

ORANGE CODE (Chapter 40) & Other Related Chapters

Board of County Commissioners **1st of 2 Adoption Public Hearings**

- **Orange County Code Chapter 40 Ordinance (Orange Code)**
- **Orange County Code Chapters 38 & 39 Ordinance (Land Development & PD Codes)**
- **Orange County Code Chapter 31.5 Ordinance (Signage)**
- **Other Orange County Code Chapters (Reconciliation)**

May 6, 2025



ORANGE COUNTY

PLANNING, ZONING - ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



OUTLINE

- **BACKGROUND**
- **ORANGE CODE HIGHLIGHTS**
 - *History/Implications of today's Comp Plan & Land Development Code*
 - *Vision 2050 & Orange Code After Adoption*
 - *Orange Code Overview*
- **CODE RECONCILIATION & ORDINANCES**
- **NEW OR REVISED PROCESSES**
 - *Including Recent OCPS Coordination*
- **CODE ADOPTION - TIMELINE**



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BACKGROUND

ORANGE COUNTY CODE

1950

1960

1970

1980

1990

2000

2010

2020

...

2050

1957

Zoning Code Adopted

Adopted May 6, 1957
by the Board of County Commissioners,
Orange County and the Orange County
Zoning Commission.

COMPREHENSIVE ZONING RESOLUTION
ORANGE COUNTY, FLORIDA.

Adopted May 6, 1957
by the Board of County Commissioners,
Orange County and the Orange County
Zoning Commission.

PRICE PER COPY 3330 \$1.00



BACKGROUND

ORANGE COUNTY CODE

1950

1960

1970

1980

1990

2000

2010

2020

...

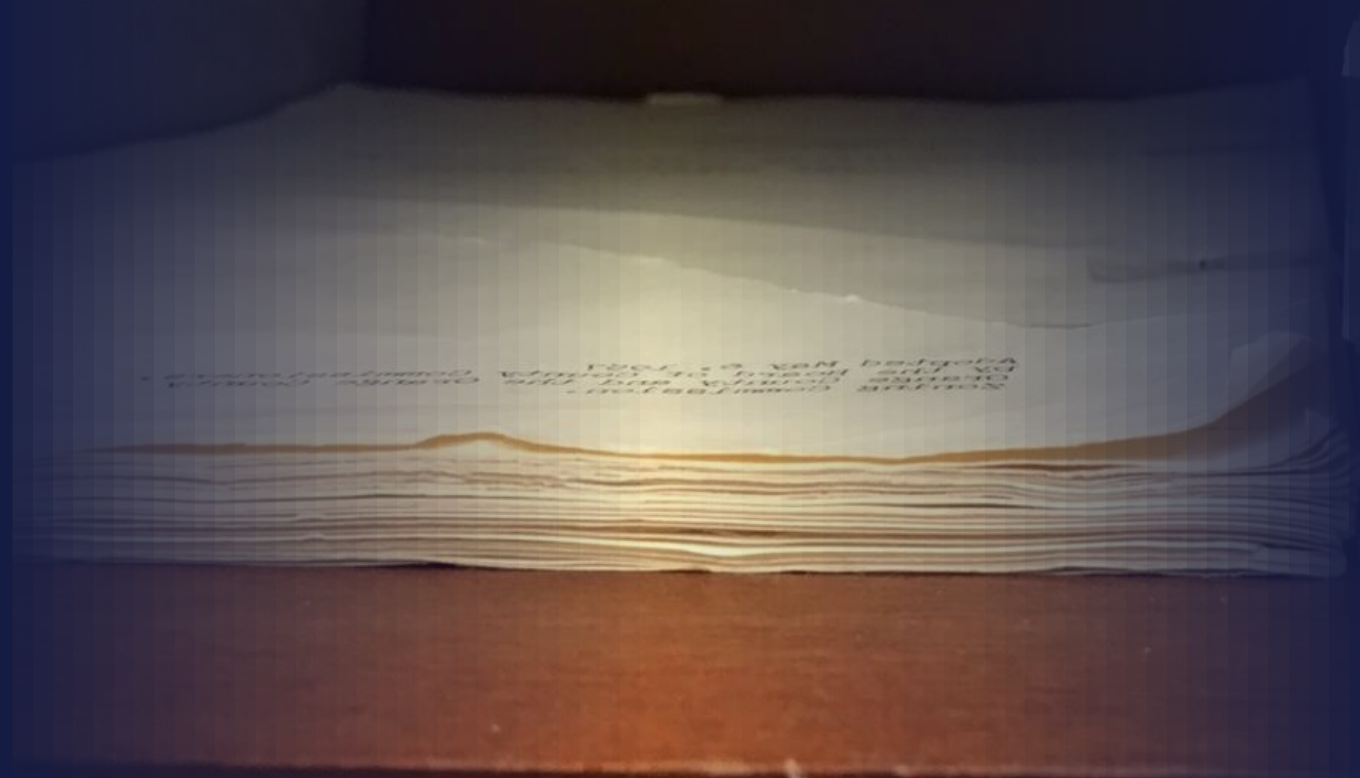
2050

1957

Zoning Code Adopted

LDC in 1957

- **11 Districts**
- **Use Based**
- **Limited Corridor Standards**





BACKGROUND

ORANGE COUNTY CODE

1950

1960

1970

1980

1990

2000

2010

2020

...

2050

1957

Zoning Code Adopted

LDC in 1957

- **11 Districts**
- **Use Based**
- **Limited Corridor Standards**

LDC today

- **30 Districts**
- **Use Based**
- **Planned Developments**
- **Overlays**



BACKGROUND

ORANGE COUNTY CODE

1950

1960

1970

1980

1990

2000

2010

2020

...

2050

1957

Zoning Code Adopted

CURRENT CODE:

- Decades of Incremental Amendments
- Repetitions and Redundancies
- Very Complex Structure
- Implements Land Use Separation
- Unpredictable Results





BACKGROUND

1985 GROWTH MANAGEMENT ACT

1950

1960

1970

1980

1985

Growth Management Act

1990

2000

2010

2020

...

2050

- Guided government planning in Florida for 25 years
- Required Local Governments to adopt a Comprehensive Plan
- Required Elements include:
 1. Future Land Use
 2. Housing
 3. Transportation
 4. Infrastructure
 5. Conservation
 6. Recreation and Open Space
 7. Intergovernmental Coordination
 8. Capital Improvements



BACKGROUND

1991 COMPREHENSIVE PLAN

1950

1960

1970

1980

1990

2000

2010

2020

...

2050

1991

**Comprehensive Plan
Adopted**

- Orange County adopted its first Comprehensive Plan
- Included oversight and review by the Department of Community Affairs (DCA)

Orange County, Florida 1990-2010 COMPREHENSIVE POLICY PLAN



ORANGE COUNTY RESPONSE to the
DEPARTMENT OF COMMUNITY AFFAIRS
OBJECTIONS, RECOMMENDATIONS, and
COMMENTS REPORT

July 1, 1991



BACKGROUND

STREAMLINING TASK FORCE

1950

1960

1970

1980

1990

2000

2010

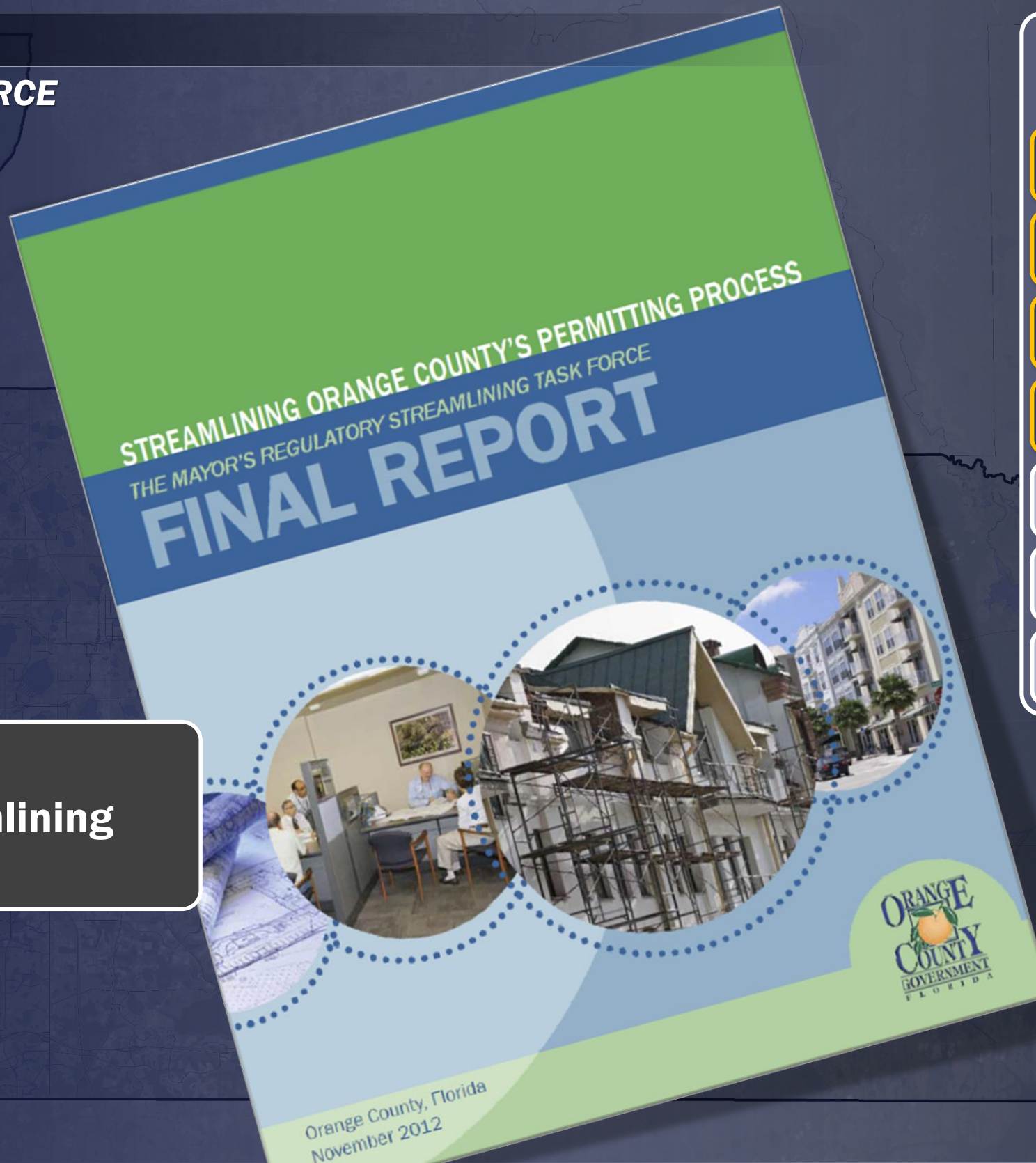
2020

...

2050

2012

**Regulatory Streamlining
Task Force**



62 RECOMMENDATIONS
IN 7 TOPIC AREAS:

COMPREHENSIVE PLAN

LAND DEVELOPMENT CODE

INFILL & REDEVELOPMENT

DEVELOPMENT REVIEW

PROJECT MANAGEMENT

CUSTOMER SERVICE

TECHNOLOGY



BACKGROUND

REGULATORY STREAMLINING TASK FORCE

MAJOR GOALS

- Complete update of the LDC
- Address redundancies & inconsistencies
- Provide context sensitive regulations
- Predictability & flexibility

WHY

- Current code is outdated
- Consistency with comprehensive plan
- Encourage infill & redevelopment
- Needed user friendliness

62 RECOMMENDATIONS
IN 7 TOPIC AREAS:

COMPREHENSIVE PLAN

LAND DEVELOPMENT CODE

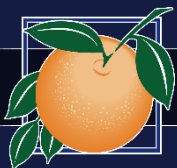
INFILL & REDEVELOPMENT

DEVELOPMENT REVIEW

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CUSTOMER SERVICE

TECHNOLOGY



BACKGROUND

TRANSITION TEAM REPORT - RECOMMENDATIONS

1950

1960

1970

1980

1990

2000

2010

2020

...

2050

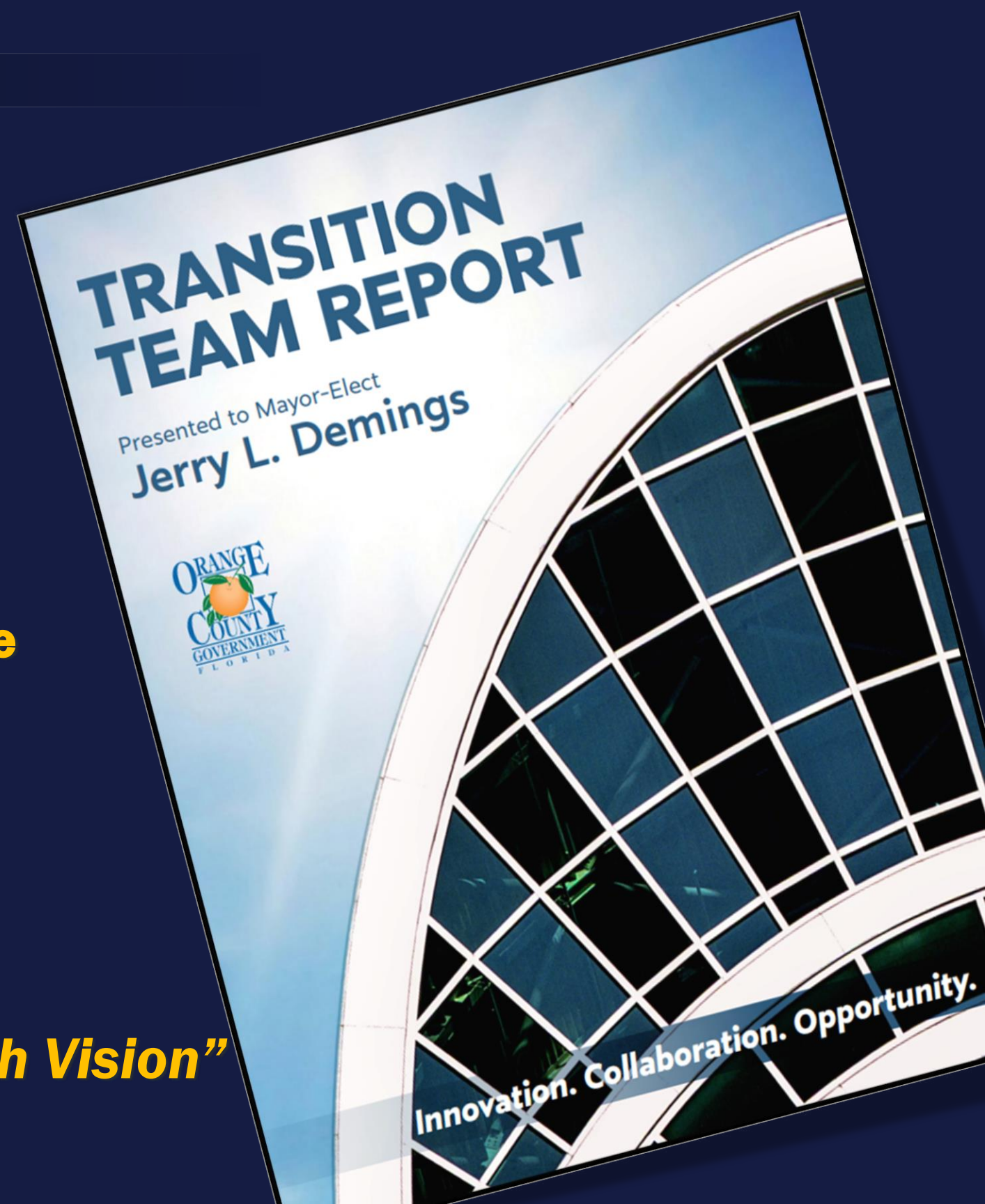
Transition Team Structure:

1. Innovation & Technology
2. Customer Service & Development
3. Sustainability & Smart Growth
4. Building Communities for Everyone

2018

Transition
Team Report

*“Adopt a Sustainable & **Smart Growth Vision**”*





PLANNING FOR GROWTH

▪ THE MISSION: *Activation, Protection & Preservation*

- *Vision 2050 must strike a balance between where growth will be directed, the protection of existing neighborhoods and the preservation of natural resources and sensitive rural areas*

VISION
2050




ORANGE CODE
Streamlined, Context-Sensitive,
Form Based



IMPLEMENTATION

Comprehensive Plan
(Place Types)



Land Development Code
(Transect Zones)



LAND DEVELOPMENT CODE UPDATE

FORM BASED CODE - RESULTS



ORANGE CODE

**Streamlined, Context-Sensitive,
Form Based**

ORANGE CODE:

- **Implements Vision 2050**
- **Updates the County's original 1957 land development code structure**
- **Implements smart growth planning with bold innovative solutions**
- **Uses physical building form and scale rather than separation of uses**
- **Regulations and standards are presented in tables, diagrams and other visuals**
- **Transect based, follows the County's diverse context as the organizing principle**
- **Regulates development in urban, suburban & rural places to address compatibility**
- **Increases open/civic spaces and natural resource preservation**
- **Presents a transparent and efficient review process**



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- NEW OR REVISED PROCESSES
 - *Including Recent OCPS Coordination*
- CODE ADOPTION - TIMELINE



ORANGE CODE OVERVIEW & HIGHLIGHTS

- **History/Implications of Today's Comprehensive Plan & Land Development Code**
 - Zoning & Map adopted in 1957
 - Comp Plan adopted in 1991
 - Create many inconsistencies between zoning/future land use (FLU)
 - Resulted in delayed reviews
 - Has led to applications being submitted solely to address the inconsistency
- **Vision 2050 & Orange Code After Adoption**
 - Florida Statutes Chapter 163 requires consistency
 - Vision 2050 & Orange Code will create a consistency between the FLU and Zoning
 - Importance of Countywide implementation
 - FLU sets maximum density and intensity
 - Zoning district standards may further limit density and intensity
 - Many properties would require a rezoning to achieve the max. densities & intensities allowed under Vision 2050



ORANGE CODE OVERVIEW & HIGHLIGHTS

Structure

Article I: General

Article II: Administration

Article III: Zone Standards

Article IV: Uses

Article V: Land Development

Article VI: Definitions

Article VII: Appendix



DRAFT MARCH 17, 2025

March 17, 2025

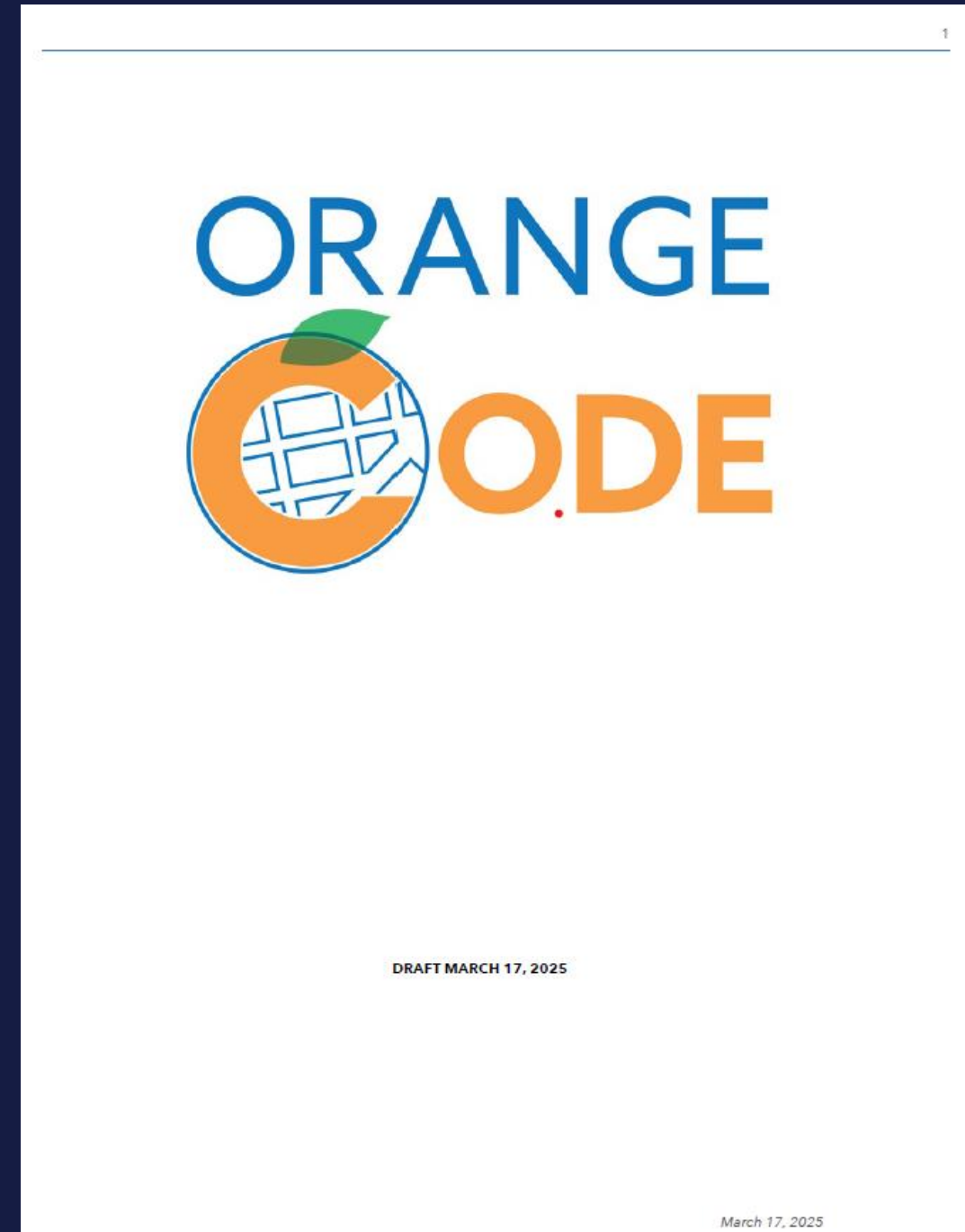


ORANGE CODE OVERVIEW & HIGHLIGHTS

Structure

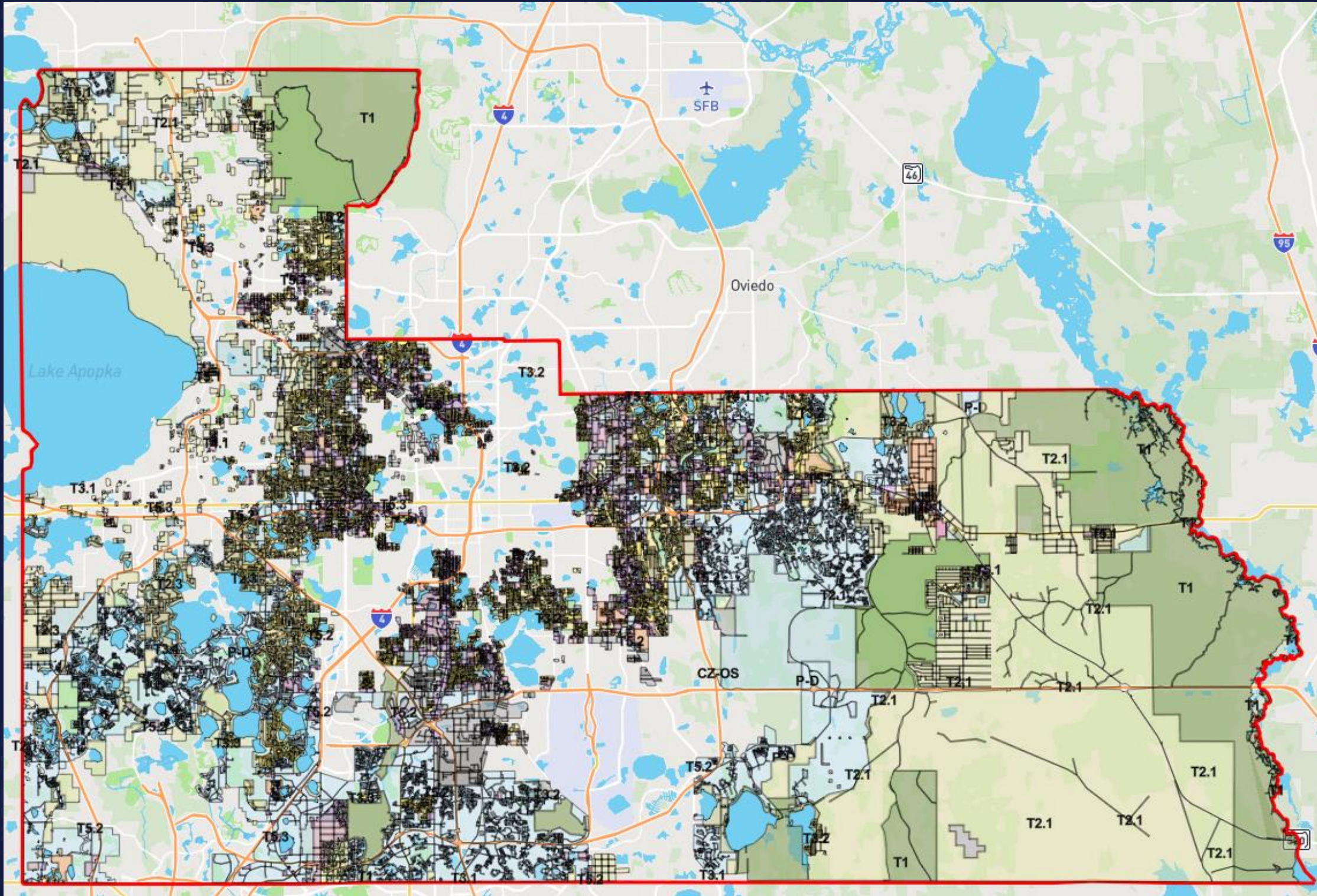
Article I: General

- **Division 1 - Purpose, Intent, and Applicability**
- **Division 2 - Establishment of Zones**
(Includes Countywide Zoning Map)
- **Division 3 - Articles of This Code**
(General Summary)





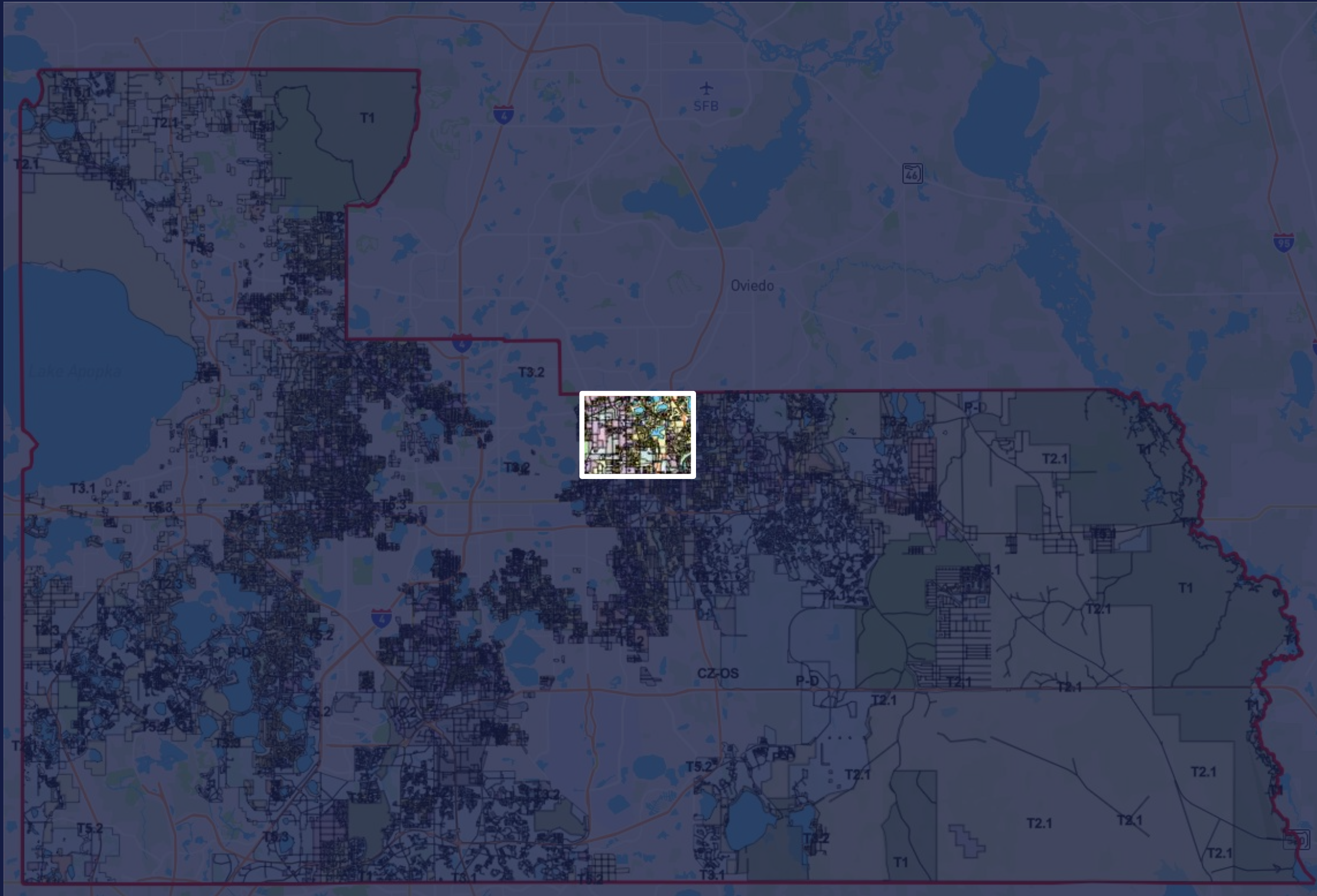
ORANGE CODE OVERVIEW & HIGHLIGHTS



**NEW
COUNTYWIDE
ZONING
MAP**



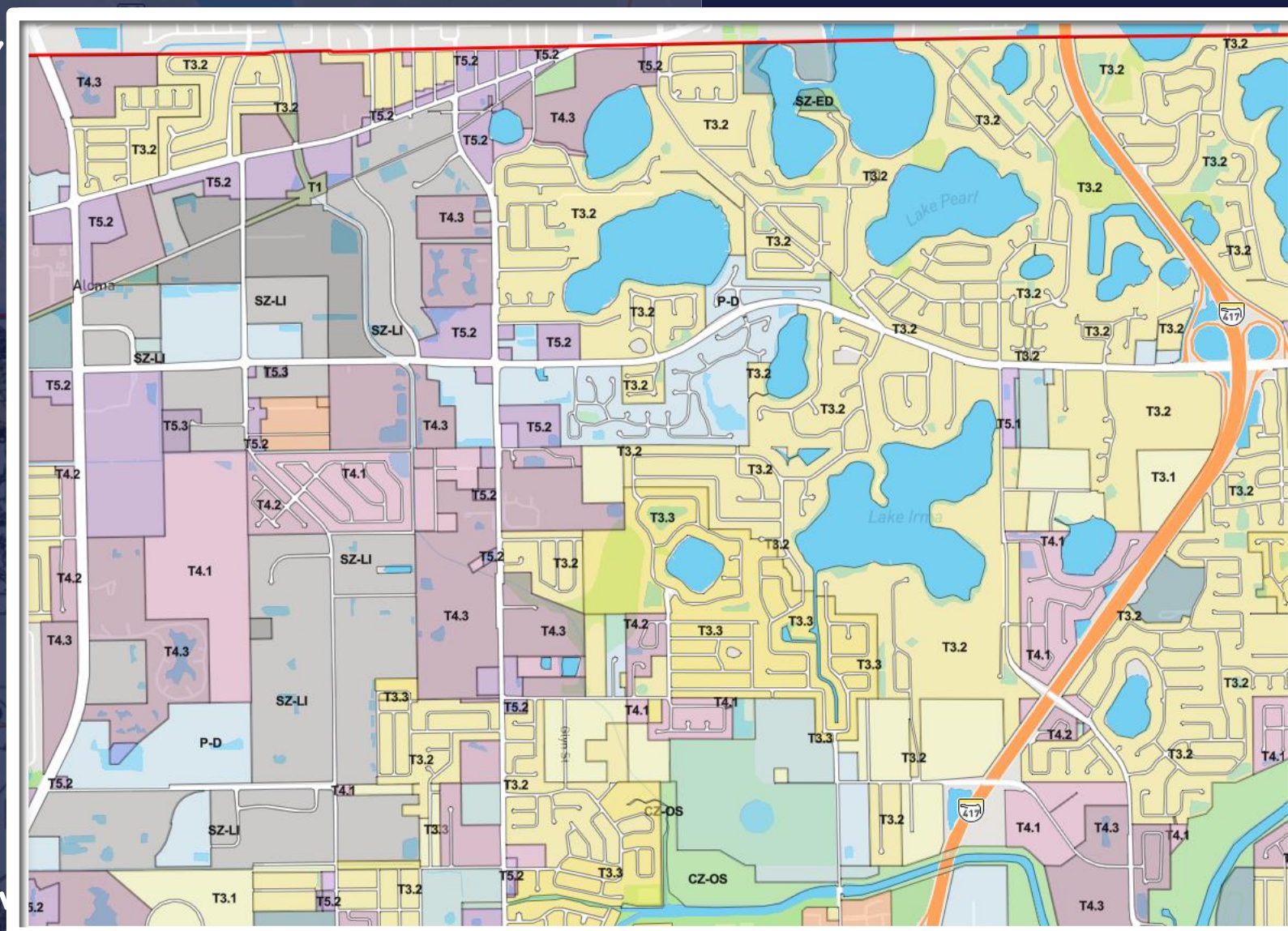
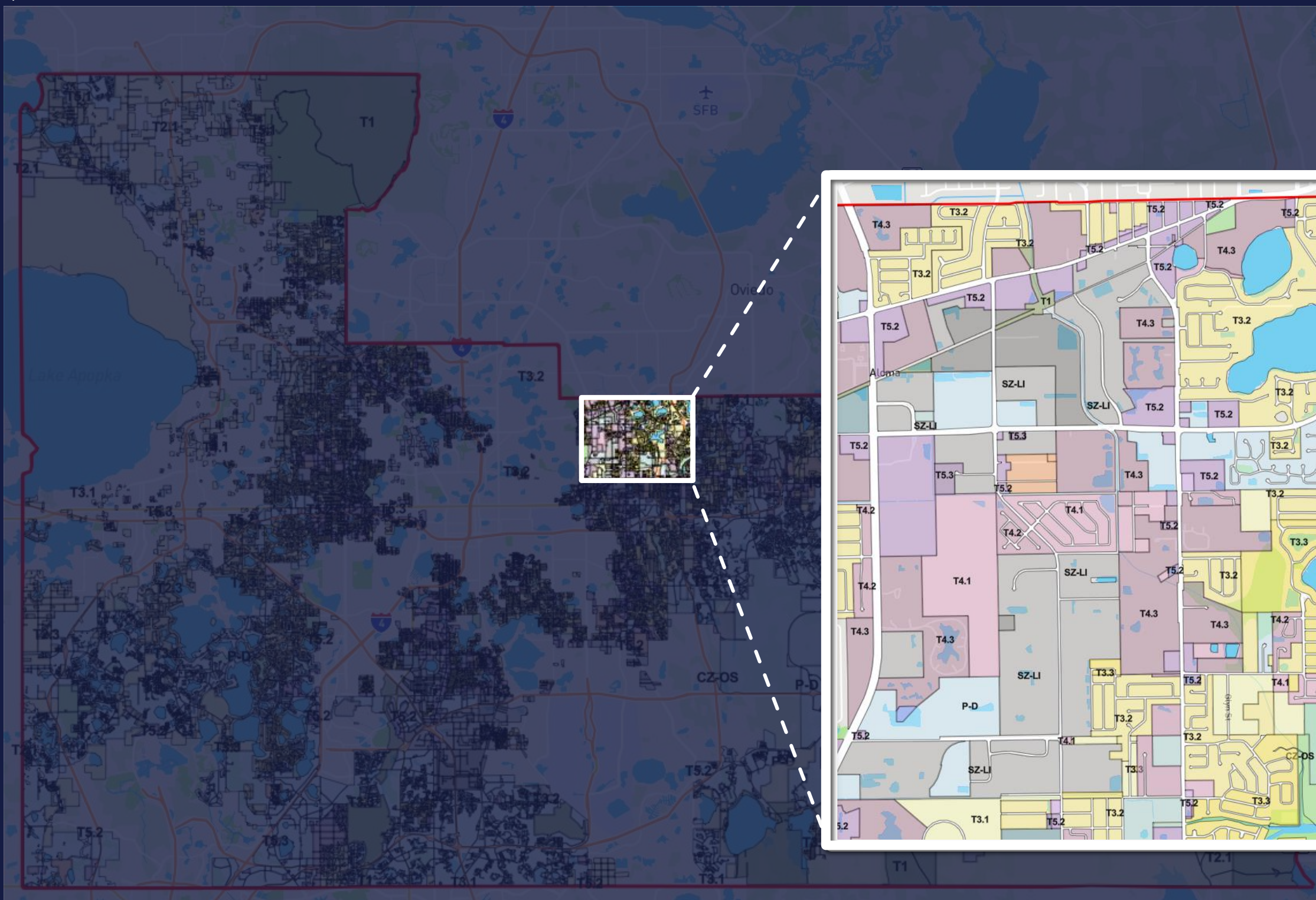
ORANGE CODE OVERVIEW & HIGHLIGHTS



**NEW
COUNTYWIDE
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ORANGE CODE OVERVIEW & HIGHLIGHTS





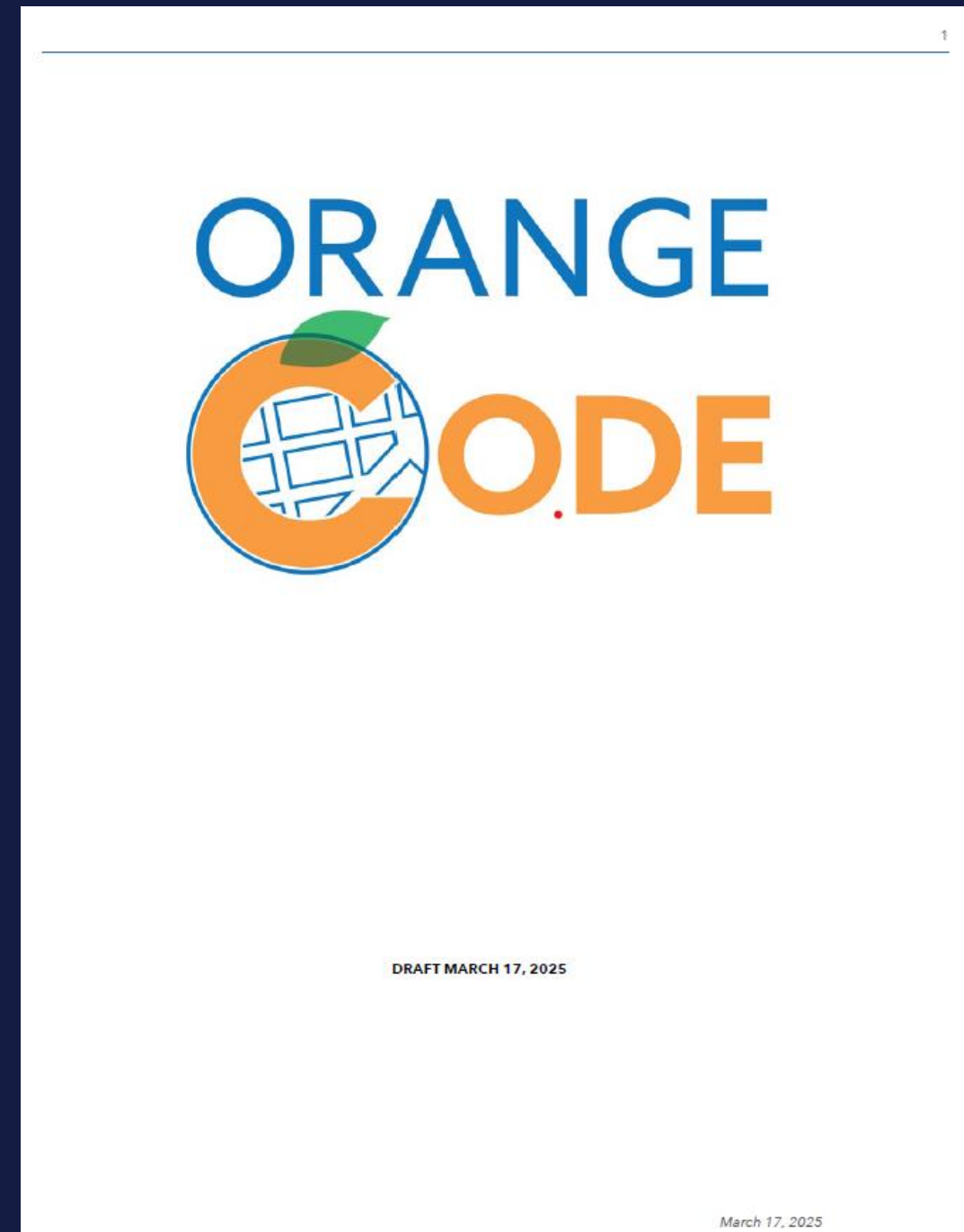
ORANGE CODE OVERVIEW & HIGHLIGHTS

Structure

Article I: General

Article II: Administration

- **Division 1 - Rezoning & Development Review**
- **Division 2 - Variances, Special Exceptions, and Minor Deviations**
- **Division 3 - Submission Requirements**
- **Division 4 - Appeals**
- **Division 5 - Nonconformities**



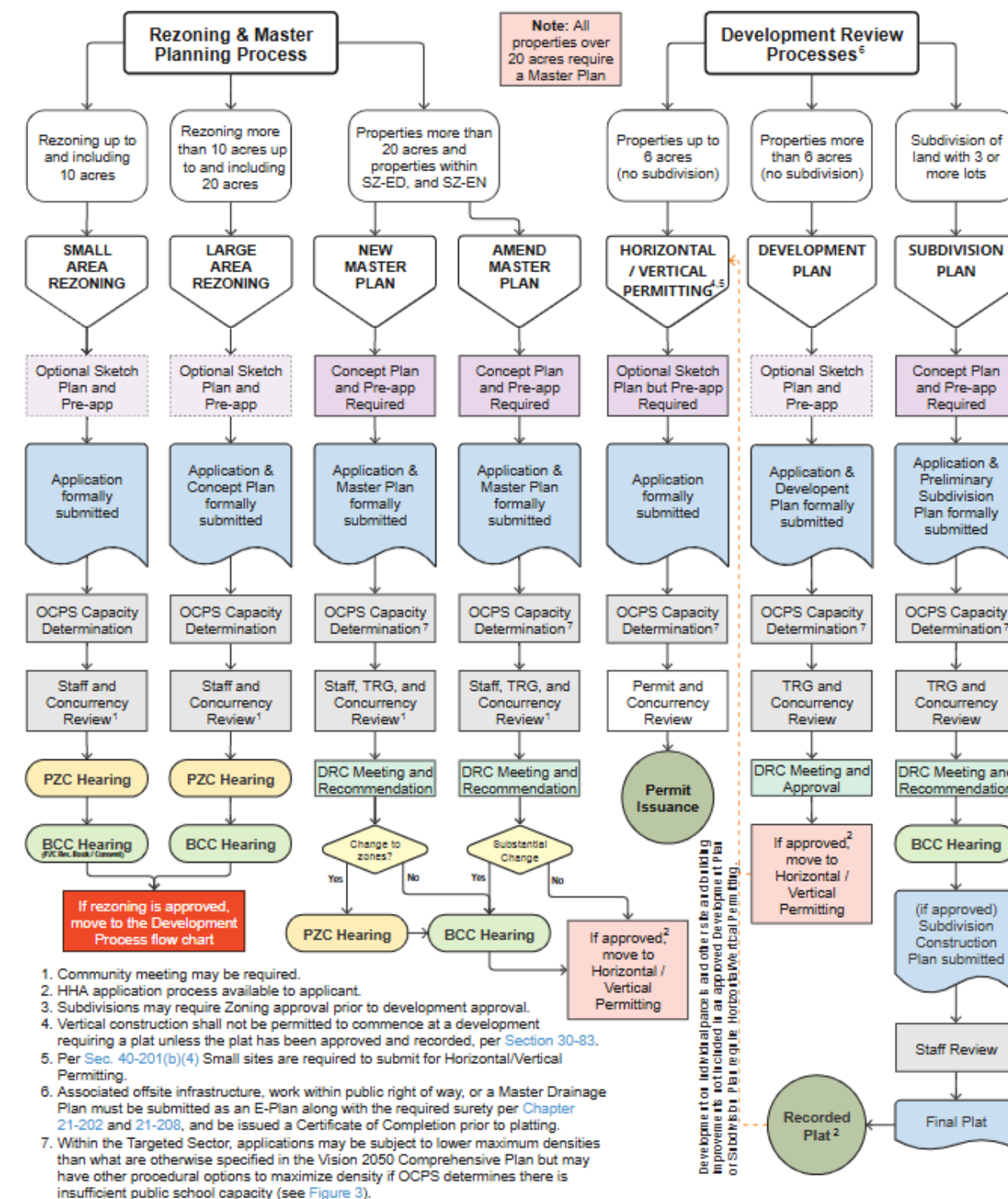


ORANGE CODE OVERVIEW & HIGHLIGHTS

Additional Edits as Recommended by
Public Works Staff:

Article II, Division 1 – Pg. 27

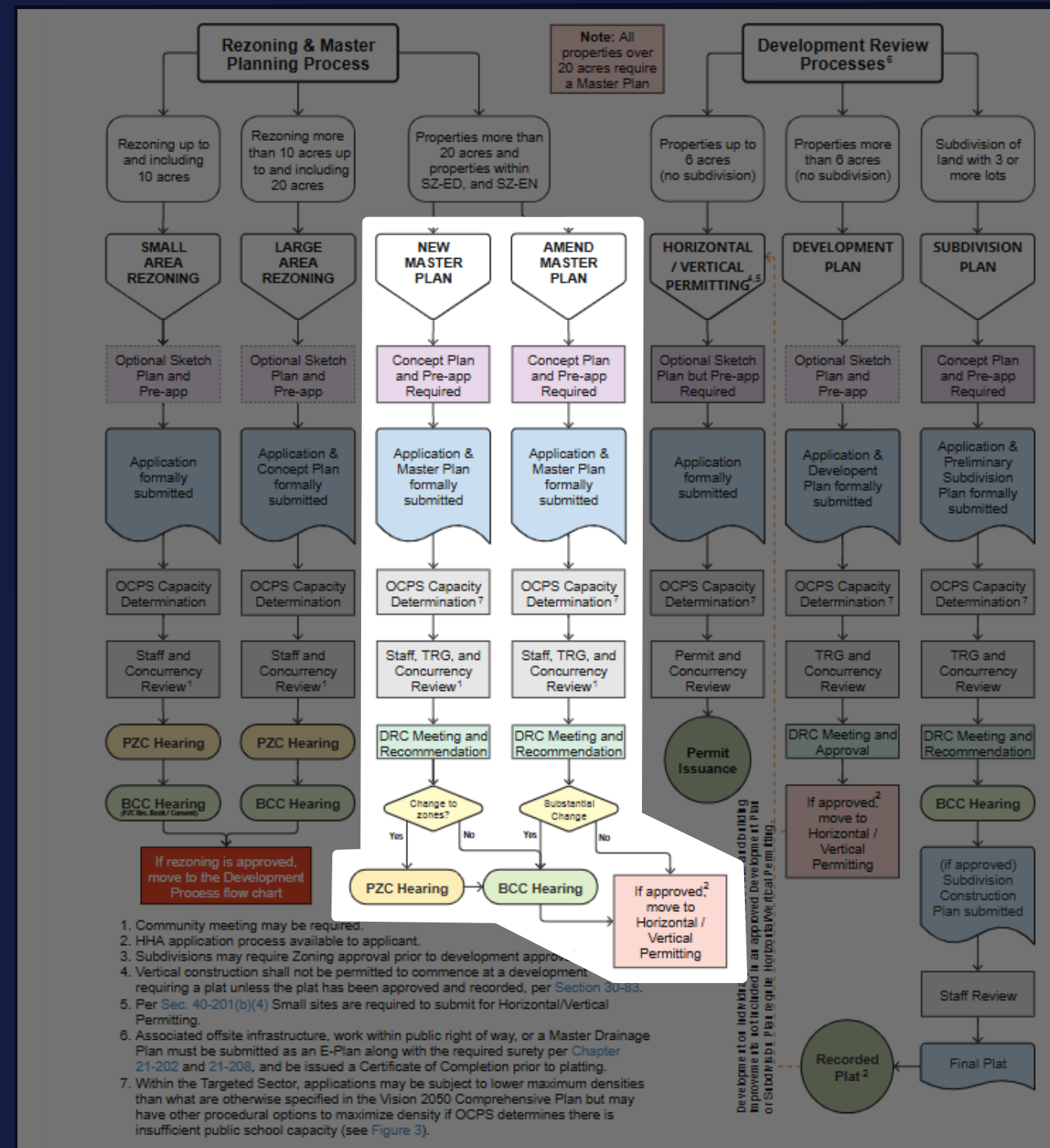
Figure 2: Rezoning and Development
Review Processes





Article II, Division 1 – Pg. 27

Figure 2: Rezoning and Development Review Processes





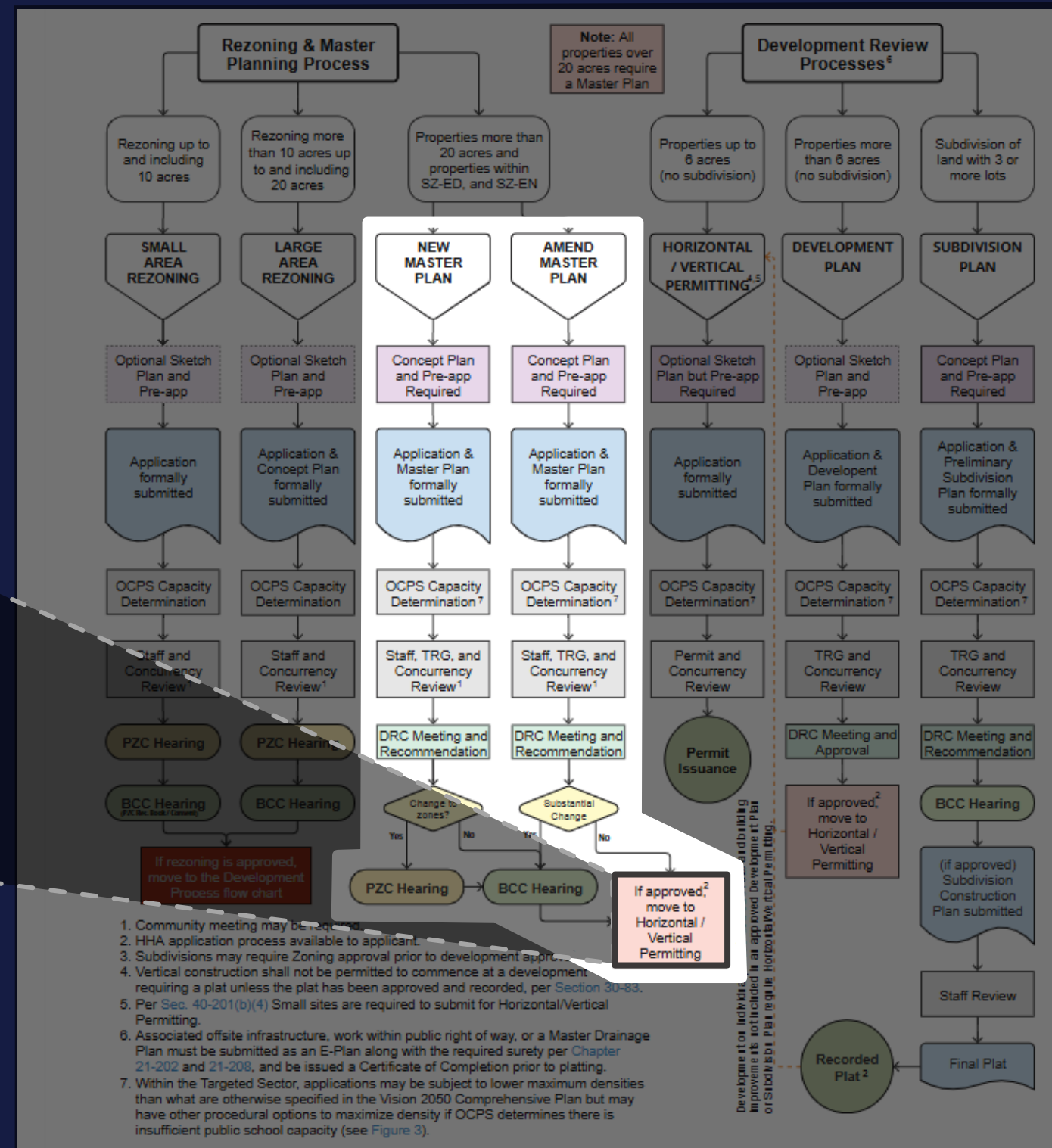
ORANGE CODE OVERVIEW & HIGHLIGHTS

Additional Edits as Recommended by
Public Works Staff:

Article II, Division 1 – Pg. 27

Figure 2: Rezoning and Development
Review Processes

If approved,²
move to
Horizontal /
Vertical
Permitting





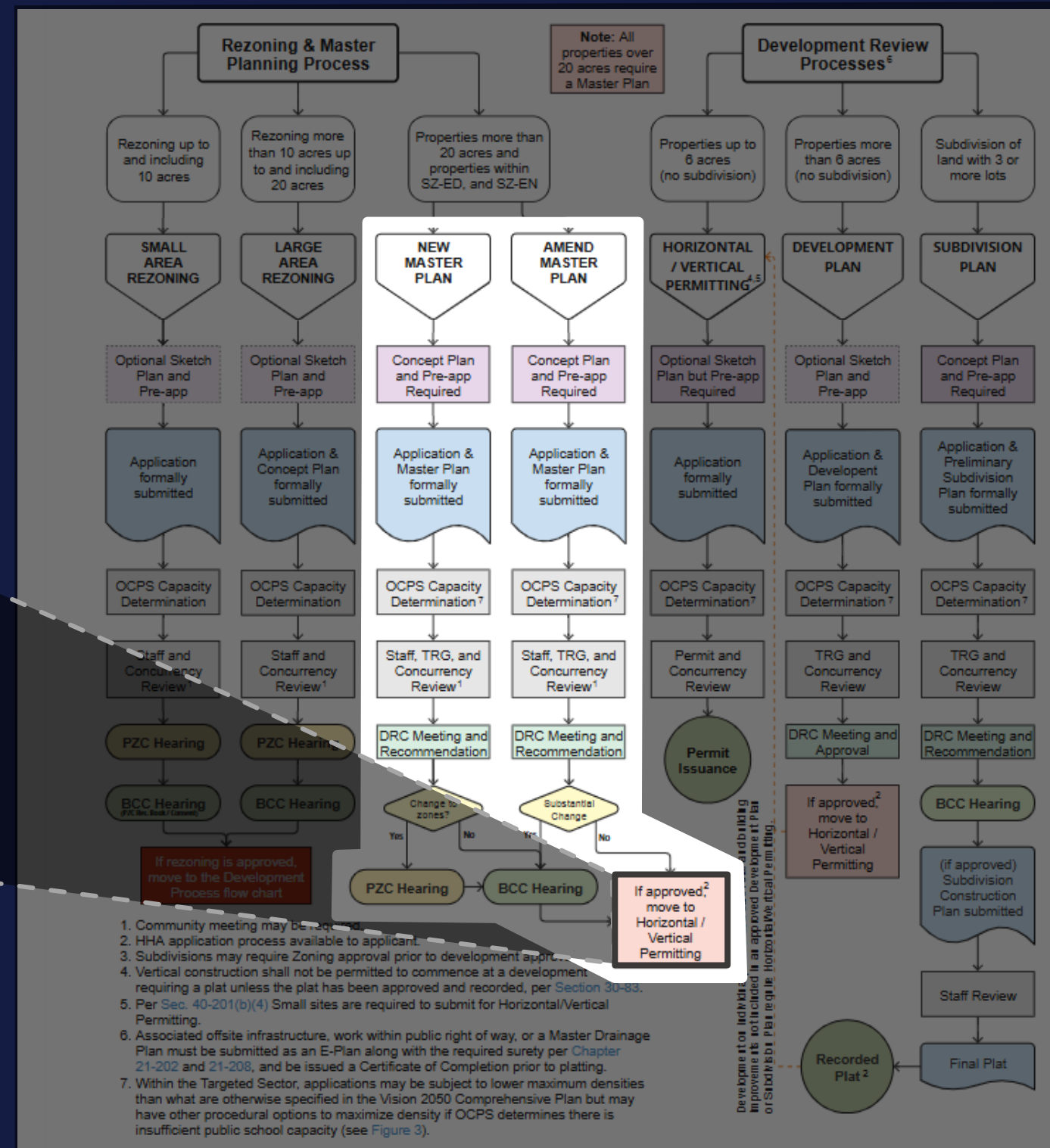
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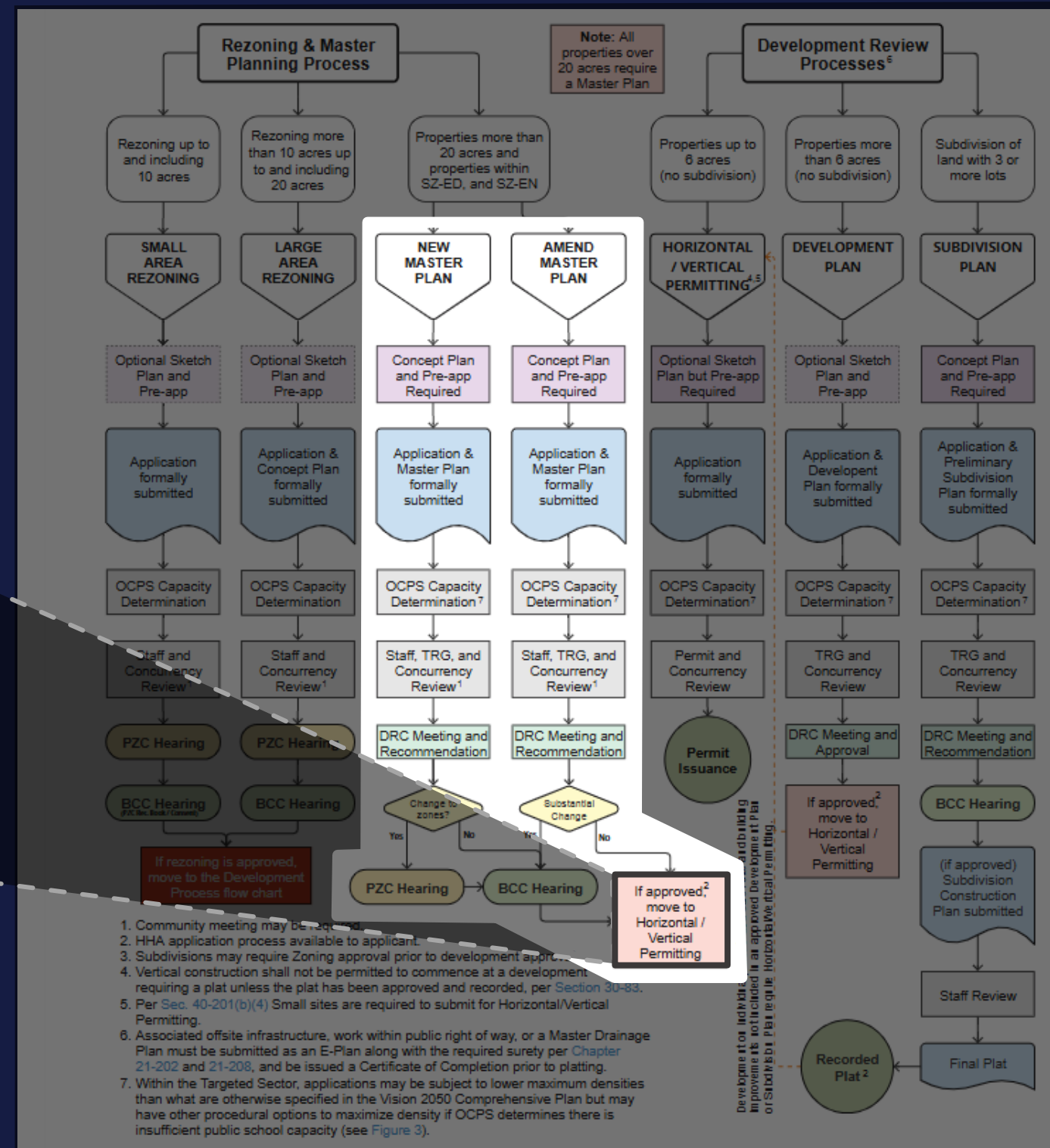
ORANGE CODE OVERVIEW & HIGHLIGHTS

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Figure 2: Rezoning and Development
Review Processes

If approved,²
move to the
**Development
Review
Processes**





ORANGE CODE OVERVIEW & HIGHLIGHTS

Additional Edits as Recommended by Public Works Staff:

Article II, Division 1 – Pg. 29

Section 40-12 - Minor Reviews

(a) Lot Split and Reconfiguration.

~~(5) Upon approval, a new plat must be submitted for recording, subject to the following:~~

***~~a. Plats must meet all requirements of Sec. 34-133 of the Orange County Code, and
Ch. 177, Part 1, F.S.; and~~***

~~b. Plats must be certified by a Florida Professional Surveyor and Mapper.~~



ORANGE CODE OVERVIEW & HIGHLIGHTS

Additional Edits as Recommended by Public Works Staff:

Article II, Division 1 – Pg. 35

Section 40-15 – Development Review Processes

(c) Development Plan.

(6) *Applications must include a **draft plat package**, record of any approvals and conditions of approval for any rezoning decision, Development Plan, Subdivision Plan, or Master Plan that includes the subject site.*

(12) *The applicant may appeal DRC decisions to the BCC.*

(13) *If a plat is required, the applicant shall schedule a pre-sufficiency meeting with Public Works Development Engineering to gain sufficiency. After being deemed sufficient, the applicant shall submit a Final Plat package to Public Works Development Engineering for processing.*

(13)(14) *For Development Plans that require a plat, vertical construction shall not be permitted to commence at a development requiring a plat unless and until the plat has been approved and recorded. However, the DRC may approve a request to allow vertical construction in advance of plat approval, provided all of the following conditions referenced in Section 30-83(c) are met.*



ORANGE CODE OVERVIEW & HIGHLIGHTS

Additional Edits as Recommended by Public Works Staff:

Article II, Division 1 – Pg. 36

Section 40-15 – Development Review Processes

(d) Subdivision Plan.

(16) ~~If required, the~~ The applicant will submit a Final Plat package to Public Works Development Engineering for processing after being deemed sufficient for review.



ORANGE CODE OVERVIEW & HIGHLIGHTS

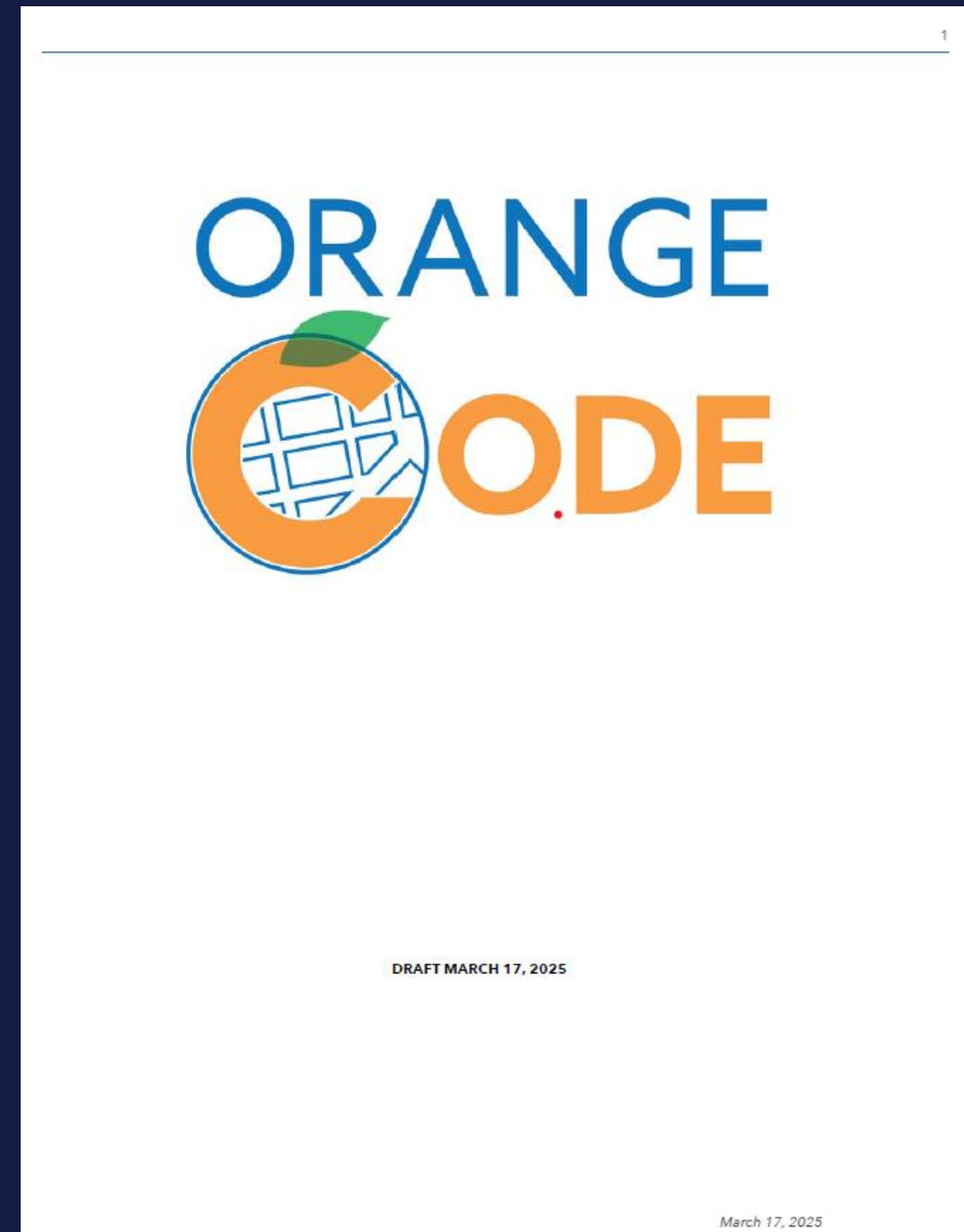
Structure

Article I: General

Article II: Administration

Article III: Zone Standards

- Division 1 - Zones
- Division 2 - Special Zones
- Division 3 - Sites and Buildings
- Division 4 - Parking & Loading
- Division 5 - Landscape Standards
- Division 6 - Signs
- Division 7 - Overlay Districts





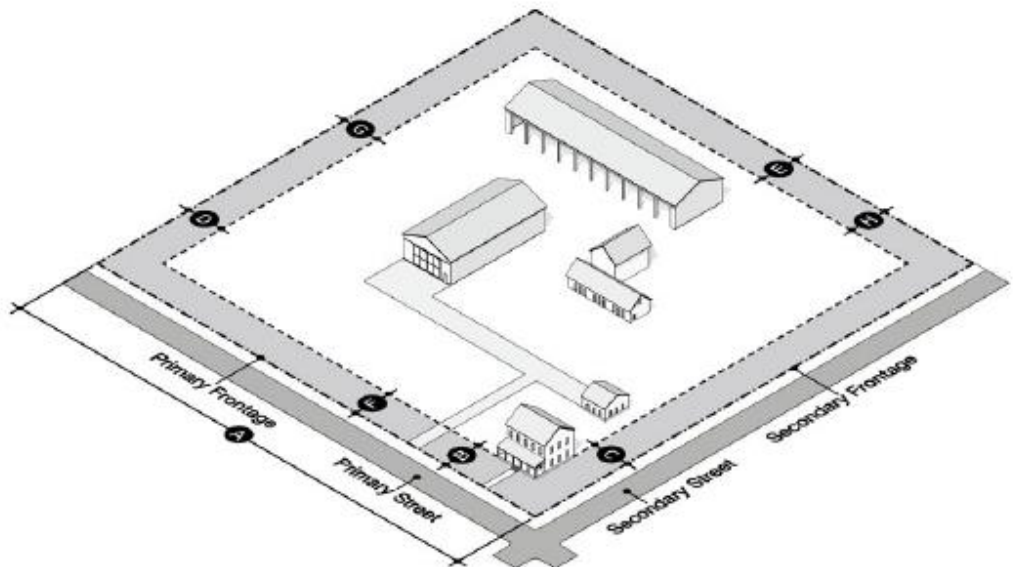
ORANGE CODE OVERVIEW & HIGHLIGHTS

Transect Zone Performance Standards – *Lot Size and Occupation*

Table 9: T2.3 Low Density Ag, Small Lot

Illustrated: Setback and Frontages Applied to a Common T2.3 Lot

T2.3 / Pg. 72



Lot Size and Occupation (See Sec. 40-66)

A Lot Width and Area	100 ft. min. and 1 acre min.
Lot coverage	30% max.
Impervious surface	40% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	35 ft. min.	B Primary Frontage	35 ft. min.
C Secondary Frontage	35 ft. min.	C Secondary Frontage	25 ft. min.
D Side	10 ft. min.	G Side	10 ft. min.
E Rear	50 ft. min.	E Rear	25 ft. min.
H Rear (alley)	N/A	H Rear (alley)	N/A

Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min.
C Secondary Frontage	25 ft. min.
G Side (interior)	20 ft. min.
H Rear (alley)	N/A
E Rear	25 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	2.5 stories max.
J Accessory Structures	2 stories and 40 ft. max.

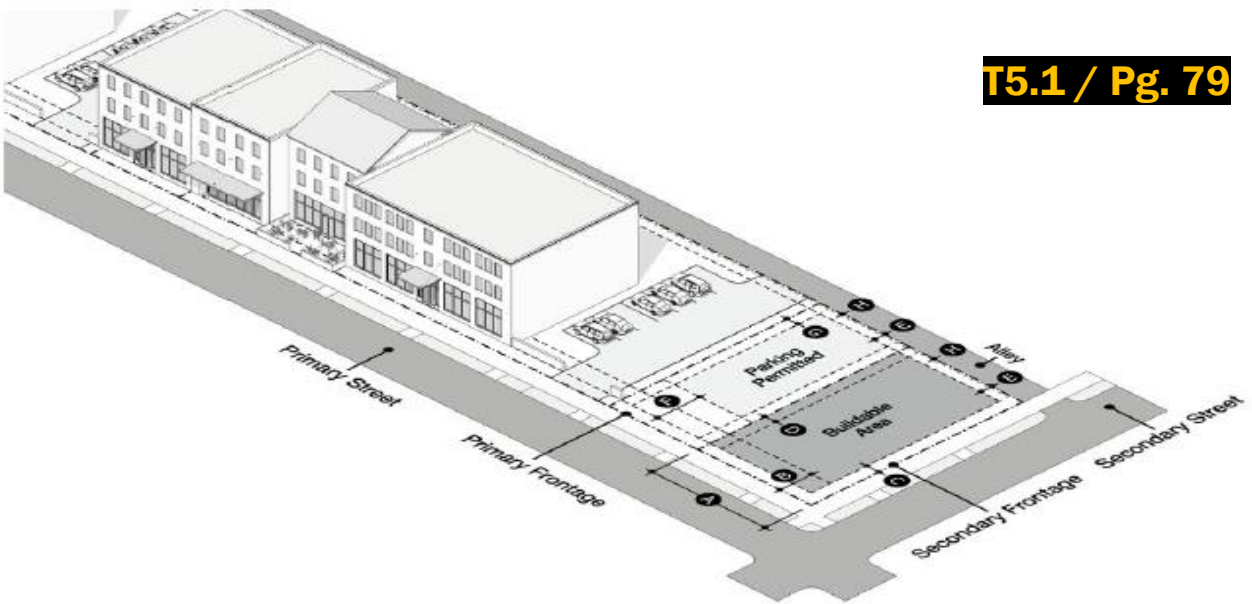
See detailed requirements in Division 3: Sites and Buildings.

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in Sec. 40-67(a) Structure Setbacks.

Table 16: T5.1 Low Intensity Mixed-use

Illustrated: Setback and Frontages Applied to a Common T5.1 Lot

T5.1 / Pg. 79



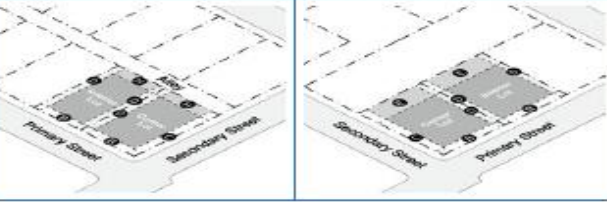
Lot Size and Occupation (See Sec. 40-66)

A Lot Width	16 ft. min.
Lot coverage	70% max.
Impervious surface	70% max. or 80% for townhouses
Frontage Occupation	70% min. primary; No min. secondary

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. max.	B Primary Frontage	6 ft. min.
C Secondary Frontage	5 - 20 ft.	C Secondary Frontage	5 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁶
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,2}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.
E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	3 stories max. ⁵
J Accessory Structures	2 stories max.

See detailed requirements in Division 3: Sites and Buildings.

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in Sec. 40-67(a) Structure Setbacks.

¹ Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.

² Accessory structures must not be located between the primary structure façade and the street.

³ Surface parking lots may require an 8 ft. min. side setback for landscape.

⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-215 Alleys.

⁵ In Rural Center Place Types, the maximum building height is 2.5 stories for Principal Buildings.

⁶ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.



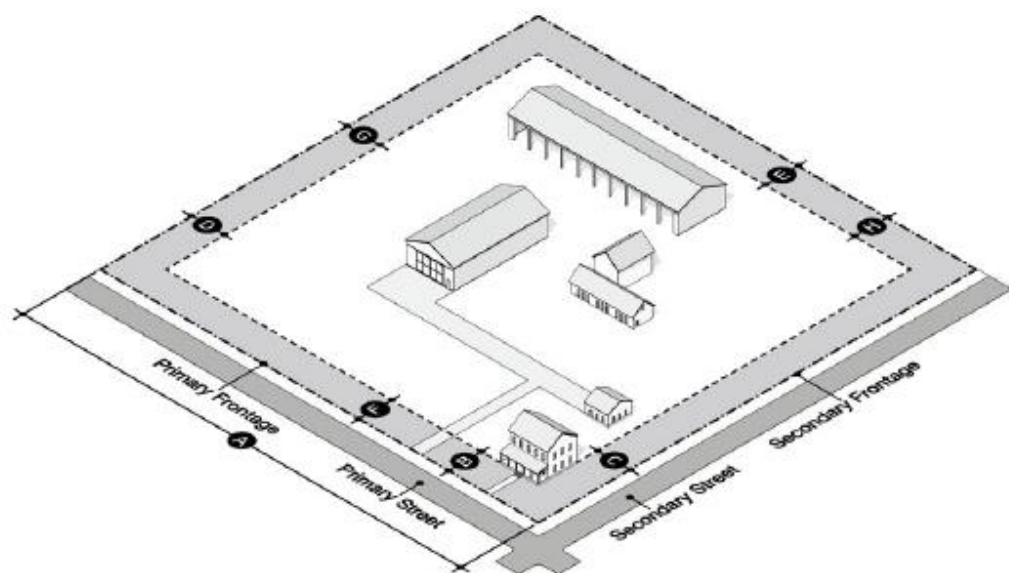
ORANGE CODE OVERVIEW & HIGHLIGHTS

Transect Zone Performance Standards – *Setbacks*

Table 9: T2.3 Low Density Ag, Small Lot

Illustrated: Setback and Frontages Applied to a Common T2.3 Lot

T2.3 / Pg. 72



Lot Size and Occupation (See Sec. 40-66)

A Lot Width and Area	100 ft. min. and 1 acre min.
Lot coverage	30% max.
Impervious surface	40% max.
Frontage Occupation	No minimum required

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures	
B Primary Frontage	35 ft. min.	B Primary Frontage	35 ft. min.
C Secondary Frontage	35 ft. min.	C Secondary Frontage	25 ft. min.
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E Rear	50 ft. min.	E Rear	25 ft. min.
H Rear (alley)	N/A	H Rear (alley)	N/A

Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min.
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Structure Height (See Sec. 40-69)

I Principal Building	2.5 stories max.
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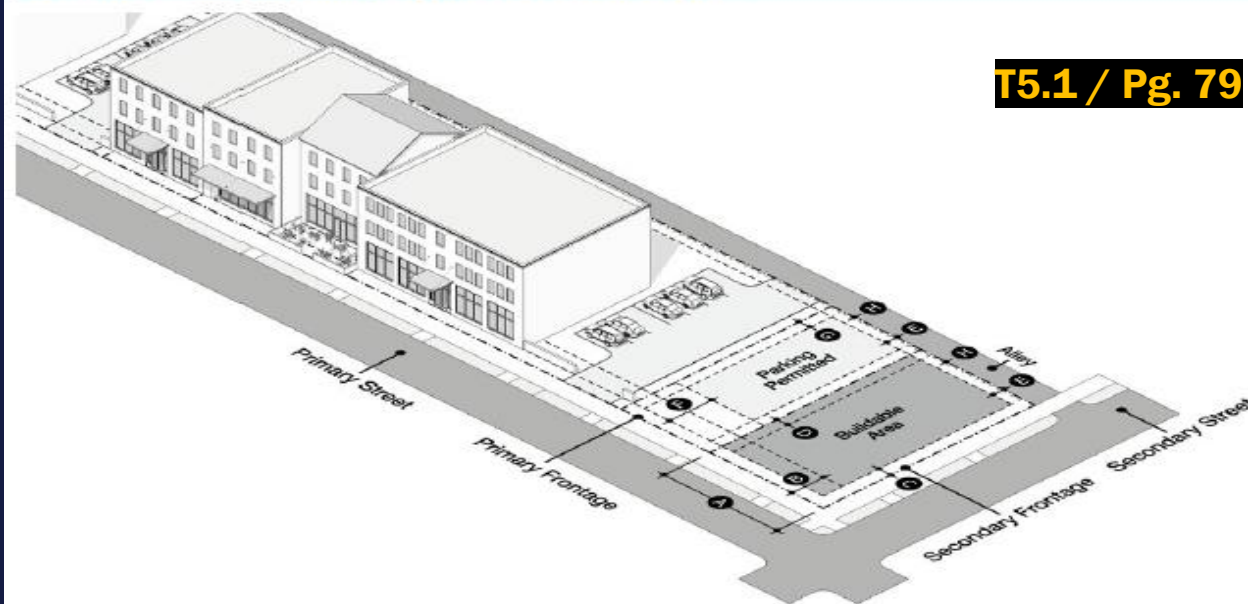
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Illustrated: Setback and Frontages Applied to a Common T5.1 Lot

T5.1 / Pg. 79



Lot Size and Occupation (See Sec. 40-66)

A Lot Width	16 ft. min.
Lot coverage	70% max.
Impervious surface	70% max. or 80% for townhouses

Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. max.	B Primary Frontage	6 ft. min.
C Secondary Frontage	5 - 20 ft.	C Secondary Frontage	5 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

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G Side (interior)	0 or 5 ft. min. ^{1,2}
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E Rear	8 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	3 stories max. ⁵
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See detailed requirements in Division 3: Sites and Buildings.

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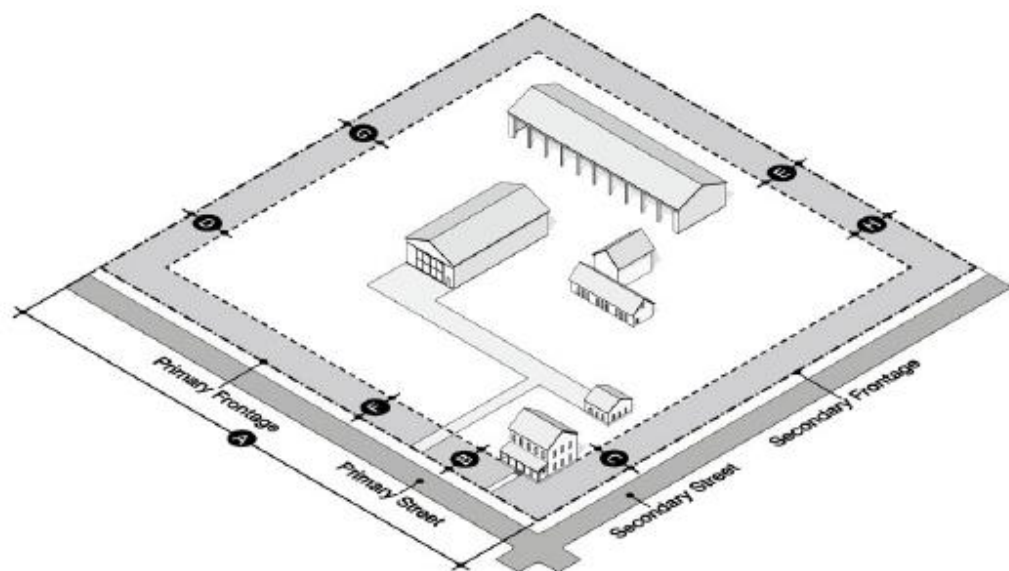
ORANGE CODE OVERVIEW & HIGHLIGHTS

Transect Zone Performance Standards – *Structure Heights*

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Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 10 ft. min.
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G Side (interior)	20 ft. min.
H Rear (alley)	N/A
E Rear	25 ft. min.

Structure Height (See Sec. 40-69)

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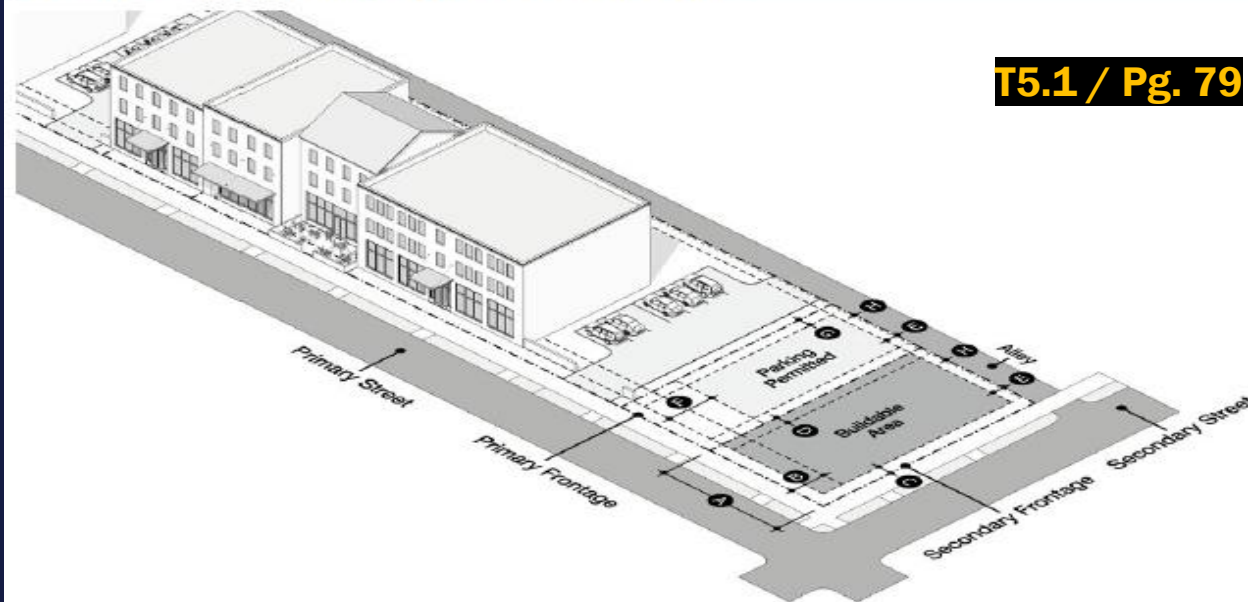
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Setbacks - Structures (See Sec. 40-67)

Principal Buildings		Accessory Structures ²	
B Primary Frontage	20 ft. max.	B Primary Frontage	6 ft. min.
C Secondary Frontage	5 - 20ft.	C Secondary Frontage	5 ft. min.
D Side	0 or 5 ft. min. ¹	G Side	0 or 5 ft. min. ¹
E Rear	5 ft. min.	E Rear	5 ft. min.
H Rear (alley) ⁴	1 ft. min.	H Rear (alley) ⁴	1 ft. min.

Setbacks For Sites With and Without an Alley



Setbacks - Garages & Parking Lots (See Sec. 40-67)

F Primary Frontage	Principal building setback + 20 ft. min. ⁶
C Secondary Frontage	6 ft. min.
G Side (interior)	0 or 5 ft. min. ^{1,2}
H Rear (alley) ⁴	5 ft. max. or 20 ft. min.

Structure Height (See Sec. 40-69)

I Principal Building	3 stories max. ⁵
J Accessory Structures	2 stories max.

See detailed requirements in Division 3: Sites and Buildings.

Lots abutting water bodies are subject to setback regulations in regards to the Normal High Water Elevation (NHWE) in Sec. 40-67(a) Structure Setbacks.

¹ Per Sec. 40-60(a)(1)d increased side setbacks are required for infill projects.

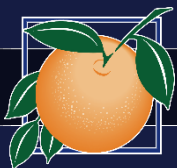
² Accessory structures must not be located between the primary structure façade and the street.

³ Surface parking lots may require an 8ft. min. side setback for landscape.

⁴ Additional setback from alleys may be required for gravity sewer and emergency access, see Sec. 40-215 Alleys.

⁵ In Rural Center Place Types, the maximum building height is 2.5 stories for Principal Buildings.

⁶ Parking within Frontage Parking Lanes are not subject to the primary frontage parking setback, see Sec. 40-205(h)(7) Frontage Parking Lanes.



ORANGE CODE OVERVIEW & HIGHLIGHTS

Structure

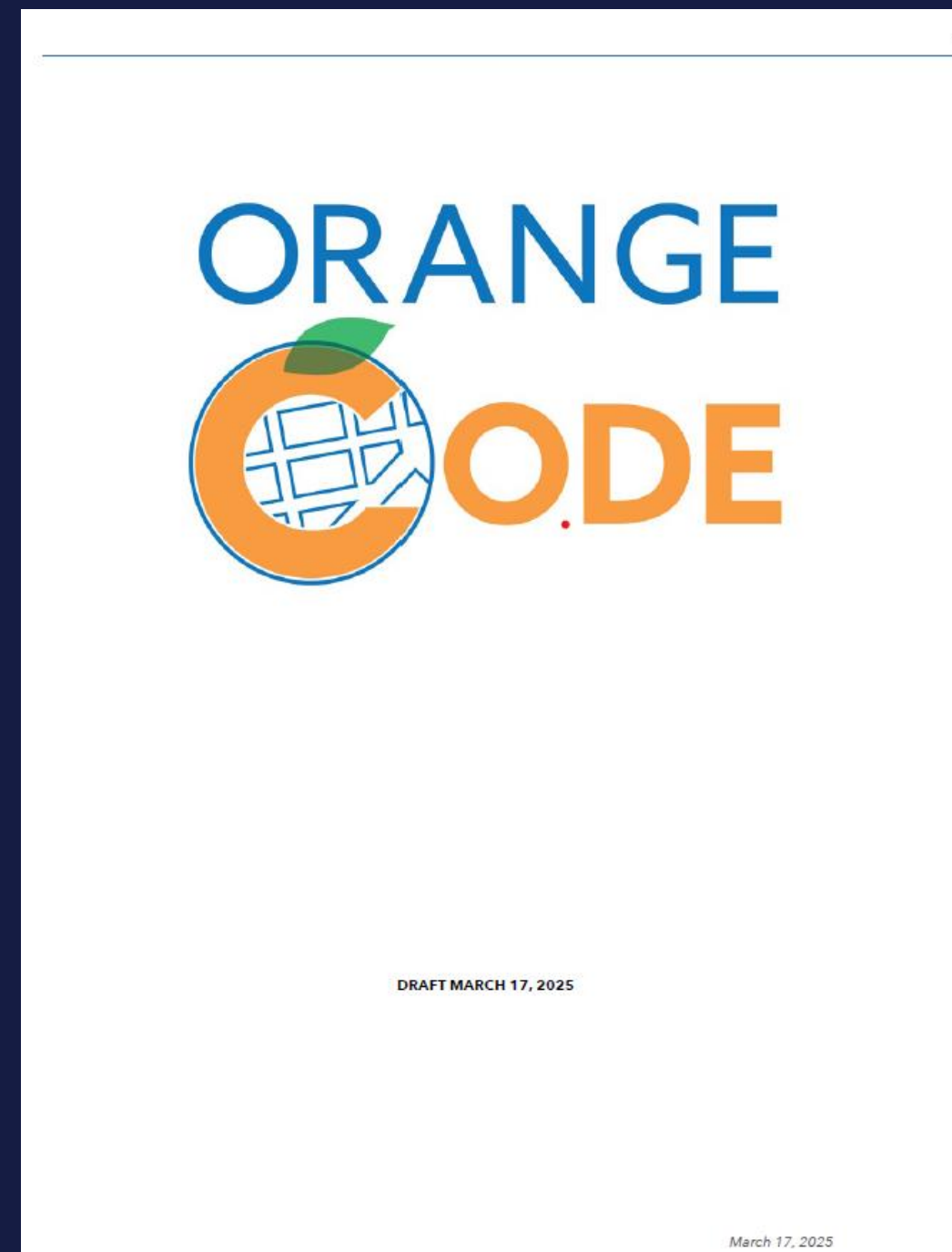
Article I: General

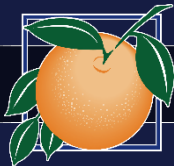
Article II: Administration

Article III: Zone Standards

Article IV: Uses

- Division 1 - Permitted Uses
- Division 2 - Performance Standards
- Division 3 - Temporary Structures & Uses
- Division 4 - Use of Public Right-of-Way
- Division 5 - Regulations for Specific Uses
- Division 6 - Communication Towers
- Division 7 - Public School Siting Regulations





ORANGE CODE OVERVIEW & HIGHLIGHTS

■ Zoning Districts - condensed from 30 to 22

Uses Per Zoning Code	SIC Group	Land Use	A-1	A-2	A-R	RCE-5	RCE-2	RCE	R-1AAAA	R-1AAA	R-1AA	R-1A	R-1	R-2	R-3	RCE Cluster	RT	RT-1	RT-2	P-O	C-1	C-2	C-3	I-1A	I-1, I-5	I-2, I-3	I-4	R-LD	UR-3	NC	NAC	NR
Cocktail lounges, pubs (see Section 38-1415)	5813	Drinking places (cocktail lounges)																			P	P	P		P	P	P			S	S	
Micro-brewers, micro-wineries, craft distilleries, and brew pubs (see Section 38-1415)	5813	Drinking Places																			180 P	180 P	180 P		180 P	180 P	180 P					
	59	MISCELLANEOUS RETAIL																			P	P	P									
Medical Marijuana Dispensing facility	5912																				179 P	179 P	179 P		179 P	179 P	179 P			179 P	179 P	
Drug stores, apothecary shops, pharmacies	5912	Drug stores																			P	P	P		P	P	P			P	P	
Liquor stores (see 38-1414)	5921	Liquor stores																			P	P	P									
Pawn shops, antiques	5932	Used merchandise stores																			72 P	P	P							33 P	33 P	
Sporting goods, bicycle stores firearms sales and rental	5941	Sporting goods & bicycle shops																			P	P	P							P	P	
Book stores	5942	Book stores																			P	P	P							P	P	
Office supplies	5943	Stationery stores (office supplies)																			P	P	P							P	P	
Jewelry stores	5944	Jewelry stores																			P	P	P							P	P	
Ceramic shops, hobby shops	5945	Hobby, toy, & game shops																			P	P	P							P	P	
Photographic supply stores	5946	Camera & photographic supply stores																			P	P	P							P	P	
Gift shops	5947	Gift, novelty, souvenir shops																			P	P	P							P	P	
Leather goods	5948	Luggage & leather products stores																			P	P	P							P	P	
Retail sale of products by TV, catalog, mail order, telephone, vending machines, or from other temporary locations	596	Non-store retailers	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P	8 P									8 P		8 P	8 P	8 P
Fuel oil dealers, propane gas dealers	598	Fuel dealers																			127 P	127 P	P		P	P	P					
Florists	5992	Florists																			P	P	P							P	P	
Tobacco shops	5993	Tobacco stores																		65 S	P	P	P								P	P
Newsstands, magazine stands	5994	Newsstands																		65 S	P	P	P							P	P	
Optical goods, eyeglass stores	5995	Optical goods																			P	P	P							P	P	
Art stores, spas & hot tubs, pools	5999	Miscellaneous retail, except indoor & outdoor auctions																			P	P	P							P	P	
Outdoor auctions, auto auctions	5999	Miscellaneous retail																				S	S		P	P	P					
Indoor auctions	5999	Miscellaneous retail																				P	P		P	P	P			P	P	

	T2 Rural			T3 Sub-Urban			T4 General			T5 Center			T6 Urban Core			CZ Civic		SZ Special Zones				
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	CF	OS	LI	HI	EN	MH	ED
Commercial (see Sec. 40-162 Commercial. for Additional Standards)																						
Food & Beverage	A*			A*			A*			P*			P*/S*			S		P	P	P		P
Health and Medical Office or Clinic										P*			P					P	P			
- Pain Management Clinic																			P*			
Hospital												P	P			S		P				P
Office										P*			P					P	P	P		P
Open Air Market (permanent)												S*	S*					S*	S*	P*		
Place Of Assembly	S*			S*			S*			P*/S			P*			S*		P*	P*	P*	S*	P*
Recreational / Athletic	S*			S/A*			S/A*			P*/S			P*/S			P*		P	P	P		P
Retail and Services, General										P*			P					A	A	P		P
Retail and Services, Specialized	S*									S*			P					P*	P*			
- Funeral Services	S*												P*					P*	P*			
- Labor Pools & Labor Halls												S*						P*	P*			
- Medical Marijuana Dispensing Facility										P*			P*					P*	P*	P*		P*
- Package Sale Vendors										S*			P*							P*		
- Pawn Shops													P*/S									
Theme Parks																			P			
Rural Retail	P*			P*																		
Temporary Retail				P*			P*			P*			P*					P*	P*	P*	S*	S*
- Portable Food Vendors & Vending Carts				P*			P*			P*			P*					S*	S*	P*	P*	P*
- Seasonal Sales	P*			P*			P*			P*			P*					P*	P*	P*	P*	P*
Vocational School										S			S			P		P	P	P		P

Seen on Orange Code
Pages 226-229



ORANGE CODE OVERVIEW & HIGHLIGHTS

- Zoning Districts - condensed from 30 to 22
- Use Table Condensed
 - 30 pages consolidated into 4 pages
 - No longer referencing the Standard Industrial Classification (SIC) manual
 - Numbers referencing additional conditions no longer in the use table
 - More Zones permit a broader range of uses
 - Allowing certain uses as accessory only

Table 4-1.1(1): Uses By Zoning District

USES	T2 Rural Zone			T3 Urban Edge			T4 Urban General			T5 Urban Center			T6 Urban Core			C2 Civic Zone			S2 Special Zones			
	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3	C2	OS	U	HE	EN	MH	ED
Residential (see "4-5.1 Residential" for Additional Standards)																						
Dwelling, Single	P			P			P			P			P									
Dwelling, Duplex				P			P			P			P									
Dwelling, Townhome							P			P			P									
Dwelling, Triplex										P			P									
Multi-Dwelling, 6 or less										P	P		P									
Multi-Dwelling, more than 6										P	P		P									
Accessory Dwelling Unit	P*			P*			P*			P*			P*									
Adult & Child Day Care Home	P*			P*			P*			P*			P*									
Adult & Child Day Care Center	S*			S*			S*	S*	P*	P*			P*							S*	S*	
Assisted Living (<14 residents)										P	P		P							P		
Community Residential Home <6 or less Residents	P*			P*			P*			P			P									
Community Residential Home 7-14 Residents							S*	P*	P*	P			P									
Family Day Care Home	S*			S*			P*			P*			P*									
Live-Work	P*						P*	P*		P*			P*							P*	P*	P*
Mobile Home	P*	P*																				
Home Based Business	P*			P*			P*			P*			P*									
Student Housing										P*			P*									P
Boarding House										P*			P*									
Lodging (see "4-5.2 Lodging" for Additional Standards)																						
Bed & Breakfast / Single-Family Transient Rental	S*			S*			S*			P												
Campgrounds and Recreational Vehicle Parks	S*			S*																	P*	P*
Hotels, Timeshares & Short-Term Rental										P*	P*		P*								P*	P*
Short Term Rental & Vacation Rental										P	P		P								P*	
Single Room Occupancy										P	P		P									
Commercial (see "4-5.3 Commercial" for Additional Standards)																						
Adult Entertainment																						P*
Animal Services	S*						S*	S*		P/S*			P/S*								P*	P*
Assisted Living (14+ residents)										P			P								P*	P*
Auto-Related Commercial										P*			P*								P*	P*
- Automobile Sales										P*			P*								P*	P*
- Automobile Towing Service										S*	S*		S*								P*	P*
- Free-Standing Car Wash										P*			P*								P*	P*
- Gas Station										P*			P*								P*	P*
Big Box Retail										P*/S			P*/S								P*	
Clubs, Spas & Fitness	S*			S*			S*	S*	P	P			P								A	A
Food & Beverage	A*			A*	A*	S*	A*	A*	P*	P*			P*								P	P
Health and Medical Office / Clinic									P	P			P								P	P
Hospital										P			P								P	P
Neighborhood Retail									P*													

P Permitted Use
S Special Exception
Boxes with no designation signify prohibited use.

P* Permitted Use, with Additional Standards
S* Special Exception, with Additional Standards
A Permitted as an Accessory Use only



ORANGE CODE OVERVIEW & HIGHLIGHTS

- **Additional standards still apply, and other standards have been added**
 - **Places of Assembly (pg. 245)**
 - Cap on size, seating and/or parking in rural sector
 - **Car Washes (pg. 242)**
 - Contained within a permanent building with a roof and at least 2 sides. The orientation and design of the car wash building must be such that the car wash tunnel openings are not facing any public right-of-way
 - No drive aisles, parking, or other business activity shall be located between a building and the right-of-way
 - In T5 and T6:
 - Must be an accessory use to a service or gas station, or;
 - An active use, such as office or retail, must cover the entire width of the car wash building facing the primary street frontage. A customer waiting area/lounge may also be in this space. This can be in the form of a liner building or a separate building. Faux frontages are not permissible
 - **Self-Storage Facilities (pg. 253)**
 - 2,500 ft. distance separation from other self-storage
 - Limited to dead storage only
 - In T5.2, T5.3, T6.2 and T6.3
 - Ground floor commercial uses are required
 - Additional design standards applicable



ORANGE CODE OVERVIEW & HIGHLIGHTS

- **Additional standards still apply, and other standards have been added**

- **Parking Standards (*pg. 131*)**

- **Updated based on comprehensive review by Transportation Planning, Planning and Zoning Divisions as well as Transportation Consultants**
- **Parking Standards tied to Transect District and Use**
- **Added in Maximum Parking Standards**
- **Additional Administrative Parking Reductions**
 - **Zoning Incentive Areas (Mixed-Income Development)**
 - **Premium Transit Adjacent Areas**
 - **Shared Parking (both onsite and off)**



ORANGE CODE OVERVIEW & HIGHLIGHTS

Additional Edits as Recommended by Public Works Staff:

Article IV, Division 3 – Pg. 232

Section 40-152 – Residential Sales Support Structures and Uses.

- (a) *Temporary structures may be used as a sales center or sales office for residential subdivisions or developments, subject to the following:*
- (1) *Must be located within the boundary of the residential subdivision or development.*
 - (2) *A sales office or center shall not include real estate outside of the subdivision or overall development.*
 - ~~(3) *The subdivision plat must be recorded before the permit for the temporary structure is issued.*~~
 - ~~(4)~~(3) *Approval shall be for a period of 1 year.*



ORANGE CODE OVERVIEW & HIGHLIGHTS

Additional Edits as Recommended by Public Works Staff:

Article V, Division 3 – Pg. 321

Section 40-211 – General.

(a) Design Criteria, Standards, and Requirements.

(1) All requirements of this Division apply to public and private ~~local~~ roads.



ORANGE CODE OVERVIEW & HIGHLIGHTS

Structure

Article I: General

Article II: Administration

Article III: Zone Standards

Article IV: Uses

Article V: Land Development

- **Division 1 - Site Development**
- **Division 2 - Roads**
- **Division 3 - Utilities**
- **Division 4 - Civic and Open Space Lighting**



DRAFT MARCH 17, 2025

March 17, 2025



ORANGE CODE OVERVIEW & HIGHLIGHTS

DIVISION 1 – SITE DEVELOPMENT

Key link to Place Types

Establishes connected built environments that support local transportation and community character.

Standards related to:

- **Blocks / Connectivity**
- **Multimodal Street Design**
- **Civic Space**



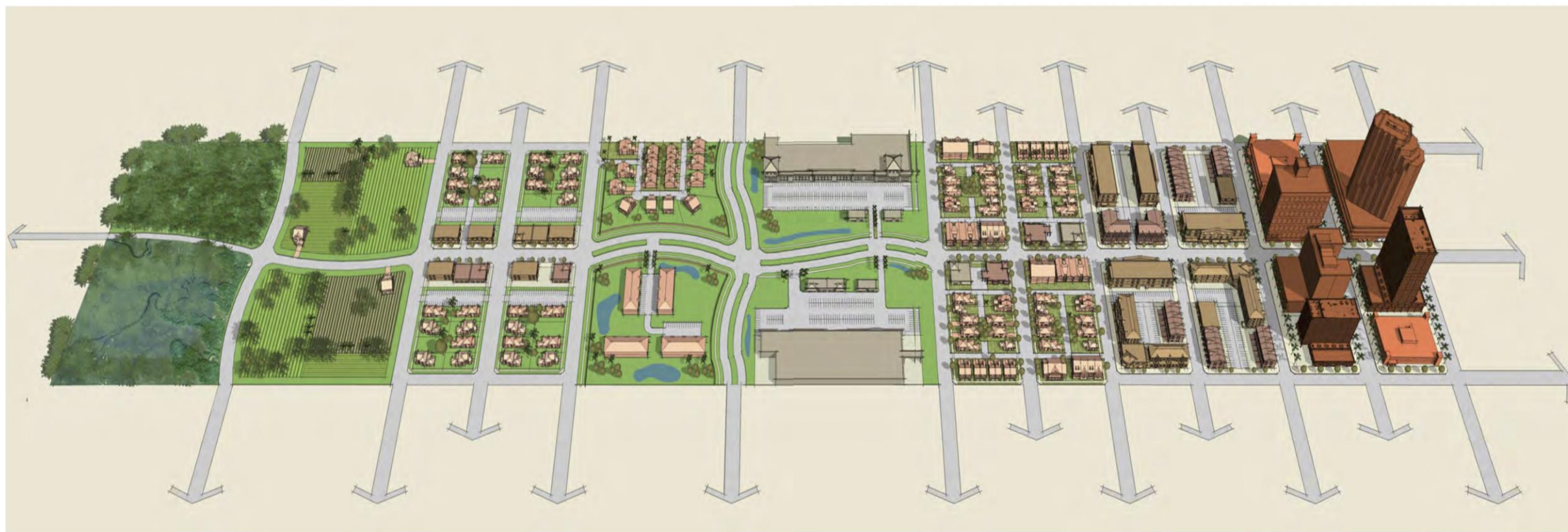


ORANGE CODE OVERVIEW & HIGHLIGHTS

DIVISION 2 - ROADS

FDOT Thoroughfare Context Classification matches roads to surroundings to **create places for people.**

FIGURE 2 FDOT CONTEXT CLASSIFICATIONS



C1
Natural

C2
Rural

C2T
**Rural
Town**

C3R
**Suburban
Residential**

C3C
**Suburban
Commercial**

C4
**Urban
General**

C5
**Urban
Center**

C6
**Urban
Core**



ORANGE CODE OVERVIEW & HIGHLIGHTS

DIVISION 2 - ROADS

FDOT Thoroughfare Context Classification matches roads to surroundings to **create places for people.**

Table 110: Preliminary Context Classification

Transect Zone	Future Land Use Place Type	Context Classification
T1	Natural Preserve	C2
T2	Suburban Neighborhood, Suburban Mixed Neighborhood	C3R
	All Applicable Place Types	C2
T3	Rural Cluster, Rural Settlement	C2T
	Suburban Corridor, Suburban Mixed Neighborhood, Suburban Neighborhood	C3R
	Neighborhood Center (High)	C3R or C4 evaluated upon the surrounding context.
T4	Rural Cluster	C2T
	Suburban Corridor, Suburban Mixed Neighborhood, Suburban Neighborhood	C3R
	Traditional Neighborhood	C4
	Neighborhood Center (High), UCF Regional Center	C4 or C5 evaluated upon the surrounding context.
	Main Street Corridor	C5

Transect Zone	Future Land Use Place Type	Context Classification
T5	Rural Cluster	C2T
	Suburban Corridor	C3C or C5 evaluated upon the surrounding context.
	Traditional Neighborhood	C4 or C5 evaluated upon the surrounding context.
	Urban Corridor, Main Street Corridor, Growth Center, Neighborhood Center (High), Neighborhood Center (Low)	C5
	UCF Regional Center, Tourist Activity Center, Urban Core, Urban Center	C5 or C6 evaluated upon the surrounding context.
T6	All Applicable Place Types	C6
CZ	According to the adjacent land use context	
SZ-EN	Urban Corridor, Growth Center	C3C or C5 evaluated upon the surrounding context.
	UCF Regional Center, Tourist Activity Center	C3C, C5, or C6 evaluated upon the surrounding context.
	Urban Center	C5
	Urban Core	C6
SZ-ED	All Applicable Place Types	Evaluated per-project based upon the surrounding context.
SZ-MH	All Applicable Place Types	C3R
SZ-LI	All Applicable Place Types	May be C3C or C5 depending upon the surrounding context.
SZ-HI	All Applicable Place Types	C3C

FDOT Context Classification may vary based on the existing or planned intensity of surrounding areas and land uses.



ORANGE CODE OVERVIEW & HIGHLIGHTS

DIVISION 3 - UTILITIES

- **Underground Service (pg. 334)**
 - Utility Lines
 - Water, Wastewater and Reclaimed Water
 - Aboveground Incidental Appurtenances
- **Electric Services (pg. 335)**
 - All Lots Must Be Provided with Permanent Electric Service
- **Fire Protection (pg. 334)**
 - Fire Hydrant Flows, Spacing and Design
 - Sites Without Central Water Supply
 - Non-single-unit developments must provide either:
 - a. An on-site stored water supply that complies with the Florida Fire Prevention Code; or
 - b. An alternate method of fire protection that is approved by the Office of the Fire Marshal.
 - When required by the Florida Fire Prevention Code, certain high-risk developments must provide additional fire hydrants and other urban fire protection features.

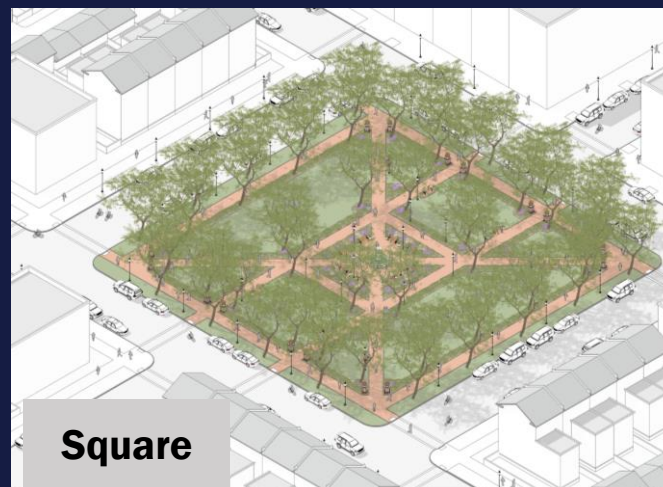


ORANGE CODE OVERVIEW & HIGHLIGHTS

DIVISION 4 - CIVIC AND OPEN SPACE

Table 118 / Civic Space Standards

- Ensures:
 - Usable Civic Space
 - Fits to Context
 - Open to and near all residents of a development
- Focus on quality not just quantity
- Required for developments large enough to provide meaningful civic space (6+ acres)





ORANGE CODE OVERVIEW & HIGHLIGHTS

DIVISION 4 - CIVIC AND OPEN SPACE

Table 118 / Civic Space Standards

- **Ensures:**
 - **Usable Civic Space**
 - **Fits to Context**
 - **Open to and near all residents of a development**
- **Focus on quality not just quantity**
- **Required for developments large enough to provide meaningful civic space (6+ acres)**

**Seen on Orange Code
Pages 340 - 343**

Table 117: Civic Space Credits

Civic Space Type	Maximum Area Credited Towards Required Civic Space				
	Overall Required Civic Space			Natural Surface Waters and Wetlands	Stormwater Areas & LID Practices
	Plans Over 40 Acres	Plans 10 to 40 Acres	Plans Below 10 Acres		
Upland Conservation Park	40% total	50% total	n/a	n/a	
County Park	40% total or 80% if within 2,640 ft. of all dwellings	n/a	n/a	Subject to Parks and Recreation Division review	
Park	60% total	60% total or 100% if within 1,320 ft. of all dwellings	n/a	n/a	20% max.
Wildlife Corridor	20% total	30% total	n/a	Subject to EPD review	
Greenway	25% total	30% total	40% total	n/a	20% max.
Compact green	20% total	40% total	50% total	n/a	10% max.
Green	30% each 60% total	60% total	100% total	n/a	20% max.
Square	25% each 75% total	80% total	100% total	n/a	10% max.
Plaza	25% each 75% total	80% total	100% total	n/a	5% max.
Pocket Park	20% total	25% total	30% total	n/a	20% max.
Cross-block pedestrian walkway	10% total	15% total	20% total	n/a	
Alternative Open Spaces	Minor Deviation as approved by the Zoning Manager.				



ORANGE CODE OVERVIEW & HIGHLIGHTS

Structure

Article I: General

Article II: Administration

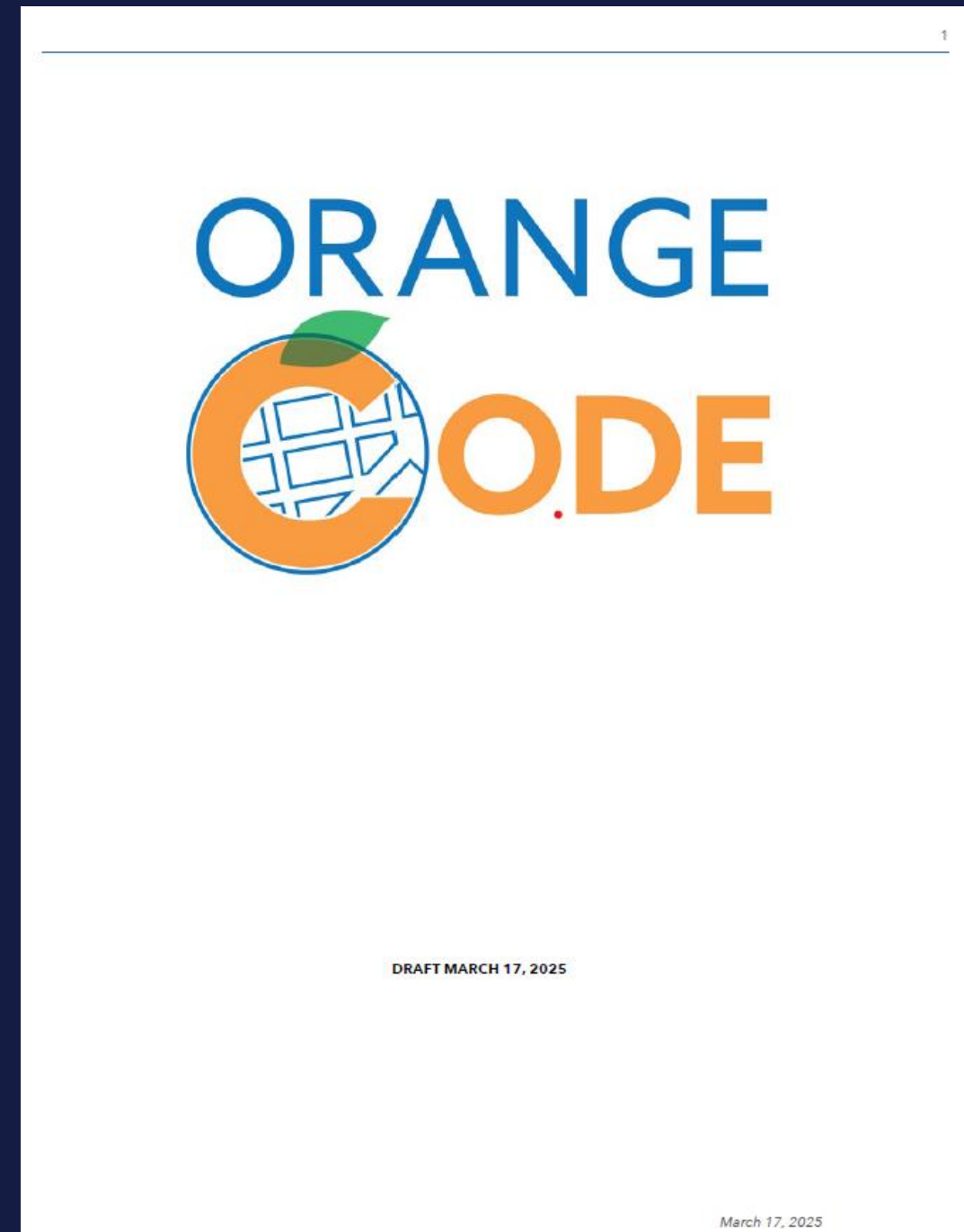
Article III: Zone Standards

Article IV: Uses

Article V: Land Development

Article VI: Definitions

- Division 1 - Applicability
- Division 2 - Definition of Terms





ORANGE CODE OVERVIEW & HIGHLIGHTS

Structure

Article I: General

Article II: Administration

Article III: Zone Standards

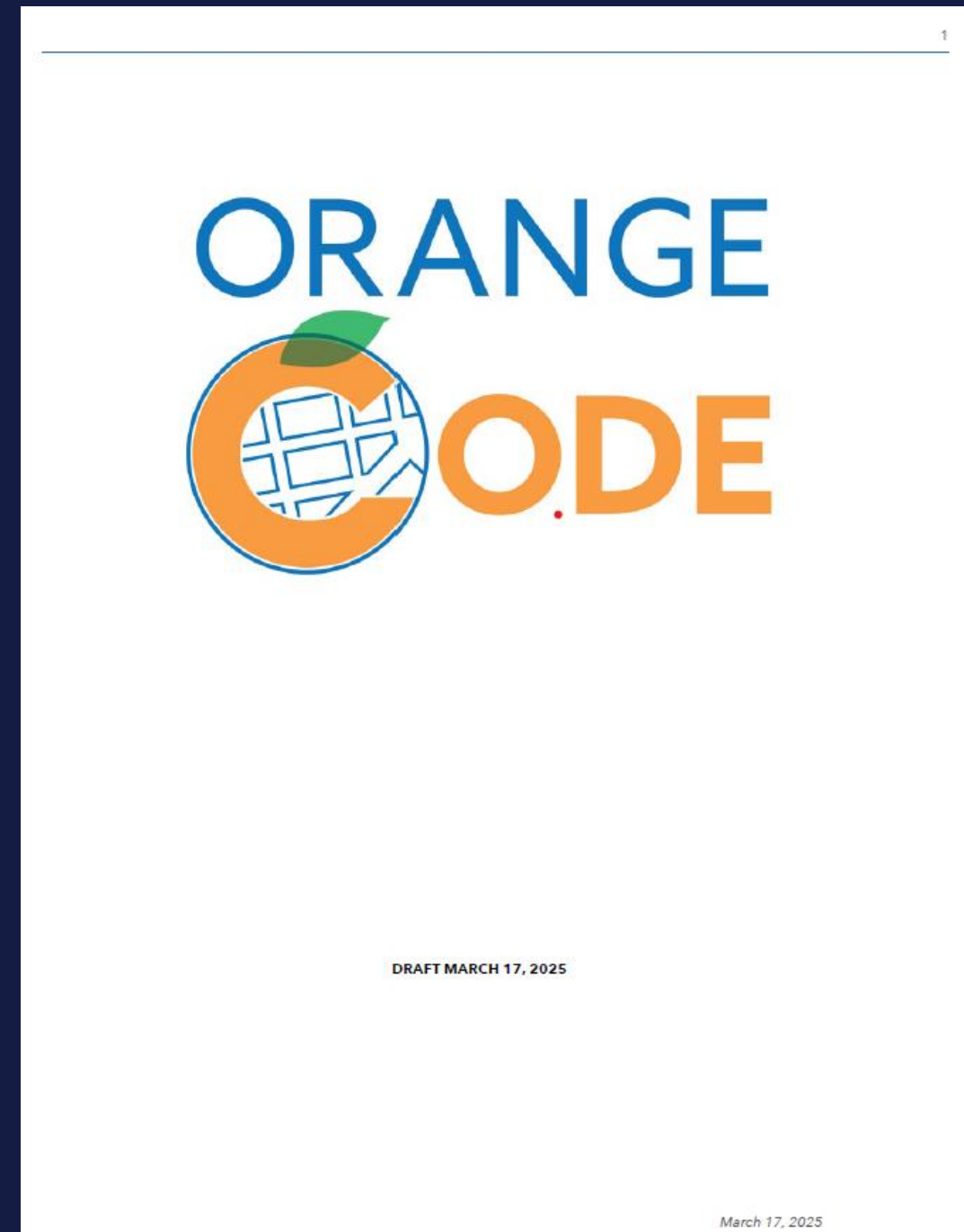
Article IV: Uses

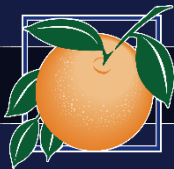
Article V: Land Development

Article VI: Definitions

Article VII: Appendix

- **Division 1 - Use Consolidation**





ORANGE CODE OVERVIEW & HIGHLIGHTS

■ **Table 121: Use Consolidation (pgs. 388 – 391)**

Table 121: Table A-1: Use Consolidation	
Agriculture Industrial	Washing & Packaging of Fruit & Vegetables
	Woodchipping, Mulching, and Composting
	Canned, Frozen, and Preserved Fruits & Vegetables
	Meat Packing Plants / Animal Slaughtering
	Dairy Products
	Ice Cream & Frozen Desserts
	Canned Fruits, Vegetables, Preserves, Jams, and Jellies
	Bakery Products
	Sugar & Confectionery Products
	Fats & Oils
	Beverages
	21: Tobacco Products
	31: Leather Products
	Wholesale Meat & Produce and Soft Drink Bottling Distribution
	Farm and Garden Machinery and Equipment
	Meats and Meat Products
	Fresh Fruits and Vegetables
	Groceries and Related Products
	Signs & Advertising Specialties
	22: Textile Mill Products
Craft & Light Industrial	Millwork
	Wood Kitchen Cabinets
	25: Furniture & Fixtures
	27: Printing & Publishing
	Pressed and Blown Glass
	Pottery and Related Products
	Pottery Products
	Optical Instruments & Supplies
	Watches, Clocks, and Parts
	Donation Bins
	Aluminium Recycling Collection Drop-Off Sites
	Carpet & Upholstery Cleaning
	Disinfecting & Pest Control Service
	Building Cleaning & Maintenance Services
	Photofinishing Laboratories
	Auto Painting; Paint and Body Shops
	Auto, Exhaust Repair Shops
	Carwashes
	Radio & TV Repair
	Refrigeration Service Repair
	Appliance Stores, Refrigerators, Ovens, Air Conditioners, and Parts with Outdoor Storage
	Appliance Repair
	Reupholstery & Furniture Repair
	Drycleaning Plants
	Repair Services, Locksmiths

Seen on Orange Code
Page 340 - 343



OUTLINE

- BACKGROUND
- ORANGE CODE HIGHLIGHTS
 - *History/Implications of today's Comp Plan & Land Development Code*
 - *Vision 2050 & Orange Code After Adoption*
 - *Orange Code Overview*
- **CODE RECONCILIATION & ORDINANCES**
- NEW OR REVISED PROCESSES
 - *Including Recent OCPS Coordination*
- CODE ADOPTION - TIMELINE



CODE RECONCILIATION AND ORDINANCES

Reconciliation of other Orange County Code Chapters

- Chapter 3: Adult Entertainment
- Chapter 9: Building Construction Regulations
- Chapter 11: Code Enforcement
- Chapter 15: Environmental Control
- Chapter 21: Highways, Bridges, and Misc. Public Places
- Chapter 23: Impact Fees
- Chapter 24: Landscape Code
- Chapter 28: Nuisances
- Chapter 30: Planning and Development
- Chapter 31.5: Signage **(REPEALED)**
- Chapter 32: Solid Waste
- Chapter 34: Subdivision Regulations
- Chapter 37: Water and Wastewater
- Chapter 38: Land Development Code
- Chapter 39: Planned Development District **(NEW)**



CODE RECONCILIATION AND ORDINANCES

1st Ordinance: Chapter 40 - *Orange Code (Including New Zoning Map)*

2nd Ordinance: Chapters 38 & 39 - *Land Development & PD Codes*

3rd Ordinance: Chapter 31.5 - *Signage (Repealed)*

4th Ordinance: Other Reconciled Code Chapters

Chapter 3: *Adult Entertainment*

Chapter 11: *Code Enforcement*

Chapter 21: *Highways, Bridges, etc.*

Chapter 24: *Landscape Code*

Chapter 30: *Planning and Development*

Chapter 34: *Subdivision Regulations*

Chapter 9: *Building Construction Regulations*

Chapter 15: *Environmental Control*

Chapter 23: *Impact Fees*

Chapter 28: *Nuisances*

Chapter 32: *Solid Waste*

Chapter 37: *Water and Wastewater*



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NEW OR REVISED PROCESSES

- **Application, Review, and Approval Processes**
 - **RETAINED** – All Comprehensive Plan and many Code-Related Processes
 - **UPDATED or NEW** – Other Code-Related Processes



NEW OR REVISED PROCESSES

- **RETAINED - VISION 2050 / ORANGE CODE PROCESSES**
 - **Comprehensive Plan / Future Land Use Map (FLUM) Amendments:**
 - Proposed Policy and Map Changes
 - Follows LPA / PZC Recommendation
 - **Conventional Rezoning Applications:**
 - Proposed Transect Zone (Zoning District) Changes
 - Follows LPA / PZC Recommendation
 - **Planned Development (PD) Rezoning Applications:**
 - New PDs permitted in Intended Sector only (i.e., Horizon West, Avalon Park, etc.)
 - Existing PDs will be Vested and Remain Subject to Approved Conditions and Standards
 - Change Determination Applications / Substantial Changes (PD Amendments)
 - New PDs Considered by DRC, PZC, and Board / Substantial Changes Considered by DRC and Board



NEW OR REVISED PROCESSES

- **OTHER RETAINED / NON-PZC RELATED PROCESSES**
 - Special Exception Applications: ***BZA and Board***
 - Variance Applications: ***BZA and Board***
 - Subdivision Plan Applications: ***DRC and Board***
 - Development Plans: ***DRC & Board***



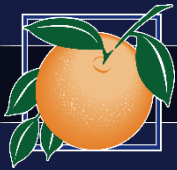
NEW OR REVISED PROCESSES

– ORANGE CODE PROCESSES

- **UPDATED** Rezoning:

- **Small Area (10 or Less Acres):** Same Process / No Change – (Application Submittal, Staff Review, PZC, Board)
- **Large Area (More than 10 Acres):** Same Process with added “Concept Plan”

NOTE: Concept Plans are used to evaluate the proposed Transect Zone and to ensure development can meet the required transportation and block standards in Article 5, Division 1, and to evaluate the impacts to adjacent properties



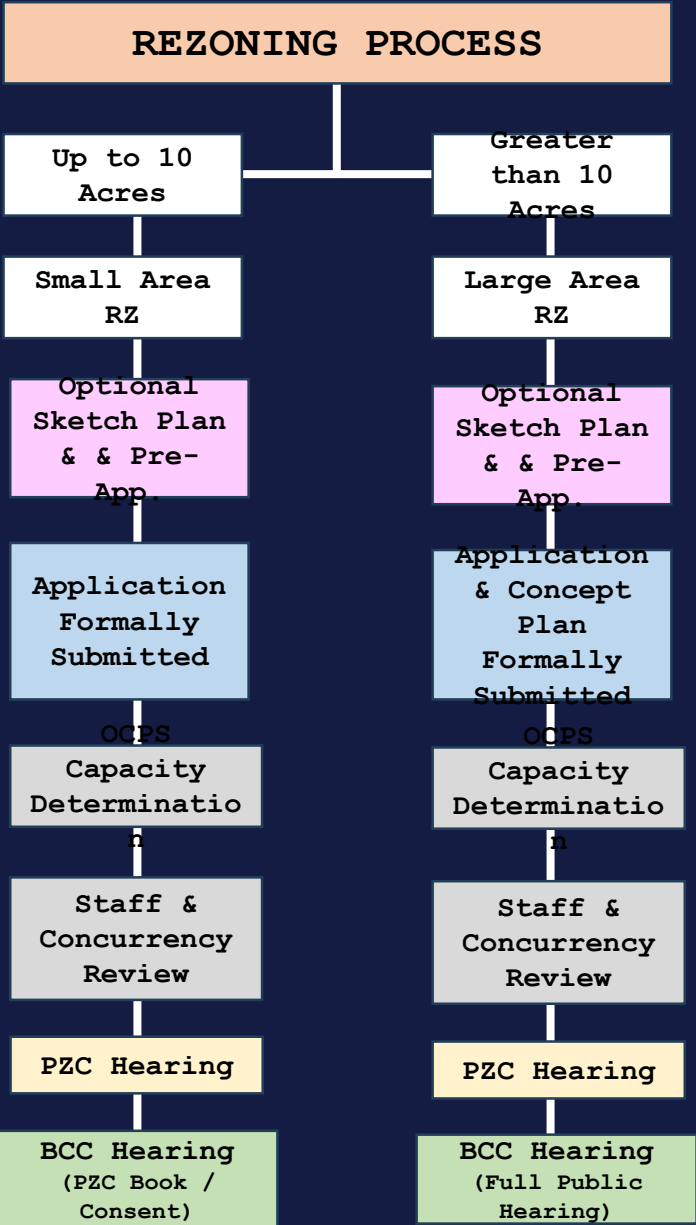
NEW OR REVISED PROCESSES

Figure 2: Rezoning & Development Review Process

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- UPDATED Rezoning:



Seen on Orange Code
Pages 27



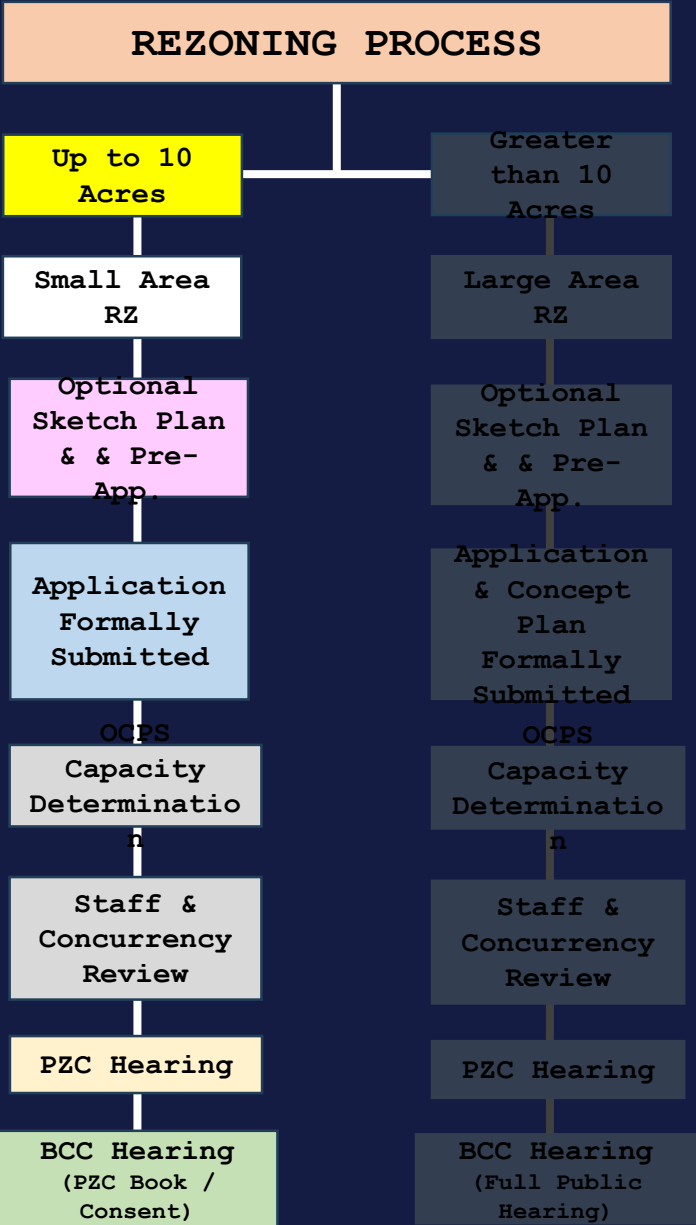
NEW OR REVISED PROCESSES

Figure 2: Rezoning & Development Review Process

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- UPDATED Rezoning:



Seen on Orange Code
Pages 27



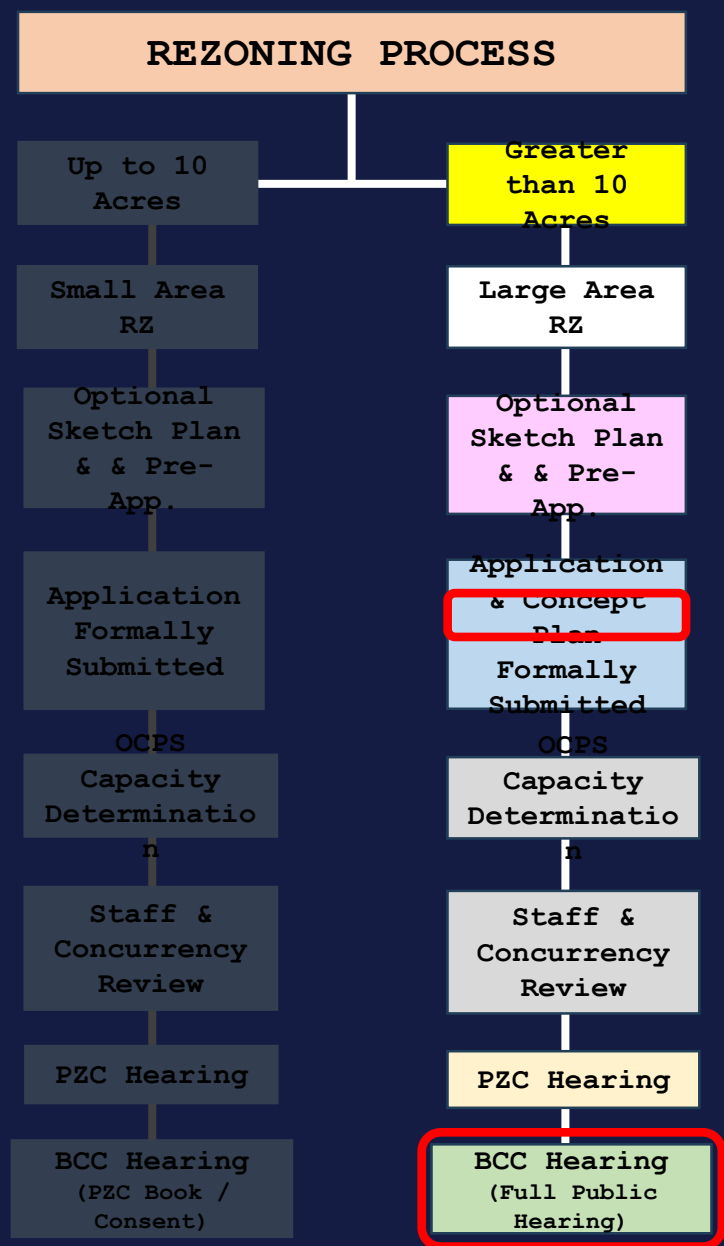
NEW OR REVISED PROCESSES

Figure 2: Rezoning & Development Review Process

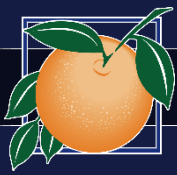
■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- UPDATED Rezoning:



Seen on Orange Code Pages 27



NEW OR REVISED PROCESSES

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- Rezoning: *BOARD APPROVAL*

- Small Area (10 or Less Acres): Same Process / No Change – (Application Submittal, Staff Review, PZC, Board)
- Large Area (More than 10 Acres): Same Process with added “Concept Plan”

NOTE: Concept Plans are used to evaluate the proposed Transect Zone and to ensure development can meet the required transportation and block standards in Article 5, Division 1, and to evaluate the impacts to adjacent properties

- NEW Master Plans: **BOARD APPROVAL**

- Applicable to all Projects with 20 or More Developable Acres
- May Include Rezoning
- Ensures that Larger Sites are Developed with Discrete Centers and/or Neighborhoods
- Subject to DRC-Recommended and Board Approved Conditions of Approval
- Like PD “Land Use Plans”, but with Greater Detail:
 - Streets, access points, circulation plan
 - Defined blocks
 - Civic space & proposed community facilities
 - Conceptual stormwater & drainage, and utilities plan
 - Tree survey & tree preservation plan



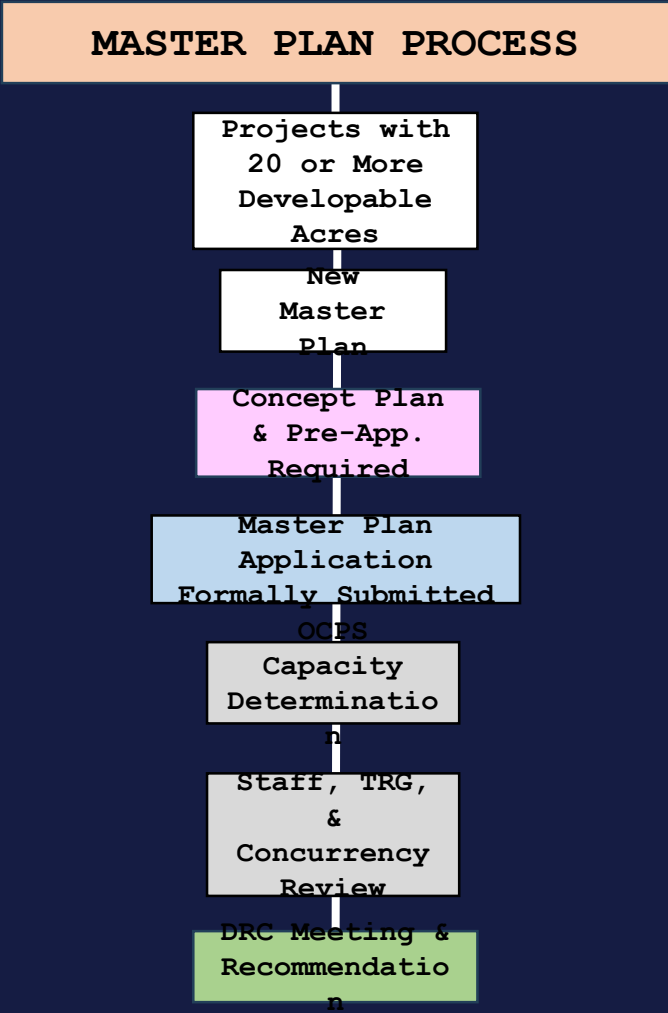
COMP PLAN & CODE HIGHLIGHTS

Figure 1 Rezoning & Development Review Process

■ Orange Code - Application Process Review & Approval

– ORANGE CODE PROCESSES

- NEW Master Plans:



Seen on Orange Code
Pages 27



COMP PLAN & CODE HIGHLIGHTS

Figure 1 Rezoning & Development Review Process

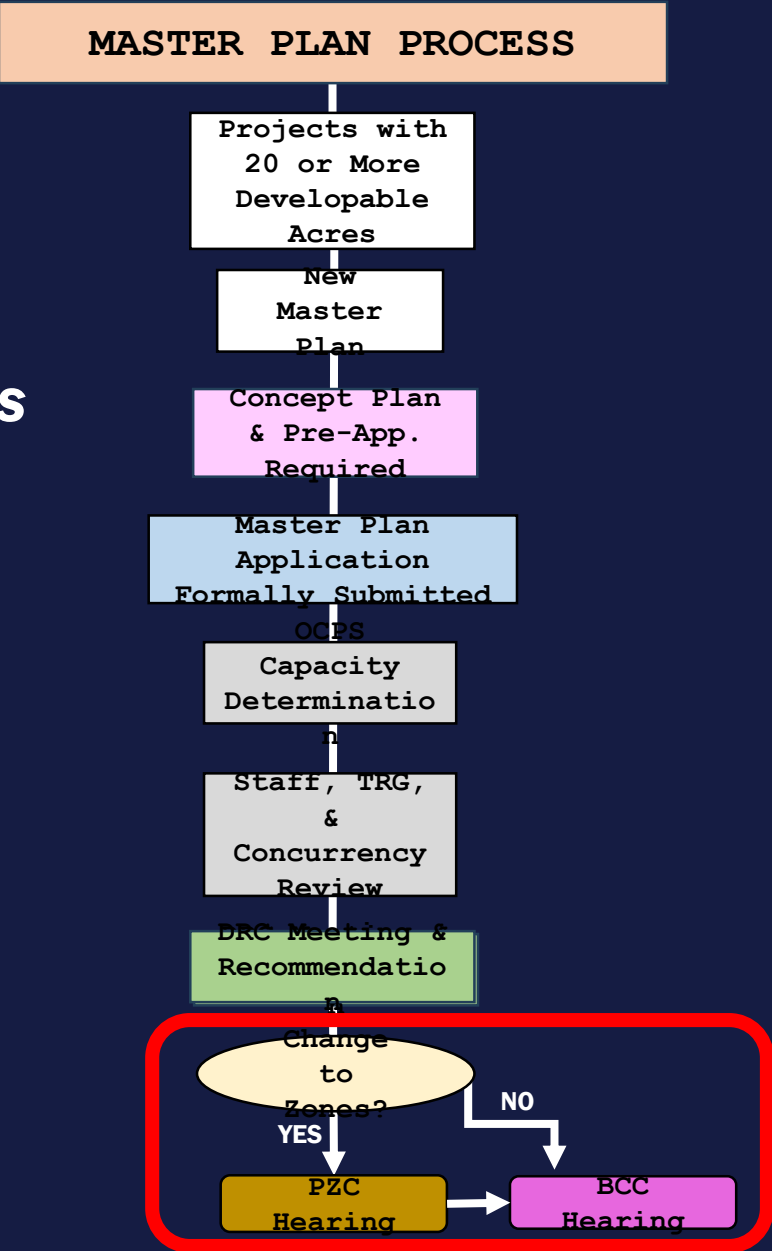
Orange Code - Application Process Review & Approval

ORANGE CODE PROCESSES

- NEW Master Plans

Note:

PZC will only see Master Plans that are associated with Rezoning



Seen on Orange Code
Pages 27



COMP PLAN & CODE HIGHLIGHTS

■ Orange Code - Application Process Review & Approval

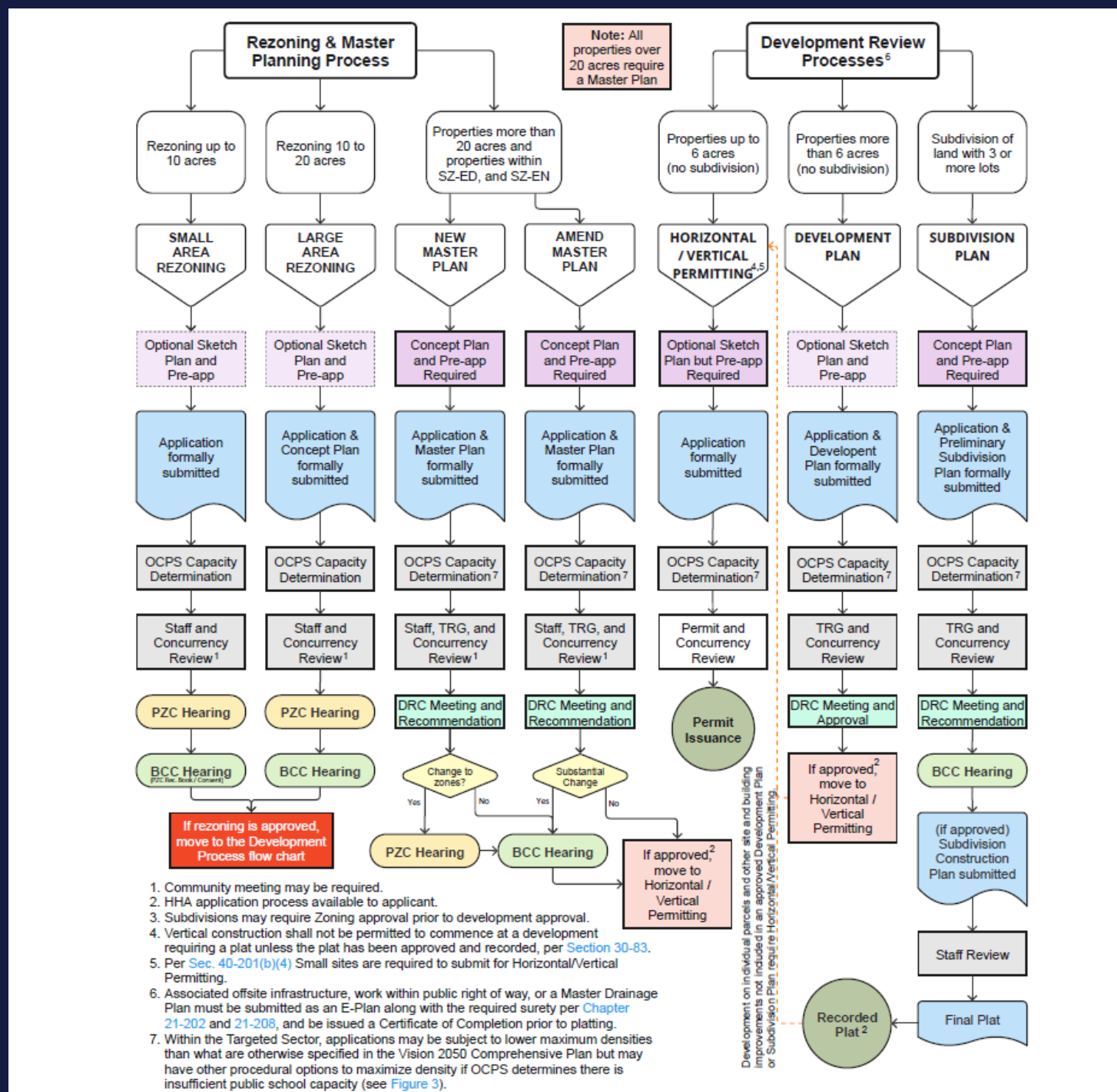
- Three (3) Levels of Review:

1. Minor Variation: Minor changes to zoning standards that fall within a defined threshold
 - Approval by Relevant Division Manager or County Engineer
2. Non-Substantial: Changes that exceed Minor-Variation threshold without increasing development program, trips, or parking
3. Substantial: All other Changes (including to existing Conditions of Approval)



COMP PLAN & CODE HIGHLIGHTS

■ Orange Code – Figure 2: Rezoning and Development Review Processes



Seen on Orange Code
Pages 27

NEW OR REVISED PROCESSES

Recent OCPS Coordination

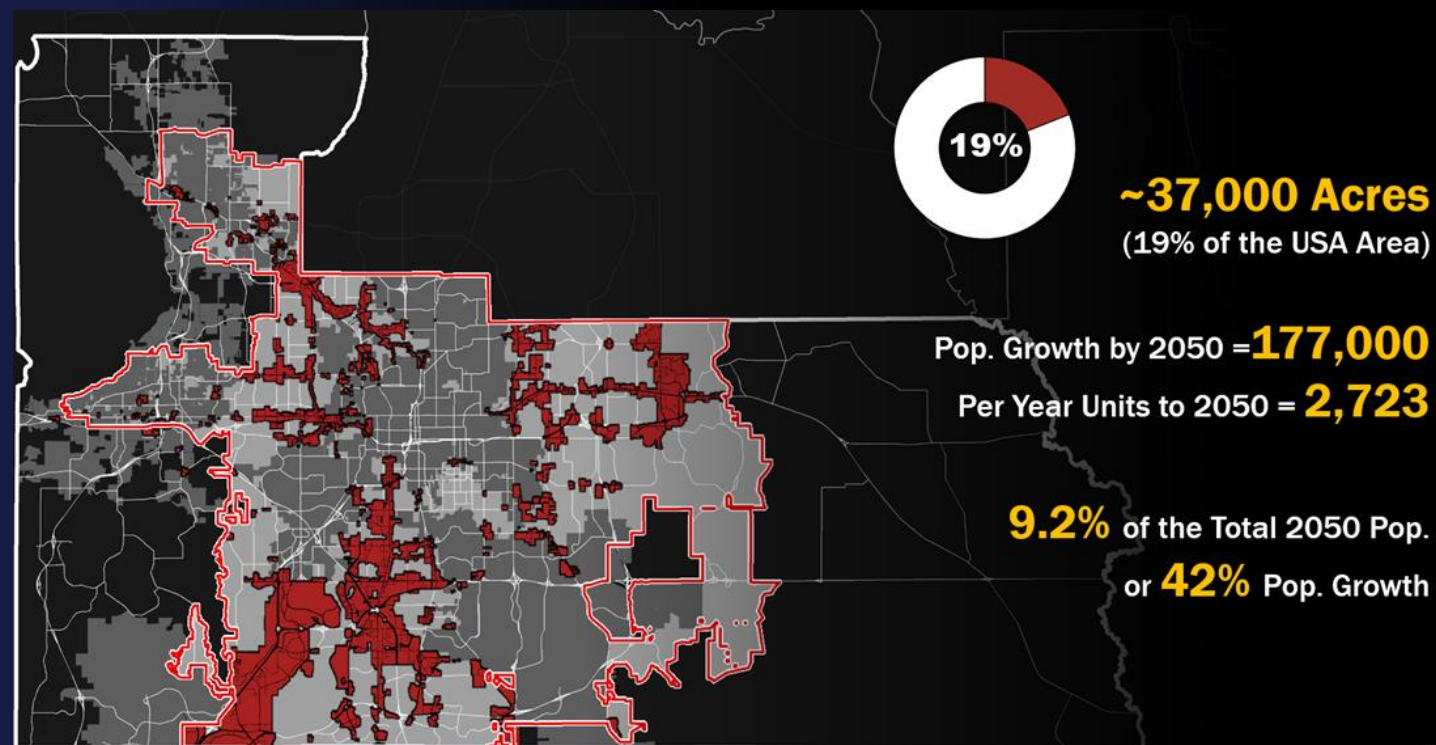


NEW OR REVISED PROCESSES

INTENT & PURPOSE: To ensure Vision 2050 and Orange Code afford Orange County Public Schools (OCPS) the opportunity to foster proper growth management practices, mitigate the unintended impacts to and support thriving communities

NEW CONCEPTS: A Density Activation Application (DAA) may be required for new or increased residential development initiated subsequent to the effective date of Vision 2050 and Orange Code.

VISION 2050 - Targeted Sector





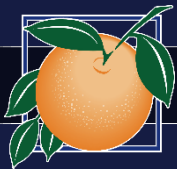
NEW OR REVISED PROCESSES

POLICY CHANGES: Properties within the Targeted Sector with residential uses shall be limited to vested number of residential units allowed by Destination 2030. Additional density available under Vision 2050 may be requested

Density Activation Application (DAA) shall be submitted simultaneously with an ancillary development permit application subject to the Orange Code

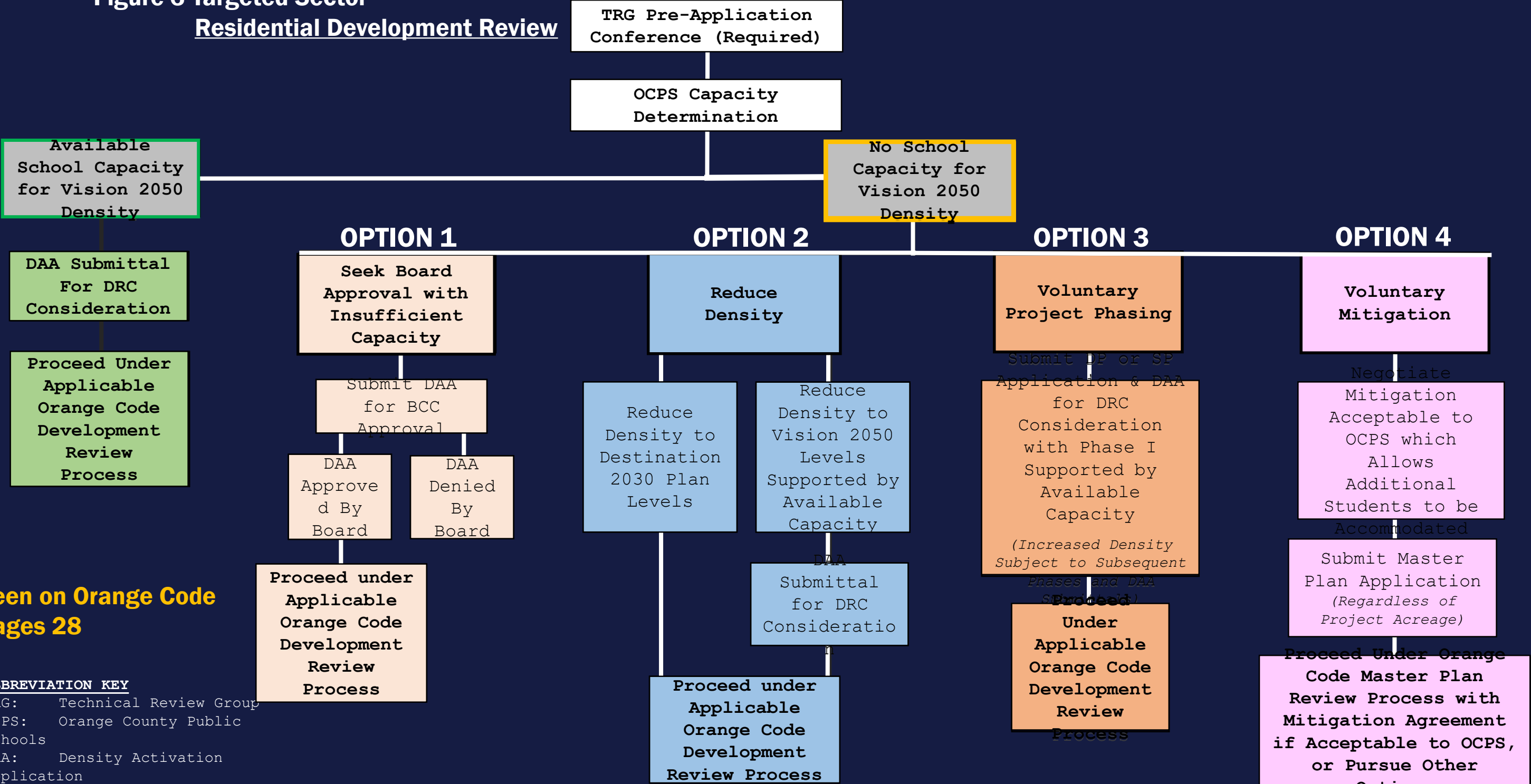
A Density Activation Application is not required for a property that is applying for a FLUMA. Any increase in allowable development density beyond 2030 levels for the proposed development will be included as part of the Board's consideration of the FLUMA or Rezoning.

CODE CHANGES: New Procedural requirements and steps for obtaining residential development approval in the Targeted Sector. - Chapter 40, Article 2, Figure 3



NEW OR REVISED PROCESSES

Figure 3 Targeted Sector
Residential Development Review



Seen on Orange Code
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ABBREVIATION KEY

- TRG: Technical Review Group
- OCPS: Orange County Public Schools
- DAA: Density Activation Application
- DP: Development Plan



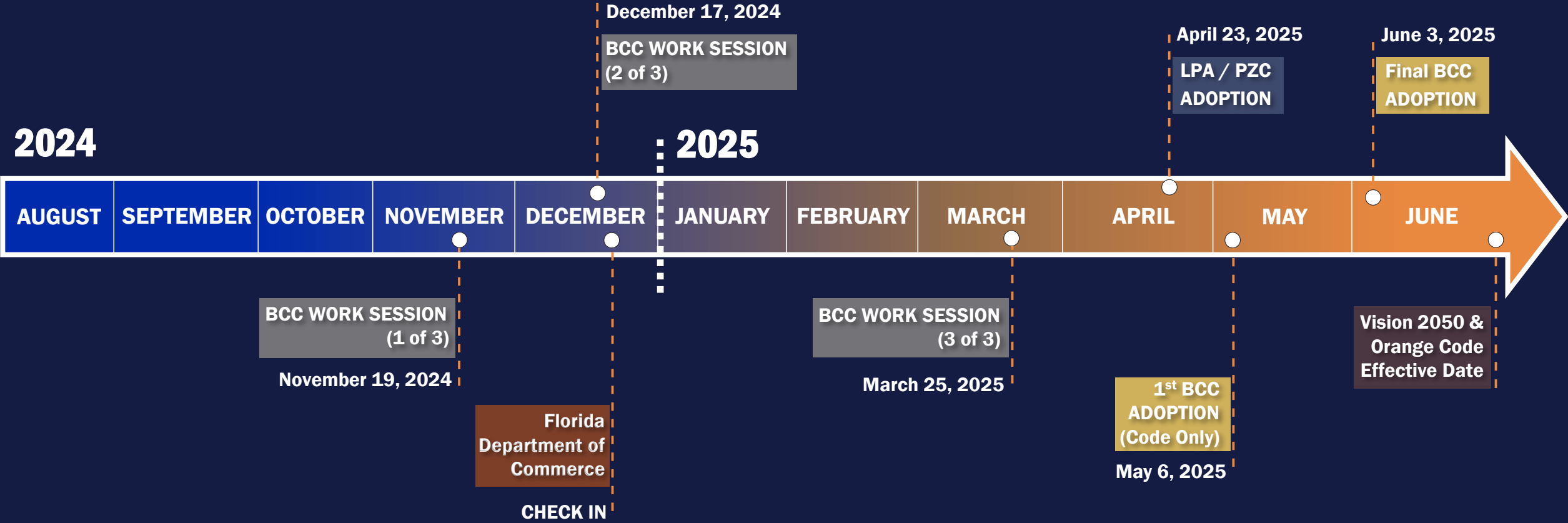
OUTLINE

- BACKGROUND
- ORANGE CODE HIGHLIGHTS
 - *History/Implications of today's Comp Plan & Land Development Code*
 - *Vision 2050 & Orange Code After Adoption*
 - *Orange Code Overview*
- CODE RECONCILIATION & ORDINANCES
- NEW OR REVISED PROCESSES
 - *Including Recent OCPS Coordination*
- **CODE ADOPTION - TIMELINE**



TIMELINE

- **NEXT STEPS**
 - **VISION 2050 & ORANGE CODE ADOPTION**





NO REQUESTED ACTION

Formal Public Notice To Future Permit Applicants:

Please note Orange County intends to adopt a new comprehensive plan (“Vision 2050”) and updated regulations, including zoning, signage, landscaping, arbor, urban design and subdivision regulations among others (“Orange Code”), which are expected to become effective in early to mid-July, 2025. **Please be aware that the requirements of Vision 2050 and Orange Code may impact any land development permit application submitted after the adoption date. In order to ensure a project is evaluated under the County’s current zoning regulations, a permit application must be submitted and deemed sufficient before the effective date of Vision 2050 and Orange Code. Any application submitted after the effective date of Vision 2050 and Orange Code will be reviewed consistent with the County’s newly adopted regulations.** Special exception or variance requests allowed under current regulations may no longer be allowed upon the effectiveness of Orange Code and should be reviewed carefully.

Vision 2050 and Orange Code are draft documents that have not yet been approved by the Board of County Commissioners. Currently, the final adoption public hearing for both is scheduled for Tuesday, June 3, 2025. Following their adoption, the ordinances will become effective following state review and consistent with Chapter 163, Florida Statutes. For more information, including an up-to-date schedule on the ordinances related to Vision 2050 and Orange Code, please visit www.ocfl.net/vision2050.

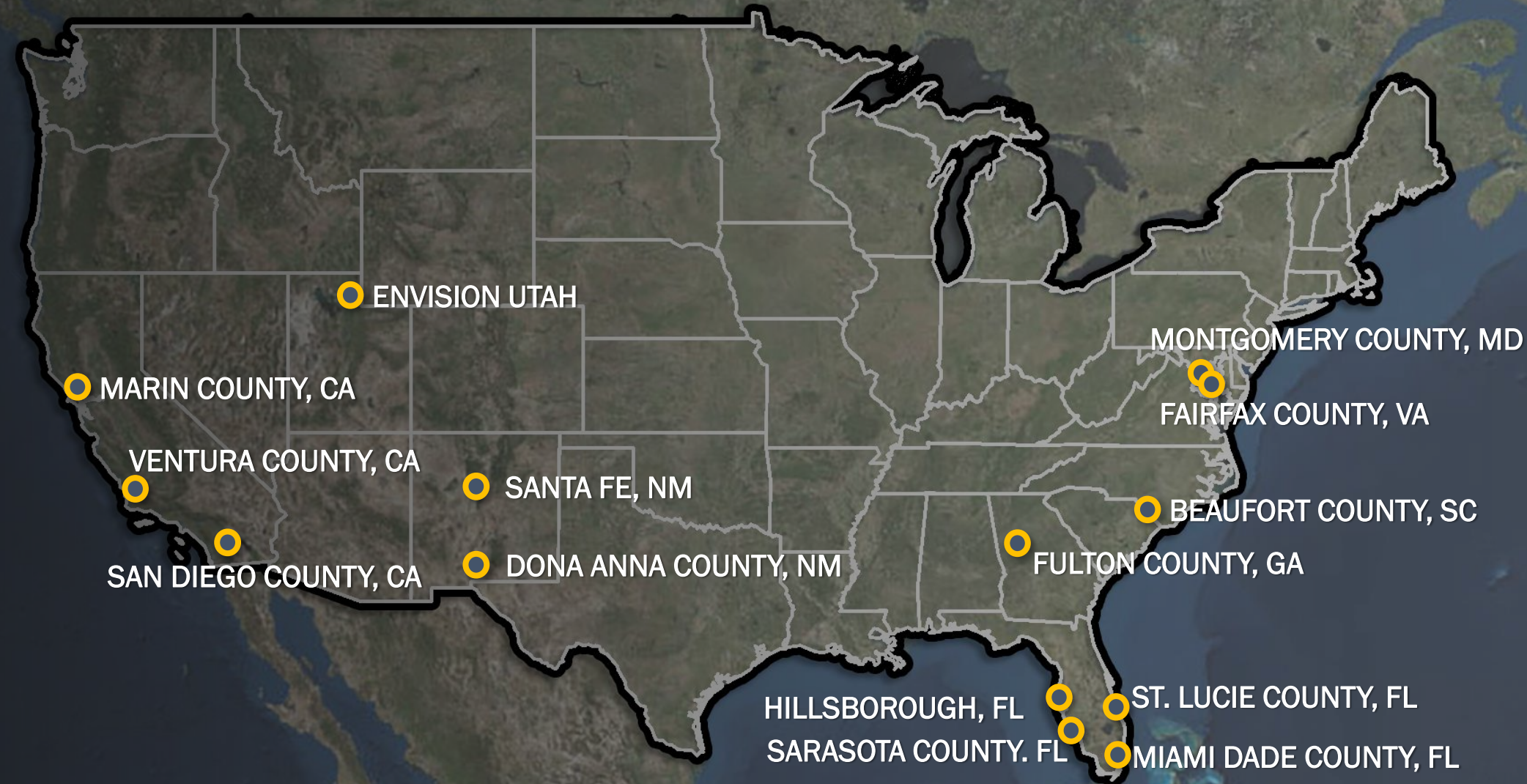
Permits that do not require review under zoning regulations and are only subject to the Florida Building Code are not affected by this notice. Examples may include, but are not limited to, permits for windows, doors, roofing, etc.

CASE STUDIES

OTHER COUNTIES COMP PLAN AMENDMENTS

Based on:

- Visioning
- Comp Plan Re-Org
- Graphics & Visuals
- Centers & Corridors
- Place Typologies

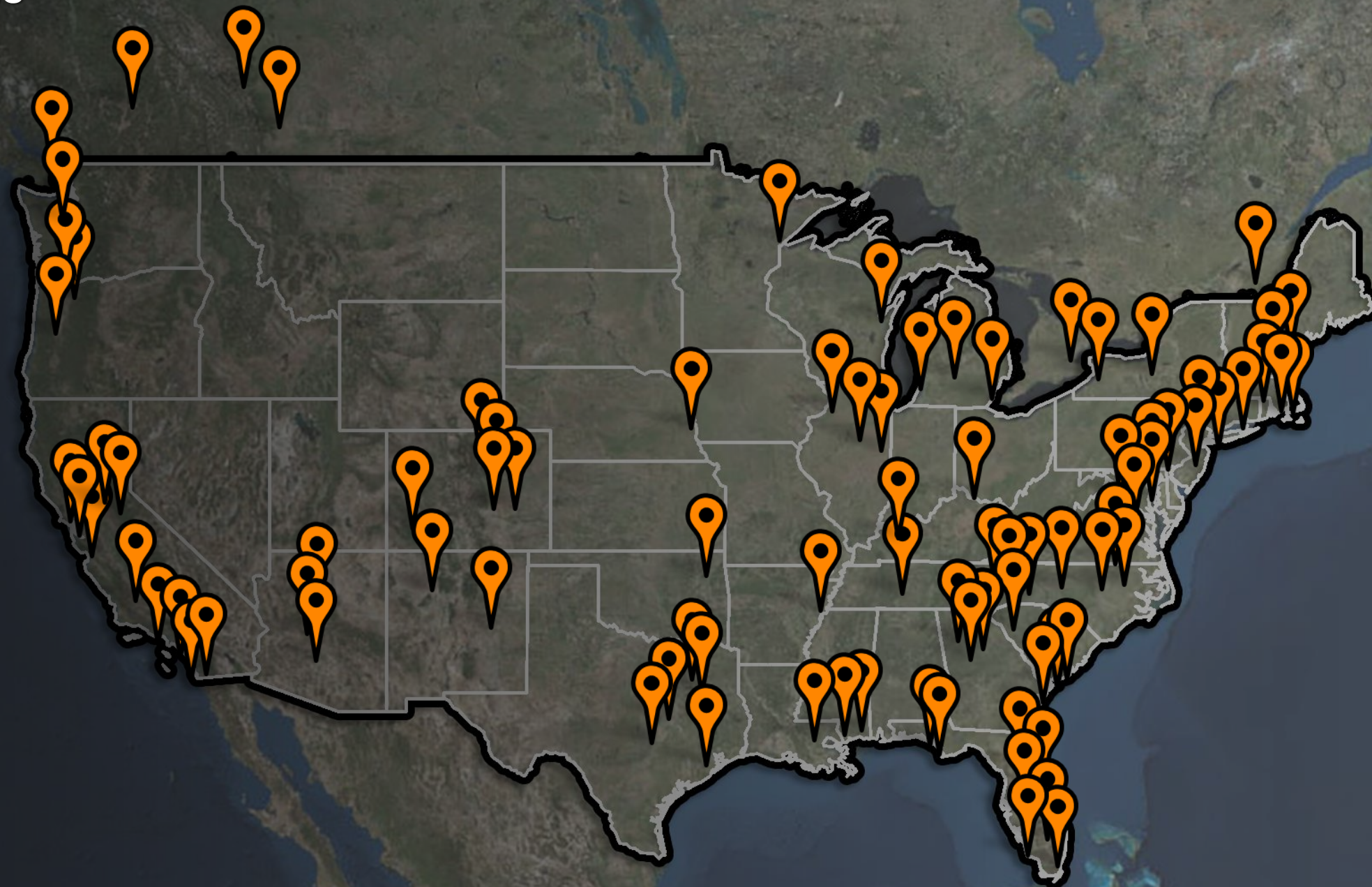


FORM BASED CODES

OTHER JURISDICTION ADOPTIONS

2025:

387+ adopted
with 267 others
in progress



FORM BASED CODES

THE EVOLUTION OF CODES

FBC are 41 years old

387 FBCs are adopted from 1981 to now

88% of the adopted codes are from 2003 to now

