



ORANGE COUNTY

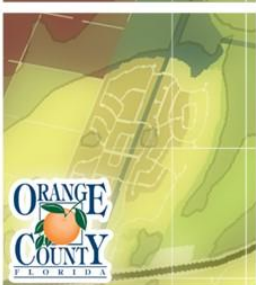
PLANNING DIVISION



PLANNING AND ZONING QUICK REFERENCE GUIDE



**UPDATED:
NOVEMBER 2024**



PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
CURRENT PLANNING SECTION

Planning and Zoning Quick Reference Guide

Orange County
Planning, Environmental, and Development Services Department
Planning Division

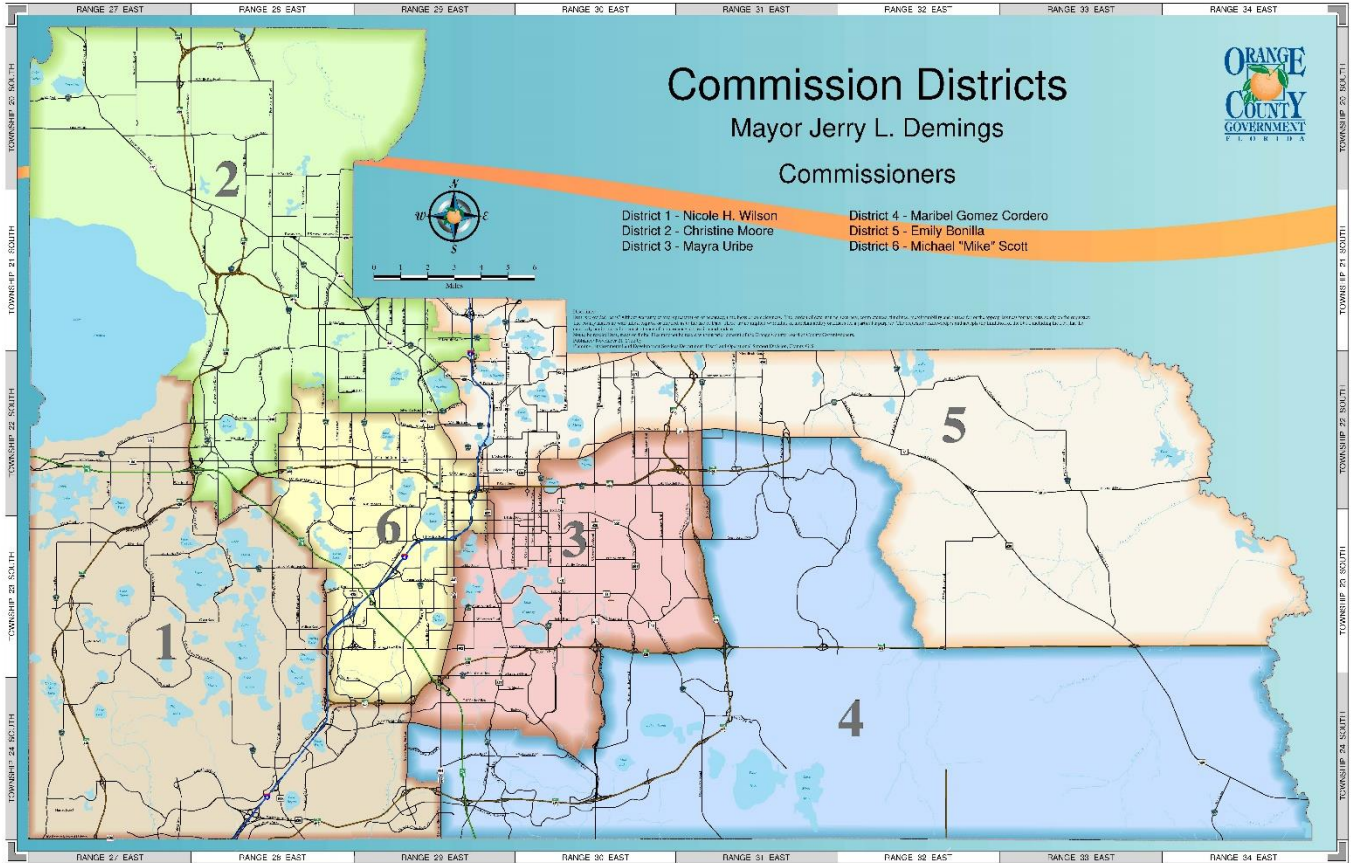
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DISCLAIMER: This document has been created to serve as a guide to Planning and Zoning information only. Although every effort is made to assure the accuracy of this document, it is recommended that you verify all information with the actual documents located in the Planning or Zoning offices, prior to any permit submittal or placing other reliance on this information.

BOARD of COUNTY COMMISSIONERS

COMMISSION DISTRICTS



<u>Orange County Mayor</u>		
Jerry L. Demings		
<u>Orange County Commissioners</u>		
<u>District 1</u>	<u>District 2</u>	<u>District 3</u>
Nicole Wilson	Christine Moore	Mayra Uribe
<u>District 4</u>	<u>District 5</u>	<u>District 6</u>
Maribel Gomez Cordero	Emily Bonilla	Michael "Mike" Scott

MUNICIPALITIES in ORANGE COUNTY

Municipalities

City of Apopka

City of Bay Lake (RCID)

City of Belle Isle

Town of Eatonville

City of Edgewood

City of Lake Buena Vista (RCID)

City of Maitland

Town of Oakland

City of Ocoee

City of Orlando

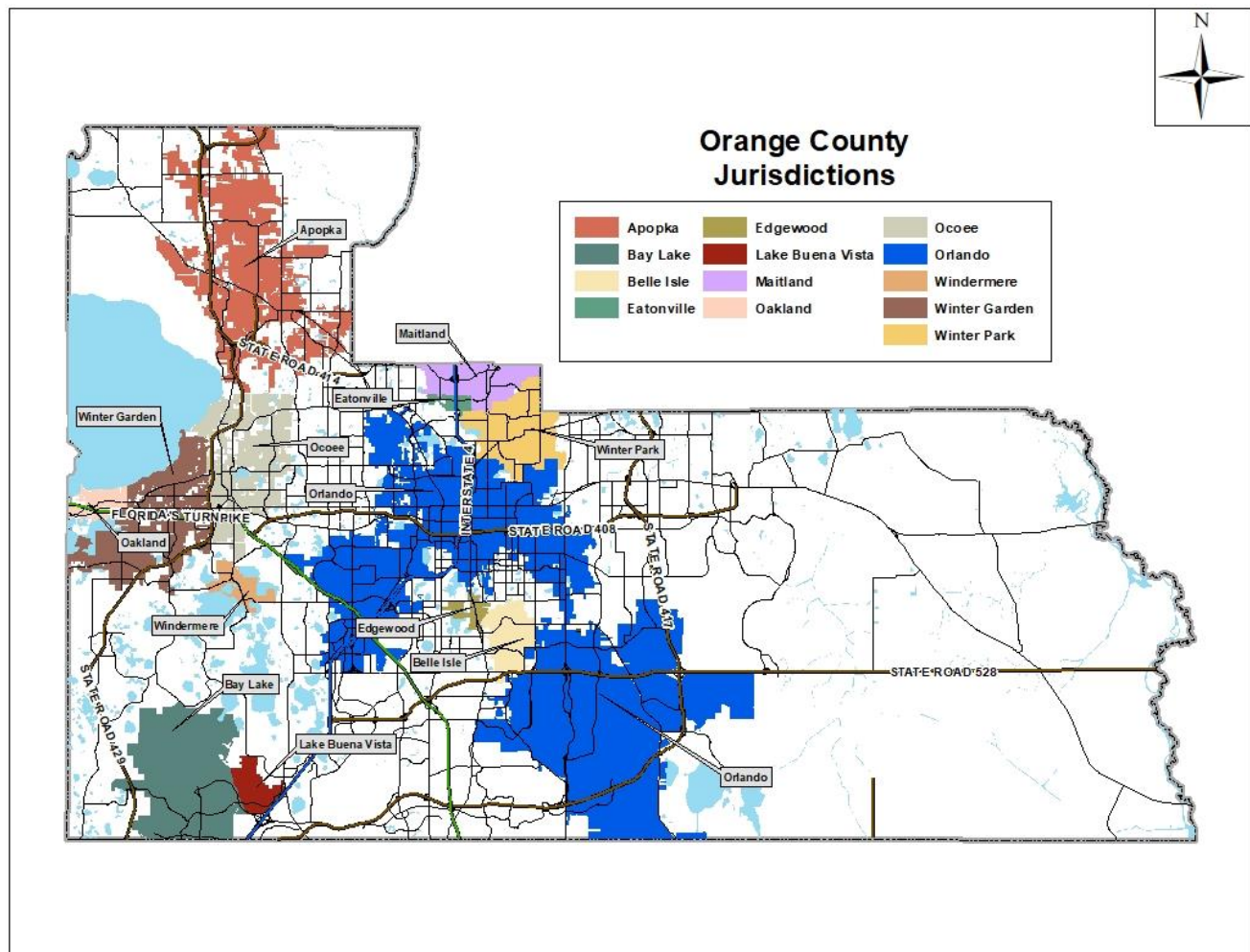
Town of Windermere

City of Winter Garden

City of Winter Park

Special Legislative District

Reedy Creek Improvement District (RCID)



ORANGE COUNTY DEVELOPMENT FRAMEWORK

The County's development framework includes the Urban Service Area (USA), the Rural Service Area (RSA), and three major planning areas for future growth: Horizon West, Innovation Way, and Lake Pickett. Within the RSA, Rural Settlements and Growth Centers address unique growth issues. Boundaries for these areas are included on the County's interactive mapping site, InfoMap.

URBAN SERVICE AREA. The USA includes lands in Orange County where urban development patterns exist or are planned. For the most part, the USA is the area where the County provides utility services (water and wastewater), paved or improved roadway networks, and community facilities (e.g., schools and parks).

HORIZON WEST. Located in southwest Orange County, the Horizon West Special Planning Area is a community of mixed-use villages designed to reflect classic principles of Garden Cities and New Urbanism. In 1995, the BCC adopted framework policies, incorporated into the Comprehensive Plan, which set the character for Horizon West. The long-range vision for Horizon West centers on the Village concept as the means for achieving a transition from rural to urban land use while protecting environmental quality. Per the general Village principles, planning for the Village shall be in the form of complete and integrated neighborhoods containing housing, shops, workplaces, schools, parks, and civic facilities essential to the daily life of its residents. Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development, and the natural terrain, drainage, and vegetation of the area shall be preserved wherever possible. To date, six Villages have been approved within the Horizon West Special Planning Area boundary: Lakeside, Bridgewater, Village H, Village F, Village I, and the Town Center. Areas of Horizon West that are not included in an approved Village retain a base residential land use density of one (1) dwelling unit per ten (10) acres, consistent with the Rural/Agricultural (R) Future Land Use Map designation.

INNOVATION WAY. The Innovation Way Overlay boundary and policies were adopted by the BCC in 2006 and became effective in 2008. The overlay policies were further amended in 2016 to allow for a transect-based, incremental approach. The overlay does not change the underlying land use – individual property owners must apply to change their Future Land Use designation to Innovation Way (IW) and rezone to PD-RP (Planned Development-Regulating Plan).

LAKE PICKETT. The Lake Pickett Study Area and its framework policies were adopted by the BCC in 2016 and became effective in 2018. The Lake Pickett (LP) Future Land Use Map designation may only be applied to that area delineated on Map 22 of the Future Land Use Map Series, Lake Pickett Study Area and Communities, which depicts the present boundaries of the Lake Pickett Study Area and the two communities within its limits: the Lake Pickett South Community and the Lake Pickett North Community. The LP designation manages the transition of development from surrounding rural neighborhood densities and preservation areas to more dense development clustered towards the center of the Lake Pickett Study Area. Transition is provided through such compatibility measures as perimeter treatments and preservation of natural systems/habitats. Compatibility is ensured on LP-designated lands through the use of Transect Zones, conservation best management practices, neighborhood design principles, interconnected open space systems, and streets with a strong pedestrian/bicycle orientation.

RURAL SERVICE AREA. Areas outside of the County's USA are considered to be in the Rural Service Area (RSA). These areas, which generally are not planned for urban development, provide for a rural lifestyle or agricultural activity. Other than those exceptions outlined in the Comprehensive Plan, public water and wastewater service is generally not provided in the RSA. The existence of publicly owned facilities in the RSA is not intended to encourage utility connection for rural properties. Service exceptions outside of the USA include Growth Centers, Horizon West, the Lake Pickett Study Area, and Rural Settlements where the BCC has formally determined a public need to protect the health, safety, and welfare of the citizens. Another exception for public water and wastewater service outside of the USA is development approved prior to adoption of the 1991 Comprehensive Plan. One such example is the Cypress Lakes Planned Development, located on east State Road 50 in District 5.

RURAL SETTLEMENTS. Rural Settlements are intended to provide for a rural residential lifestyle and recognize and preserve communities that existed as of adoption of the 1991 Comprehensive Plan. The County’s Rural Settlements are listed on the following page. To maintain adequate potable water and wastewater quality for Rural Settlements, new construction or extension of central water systems serving Rural Settlements may be approved by the BCC on a case-by-case basis consistent with the Comprehensive Plan. For these services to be considered, the BCC must make a finding of need for the services as well as a finding of consistency with the Comprehensive Plan. At this time, the BCC has made such a finding in only one instance – that the extension of potable water facilities was required to remediate health and safety concerns in the Bithlo Rural Settlement.

RURAL RESIDENTIAL ENCLAVES. Rural Residential Enclaves are established neighborhoods characterized by a homogeneous and stable rural residential development pattern; well-defined or fairly defined geographic boundaries; and historic, physical, environmental, regulatory, or other site-specific constraints. Rural Residential Enclaves may also possess other rural characteristics, despite their location in the USA or in close proximity to designated urban growth areas. Rural Residential Enclave designations must be initiated by the Board of County Commissioners (BCC) or by County staff, in coordination with the BCC. Comprehensive Plan Amendment(s) shall be required for all new enclaves or changes to existing enclaves, with boundaries incorporated into the Future Land Use Map Series. Five Rural Residential Enclaves have been designated: Berry Dease, Chickasaw, Lake Mabel, Rocking Horse, and Orlando-Kissimmee Farms.

GROWTH CENTERS. Growth Centers are located beyond the Urban Service Area, but are required to connect to public facilities and services provided by an adjacent jurisdiction outside of Orange County. The Growth Centers currently approved in the County are the Northwest Growth Center, immediately south of Mount Dora; the Aviation Growth center, north of Lake Apopka on the Orange/Lake boundary; and the U.S. 192 Growth Center, located in southwest Orange County on the Orange/Osceola boundary. Once an area is approved as a Growth Center on Orange County’s FLUM, urban densities and intensities (and FLUM designations) may be considered, based on Joint Planning Area (JPA) agreements between Orange County and the adjacent jurisdiction providing utilities.

RURAL SETTLEMENTS

Rural Settlements provide for a rural residential lifestyle. In some instances, Rural Settlements allow a transition of rural areas adjacent to the Urban Service Area while avoiding development in active agricultural areas. Rural Settlements were intended to recognize and preserve existing development patterns at the time the Comprehensive Plan was adopted in 1991. The creation of Rural Settlements recognized the need to maintain agricultural areas and rural uses in the Rural Service Area, while providing for rural communities.

The County's twenty-two Rural Settlements, listed on the following page, are designated on the Future Land Use Map to meet the needs of those residents who desire a rural lifestyle. Development activity in the Rural Settlements is governed by Future Land Use Element Objective FLU6.2 and its policies, as may be amended from time to time. As mandated in Future Land Use Element Policy FLU6.2.1, no new Rural Settlements or expansions to the existing Rural Settlement boundaries shall occur. The intent of the prohibition of expansions of existing or the creation of new Rural Settlements is to focus development within the County's Urban Service Area and discourage the proliferation of extended Rural Settlement boundaries. In addition, Policy FLU6.2.1 provides time for vacant and committed lands within existing Rural Settlements to develop as a means of satisfying the need for this style of living.

The County's adopted Rural Settlement policies help protect each community's unique rural character, history, and resources. Future Land Use Element Policy FLU6.2.2 particularly identifies five Rural Settlements—Christmas, Clarcona, Gotha, Tangerine, and Zellwood—that have maintained their historic character over time and states that every effort shall be made to preserve their character as part of Orange County's heritage and historic preservation initiatives. In addition, Rural Settlements may be designated as Preservation Districts for the purpose of addressing the issue of municipal annexation, pursuant to the Orange County Charter, Article V.

Four residential Rural Settlement Future Land Use Map designations and their corresponding densities—ranging from one dwelling unit per five acres to two dwelling units per acre—have been established to date. The least dense of these, Rural Settlement 1/5 (RS 1/5), allows for residential development at a maximum net density of one dwelling unit per five acres. The Rural Settlement 1/2 (RS 1/2) designation permits development at a maximum net density of one dwelling unit per two acres, while the Rural Settlement 1/1 (RS 1/1) designation allows development at a maximum net density of one dwelling unit per acre. The most dense of the Rural Settlement residential designations, Rural Settlement Low Density (RSLD 2/1), provides for development at a maximum net density of two dwelling units per acre. The RSLD 2/1 designation is intended to recognize the higher densities of suburban lots within Rural Settlements—those designated Low Density Residential (LDR) or Low-Medium Density Residential (LMDR)—that existed at the time of the July 1, 1991 Comprehensive Plan adoption, as set forth in Future Land Use Element Policies FLU1.1.4 H and FLU6.2.7 A. Policies FLU1.1.4 H and FLU6.2.8 state that the RSLD 2/1 designation may also be suitable for future residential projects in Rural Settlements, but only where they abut urban development in adjacent municipalities, with specific locational criteria established. Future Land Use Map Element Policy FLU6.2.7 B adds that the RSLD 2/1 designation may be considered for County-certified affordable housing projects that are rural in character and meet the Small Scale Future Land Use Map Amendment criteria and requirements.

Per Policy FLU6.2.6, clustering of residential units shall be supported to maintain rural character through the preservation of open space and lot layout and design. Generally recognized and accepted conservation subdivision design principles may be used where they minimize impacts on areas with rural character, provided their use is consistent with the overall intent of Rural Settlement boundaries.

With respect to non-residential development, Future Land Use Element Policy FLU6.2.11 establishes that neighborhood commercial and office uses shall be allowed in Rural Settlements in areas designated for such on the Future Land Use Map. Only those commercial and office uses that will support existing residential uses shall be permitted in Rural Settlements. The scale and intensity of commercial and office uses must be compatible with the development pattern of the existing Rural Settlement. Corner stores or professional services that utilize existing structures and small-scale personal services are the type of non-residential uses consistent with Rural

Settlements. Limited C-1 (Retail Commercial District) zoning uses and floor area ratios (FARs) of up to 0.15 shall be considered suitable for Rural Settlements that have maintained their historic character. Policy FLU6.2.12 stipulates that neighborhood commercial uses in Rural Settlements shall be developed according to the following criteria:

- A. These uses shall be located to serve the residents of the rural area and not primarily to attract "pass-by" trips; and
- B. These uses shall contain retail and personal services intended to serve the immediate population.

To further ensure the protection of the character of the Rural Settlements, Future Land Use Element Policy FLU6.2.13 states that any proposed use within a Rural Settlement intended for the construction of a structure(s) with a gross buildable area of 50,000 square feet (on a cumulative basis) or more or projected to have a weekly trip rate of 10,000 total trips may be considered inappropriate for a Rural Settlement if the following conditions exist:

- A. The proposed use is located in a Rural Settlement that has maintained a rural and historic character, consistent with the intent of Rural Settlements;
- B. It is determined that the proposed use(s) by size, massing, and traffic, will unduly impact the historic and rural character of the Rural Settlement;
- C. The use, as determined by a market study, is primarily intended for those whose daily life activities do not occur within the Rural Settlement; and
- D. It is not demonstrated that other potential sites were evaluated as being suitable.

With respect to industrial uses, Future Land Use Element Policy FLU6.2.14 mandates that industrial uses in the Rural Service Area shall be permitted only as shown on the Future Land Use Map within the Rural Settlements of Bithlo, Christmas, and Zellwood. Any development order permitting industrial uses within a Rural Settlement shall be consistent with the Orange County Individual On-site Sewage Disposal System (OSDS) Ordinance, Article 17, Chapter 37 of the Orange County Code and shall be contingent upon the provision of adequate fire flows. Furthermore, such industrial uses shall be limited to those that do not produce hazardous, toxic, or industrial waste. Further industrial designations shall be prohibited from all Rural Settlements, including Bithlo, Christmas, and Zellwood.

Lastly, in regard to central utilities, Future Land Use Element Policy FLU6.2.15 states that expansion of existing water and wastewater facilities providing service to Rural Settlements shall be consistent with Conservation Element C1.11.7, Potable Water, Wastewater and Reclaimed Water Element Objectives WAT1.5 and WAT1.6, and applicable Future Land Use Element Policies. The existing capacity shall not be used as a reason for increased densities within the Rural Settlement.

RURAL SETTLEMENTS

Rural Settlements in Orange County

District 1

Lake Avalon
Gotha
Tildenville
West Windermere

District 2

Bridle Path (annexed by Apopka)
Clarcona (portion in District 6)
North Apopka/Wekiva
Otter Lake
Paradise Heights
Rainbow Ridge
Tangerine
Zellwood
Zellwood Station

District 3

None

District 4

Lake Hart/Lake Whippoorwill
Lake Mary Jane
Sunflower Trail/Seaward Plantation (portion in District 5)

District 5

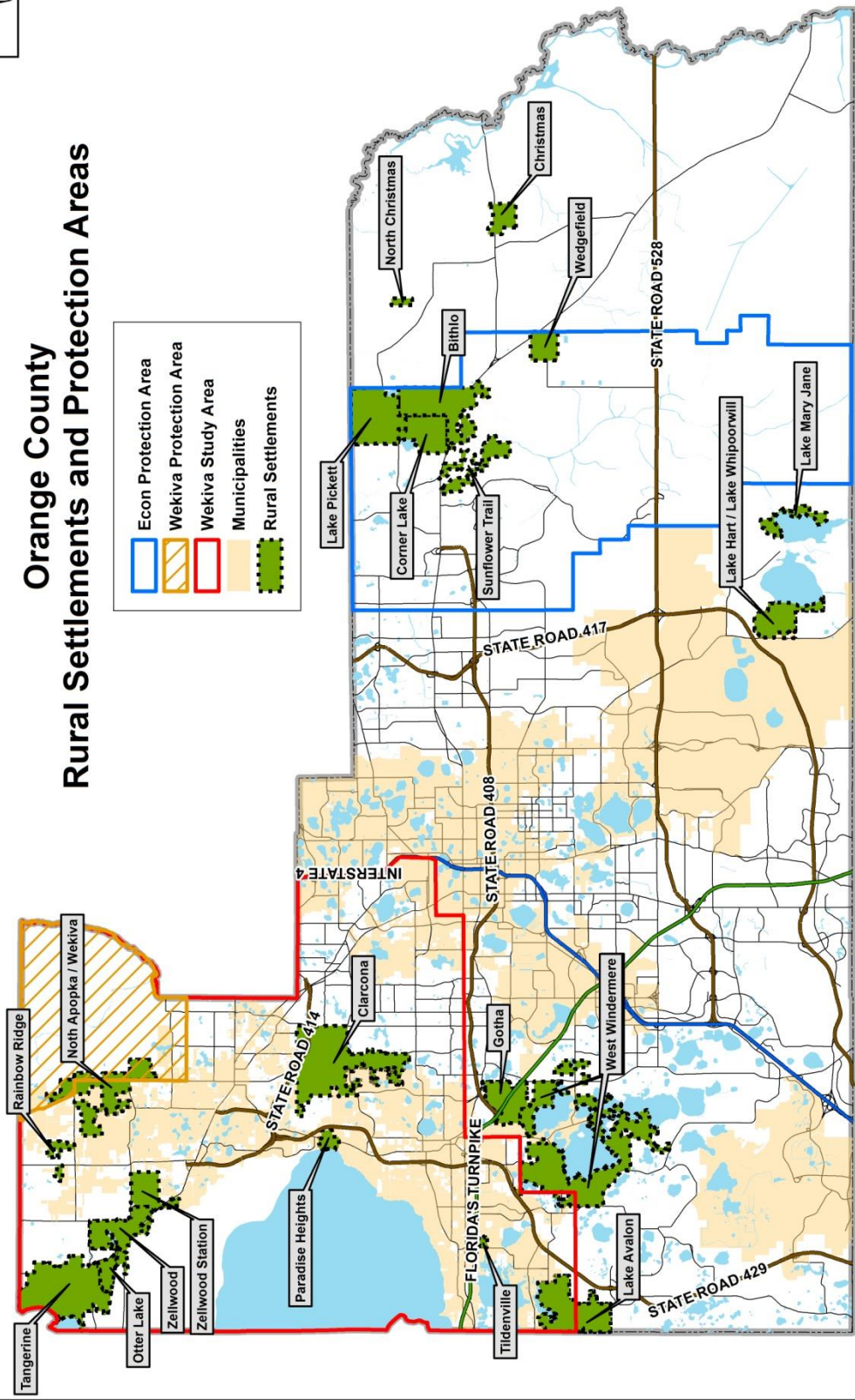
Bithlo
Christmas
Corner Lake
Lake Pickett
North Christmas
Sunflower Trail/Seaward Plantation (portion in District 4)
Wedgefield

District 6

Clarcona (portion in District 2)



Orange County Rural Settlements and Protection Areas



OVERLAYS and SPECIAL DISTRICTS

A number of overlays and special districts have been created in the County. These districts fall into one of four categories: zoning overlays, preservation districts, environmental protection areas, and specialized areas. The table below lists these districts, as well as the ordinance establishing the district and the date the district was established. The district boundaries for these areas are included on the County’s interactive mapping site, InfoMap.

Name	Commission District	Ordinance	Date
Zoning Overlay Districts (which govern uses allowed within the district)			
Conway Road / Hoffner Road Corridor Overlay District	3 and 4	2016-19	9/13/16
I-Drive District Overlay Zone	1 and 6	2017-03	2/7/17
Orange Blossom Trail Overlay District	4 and 6	97-21	12/2/97
Pine Hills Neighborhood Improvement District	6	2018-14	6/19/18
South Orange Ave Corridor Overlay District	4	2003-12	9/9/03
State Road 436/State Road 50 Overlay District	3	2004-15	10/12/04
Transit Oriented Development (TOD) Overlay Zone	3 and 4	2016-19	9/13/16
West State Road 50 Corridor Overlay District	1	2002-12	9/17/02
Preservation Districts (which govern annexations within the district)			
Dr. Phillips Urban Preservation District	1	98-08	3/10/98
Gotha Preservation District	1	95-01	3/7/95
Pine Castle Urban Preservation District	4	2002-11	8/20/02
Taft Urban Preservation District	4	2000-18	8/8/00
Orange County Tangerine Preservation District	2	2000-15	7/18/00
Zellwood Preservation District	2	93-14	6/15/99
Zellwood Station Preservation District	2	99-13	6/15/99
Environmental Protection Areas			
Airport Noise Zone	3, 4 and 5	2000-07	3/21/00
Boat Dock/Ramp Ordinance	All	2004-08	5/18/04
Butler Chain of Lakes	1	97-03	2/25/97
Econlockhatchee River Protection Ordinance	4 and 5	(91-29) Ch 15 Art XIII	12/10/91
Lake Conway/Gatlin Water and Navigation Control District	4	OCC Chapter 33; Art. II	
Wekiva River Protection Ordinance	2	(91-29) Ch 15 Art XI	12/10/91
Windermere Water and Navigation Control District	1	OCC Chapter 33; Art. IV	
Environmental Land Stewardship	4	2010-06	5/1/10
Specialized Areas			
Buena Vista North District	1	2001-04	2/13/01
Four Corners Community Village Center	1	96-36	11/12/96
Growth Centers	1 and 2		
Holden Heights Neighborhood District	6	2003-18 & 2013-16	12/3/03
Horizon West	1	97-10	5/20/97
Northwest Growth Center	2	96-13	5/7/96
Lake Avalon Rural Settlement Commercial Design Overlay District	1	2009-06	04/01/2009

Table continued on following page

Name	Commission District	Ordinance	Date
Lake Willis Neighborhood Buffering and Design Guidelines Overlay	1	2003-01, 2003-21	01/28/03, 12/09/13
Narcoossee Roadway Corridor Study Area	4		9/22/15
Tourist Commercial Development Standards	1	99-21	2/13/01
Innovation Way Overlay and Study Area	4	2006-08, 2016-04	9/6/06, 1/26/16
Convention Center Sign District (CCSD)	6	2013-18	8/6/13
Lake Pickett (LP) Study Area	5	2016-17	Adopted 7/12/16; effective 4/2/18

JOINT PLANNING AREAS

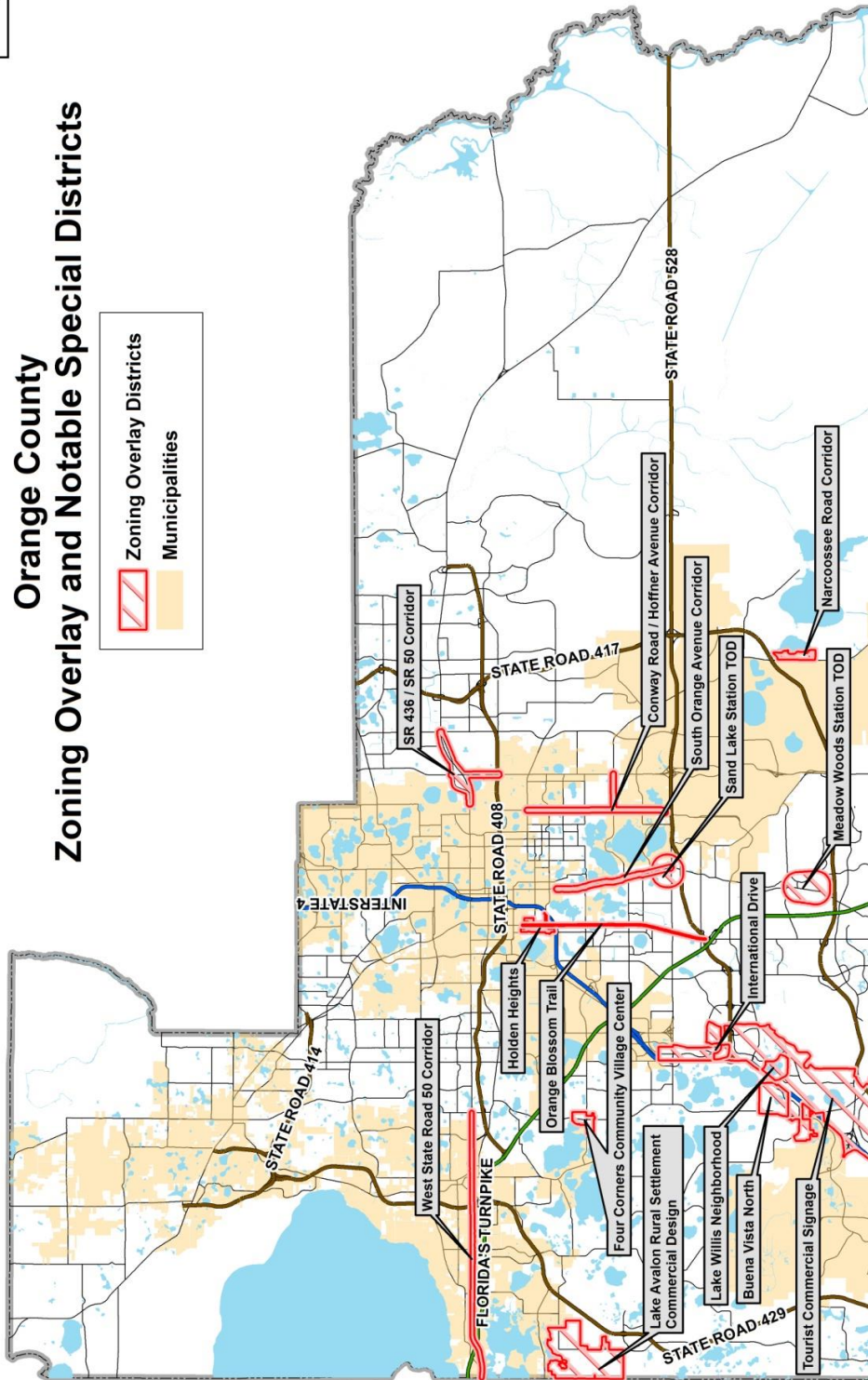
Orange County has Joint Planning Area (JPA) agreements with a number of jurisdictions within the County, as well as a JPA agreement with the City of Mount Dora in Lake County. The following table lists the agreements, their date of adoption, and their date of expiration.

Orange County Joint Planning Area (JPA) Agreements		
Jurisdiction	Date of Adoption	Date of Expiration
City of Apopka	2004	12/31/2025
City of Maitland	1989	12/31/2023
City of Mount Dora	1996	1/1/2047
Town of Oakland	2016	7/19/2026 (but automatically extends on a year-by-year basis thereafter)
City of Orlando	2015	11/24/2030 (addresses only Narcoossee Roadway Corridor Study Area and automatically extends on a year-by-year basis thereafter)
City of Winter Garden	1997	10/31/2022 (but automatically extends on a year-by-year basis thereafter)
City of Ocoee	2019	12/3/2029 (automatically extends for an additional five-year term until ten years from the effective date)



Orange County Zoning Overlay and Notable Special Districts

Zoning Overlay Districts
Municipalities



FUTURE LAND USE MAP DESIGNATIONS

Future Land Use Map Designations

R	Rural / Agricultural
RS 1/1	Rural Settlement 1/1
RS 1/2	Rural Settlement 1/2
RS 1/5	Rural Settlement 1/5
RSLD 2/1	Rural Settlement Low Density
LDR	Low Density Residential
LMDR	Low-Medium Density Residential
MDR	Medium Density Residential
MHDR	Medium-High Density Residential
HDR	High Density Residential
O	Office
C	Commercial
IND	Industrial
ACMU	Activity Center Mixed Use (International Drive)
ACR	Activity Center Residential (International Drive)
NAC	Neighborhood Activity Corridor
NC	Neighborhood Center
NR	Neighborhood Residential
CVC	Community Village Center (Four Corners – not available after September 2009)
TND	Traditional Neighborhood Development (Avalon Park)
GC	Growth Center
INST	Institutional
EDU	Educational
CONS	Conservation (map overlay)
PR/OS	Parks and Recreation / Open Space
WB	Water Body
PRES	Preservation
V	Village – Horizon West
MUC	Mixed Use Corridor
IW	Innovation Way
LP	Lake Pickett
PD-X	Planned Development (where X is the associated land use category)

Overlays and Other Boundaries (boundaries can be found on InfoMap or Gridics)

-----	Urban Service Area
-----	Horizon West
-----	Rural Residential Enclaves
-----	Rural Settlements
-----	Econlockhatchee River Protection Area
-----	Wekiva River Protection Area
-----	Wekiva Study Area
-----	Innovation Way
-----	Lake Pickett

ZONING DISTRICTS

Agricultural Districts

A-1	Citrus Rural District
A-2	Farmland Rural District
A-R	Agricultural-Residential District

Residential Districts

R-CE	Country Estate District
R-CE-2	Rural Residential District
R-CE-5	Rural Country Estate Residential District
R-1, R-1A & R-1AA	Single-Family Dwelling Districts
R-1AAA & R-1AAAA	Residential Urban District
R-2	Residential District
R-3	Multiple-Family Dwelling District
X - C	Cluster District (where X is the base zoning district)
R-T	Mobile Home Park District
R-T-1	Mobile Home Subdivision District
R-T-2	Combination Mobile Home and Single-Family Dwelling District
R-L-D	Residential Low-Density District
UR-3	University Residential District

Non-Residential Districts

P-O	Professional Office District
C-1	Retail Commercial District
C-2	General Commercial District
C-3	Wholesale Commercial District
I-1A	Restricted Industrial District
I-1 / I-5	Industrial District (Light)
I-2 / I-3	Industrial District (General)
I-4	Industrial District (Heavy)

Other Districts

M-1	Property shall be rezoned to an appropriate zoning district that is consistent with the FLUM.
NR	Neighborhood Residential
NC	Neighborhood Center
NAC	Neighborhood Activity Corridor
PD	Planned Development District, including Regulating Plans (PD-RP) and Unified Neighborhood Plans (PD-UNP)
U-V	Urban Village District

FUTURE LAND USE and ZONING CORRELATION

The following table shows the correlation between future land use and zoning. The Planning Division uses this correlation to determine consistency of land use activities with the Comprehensive Plan Future Land Use Map (FLUM). Land use compatibility; location, availability and capacity of public services and facilities; market demand; and environmental features also are used in determining which zoning district is most appropriate. Development activity within a land use designation is restricted to the maximum density and/or intensity allowed by the FLUM designation, regardless of zoning.

Future Land Use	Maximum Density/FAR	Zoning
Rural/Agricultural (R)	1 du/10 ac	A-1, A-2, A-R, R-CE
Rural Residential Enclave See Maps 25(a) through 25(e) of the Future Land Use Map Series	Lake Mabel: 1 du/ac (min. 1-acre lot) Berry Dease: 2 du/ac (min. 2-acre lot) Chickasaw: 1 du/ac (min. 1-acre lot) Rocking Horse: 2 du/ac (min. 2-acre lot) Orlando-Kissimmee Farms: Min. 2-acre lot	PD, R-CE, A-1, A-2, A-R, R-1A, R-1AA
Rural Settlement 1/5 (RS 1/5)*	1 du/5 ac	R-CE-5, A-1, A-2, (Lot size min. is 5 acres), PD***
Rural Settlement 1/2 (RS 1/2)*	1 du/2 ac	R-CE-2, R-CE-5, A-R, A-1, A-2, PD***
Rural Settlement 1/1 (RS 1/1)*	1 du/ac	R-CE, R-CE-C, R-CE-2, R-CE-5, A-1, A-2, PD***
Rural Settlement Low Density (RSLD 2/1) ¹	2 du/ac	R-CE, R-CE-C, R-CE-2, R-CE-5, PD***
Lake Pickett (LP)	Transect-based; densities/intensities established on a Conceptual Regulating Plan	Lake Pickett Planned Development-Regulating Plan (PD-RP)
Low Density Residential (LDR)	4 du/ac	A-1*, A-2*, R-CE*, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2**, R-T-1, R-T-2, R-L-D, PD
Low-Medium Density Residential (LMDR)	10 du/ac + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	20 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Medium-High Density Residential (MHDR)	35 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	50 du/ac + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Neighborhood Residential (NR)	20 du/ac / 0.4 FAR	NR
Neighborhood Activity Corridor (NAC)	25 du/ac / 1.0 FAR	NAC
Neighborhood Center (NC)	40 du/ac / 2.0 FAR	NC
Office (O)	1.25 FAR (0.15 FAR in Rural Settlements per FLU 6.2.9) unless otherwise restricted or increased by County policy or code	P-O, PD
Commercial (C)	1.5 FAR (0.15 FAR in Rural Settlements per FLU 6.2.9) unless otherwise restricted / increased by County policy or code	C-1, C-2, C-3, P-O, PD
Industrial (IND)	0.75 FAR	I-1A, I-1/I-5, I-2/I-3, I-4, PD
Institutional (INST)	2.0 FAR	Any
Educational (EDU)	2.0 FAR	PD
Planned Development (PD)	See FLU8.1.2 and FLU8.1.4	PD
Activity Center Mixed Use (ACMU) / Activity Center Residential (ACR)	See I-Drive Element	PD
Growth Center (GC)	See FLU 7.4	PD
Innovation Way Overlay (IW)	See GOAL FLU5	IW-PD-RP
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of FLUM Map Series	PD, C-1, C-2, I-2/I-3
Village (V) (Horizon West)	See Policy FLU4.1.9	PD within adopted Village Boundary or conventional zoning districts within a Rural Residential Enclave. (See above.)
Mixed Use Corridor (MUC)	3.0 FAR, unless otherwise restricted by County policy or code (11-20 du/ac)	PD, (Mixed Use District – to be developed); staff-initiated, Urban Service Area only
Community Village Center (CVC) (can no longer be requested, see FLU8.5.8)		PD
Traditional Neighborhood Development (TND) (Avalon Park)		PD

* (1) R-CE districts are consistent with the LDR designation only when located in a Rural Settlement or Rural Residential Enclave. (2) A-1 and A-2 districts are also consistent with the LDR designation only when located in a Rural Residential Enclave. (3) Within the Urban Service Area (USA), rezoning requests to R-CE, A-1, and A-2 shall only be allowed for properties located in a Rural Residential Enclave. ** Limited to 4 dwelling units per acre *** Consistent with Comprehensive Plan Policy FLU6.2.3

Note: See FLU8.2.5, FLU8.2.5.1, and FLU8.2.5.2 to determine whether a rezoning is required prior to a special exception, or to determine whether a rezoning is required in specific cases of inconsistent zoning and future land use.

Note: Consistency of A-1, A-2 and A-R zoning districts with a **Rural Settlement FLUM designation** is limited to: residential uses permitted by right or by special exception approval; and, non-residential uses requiring approval by special exception and which are common to all zoning districts consistent with a Rural Settlement FLUM designation. A use that is not common to all listed districts is not consistent with a Rural Settlement designation.

SITE & BUILDING REQUIREMENTS

Orange County Code Section 38-1501. Basic Site and Principal Building Requirements

District	Min. Lot Area ^M (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	^A Min. Front yard (ft.)	^A Min. Rear yard (ft.)	^A Min. Side yard (ft.)	^A Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
A-1	SFR 21,780 (½ acre)	850	100	35	50	10	15	35	50 ^A	L	
	Mobile home 2 acres	850	100	35	50	10	15	35	50 ^A	L	
A-2	SFR 21,780 (½ acre)	850	100	35	50	10	15	35	50 ^A	L	
	Mobile home 2 acres	850	100	35	50	10	15	35	50 ^A	L	
A-R	108,900 (2½ acres)	950	270	35	50	25	15	35	50 ^A	L	
R-CE	43,560 (1 acre)	1,500	130	35	50	10	15	35	50 ^A	L	
R-CE-2	2 acres	1,200	185	45	50	30	15	35	50 ^A	L	
R-CE-5	5 acres	1,200	250	50	50	45	15	35	50 ^A	L	
R-1AAAA	21,780(½ acre)	1,500	110	30	35	10	15	35	50 ^A	L	
R-1AAA	14,520 (1/3 acre)	1,500	95	30	35	10	15	35	50 ^A	L	
R-1AA	10,000	1,200	85	25/30 ^H	30/35 ^H	7.5	15	35	50 ^A	L	
R-1A	7,500	1,200	75	20/25 ^H	25/30 ^H	7.5	15	35	50 ^A	L	
R-1	5,000	1,000	50	20/25 ^H	20/25 ^H	5/6 ^H	15	35	50 ^A	L	
R-2	One-family dwelling, 4,500	1,000	45 ^C	20/25 ^H	20/25 ^H	5/6 ^H	15	35	50 ^A	L	38-456
	Two dwelling units, 8,000/9,000	500/1,000 per dwelling unit ^D	80/90 ^D	20/25 ^H	25	5/6 ^H	15	35	50 ^A	L	38-456
	Three dwelling units, 11,250	500 per dwelling unit	85 ^J	20/25 ^H	30	10	15	35 ^E	50 ^A	L	38-456
	Four or more dwelling units, 15,000	500 per dwelling unit	85 ^J	20/25 ^H	30	10 ^B	15	35 ^E	50 ^A	L	38-456; limited to 4 units per building
R-3	One-family dwelling, 4,500	1,000	45 ^C	20/25 ^H	20/25 ^H	5	15	35	50 ^A	L	38-481
	Two dwelling units, 8,000/9,000	500/1,000 per dwelling unit ^D	80/90 ^D	20/25 ^H	20/25 ^H	5/6 ^H	15	35	50 ^A	L	38-481
	Three dwelling units, 11,250	500 per dwelling unit	85 ^J	20/25 ^H	30	10	15	35 ^E	50 ^A	L	38-481
	Four or more dwelling units, 15,000	500 per dwelling unit	85 ^J	20/25 ^H	30	10 ^B	15	35 ^E	50 ^A	L	38-481
R-L-D	N/A	N/A	N/A	10 for side entry garage, 20 for front entry garage	15	0 to 10 ^S	15	35 ^Q	50 ^A	L	38-605
R-T	7 spaces per gross acre	Park size min. 5 acres	Min. mobile home size 8 ft. x 35 ft.	7.5	7.5	7.5	15	35	50 ^A	L	38-578
R-T-1 SFR	4,500 ^C	1,000	45	20	20	5	15	35	50 ^A	L	

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Mobile Home	4,500 ^C	Min. mobile home size 8 ft. x 35 ft.	45	20	20	5	15	35	50 ^A	L	
R-T-2 (zoned prior to 1/29/73)	6,000	SFR 500 Min. mobile home size 8 ft. x 35 ft.	60	25	25	6	15	35	50 ^A	L	
(zoned after 1/29/73)	21,780	SFR 600 Min. mobile home size 8 ft. x 35 ft.	100	35	50	10	15	35	50 ^A	L	
NR	One family dwelling, 4,500	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1748
	Two dwelling units, 8,000	500 per dwelling unit	80	20	20	5	15	35/3 stories	50 ^A	L	38-1748
	Three dwelling, 11,250	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1748
	Four or more dwelling, units, 1,000 plus, 2,000 per dwelling unit	500 per dwelling unit	85	20	20	10	15	50/4 stories	50 ^A	L	38-1748
	Townhouse 1,800	750 per dwelling unit	20	25, 15 for rear entry driveway	20,15 for rear entry garage	0,10 for end units	15	40/3 stories	50 ^A	L	38-1748
NAC	Nonresidential and mixed use development, 6,000	500	50	0/10 maximum 60% of building frontage must conform to maximum setback	15,20 adjacent to single-family zoning district	10,0 if buildings are adjoining	15	50 feet	50 ^A	L	38-1741
	One family dwelling, 4,500	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1741
	Two dwelling units, 11,250	500 per dwelling unit	80	20	20	5	15	35/3 stories	50 ^A	L	38-1741
	Three dwelling, 11,250	500 per dwelling unit	85	20	20	10	15	35/3 stories	50 ^A	L	38-1741
	Four or more dwelling, units, 1,000 plus, 2,000 per dwelling unit	500 per dwelling unit	85	20	20	10	15	50 feet/4 stories, 65 feet with ground floor retail	50 ^A	L	38-1741
	Townhouse 1,800	750 per dwelling unit	20	25, 15 for rear entry driveway	20,15 for rear entry garage	0,10 for end units	15	40/3 stories	50 ^A	L	38-1741
NC	Nonresidential and mixed use development, 8,000	500	50	0/10 maximum 60% of building frontage must conform to maximum setback	15,20 adjacent to single-family zoning district	10,0 if buildings are adjoining	15	65 feet	50 ^A	L	38-1734

District	Min. Lot Area ^M (sq. ft.)	Min. Living Area/ floor area (sq. ft.)	Min. Lot width (ft.)	^A Min. Front yard (ft.)	^A Min. Rear yard (ft.)	^A Min. Side yard (ft.)	^A Min. Side street Yard (ft.)	Max. Building Height (ft.)	NHWE Setback (ft.)	Max. FAR/ Density sq. ft./ du/ac	Additional Standards
	One family dwelling, 4,500	1,000	45 ^C	20	20	5	15	35/3 stories	50 ^A	L	38-1734
	Two dwelling units, 8,000	500 per dwelling unit	80	20	20	5	15	35/3 stories	50 ^A	L	38-1734
	Three dwelling, 11,250	500 per dwelling unit	85	20	20	10	15	35/3 stories	50 ^A	L	38-1734
	Four or more dwelling, units, 1,000 plus, 2,000 per dwelling unit	500 per dwelling unit	85	20	20	10	15	65 Feet, 80 feet with ground floor retail	50 ^A	L	38-1734
	Townhouse 1,800	N/A	20	25, 15 for rear entry driveway	20,15 for rear entry garage	0,10 for end units	15	40/3 stories	50 ^A	L	38-1734
P-O	10,000	500	85	25	30	10 for one- and two-story bldgs., plus 2 feet for each add. story	15	35	50 ^A	L	38-806
C-1	6,000	500		25	20	0; or 15 ft. when abutting residential district	15	50; or 35 within 100 ft. of any residential use or district	50 ^A	L	38-830
C-2	8,000	500		25	15; or 25 when abutting residential district	5; or 25 when abutting residential district	15	50; or 35 within 100 ft. of any residential use or district	50 ^A	L	38-855
C-3	12,000	500		25	15; or 30 when abutting residential district	5; or 25 when abutting residential district	15	75; or 35 within 100 ft. of any residential use or district	50 ^A	L	38-880
I-1A	N/A	N/A	N/A	35	25, or 30 ft. when abutting residential district ^N	25, or 30 ft. when abutting residential district ^N	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-907
I-1/I-5	N/A	N/A	N/A	35	25, or 50 ft. when abutting residential district ^N	25, or 50 ft. when abutting residential district ^{N/O}	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-932

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I-2/1-3	N/A	N/A	N/A	25	10, or 60 ft. when abutting residential district ^P	15, or 60 ft. when abutting residential district ^P	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-981
I-4	N/A	N/A	N/A	35	10, or 75 ft. when abutting residential district ^N	25, or 75 ft. when abutting residential district ^N	15	50; or 35 within 100 feet of any residential use or district	50 ^A	L	38-1008
U-R-3	Four or more dwelling units, 15,000	500 per dwelling unit	85 ^J	20/25 ^H	30	10 ^B	15	35	50 ^A	L	

NOTE: These requirements pertain to zoning regulations only. The lot areas and lot widths noted are based on connection to central water and wastewater. If septic tanks and/or wells are used, greater lot areas may be required. Contact the Health Department at 407-836-2600 for lot size and area requirements for use of septic tanks and/or wells.

FOOTNOTES

<i>A</i>	Setbacks shall be measured from the normal high water elevation contour on any adjacent natural surface water body and any natural or artificial extension of such water body, for any building or other principal structure. Subject to Chapter 15, Article VII, Lakeshore Protection, and Chapter 15, Article X, Wetland Protection, the minimum setbacks from the normal high water elevation contour on any adjacent natural surface water body, and any natural or artificial extension of such water body, for an accessory building, a swimming pool, swimming pool deck, a wood deck attached to the principal structure or accessory structure, a parking lot, or any other accessory use, shall be the same distance as the setbacks which are used per the respective zoning district requirements as measured from the normal high water elevation contour. A lot which is part of a subdivision, the plat of which has been lawfully recorded, or a parcel of land, the deed of which was lawfully recorded on or before August 31, 1982, either of which has a depth of less than one hundred fifty (150) feet above the normal high water elevation contour, shall be exempt from the fifty-foot setback requirement set forth in section 38-1501. Instead, the setbacks under the respective zoning district requirements shall apply as measured from the normal high water elevation contour.
<i>B</i>	Side setback is 30 feet where adjacent to single-family district.
<i>C</i>	For lots platted between 4/27/93 and 3/3/97 that are less than 45 feet wide or contain less than 4,500 sq. feet of lot area, or contain less than 1,000 square feet of living area shall be vested pursuant to Article III of this chapter and shall be considered to be conforming lots for width and/or size and/or living area.
<i>D</i>	For attached units (common fire wall and zero separation between units) the minimum duplex lot width is 80 feet, the minimum duplex lot size is 8,000 square feet, and the minimum living area is 500 square feet. For detached units, the minimum duplex lot width is 90 feet, the minimum duplex lot size is 9,000 square feet, and minimum living area is 1,000 square feet, with a minimum separation between units of 10 feet. Fee simple interest in each half of a duplex lot may be sold, devised or transferred independently from the other half. Existing developed duplex lots that are either platted or lots of record existing prior to 3/3/97 and are at least 75 feet in width and have a lot size of 7,500 square feet or greater, shall be deemed to be vested and shall be considered as conforming lots for width and/or size.
<i>E</i>	Multifamily residential buildings in excess of one story in height within 100 feet of the property line of any single-family dwelling district and use (exclusive of 2 story single family and 2 story two-family dwellings), requires a special exception.
<i>F</i>	Reserved.
<i>G</i>	Reserved.
<i>H</i>	For lots platted on or after 3/3/97, or unplatted parcels. For lots platted prior to 3/3/97, the following setbacks shall apply: R-1AA, 30 feet front, 35 feet rear; R-1A, 25 feet front, 30 feet rear; R-1, 25 feet front, 25 feet rear, 6 feet side; R-2, 25 feet front, 25 feet rear, 6 feet side for one (1) and two (2) dwelling units; R-3, 25 feet front, 25 feet rear, 6 feet side for two (2) dwelling units. Setbacks not listed in this footnote shall apply as listed in the main text of this section.
<i>J</i>	Attached units only. If units are detached, each unit shall be placed on the equivalent of a lot 45 feet in width and each unit must contain at least 1,000 square feet of living area. Each detached unit must have a separation from any other unit on site of at least 10 feet.
<i>K</i>	Maximum impervious surface ratio shall be 70%, except for townhouses, nonresidential, and mixed-use development, which shall have a maximum impervious surface ratio of 80%.
<i>L</i>	Subject to the Future Land Use designation.
<i>M</i>	Developable land area.

<i>N</i>	Rear yards and side yards may be reduced to zero (0) when the rear or side property lines about the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities.
<i>O</i>	One of the side yards may be reduced to zero (0) feet, provided the other side yard on the lot shall be increased to a minimum building setback of fifty (50) feet. This provision cannot be used if the side yard that is reduced is contiguous to a residential district.
<i>P</i>	Rear yards and side yards may be reduced to zero when the rear or side property lines about the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities; however, no trackage shall be located nearer than three hundred (300) feet from any residential district.
<i>Q</i>	The maximum height of any structure shall be two stories or thirty-five (35) feet; provided, that no structure (exclusive of single-family and two-family dwellings) shall exceed one story in height within one hundred (100) feet of the side or rear lot line of any existing single-family residential district.
<i>R</i>	A ten-foot front setback may also be permitted for the dwelling unit when a front entry garage is set back at least twenty (20) feet from the front property line.
<i>S</i>	Minimum side building separation is ten (10) feet. The side setback may be any combination to achieve this separation. However, if the side setback is less than five (5) feet, the standards in section 38-605(b) of this district shall apply.

These requirements are intended for reference only; actual requirements should be verified in the Zoning Division prior to design or construction.

BUFFER YARD REQUIREMENTS

Orange County Code Section 24-5.

Buffer yards prescribed are intended to reduce, both visually and physically, any negative impacts associated with abutting uses. Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the parcel boundary. Buffer yards shall not be located on any portion of an existing or dedicated public or private street or right-of-way.

(a) **Buffer classifications:**

- (1) **Type A, opaque buffer:** This buffer classification shall be used to separate heavy industrial (I-4 and M-1) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifty (50) feet wide. The type A buffer shall utilize a masonry wall.

Note: An increased setback/buffer of seventy-five (75) feet is required for the I-4 district when abutting residentially zoned property per Sec. 38-1008(8).

- (2) **Type B, opaque buffer:** This buffer classification shall be used to separate commercial (general and wholesale) (C-2 and C-3) and industrial (general and light) (I-2/I-3 and I-1/I-5) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of twenty-five (25) feet wide. The type B buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be four (4) feet high and seventy (70) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.

Note: An increased setback/buffer of fifty (50) feet is required for the I-1/I-5 district and sixty (60) for the I-2/I-3 district when abutting residentially zoned property per Sec. 38-932(9) and 38-981(12).

- (3) **Type C, opaque buffer.** This buffer classification shall be used to separate neighborhood retail commercial (C-1), industrial-restricted (I-1A) and multi-family uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.

Note: An increased setback/buffer of thirty (30) feet is required for the I-1A district when abutting residentially zoned property per Sec. 38-907(8).

- (4) **Type D, opaque buffer:** This buffer classification shall be used to separate professional office (P-O) uses from all residential uses. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of ten (10) feet wide. The type D buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.

- (5) **Type E, mobile home and RV park buffer:** This buffer classification shall be used to separate mobile home and RV parks from all abutting uses. This buffer shall be twenty-five (25) feet wide. Where the park abuts an arterial highway, the buffer shall be fifty (50) feet wide. This buffer shall not be considered to be part of an abutting mobile home space, nor shall such buffer be used as part of the required recreation area or drainage system (ditch or canal). This buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof. This buffer must be at least five (5) feet in height and fifty (50) percent opaque within eighteen (18) months after installation.

- (6) **Type F, residential subdivision buffer:** See subdivision regulations (Chapter 34, Orange County Code).

These requirements are intended for reference only. The actual requirements should be verified in the Zoning Division prior to design or construction

BUFFER YARD REQUIREMENTS

Wekiva Open Space Standards (OS1.3.6)			
Residential Uses			
Development Location	Density	Development Acreage	Minimum Required Open Space
Rural Service Area			
	1DU/10 Acres or less	N/A	50%
Existing Rural Settlements			
	1DU/Acre or Less	N/A	50%
	Greater than 1DU/Acre	100 Acres or less	60%
	Greater than 1DU/Acre	Greater than 100 Acres	70%
Within Growth Centers			
	1DU/Acre or less	100 Acres or less	40%
	1DU/Acre or Less	Greater than 100 Acres	50%
	Greater than 1DU/Acre	100 Acres or less	60%
	Greater than 1DU/Acre	Greater than 100 Acres	70%
Urban Service Area (Not in Rural Settlement)			
	N/A	100 Acres or less	35%
	N/A	Greater than 100 Acres	50%
Other Uses			
Development Location	Density	Development Acreage	Minimum Required Open Space
Vertical Mixed Use In Urban Service Area and Growth	N/A	N/A	25%
Non-Residential in Rural Service Area	N/A	N/A	25%
Non-Residential in Urban Service Area	N/A	N/A	25%**
<p>* Per FLU6.2.1, no new Rural Settlements or expansions to the existing Rural Settlement boundaries shall occur.</p> <p>** Per OS1.3.6, non-residential sites too small to accommodate the above requirements – generally existing lots of record – may apply for a waiver from some or all of these open space requirements, provided that competent and sufficient evidence is provided documenting that fulfilling these requirements either is not physically possible or would constitute an undue hardship rendering the property unusable under the land use designation in effect on July 1, 2006.</p> <p>Note: The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas, but may include permeable stormwater management areas using Best Management Practices. Required open space shall be calculated using net developable acreage. (Policy OS1.3.2)</p>			

CONTACT AND REFERENCE INFORMATION

Orange County Planning Division
201 S. Rosalind Avenue
Orlando, FL 32801
(407) 836-5600

<https://www.ocfl.net/PlanningDevelopment.aspx>

Orange County Code of Ordinances

https://library.municode.com/fl/orange_county/codes/code_of_ordinances

Orange County Comprehensive Plan

<https://www.ocfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>

Orange County Permitting and Licensing

<http://www.orangecountyfl.net/PermitsLicenses.aspx>

Orange County Online Permitting

<https://fasttrack.ocfl.net/OnlineServices/>