

**CONSIDERED BY ORANGE COUNTY  
BOARD OF COUNTY**



BUSINESS IMPACT ESTIMATE, AS MAY BE REQUIRED BY SECTION 125.66(3), FLORIDA STATUTES, FOR A PROPOSED ORDINANCE AMENDING CHAPTER 38 ("ZONING") OF THE ORANGE COUNTY CODE TO CONFORM WITH RECENT CHANGES IN STATE LAW; AMENDING SECTION 38-1 ("DEFINITIONS") TO REVISE THE DEFINITION OF "MOBILE HOME"; AMENDING SECTION 38-77 ("USE TABLE") TO ALLOW MOBILE AND MANUFACTURED HOMES AND PRIVATE SCHOOLS IN CERTAIN COUNTY ZONING DISTRICTS; AMENDING SECTION 38-79 ("CONDITIONS FOR PERMITTED USES, SPECIAL EXCEPTIONS") TO AMEND AND ESTABLISH STANDARDS FOR MOBILE AND MANUFACTURED HOMES AND PRIVATE SCHOOLS; AMENDING SECTION 38-1389 ("VILLAGE CENTER DISTRICT") TO UPDATE ARCHITECTURAL GLAZING REQUIREMENTS; AMENDING ARTICLE IX ("GENERAL SUPPLEMENTAL REGULATIONS") TO CREATE A NEW SECTION 38-1430 TO ADD STANDARDS FOR ASSESSING COMPATIBILITY OF ALLOWABLE RESIDENTIAL USES WITHIN A RESIDENTIAL ZONING DISTRICT AND FUTURE LAND USE CATEGORY; AMENDING SECTION 38-1501 ("BASIC SITE AND PRINCIPAL BUILDING REQUIREMENTS") TO REMOVE STANDARDS FOR MOBILE HOMES IN CERTAIN ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE. CONSIDERED BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS FOR ADOPTION AT PUBLIC HEARING AT 5:01 P.M. ON OCTOBER 27, 2026 AND 2:00 P.M. ON NOVEMBER 10, 2026.

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| <b>Website for publishing:</b> www.ocfl.net                     |
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| <b>Public Hearing Date:</b> October 27, 2026; November 10, 2026 |

**Summary of proposed ordinance (F.S. § 125.66(3)(a)1.:**

This ordinance amends Sections 38-1 ("Definitions") to amend the definition of Mobile Home to meet State statutes; 38-77 ("Use Table") to include mobile/manufactured homes in the Single-Family home use category, adjust the Mobile Homes use category to Mobile Home Parks, and indicate that private schools are permitted in residential districts either by right or by special exception dependent on whether they meet certain requirements; 38-79 ("Conditions for permitted uses, special exceptions") to remove district, setback, lot size, and building height requirements for mobile homes, and; create a new condition for private schools in residential districts, and; 38-1501 ("Basic site and principal building requirements") to remove lot size restrictions for mobile homes. Section 38-1389 ("Village Center District") is also being updated to adjust transparency requirements for self-storage facilities. Lastly, a new section of code (38-1430 – "Residential Compatibility Standards") creates standards for assessing compatibility of allowable residential uses within a residential zoning district and future land use category.

**An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the county, if any (F.S. § 125.66(3)(a)2.: None.**

- a. **An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:** None.
- b. **Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:** None.
- c. **An estimate of the county's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:** None.

**A good faith estimate of the number of businesses that will be financially impacted by this ordinance (F.S. § 125.66(3)(a)3.: None.**

**Any additional information the Board determines may be useful (F.S. § 125.66(3)(a)4.: None.**