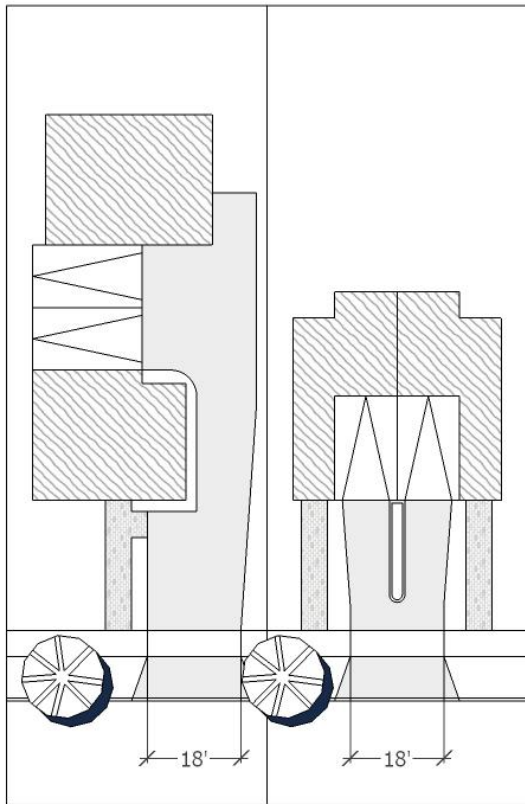


DUPLEX AND TANDEM DEVELOPMENT

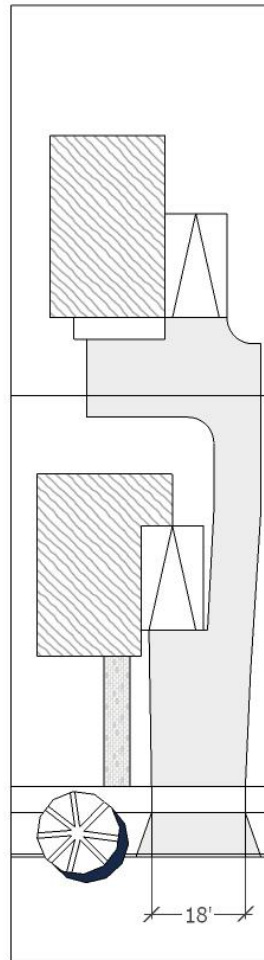
LAND DEVELOPMENT CODE AMENDMENTS

Presented by:
Elisabeth Dang, AICP

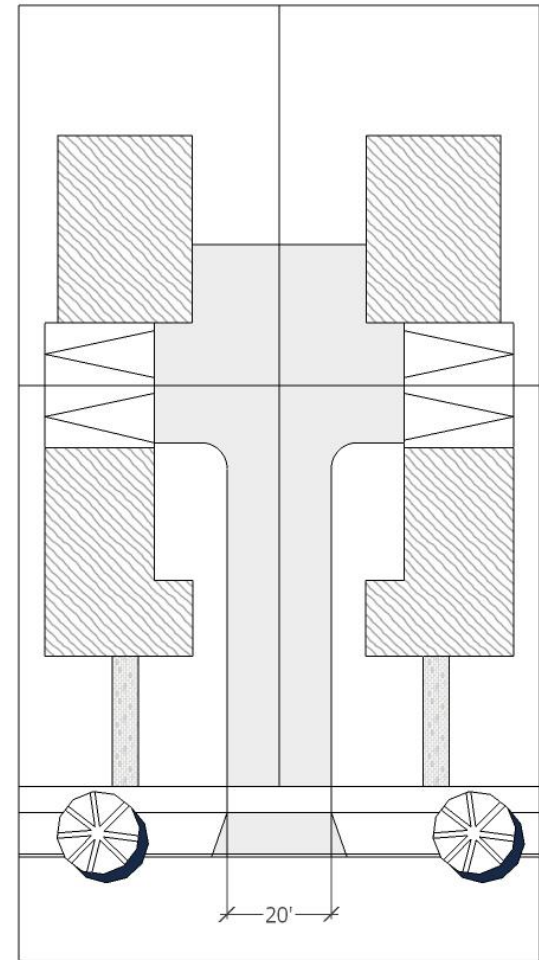
DEVELOPMENT TYPES



Front-to-Back Duplex Side-by-Side Duplex



Tandem



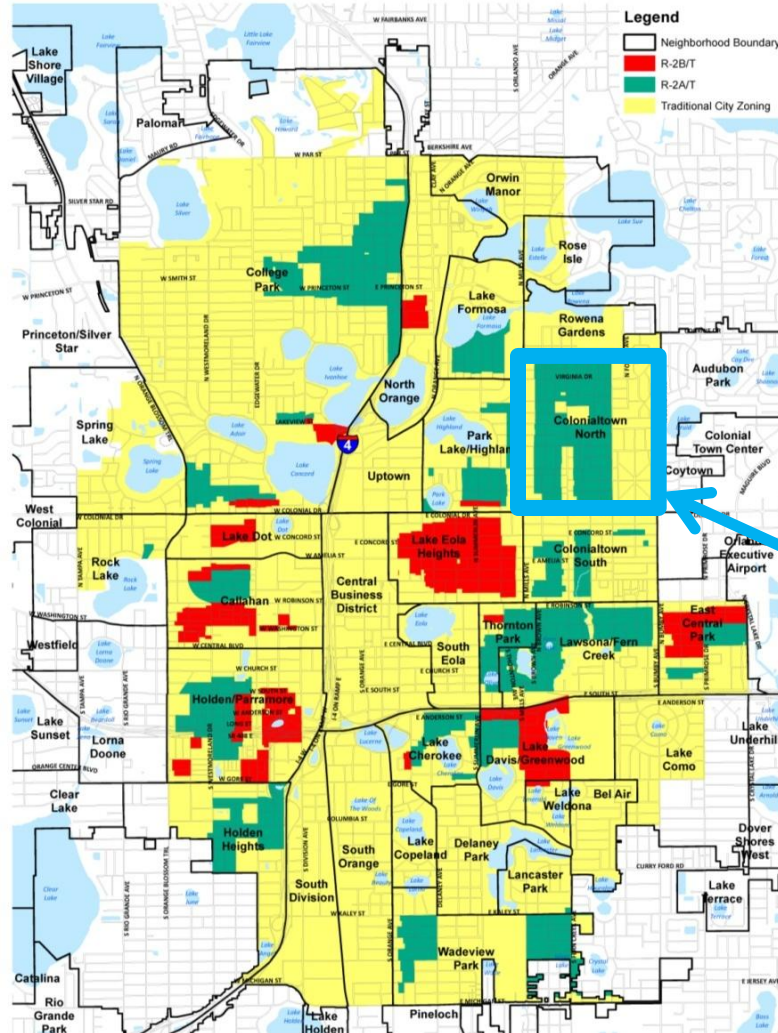
Courthome

Traditional City

R-2A/T & R-2B/T Zoning Districts



City of Orlando, March 2016



Legend

- Neighborhood Boundary
- R-2B/T
- R-2A/T
- Traditional City Zoning



R-2A/T



R-2B/T



Traditional City

Colonialtown
North Special Plan

CONCERNS ABOUT DUPLEXES



- High parking demand
- Lack of landscaping and street trees
- Lack of windows
- Lack of architectural style



- Large, boxy building shapes
- Wide curb cuts
- Front yard is mostly paved

BENEFITS OF DUPLEXES



- Add to the variety of housing styles
- Appeal to households who may not want a single family home



- Can be well designed
- Redevelopment opportunity

- Proposal #1c: Keep maximum floor area ratio (FAR) at 0.50 for duplexes, and require maximum FAR of 0.50 for single family.
- Proposal #2c: Require a second parking space for each unit greater than 1500 sq. ft. (currently 2000 sq. ft.).
- Proposal #5a: In Colonialtown North, reduce FAR for duplexes, tandems and single family to 0.40 in R-2A

- Proposal #1a: On corner lots in R-2A, permit only tandems, not duplexes.
- Proposal #1d: Permit tandems wherever duplexes are allowed (except where overlays restrict). Increase the tandem rear setback from 15 to 20 feet for interior lots.
- Proposal #1g: The gross floor area of a rear unit tandem on an interior lot may not exceed the gross floor area of the front unit.

- Proposal #2a: Change the maximum garage width for duplexes from 60% to 50% of the front facade.
- Proposal #2e: Require front facing garages to be set back at least 5 feet from the house.
- Proposal #1f: Reduce the rear yard setback to 20 feet for front-to-back duplexes on a 50 foot lot.

- Proposal #1b: Require a canopy tree in the front yard.
- Proposal #1h: Where canopy street trees cannot be accommodated, require an equivalent amount of onsite canopy trees.
- Proposal #2b: Revise driveway rules to match single family: one for most lots; two only if 42 feet separation

- Proposal #3a: Create an “anti-monotony” standard, prohibiting the same building elevation from being constructed on adjacent lots
- Proposal #3b: Side by side units may not be a mirror image (symmetrical)
- Proposal #3c: Administrative appearance review, with specific design guidelines.
- Proposal #3d: Side elevations must have 10% transparency or wall articulation
- Proposal #3e: Allow design variances to all the previous standards.

Recommend approval of code amendments to improve design and neighborhood compatibility

SUMMARY

