

ORDINANCE NO. 2025 - ____

AN ORDINANCE PERTAINING TO LAND USE AND ZONING IN UNINCORPORATED ORANGE COUNTY, FLORIDA; CREATING CHAPTER 40 ENTITLED THE ORANGE CODE FOR ORANGE COUNTY, FLORIDA TO PROVIDE FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR A SHORT TITLE OF "ORANGE CODE"; PROVIDING FOR THE ESTABLISHMENT OF ZONES AND THE ADOPTION OF AN OFFICIAL ZONING MAP; PROVIDING FOR REZONING AND DEVELOPMENT REVIEW; PROVIDING FOR PERMITTED, CONDITIONAL, AND PROHIBITED USES; PROVIDING FOR VARIANCES, SPECIAL EXCEPTIONS, AND MINOR DEVIATIONS; PROVIDING FOR SUBMISSION REQUIREMENTS; PROVIDING FOR APPEALS; PROVIDING FOR NONCONFORMITIES; PROVIDING FOR ZONE STANDARDS; PROVIDING FOR SPECIAL ZONES; PROVIDING FOR SITE AND BUILDING REQUIREMENTS; PROVIDING FOR PARKING REQUIREMENTS; PROVIDING FOR LANDSCAPING STANDARDS; PROVIDING FOR SIGNS; PROVIDING FOR OVERLAY DISTRICTS; PROVIDING FOR USE PERFORMANCE STANDARDS; PROVIDING FOR TEMPORARY STRUCTURES AND USES; PROVIDING FOR USE OF PUBLIC RIGHT-OF-WAY; PROVIDING FOR REGULATIONS FOR SPECIFIC USES; PROVIDING FOR COMMUNICATION TOWERS; PROVIDING FOR PUBLIC SCHOOL SITING REGULATIONS; PROVIDING FOR SITE DEVELOPMENT; PROVIDING FOR ROADS; PROVIDING FOR UTILITIES; PROVIDING FOR CIVIC AND OPEN SPACE; PROVIDING FOR DEFINITIONS; PROVIDING FOR CODIFICATION INTO THE ORANGE COUNTY CODE OF ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, consistent with Section 163.3167, Florida Statutes, Orange County ("County") is empowered and authorized to plan for future development and growth, adopt and amend a Comprehensive Plan ("Plan"), and implement the Plan through appropriate land development regulations, including zoning ordinances; and

44 **WHEREAS**, Orange County is responsible for ensuring that all land development
regulations are consistent with the Plan, including the establishment of zoning districts and a map
46 and the issuance of development orders in accordance with the Plan; and

48 **WHEREAS**, Orange County has prepared an updated Comprehensive Plan, commonly
referred to as “Vision 2050,” that moves the County toward a more sustainable and resilient future
50 and reflects changes in local conditions with new or modified goals, objectives and policies
directing Orange County’s future growth and development; and

52 **WHEREAS**, it is the intent of the Orange County Board of County Commissioners to
54 adopt Vision 2050 as the Comprehensive Plan in order to preserve, enhance, and encourage the
most appropriate use of land, water and resources consistent with the public interest; promote,
56 protect, and improve public health, safety, comfort, good order, appearance, convenience, law
enforcement and fire prevention, and general welfare; to prevent the overcrowding of land and
58 avoid undue concentration of populations; to facilitate the adequate and efficient provision of
transportation, water, sewerage, schools, parks and recreation facilities, housing, solid waste,
60 drainage, and other facilities and services; to conserve, appropriately develop, utilize, and protect
natural and historic resources; to adequately plan for and guide growth and development within
62 the County; to coordinate local decisions relating to growth and development; and to ensure that
the existing rights of property owners are preserved in accordance with the Constitutions of the
64 State of Florida and of the United States; and

66 **WHEREAS**, the County has caused to be prepared a comprehensive update to existing
land development regulations to ensure consistency with the adopted Comprehensive Plan.

68 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**
70 **ORANGE COUNTY:**

Section 1. Purpose and Title. This ordinance is adopted in compliance with and
72 pursuant to the Section 163.3194 and Section 163.3202, Florida Statutes, to carry out Orange
County’s land development regulation consistent with the adopted Vision 2050: Orange County
74 Comprehensive Plan 2025-2050. This ordinance shall be known and cited as the “Orange Code”.

Section 2. Incorporation of Exhibit A as Chapter 40 of the Orange County Code of
76 *Ordinances; Format.* Exhibit A includes all the text which shall constitute Orange Code, and
Exhibit A is hereby adopted and incorporated by this reference as if fully set forth herein. The

78 adoption of the new regulations as shown in Exhibit A shall be incorporated into the Orange
County Code of Ordinances using the same number reference system as currently exists in and is
80 consistent with Orange County Code.

Section 3. Zoning Districts and Map. The series of maps entitled “The Official Zoning
82 Maps of Orange County, Florida,” dated August 28, 1962, as amended, are hereby repealed. The
Zoning Map as referenced in Orange Code, Section 40-7 in Exhibit A is hereby adopted in its stead
84 as the Official Zoning Map of parcels of land in unincorporated Orange County. The Zoning Map
is on file and available for review with the Orange County Planning Division.

86 **Effective date.** This ordinance shall become effective upon the enactment and effectiveness
of Vision 2050: Orange County Comprehensive Plan, as adopted on June __, 2025 by Ordinance
88 2025-__. This ordinance shall not be enforceable until Ordinance 2025-__ is effective.

ADOPTED THIS _____ DAY OF JUNE, 2025.

90 ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

92
94 By: _____
Jerry L. Demings
Orange County Mayor

96 ATTEST: Phil Diamond, CPA, County Comptroller
98 As Clerk of the Board of County Commissioners

100 By: _____
102 Deputy Clerk
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