Rear Yard: 20 ft. for the principal building; 5 ft. for the garage.

Multifamily development shall be reviewed using the following minimum Building Site Standards:

*Building Site Standards:*

Minimum area: 2,500 sq. ft./unit + 1,000 sq. ft./unit.

Minimum mean width: 10 ft. + 20 ft./unit.

Minimum depth: 110 ft.

Maximum ISR: 0.55.

*Principal Building Setbacks:*

Front Yard: 20 ft.

Side Yard: 5 ft.

Street Side Yard: 15 ft.

Rear Yard: 20 ft.; 5 ft. for garage or garage apartment.

Village Center shall be reviewed using the following minimum Building Site Standards:

*Building Site Standards:*

Minimum FAR: +30.

Maximum FAR: +50.

Maximum height: 30 ft.

Maximum ISR: +75.

*Principal Building Setbacks:*

Front Yard—Minimum: 0 ft.

~~Front Yard—Maximum: 5 ft. (1).~~

~~Side Yard maximum: 3 ft.~~

~~Street Side yard maximum: 5 ft.~~

~~Rear Yard: 0 ft.~~

~~(1) Eating and drinking establishments which provide outdoor eating areas in the front yard shall have the same requirements as eating and drinking establishments pursuant to Chapter 62, Part 7. The pedestrian cover requirement may be waived.~~

~~(Ord. of 9-16-1991, Doc. #25094; Ord. of 7-26-1993, Doc. #26769)~~

Secs. 58.61~~04~~—58.699. - Reserved.

2AH. - W Wekiva Overlay District

Sec. 58.499.8 - Relationship to the Growth Management Plan.

The W Overlay District implements GMP Conservation Element, Objective 1.7 and Policies 1.7.8 and 1.7.9, which establish the need to protect environmentally sensitive lands, including those within the Wekiva Study Area, as defined in the Wekiva Parkway and Protection Act.

(Ord. of 10-16-2006, § 1, Doc. #0610161006)

Sec. 58.499.9. - Purpose of the District.

The W Overlay District is intended to promote a pattern of development that preserves open space and protects the most effective recharge areas, karst features and sensitive natural habitats within the Wekiva Study Area, while recognizing property rights and accommodating both rural and urban land use patterns.

(Ord. of 10-16-2006, § 1, Doc. #0610161006)

Sec. 58.499.10. - Rezones and Zoning Map Applications.

The boundaries of the W Overlay District shall be consistent with the W Overlay future land use designation, as provided in GMP Conservation Element, Figure C-3. Amendments to the W Overlay District boundary and regulations may only be initiated by the Municipal Planning Board or City Council.

(Ord. of 10-16-2006, § 1, Doc. #0610161006)

Sec. 58.499.11. - District Standards.

In addition to all other requirements of this Code, the standards of this Section shall apply to development sites comprising 5 acres or more.

- (a) *Open Space Ratio.* Development sites that include a residential component shall conform to the following standards:
  - 1. Where 20 percent or more of the gross land area is vacant or undeveloped, the minimum ratio of open space shall be 20 percent of the gross land area. No variance to the minimum ratio shall be permitted.
  - 2. Where less than 20 percent of the gross land area is vacant or undeveloped, the minimum ratio of open space shall be 20 percent of the gross land area, except where special conditions and circumstances justify a lower ratio. Any variance to the minimum ratio shall be subject to the standards and procedures for a Board of Zoning Adjustment Variance as provided in Chapter 58, Part 2J.
- (b) *Open Space Standards.* Open space required under this Section shall conform to the following standards:
  - 1. *Location.* Open space shall be located in a manner that will:
    - a. Minimize impervious surface on property within the Resource Protection Overlay designation;
    - b. Protect sensitive natural habitats;



- c. Connect new open space to existing or proposed open space on adjacent properties; and
  - d. Create the largest contiguous open space feasible.
2. *Permitted Development.* Open space may include:
- a. Natural water bodies;
  - b. Wetlands and wetland buffers;
  - c. Protected wildlife corridors;
  - d. Passive parks; and
  - e. Stormwater retention areas, not to exceed 50 percent of the total open space required.
3. *Prohibited Development.* Open space may not include:
- a. Required building setback areas, privately owned yards on single family lots, street rights-of-way, parking lots, active recreation areas, and golf courses;
  - b. Impervious surfaces, except for sidewalks and pedestrian or bicycle paths shown on an approved Development Plan.
4. *Recording.* The boundaries of required open space areas shall be clearly delineated on a subdivision plat and shall remain protected and undeveloped in perpetuity through the use of conservation easements or plat restrictions.
5. ~~Cluster Development. The Zoning Official may waive the requirement for a bikeway or walkway in the open space area of a Cluster Development proposed under Chapter 58, Part 3E, when environmental protection goals outweigh the need for pedestrian access.~~
- (c) *Stormwater Retention.* Stormwater retention areas shall be:
- 1. Designed as natural amenities;
  - 2. Landscaped with native vegetation;
  - 3. Located outside protected wetland buffer areas; and
  - 4. Consistent with the best practices presented in Protecting Florida's Springs Manual - Land Use Planning Strategies and Best Management Practices (November 2002), as it may be amended from time to time.
- (d) *Golf Courses.* All golf course siting, design, construction, and management shall be consistent with the best practices presented in Protecting Florida's Springs Manual - Land Use Planning Strategies and Best Management Practices (November 2002), as it may be amended from time to time.
- (e) *Impervious Surface Ratio.* No increase shall be allowed to the Impervious Surface Ratio (ISR) for the applicable zoning district, nor shall any increase be allowed through the adoption of PD zoning.
- (f) *Density and Intensity Bonuses.* No density or intensity bonus shall be allowed on property within the Resource Protection Overlay District.
- (g) *Density Transfer.* Development may be transferred within a development site from property inside a Resource Protection Overlay area to property outside a Resource Protection area, provided, however, the total net density or intensity of development outside the Resource Protection Area shall not increase by more than 40 percent.
- (h) *Groundwater Recharge.* New development shall, at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained or improved.

(Ord. of 10-16-2006, § 1, Doc. #0610161006)

Sec. 58.499.12. - Environmental Assessment.

In addition to all other requirements of this Code, the standards of this Section shall apply to development sites comprising 5 acres or more.

- (a) *Applicability.* An Environmental Assessment shall be submitted in conjunction with the following:
  - 1. Applications requiring a public hearing before the Municipal Planning Board.
  - 2. Applications for subdivision review and approval by the Technical Review Committee.
  - 3. Applications for building permit review and approval for construction of a principle structure, substantial improvements, and substantial enlargements.
- (b) *General Requirements.* The following information shall be included in the Environmental Assessment:
  - 1. An analysis of soils, by a qualified professional, to determine the location of most effective recharge areas.
  - 2. An analysis of the site, by a licensed professional geologist, to determine the location and nature of sinkholes and other karst features of the property.
  - 3. An analysis of the site, by a qualified biologist, to identify flora and fauna, state and federal listed species, and vegetative habitat types including but not limited to wetlands and sensitive natural habitat defined as Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub.
  - 4. A summary, by a qualified professional, of the overall site to determine priorities for locating pervious and impervious surfaces, stormwater areas, and open space areas.

(Ord. of 10-16-2006, § 1, Doc. #0610161006)

## ~~2H. ROADWAY DESIGN FOR DESIGN COMMUNITIES~~

### ~~Sec. 61.270. Roadway Design.~~

~~Roadway Design for Roadways in Design Communities shall be in accordance with the following standards:~~

~~(1) DC Lane. These lanes provide access for service vehicles and access to adjacent land use. Lanes should carry only traffic having either destination or origin on the street itself. Lanes shall not interconnect with streets outside the Design Community Development.~~

~~a. Land Use: Single Family.~~

~~b. Specifications:~~

~~34' ROW.~~

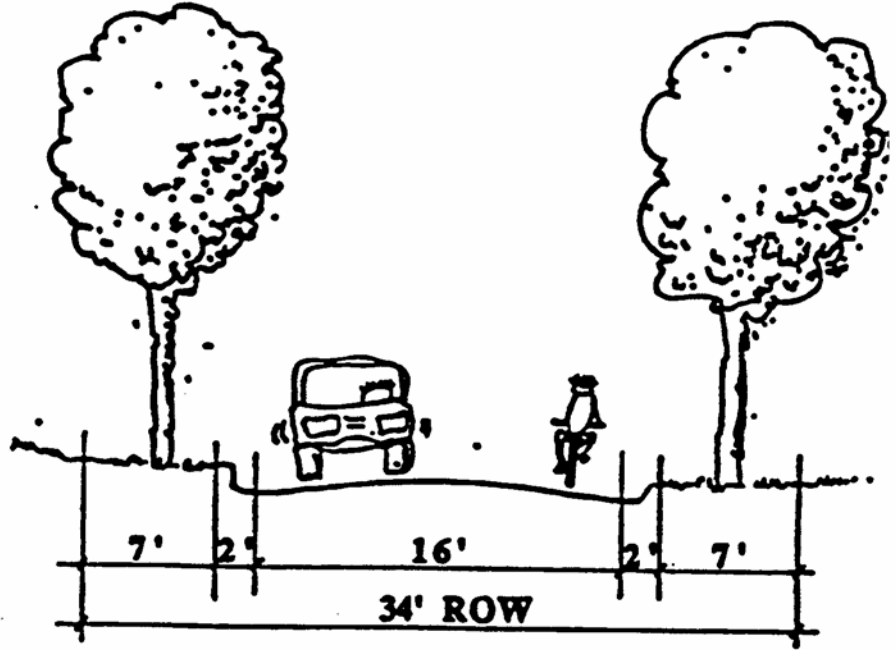
~~Two 7' parkways.~~

~~Two 8' travel lanes.~~

~~15' curb radii.~~

~~20 mph posted speed.~~

~~2' curb and gutter both sides.~~



**DC LANE**

**FIGURE 10**

DC LANE FIGURE 10

(2) ~~DC Local Street #1. These streets provide access for service vehicles and access to adjacent land use. Local Streets #1 should carry only traffic having either destination or origin on the~~

~~street itself. Local Streets #1 may interconnect with streets outside the Design Community development.~~

~~a. — Land Use: Single family, two family, bungalow court.~~

~~b. — Specifications:~~

~~53' ROW.~~

~~Two 5' sidewalks.~~

~~Two 7' parkways.~~

~~Two 9' travel lanes.~~

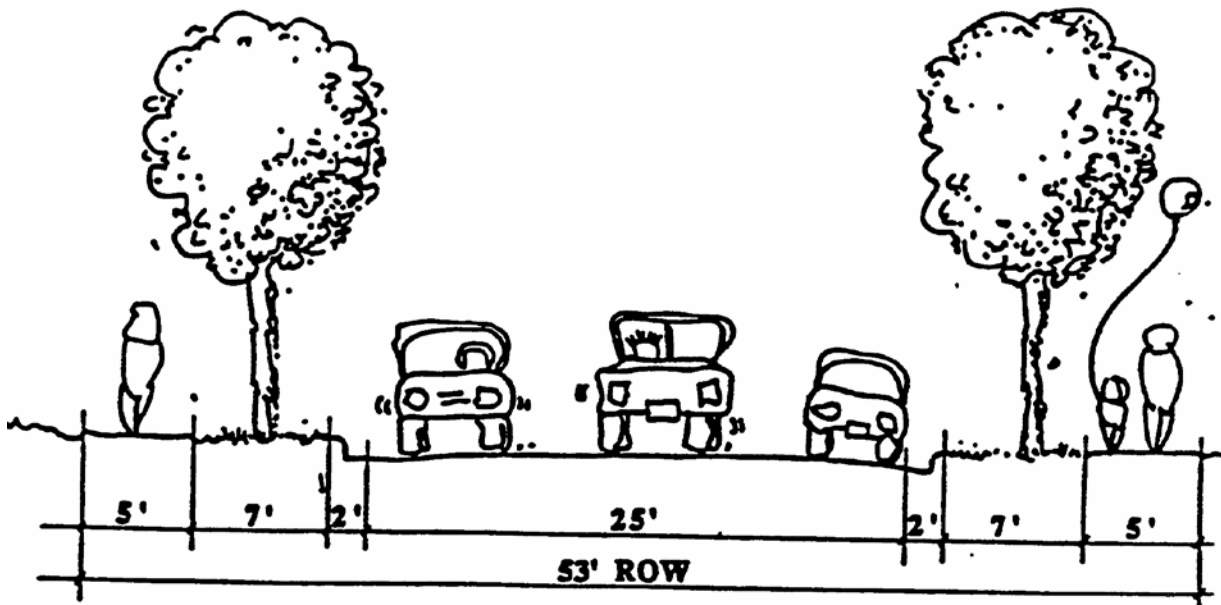
~~One 7' unmarked parking lane.~~

~~20' curb radii.~~

~~20 mph posted speed.~~

~~2' curb and gutter both sides.~~

~~c. — On-street parking is optional if the pavement width is reduced to 18' (two 9' travel lanes) and right-of-way (ROW) reduced accordingly.~~



**DC LOCAL STREET #1**

**FIGURE 11**

DC LOCAL STREET #1—FIGURE 11

(3)—DC Local Street #2. These streets provide access for service vehicles and access to adjacent land use. The Local Street #2 may carry a small amount of residential through traffic generated from DC local streets and lanes.

a.—Land Use: Single family, two family, bungalow court, multifamily, rowhouses.

b.—Specifications:

62' ROW.

Two 5' sidewalks.

Two 7' parkways.

Two 10' travel lanes.

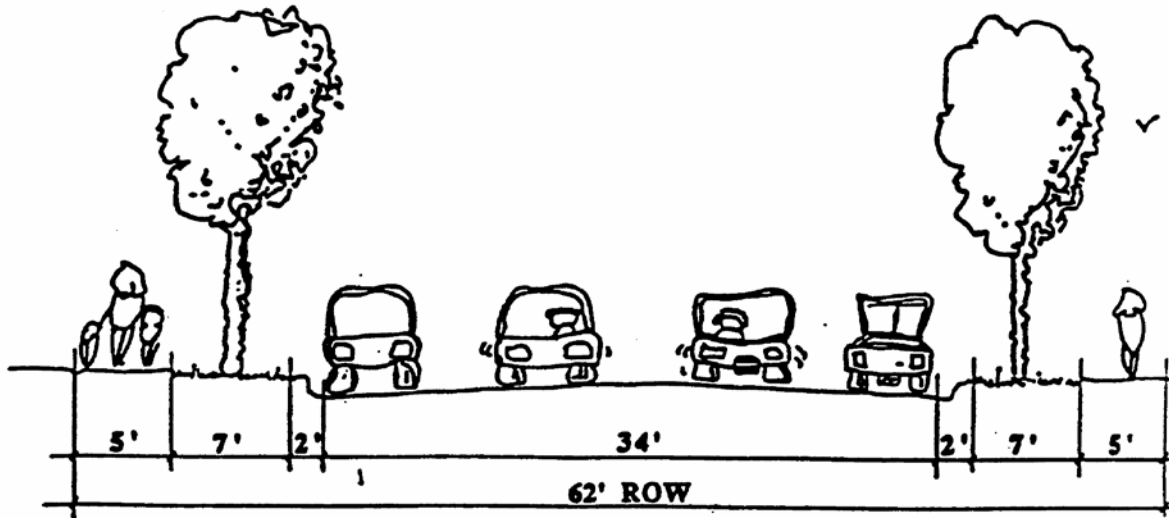
Two 7' marked parking lanes.

20' curb radii.

~~25 mph posted speed.~~

~~2' curb and gutter both sides.~~

~~c.—The parking lanes on DC Local Streets #2 shall be striped.~~



**DC LOCAL STREET #2**

**FIGURE 12**

*DC LOCAL STREET #2—FIGURE 12*

~~(4)—DC Village Center Street. These streets provide access for businesses and access to properties and to parking areas.~~

~~a.—Land Use: Village Center.~~

~~b.—Specifications:~~

~~(1)—Option A:~~

~~58' ROW.~~

~~Two 10' sidewalks.~~

~~Two 10' travel lanes.~~

~~Two 7' mrkd. pkg. lns.~~

~~25' curb radii.~~

~~25 mph posted speed.~~

~~2' curb & gutter both sides.~~

~~(2) Option B:~~

~~62' ROW.~~

~~Two 8' sidewalks.~~

~~Two 10' travel lanes.~~

~~Two 4' planting strips.~~

~~Two 7' mrkd. pkg. lns.~~

~~25' curb radii.~~

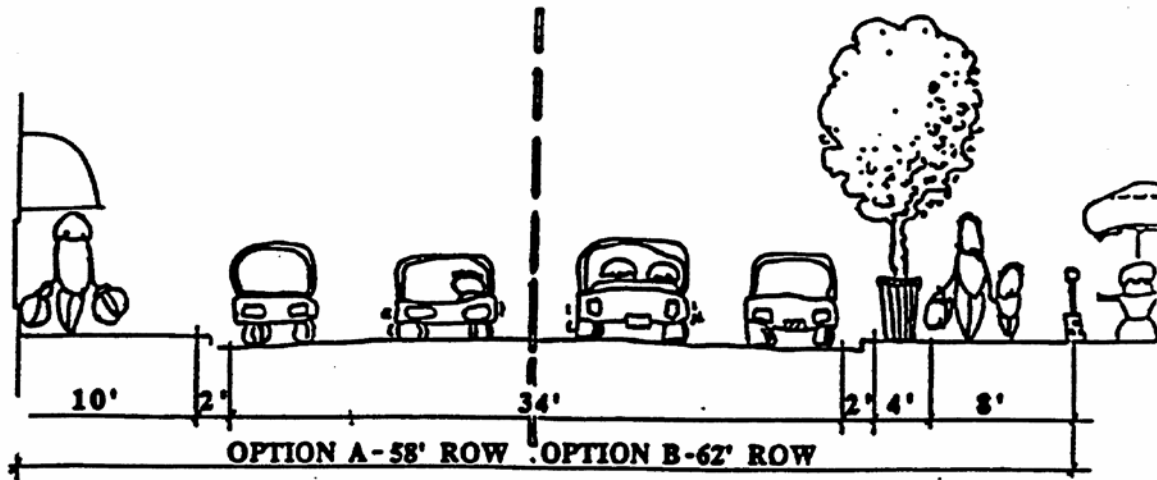
~~25 mph posted speed.~~

~~2' curb & gutter both sides.~~

~~e. DC Village Center Streets shall be striped to denote a no-passing zone.~~

~~d. Neckdowns are required at intersections.~~





**DC VILLAGE CENTER STREET**

**FIGURE 13**

DC VILLAGE CENTER STREET—FIGURE 13

(5) *DC Residential Boulevard.* These Boulevards are similar to DC Local Streets #1 and #2 and DC Village Center Street, depending upon adjacent land use. The distinction between the DC Residential Boulevard and the other DC streets is the inclusion of a landscape medium.

a. Land Use: Single family, two family, bungalow court, multifamily, Village Center.

b. Specifications:

77' ROW.

Two 5' sidewalks.

Two 7' parkways.

Two 10' travel lanes.

Two 7' marked parking lanes.

15' median with straight curbs or with gutter.

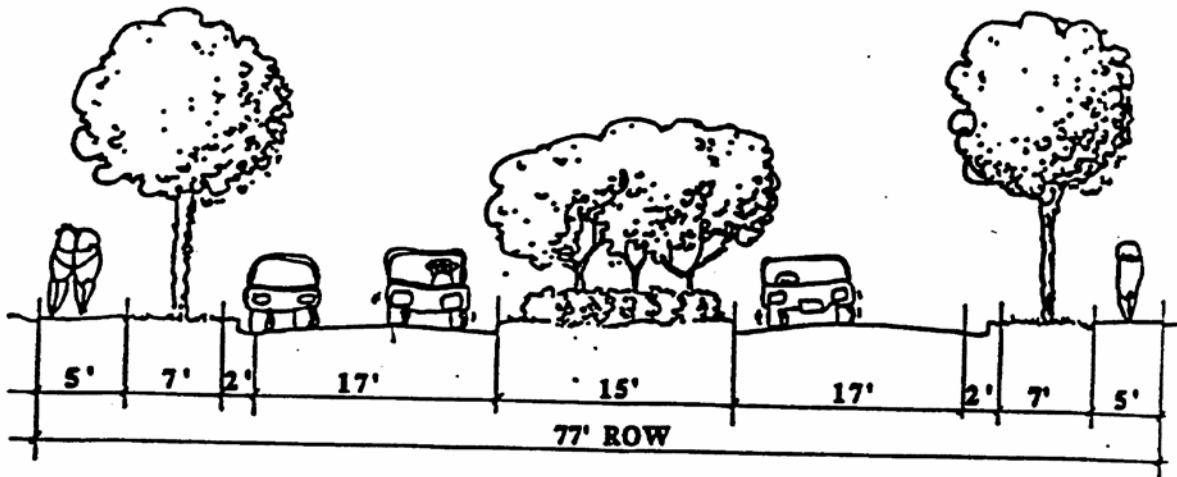
20' curb radii.

25 mph posted speed.

2' curb and gutter both sides.

c.—On-street parking is not allowed if pavement width is reduced to 20' (two 10' travel lanes) and right-of-way (ROW) reduced accordingly.

d.—Neckdowns are required at intersections where on-street parking is provided.



**DC RESIDENTIAL BOULEVARD**

**FIGURE 14**

*DC RESIDENTIAL BOULEVARD—FIGURE 14*

(6)—*Alley*. The purpose of an alley is to provide a secondary means of access to lots and off-street parking at the rear of lots. The alley shall not provide access for service vehicles.

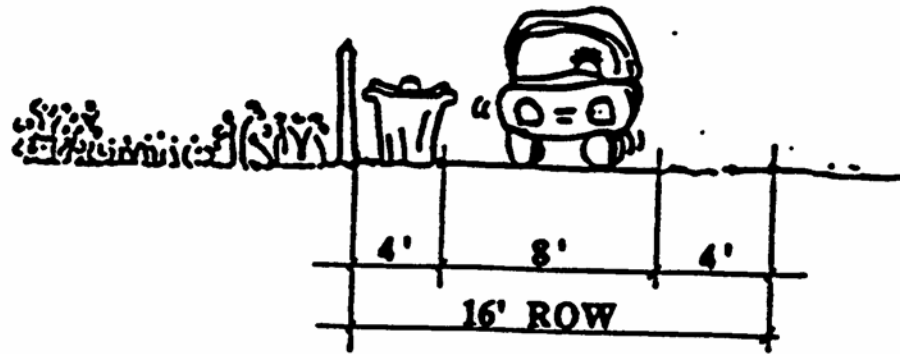
a.—Land Use: All land uses.

b.—Specifications:

16' ROW.

One 8' travel lane, one-way.

Two 4' usable buffer.



## DC ALLEY

**FIGURE 15**

DC ALLEY—FIGURE 15

(7) ~~DC Cul-de-Sac.~~ The purpose of a cul-de-sac is to provide access for service vehicles and access to lower density land uses and to allow flexibility in the design of DC cross sections.

a. ~~Land Use: Single family, two family, bungalow court.~~

b. ~~Specifications:~~

(1) ~~Option A (aligns with DC Lane):~~

~~32' radius ROW.~~

~~30' radius paved area.~~

~~15 mph posted speed.~~

~~2' curb and gutter.~~

(2) ~~Option B (aligns with DC Local):~~

~~ST. #4~~

52' radius ROW.

5' sidewalk.

25' radius center landscaped island with curbs.

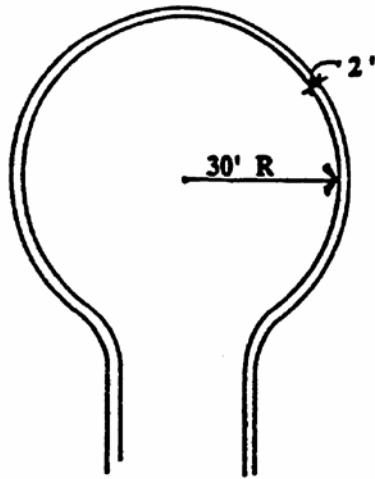
20' paved travel lane.

15 mph posted speed.

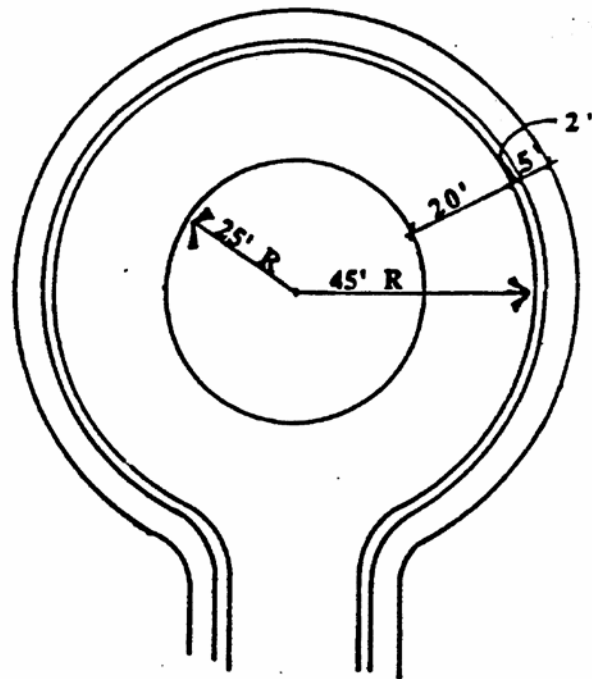
2' curb and gutter.

e. Cul-de-sacs shall be on street segments no longer than 500'.

d. A 7' parkway is optional; ROW shall be increased accordingly.



**DC CUL-DE-SAC OPTION A**



**DC CUL-DE-SAC OPTION B**

**FIGURE 16**

DC CUL-DE-SAC FIGURE 16

(Ord. of 9-16-1991, Doc. #25098; Ord. of 6-1-1992, Doc. #25743; Ord. of 7-26-1993, Doc. #26770)

~~Sec. 61.271. Design Community Transportation Standards.~~

~~1. Streets.~~

- ~~a. Design Community streets shall function as local streets. The developer shall ensure the proper function so that vehicular noise, congestion and speeds are minimized through the use of a combination of landscape, hardscape and road surface treatment. The street right-of-way shall support multi-modal transportation including autos, pedestrians, and bicycles.~~
- ~~b. The internal street system shall be designed so that at least 90% of the street segments interconnect.~~
- ~~c. Wherever a Design Community abuts unplatted land or a future development phase of the same development, street stubs shall provide access to abutting properties or to logically extend the street system into the surrounding area.~~
- ~~d. Those streets determined during the Master Plan Review to function as a collector shall conform with the standards established in Chapter 61. The remaining streets shall conform with the cross-section standard pursuant to Chapter 61.~~
- ~~e. Design Community streets shall be designed so that the required posted speed limit is equivalent to the design speed.~~
- ~~f. Within the Design Community and at the perimeter, streets shall align only with streets of like function and similar land use intensity.~~
- ~~g. All non-residential uses outside the Village Center shall be served by any of the street cross sections.~~

~~2. Parking Standards/Residential Development.~~

- ~~a. Off-street parking standards shall be the same as for the Traditional City pursuant to Chapter 62, Part 6, and Chapter 61, Part 3.~~
- ~~b. Parking for single family and two family residences shall be restricted to a paved surface, and shall be permitted within the required front yard setback.~~
- ~~c. Parking in excess of the minimum required number of spaces shall not be permitted.~~
- ~~d. On-street parking directly abutting a lot shall be counted toward fulfilling the off-street parking requirements. One parking space credit shall be given for each full space abutting a lot. Where an on-street space abuts more than one lot, the parking space credit shall be given to the lot which abuts more than 66% of the on-street parking space. Where on-street parking is credited, access drives shall be sited so that there is a minimum of one full parking space in front of each lot.~~

~~3. Parking/Village Center.~~

- ~~a. Off-street parking standards shall be the same as for the Traditional City pursuant to Chapter 62, Part 6, and Chapter 61, Part 3.~~
- ~~b. All off-street parking shall be located to the rear of buildings.~~
- ~~c. Vehicular access to parking lots shall be from side streets, vehicular alleys, shared access drives or cross access easements. Mid-block access shall be permitted for blocks that are greater than 300 feet in length.~~
- ~~d. Cross access easements shall be required for rear parking lots.~~
- ~~e. Parking lots shall not face streets on which existing or planned residential and office uses front or be adjacent to squares or parks.~~
- ~~f. Parking lots shall be screened from the side street by a masonry wall or a hedge. The screen shall be located a minimum of 0' and a maximum of 5' from the right-of-way. If the screen is~~

~~provided by a hedge, the hedge shall be maintained at least 30" in height above grade. If the screen is provided by a wall, the wall shall be a minimum of 3' and a maximum of 5' in height above finished grade. Walls greater than 3' in height above finished grade shall be no more than 50% solid. Chain link and wood fences shall be prohibited. All other standards of Chapter 58 (Fences and Walls) shall also apply.~~

~~g. On-street parking directly abutting a lot shall count toward fulfilling the off-street parking requirement. One parking space credit shall be given for each full space abutting a lot. Where an on-street space abuts more than one lot, the parking space credit shall be given to the lot which abuts more than 66% of the on-street parking space. Where on-street parking is credited, access drives shall be situated so that there is a minimum of one full parking space in front of each lot.~~

~~(Ord. of 9-16-1991, Doc. #25098; Ord. of 7-26-1993, Doc. #26770)~~

Secs. 61.27~~02~~—61.299. - Reserved.

## DESIGNED COMMUNITY

### ~~Sec. 62.636. Performance Standards for a Designed Community.~~

~~The Designed Community District is intended to allow an alternative development pattern throughout the City which allows the development of human environments that are not possible with the strict application of minimum requirements of the City's other zoning and subdivision regulations. The alternative development pattern shall incorporate the positive design characteristics of the Traditional City in the following ways:~~

- ~~a. permit the combination and coordination of architectural styles, building forms, and building requirements within a Designed Community;~~
- ~~b. encourage a mixture of land uses which reduces transportation needs and conserves energy and natural resources;~~
- ~~c. provide for accessible recreational facilities, open spaces and scenic areas, either commonly owned or publicly-owned;~~
- ~~d. curtail the dependence on the automobile by enhancing pedestrian and bicycle access and through reducing parking requirements;~~
- ~~e. allow in residential areas those non-residential land uses which complement and serve residential uses;~~
- ~~f. require in residential areas a mixture of densities and housing types;~~
- ~~g. allow a Village Center which is patterned after the human scale, pedestrian-oriented Traditional City activity centers;~~
- ~~h. achieve in the Village Center a sense of a gateway which is accomplished by a street wall and change in land use;~~
- ~~i. define in the Village Center a unifying architectural theme which is achieved through massing, scale and building orientation;~~
- ~~j. Apply to undeveloped and developed land that is at least 40 acres in size.~~

~~(Ord. of 9-16-1991, Doc. #25099; Ord. of 2-22-1993, Doc. #26392)~~

### ~~Sec. 62.637. General District Standards.~~

~~In evaluating a proposed Designed Community, the Municipal Planning Board and the City Council shall consider the following criteria:~~

- ~~a. The requirements and standards of the Design Community shall be applied in addition to any other requirements of this Code. If there is a conflict between the other requirements and this Design Community Standards the Design Community Standards shall apply.~~
- ~~b. Site Area.
  - ~~1. The Designed Community shall be developed on contiguous lots or tracts comprising a development site which is no smaller than forty (40) acres and no larger than one hundred twenty-five (125) acres.~~
  - ~~2. A parcel larger than one hundred twenty-five (125) acres may be developed as a Designed Community consisting of two (2) or more Designed Communities, provided that each Designed Community independently meets the requirements of this section.~~~~

- c. ~~Perimeter Treatment.~~ The treatment at the edges of a Designed Community shall result in the visual and functional integration of the Designed Community with its surroundings. The perimeter treatment shall establish land uses and a development pattern through height, scale, massing, setbacks and landscape which provides a transition between the Designed Community and its surroundings. Treatment shall vary according to roadway types, land uses and development patterns adjacent to the Designed Community. Appropriate perimeter treatment shall be established at the time of Master Plan Review.
- d. ~~Block Size.~~ The perimeter of all blocks within the Designed Community shall not exceed 1500 lineal feet except where precluded by existing conditions or natural conditions.

~~Public Benefit Use Standards.~~

a. ~~Land Allocation.~~

- 1. ~~A minimum of 1.5 percent of the gross area of the Designed Community shall be permanently allocated to Public Benefit Uses.~~
- 2. ~~A minimum of one Public Benefit Use is required in each Designed Community.~~

b. ~~Location.~~

- 1. ~~The required Public Benefit Use lots shall be sited so that 80% of the residential units are within 1300 feet of a Public Benefit Use (PBU).~~
- 2. ~~Public Benefit Uses may be located in Residential Districts and/or the Village Center.~~
- 3. ~~Schools over 2 acres in site area shall be located at the perimeter of the residential use districts.~~

c. ~~All Public Benefit Uses shall be subject to Appearance Review at the time building and site plans are submitted for a building permit.~~

d. ~~The maximum building height shall be 30', except for spires, bell towers, or similar structures; the height of which shall be determined through the Appearance Review process.~~

e. ~~Parking.~~

- 1. ~~shared parking with another use shall be permitted within 300 feet.~~
- 2. ~~parking shall be located at the side, street side yard or rear of the principal building.~~
- 3. ~~Traditional City parking standards shall apply.~~

f. ~~Signs.~~

- 1. ~~Signs in residential use districts shall be ground mounted, awning, wall signs, directory, nameplate, integral, and marquee. Sign area shall be limited to 1 square foot per linear foot of building frontage, not to exceed 12 square feet.~~
- 2. ~~Sign types and sign area in Village Centers shall follow Village Center standards.~~

~~Open Space Use Standards.~~

a. ~~Land Allocation.~~

- 1. ~~A minimum of 2.5 percent of the gross area of the Designed Community shall be permanently allocated to Open Space Uses.~~
- 2. ~~A minimum of two (2) Open Space Uses are required in each Designed Community.~~

b. ~~Location.~~

- 1. ~~Open Space Use may be located in Residential Use Districts and/or the Village Center.~~
- 2. ~~The required Open Space Use shall be within 1300 feet of 80% of the residential units.~~



~~3.— All large-scale recreational facilities over 2 acres in size, such as multiple game fields and golf courses, shall be located at the perimeter of the Designed Community.~~

~~c.— Structures:~~

~~1.— Buildings shall be sited on Open Space Use lots only as an accessory use.~~

~~2.— Any building or above-ground structure located on a lot designated as Open Space shall be subject to Appearance Review.~~

~~3.— Maximum building height shall be 30'.~~

~~d.— Pedestrian and Bicycle Pathways:~~

~~1.— Pedestrian and recreational bicycle pathways shall be separated from vehicular routes.~~

~~2.— Pedestrian and bicycle pathways shall link residential areas with public spaces, such as street rights-of-way, the Village Center, Public Benefit Uses or Open Space Uses.~~

~~3.— Pathways shall be paved.~~

~~4.— Pathways shall not be less than 6 or more than 10 feet in width.~~

~~e.— Parking:~~

~~1.— Shared parking with another use shall be permitted within 300 feet.~~

~~2.— Traditional City parking standards shall apply.~~

~~Residential Standards:~~

~~a.— Zoning District Regulations. See Designed Community, Chapter 58.~~

~~b.— Projections and recesses, orientation, pedestrian access, garages and carports shall be in accordance to Section 62.700.~~

~~c.— Mixed Dwelling Types. There shall be a mixture of at least three of the following types of dwellings: single family, two-family, multi-family, attached, bungalow court and rowhouse.~~

~~Village Centers:~~

~~a.— Zoning District Regulations. See Designed Community, Chapter 58.~~

~~b.— Land Allocation. The gross acreage of the Village Center shall be sized in proportion to the gross acreage of the Designed Community (Figure 53). The maximum size of the Village Center shall be 5 contiguous acres.~~

~~FIGURE 53. VILLAGE CENTER ACREAGE~~

<del>Village Cntr. Max. Gross Acres</del>	<del>Designed Comm. Gross Area</del>
<del>2 ac.</del>	<del>40—60 acs.</del>
<del>3 ac.</del>	<del>61—90 acs.</del>
<del>5 ac.</del>	<del>90—120 acs.</del>

~~-~~

c.—~~Phasing of Village Center Construction.~~ The construction of the Village Center shall be tied to the construction of the residential units. At least 50% of the residential units shall be constructed prior to the construction of the Village Center.

d.—~~Location.~~

- 1.—~~Village Centers shall be permitted in all Designed Communities that exceed 40 acres or 400 dwelling units.~~
- 2.—~~Village Centers shall be located within a 1760' radius of 80% of residential units.~~
- 3.—~~Village Centers shall front on a Designed Community Village Center Street, Residential Boulevard, or on an open space use.~~

e.—~~Active Uses.~~ At least 51% of the ground floor street frontage in the village center shall be light retail, eating and drinking establishments and personal services.

f.—~~Building Orientation.~~ The standards of Section 62.719 shall apply.

g.—~~Massing and Scale.~~ Buildings with a frontage of greater than 1/3 the block length are subject to Appearance Review to ensure massing and scale is compatible with surrounding buildings.

h.—~~Pedestrian Network.~~

- 1.—~~All buildings, except for eating and drinking establishments which provide eating and drinking in the front yard, shall provide pedestrian cover over sidewalks 75' along frontage streets. Covers shall be constructed so that the distance from sidewalk to bottom of cover is the same throughout the same block face. Distance from sidewalk to bottom of pedestrian cover shall be a minimum 8' and a maximum 12'. Pedestrian cover shall not encroach more than 6' into the right-of-way. Vertical support systems shall not encroach into the right-of-way.~~
- 2.—~~Pedestrian crosswalks shall be provided at every street intersection in the Village Center.~~
- 3.—~~The direct pedestrian access standards of Section 62.723 shall apply.~~

(Ord. of 9-16-1991, Dec. #25099; Ord. of 2-22-1993, Dec. #26392)

Sec. 66.200. - Definitions.

*Club, Civic:* See Civic Club.

~~*Cluster Development:* A development approach which permits reduction in the minimum lot size requirements and other zoning district regulations for certain residential uses while keeping overall project density the same as in conventional development.~~

*Code Inspector:* Any authorized agent or employee of the City of Orlando whose duty it is to insure compliance with the codes and ordinances of the City.

*College:* See School.

*Commerce Center:* A development site containing multiple wholesaling, commercial warehousing or industrial business locations which are directly served only by internal streets and to which access is gained only at designated entrances.

*Commercial Physical Contact Establishment:* An adult entertainment facility which provides as a service the manipulation of the superficial tissue of the body, using the hand, foot, arm or elbow as defined in Chapter 31A.

This term does not include licensed health care facilities; state licensed therapists, physicians or nurses engaged in the practice of their professions; educational athletic facilities, if the massage is a normal and usual practice in such facilities; or licensed massage establishments exempted under Florida Statutes § 480.034.

*Commercial Use:* Any one of the following uses:

- Adult entertainment facilities.
- Auto Service Station.
- Child care center.
- Drive-in facility.
- Eating and drinking establishments.
- Entertainment services.
- Hospitals and clinics.
- Hotel/motel.
- Intensive retailing.
- Intensive services.
- Light retailing.
- Model home center, commercial.
- Neighborhood convenience store.
- Parking garages and lots (principal use).
- Personal services.
- Plasmapheresis facilities.
- Recreation, Indoor.

Sec. 67.603. - Specific Residential Developments.

Attached Dwelling, ~~Average Lot, Cluster~~, Zero-lot-line, and Z-lot development options may be utilized as part of an alternative housing development.

(Ord. of 2-22-1993, Doc. #26393)

Sec. 67.604. - Development Site Standards and Principal Building Setbacks.

The Alternative Housing Development may be designed as an Attached Dwelling, ~~Average Lot, Cluster~~, Z-lot, or Zero-lot-line development. In all cases, the following development site standards and building setbacks shall apply:

*Alternative Housing Development Site Standards.*

*Max. Residential Density:* Varies by zoning district.

*Building Site Standards:*

	1-Family	2-Family
Min. Avg. all lots	Varies by zoning district	
Min. Area each lot	1600 sq. ft.	2400 sq. ft.
Mean Lot Width	None	25 ft.
Mean Lot Depth	95 ft.	95 ft.
Max. ISR	0.55	0.55

All one-family lots under 4000 sq. ft. and all two family lots under 5000 sq. ft. must be developed as Zero-lot-line or Attached Dwelling units utilizing the Alternative Development standards.

*Principal Building Setbacks.* Except as otherwise specifically permitted by this Chapter, the following standards shall apply. The front yard setback shall be measured from the face of the structure to the property line or, if present, the city services easement. If the Developer elects a 0 ft. side yard setback, the project shall be platted as a Zero-lot-line, Z-lot, or Attached Dwelling development utilizing the Alternative Development standards. For Zero-lot-line or Z-lot development, access and maintenance easements shall be required in accordance with the Zero-lot-line development standards. For Attached Dwelling development, there shall be no minimum building separation requirement, however, a minimum perimeter setback of 10 ft. shall be required in accordance with the Attached Dwelling development standards.

	With On-Street Parking	Without On-Street Parking
Min. Front Yard (primary structure)	5 ft.	5 ft.
Min. Front Yard (garage/carport)	5 ft.	20 ft.
Side Yard	0 or 5 ft.	0 or 5 ft.
Min. Street Side Yard	15 ft.	15 ft.
Min. Rear Yard	5 ft.	5 ft.
Min. Building Separation	10 ft.	10 ft.
Max. Density Min. Open Space	Same as permitted or required by the zoning district, including bonuses.	

(Ord. of 2-22-1993, Doc. #26393; Ord. of 6-20-1994, Doc. #27637)