

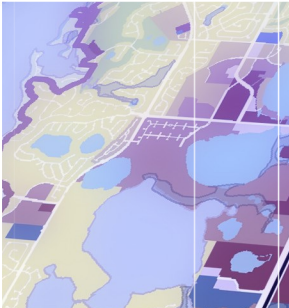


ORANGE COUNTY

PLANNING DIVISION



PLANNING AND ZONING QUICK REFERENCE GUIDE



**UPDATED:
SEPTEMBER 2019**



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

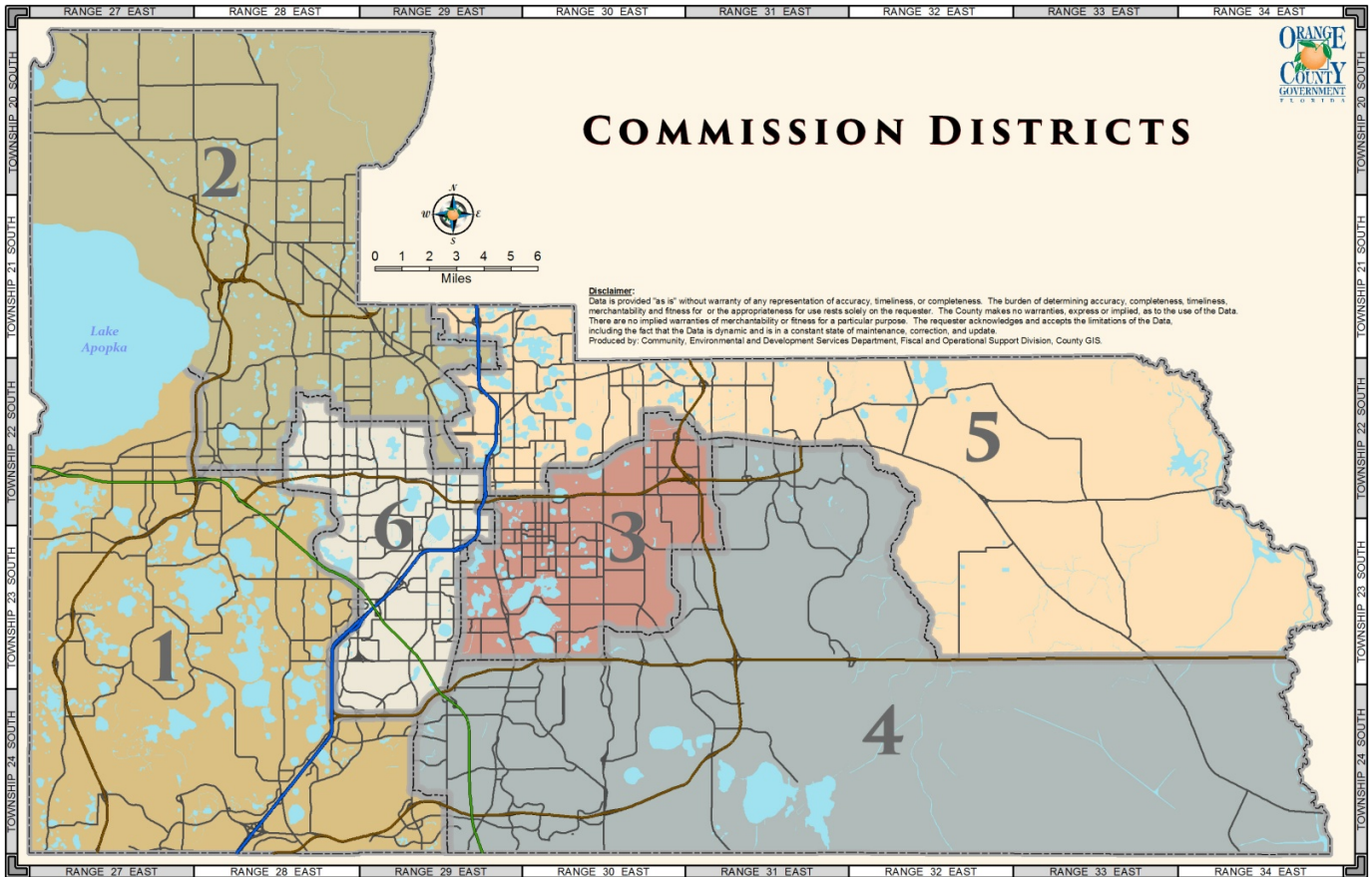
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DISCLAIMER: This document has been created to serve as a guide to Planning and Zoning information only. Although every effort is made to assure the accuracy of this document, it is recommended that you verify all information prior to any permit submittal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

BOARD of COUNTY COMMISSIONERS

COMMISSION DISTRICTS



Orange County Mayor

Jerry L. Demings

Orange County Commissioners

District 1

Betsy VanderLey

District 2

Christine Moore

District 3

Mayra Uribe

District 4

Maribel Gomez Cordero

District 5

Emily Bonilla

District 6

Victoria P. Siplin

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

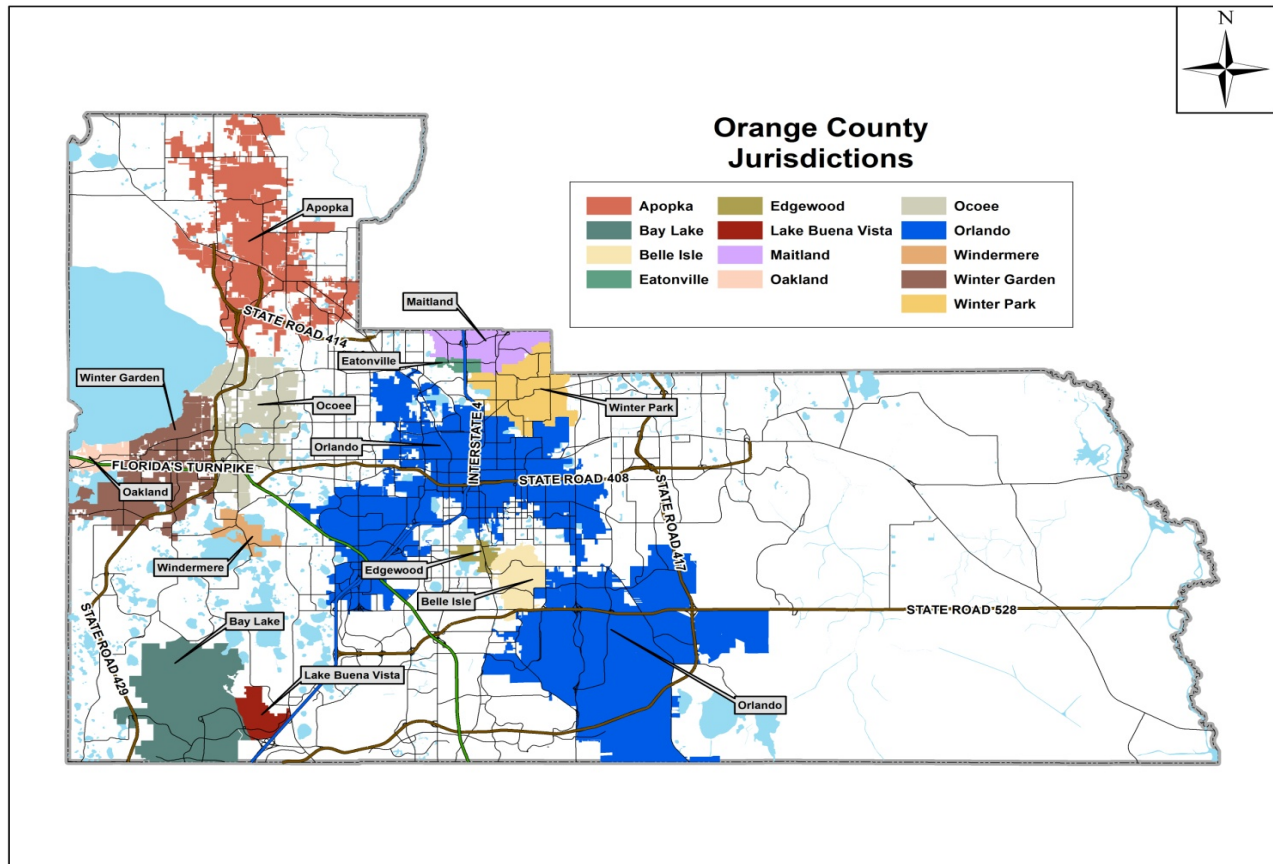
Town of Windermere

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 two major planning areas for future growth – Horizon West and Innovation Way. 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. Approved Villages in the Horizon West Special Planning Areas include Lakeside, Bridgewater, Town Center, and Villages F, H, & I. 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 Future Land Use Map (FLUM) 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).

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 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.

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 SW Orange 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) agreement between Orange County and the adjacent jurisdiction providing utilities.

RURAL SETTLEMENTS

Rural Settlements in Orange County

District 1

Lake Avalon
Gotha
Tildenville
West Windermere

District 2

Bridle Path
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

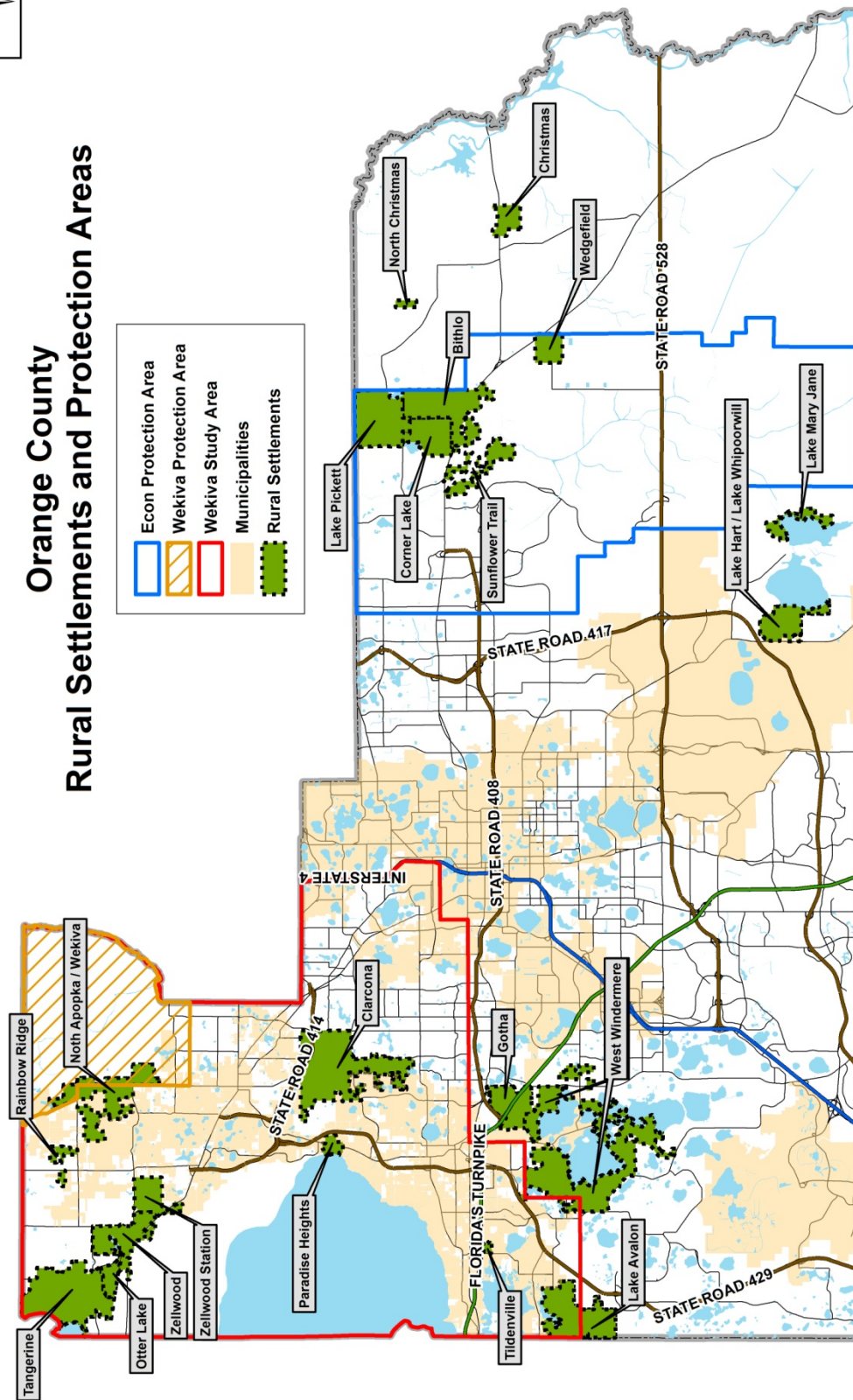
Bithlo
Christmas
Corner Lake
Lake Pickett
North Christmas
Sunflower Trail / Seaward Plantation (portion in District 4)
Wedgefield

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.

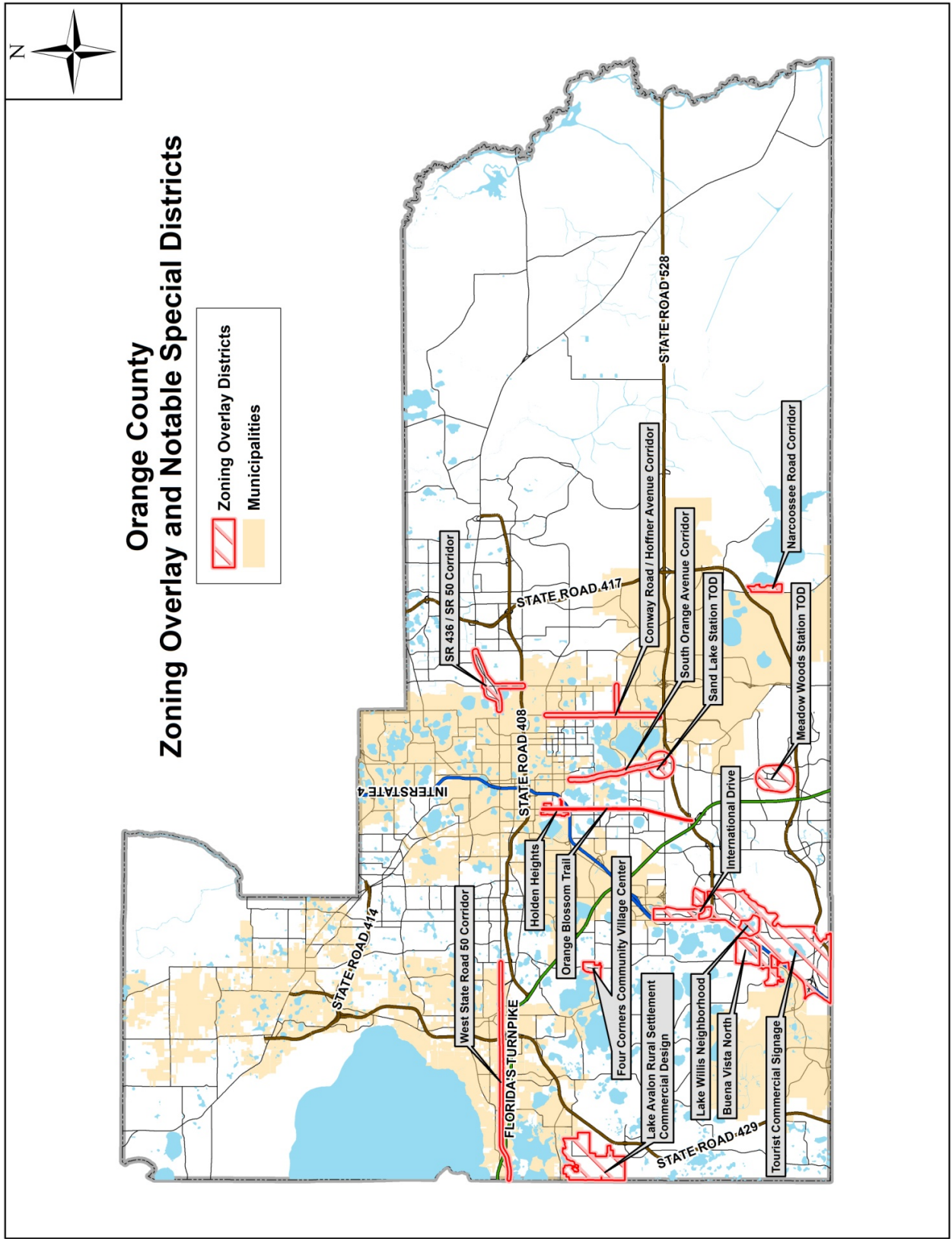
Name	Commission District	Ordinance	Date
Zoning Overlay Districts (which govern uses allowed within the district)			
Conway Road / Hoffner Road Corridor Overlay District	3 and 4	2016-19	9/13/16
I-Drive District Overlay Zone (LINK)	1 and 6	2017-03	2/7/17
Orange Blossom Trail Overlay District	4 and 6	97-21	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 annexation 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

Name	Commission District	Ordinance	Date
Lake Willis Neighborhood Buffering and Design Guidelines Overlay	1	2003-01, 2003-21	01/28/03, 12/09/13
Narcoosee 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

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.

<i>Orange County Joint Planning Area (JPA) Agreements</i>		
<i>Jurisdiction</i>	<i>Date of Adoption</i>	<i>Date of Expiration</i>
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	1994	1/1/2006 (intergovernmental cooperation and coordination letter signed by Planning Directors in 2008)
City of Winter Garden	1997	10/31/2022 (but automatically extends on a year-by-year basis thereafter)



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	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
I (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
PR/OS	Parks and Recreation / Open Space
WB	Water Body
PRES	Preservation
V	Village – Horizon West
MUC	Mixed Use Corridor
MXDAC	Mixed-Use Development Activity Center (must be in a Master Plan Area Boundary)
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)

-----	Urban Service Area
-----	Horizon West
-----	Rural Enclaves
-----	Rural Settlements
-----	Wekiva Protection Area
-----	Wekiva Study Area
-----	Innovation Way

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.

<i>Future Land Use</i>	<i>Maximum Density/FAR</i>	<i>Zoning</i>
Rural/Agricultural (R)	1 du/10 ac	A-1, A-2, A-R, R-CE
Rural Settlement 1/5 (RS 1/5)*	1 du/5 ac	R-CE-5, A-1, A-2, 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 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	R-CE*, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2**, R-T-1, R-T-2, R-L-D, PD, U-V
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 or 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)	PD required for all new development; A-1, A-2, A-R, R-CE (within overlay classification)	
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
Mixed-Use Development Activity Center		PD
Community Village Center (CVC) (can no longer be requested, see FLU8.5.8)		PD
Traditional Neighborhood Development (TND) (Avalon Park)		PD

* Rural Settlement only ** 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 and BUILDING REQUIREMENTS

Orange County Code Section 38-1501. Basic Requirements

District	Min. lot area (sq. ft.) ^m	Min. living area (sq. ft.)	Min. lot width (ft.)	Min. front yard (ft.) ^a	Min. rear yard (ft.) ^a	Min. side yard (ft.)	Max. building height (ft.)	Lake setback (ft.)
A-1	SFR - 21,780 (½ acre)	850	100	35	50	10	35	a
	Mobile Home - 2 acres							
A-2	SFR - 21,780 (½ acre)	850	100	35	50	10	35	a
	Mobile Home - 2 acres							
A-R	108,900 (2½ acres)	1,000	270	35	50	25	35	a
R-CE	43,560 (1 acre)	1,500	130	35	50	10	35	a
R-CE-2	2 acres	1,200	250	45	50	30	35	a
R-CE-5	5 acres	1,200	185	50	50	45	35	a
R-1AAAA	21,780 (1/2 acre)	1,500	110	30	35	10	35	a
R-1AAA	14,520 (1/3 acre)	1,500	95	30	35	10	35	a
R-1AA	10,000	1,200	85	25 ^h	30 ^h	7.5	35	a
R-1A	7,500	1,200	75	20 ^h	25 ^h	7.5	35	a
R-1	5,000	1,000	50	20 ^h	20 ^h	5 ^h	35	a
R-2	One-family dwelling, 4,500	1,000	45 ^c	20 ^h	20 ^h	5 ^h	35	a
	Two dwelling units (DUs), 8,000/9,000	500/1,000 per DU	80/90 ^d	20 ^h	30	5 ^h	35	a
	Three DUs, 11,250	500 per DU	85 ^j	20 ^h	30	10	35	a
	Four or more DUs, 15,000	500 per DU	85 ^j	20 ^h	30	10 ^b	35	a
R-3	One-family dwelling, 4,500	1,000	45 ^c	20 ^h	20 ^h	5	35	a
	Two DUs, 8,000/ 9,000	500/1,000 per DU	80/90 ^d	20 ^h	20 ^h	5 ^h	35	a
	Three dwelling units, 11,250	500 per DU	85 ^j	20 ^h	30	10	35	a
	Four or more DUs, 15,000	500 per DU	85 ^j	20 ^h	30	10 ^b	35	a
R-L-D	N/A	N/A	N/A	10 for side entry garage, 20 for front entry garage	15	0 to 10	35	a
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	35	a
R-T-1								
SFR	4,500 ^c	1,000	45	25/20 ^k	25/20 ^k	5	35	a
Mobile home	4,500 ^c	Min. mobile home size 8 ft. x 35 ft.	45	25/20 ^k	25/20 ^k	5	35	a
R-T-2	6,000	SFR 500	100	35	50	10	35	a
(prior to 1/29/73)		Min. mobile home size 8 ft. x 35 ft.						
R-T-2 (after 1/29/73)	21,780 ½ acre	SFR 600						
		Min. mobile home size 8 ft. x 35 ft.						

<i>District</i>	<i>Min. lot area (sq. ft.)^m</i>	<i>Min. living area (sq. ft.)</i>	<i>Min. lot width (ft.)</i>	<i>Min. front yard (ft.)^a</i>	<i>Min. rear yard (ft.)^a</i>	<i>Min. side yard (ft.)</i>	<i>Max. building height (ft.)</i>	<i>Lake setback (ft.)</i>
NR	One-family dwelling, 4,500	1,000	45 <i>c</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Two DUs, 8,000	500 per DU	80/90 <i>d</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Three DUs, 11,250	500 per DU	85	20	20	10	35/3 stories <i>k</i>	<i>a</i>
	Four or more DUs, 1,000 plus 2,000 per DU	500 per DU	85	20	20	10	50/4 stories <i>k</i>	<i>a</i>
	Townhouse, 1,800	750 per DU	20	25, 15 for rear entry driveway	20, 15 for rear entry garage	0, 10 for end units	40/3 stories <i>k</i>	<i>a</i>
NAC	Non-residential and mixed use development, 6,000	500	50	0/10 maximum, 60% of building frontage must conform to max. setback	15, 20 adjacent to single-family zoning district	10, 0 if buildings are adjoining	50 feet <i>k</i>	<i>a</i>
	One-family dwelling, 4,500	1,000	45 <i>c</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Two DUs, 11,250	500 per DU	80 <i>d</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Three DUs, 11,250	500 per DU	85	20	20	10	35/3 stories <i>k</i>	<i>a</i>
	Four or more DUs, 1,000 plus 2,000 per DU	500 per DU	85	20	20	10	50 feet/4 stories, 65 feet with ground floor retail <i>k</i>	<i>a</i>
	Townhouse, 1,800	750 per DU	20	25, 15 for rear entry driveway	20, 15 for rear entry garage	0, 10 for end units	40/3 stories <i>k</i>	<i>a</i>
NC	Non-residential and mixed use development, 8,000	500	50	0/10 maximum, 60% of building frontage must conform to max. setback	15, 20 adjacent to single-family zoning district	10, 0 if buildings are adjoining	65 feet <i>k</i>	<i>a</i>
	One-family dwelling, 4,500	1,000	45 <i>c</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Two DUs, 8,000	500 per DU	80 <i>d</i>	20	20	5	35/3 stories <i>k</i>	<i>a</i>
	Three DUs, 11,250	500 per DU	85	20	20	10	35/3 stories <i>k</i>	<i>a</i>
	Four or more DUs, 1,000 plus 2,000 per DU	500 per DU	85	20	20	10	65 feet, 80 feet with ground floor retail <i>k</i>	<i>a</i>
	Townhouse	750 per DU	20	25, 15 for rear entry driveway	20, 15 for rear entry garage	0, 10 for end units	40/3 stories <i>k</i>	<i>a</i>
P-O	10,000	500	85	25	30	10 for one- and two-story bldgs., plus 2 for each add. story	35	<i>a</i>
C-1	6,000	500	80 on major streets (see Art. XV); 60 for all other streets <i>e</i> ; 100 ft. for corner lots on major streets (see Art. XV)	25	20	0; or 15 ft. when abutting residential district; side street, 15 ft.	50; or 35 within 100 ft. of all residential districts	<i>a</i>

<i>District</i>	<i>Min. lot area (sq. ft.)^m</i>	<i>Min. living area (sq. ft.)</i>	<i>Min. lot width (ft.)</i>	<i>Min. front yard (ft.)^a</i>	<i>Min. rear yard (ft.)^a</i>	<i>Min. side yard (ft.)</i>	<i>Max. building height (ft.)</i>	<i>Lake setback (ft.)</i>
C-2	8,000	500	100 on major streets (see Art. XV); 80 for all other streets <i>f</i>	25, except on major streets as provided in Art. XV	15; or 20 when abutting residential district	5; or 25 when abutting residential district; 15 for any side street	50; or 35 within 100 feet of all residential districts	<i>a</i>
C-3	12,000	500	125 on major streets (see Art. XV); 100 for all other streets <i>g</i>	25, except on major streets as provided in Art. XV	15; or 20 when abutting residential district	5; or 25 when abutting residential district; 15 for any side street	75; or 35 within 100 feet of all residential districts	<i>a</i>

District	Min. front yard (feet)	Min. rear yard (feet)	Min. side yard (feet)	Max. building height (feet)
I-1A	35	25	25	50, or 35 within 100 ft. of any residential use or district
I-1 / I-5	35	25	25	50, or 35 within 100 ft. of any residential use or district
I-2 / I-3	25	10	15	50, or 35 within 100 ft. of any residential use or district
I-4	35	10	25	50, or 35 within 100 ft. of any residential use or district

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 a minimum of 50 feet 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 the lakeshore protection ordinance and the conservation ordinance, 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 covered patio, 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.
<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. ft. 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 and the duplex lot size is 8,000 square feet. For detached units the minimum duplex lot width is 90 feet and the duplex lot size is 9,000 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. For duplex lots that: (i) are either platted or lots of record existing prior to 3/3/97, and (ii) are 75 feet in width or greater, but are less than 90 feet, and (iii) have a lot size of 7,500 square feet or greater, but less than 9,000 square feet are deemed to be vested and shall be considered as conforming lots for width and/or size.
<i>e</i>	Corner lots shall be 100 [feet] on major streets (see Art. XV), 80 [feet] for all other streets.
<i>f</i>	Corner lots shall be 125 [feet] on major streets (see Art. XV), 100 [feet] for all other streets.
<i>g</i>	Corner lots shall be 150 [feet] on major streets (see Art. XV), 125 [feet] for all other streets.
<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>m</i>	Based on gross square feet.

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.
- (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.
- (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.
- (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

CONTACT AND REFERENCE INFORMATION

Orange County Planning Division

201 S. Rosalind Avenue

Orlando, FL 32801

(407) 836-5600

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

Orange County Code of Ordinances

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

Orange County Comprehensive Plan

<http://www.orangecountyfl.net/Portals/0/resource%20library/planning%20-%20development/Comprehensive%20Plan%20GOPS%202018.pdf>

Orange County Permitting and Licensing

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

Orange County Online Permitting

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