

# VISION 2050 & ORANGE CODE

*Development Processes, Standards, and Compatibility Measures*

**BOARD WORK SESSION** (2 of 3)

*May 7, 2024*



**ORANGE COUNTY**

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT



# PRESENTATION OUTLINE

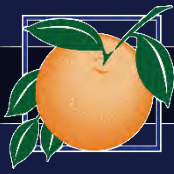
**PART 1 : BACKGROUND**

PART 2 : ORANGE CODE STANDARDS

- *LAND DEVELOPMENT*
- *USES*
- *ZONE STANDARDS*

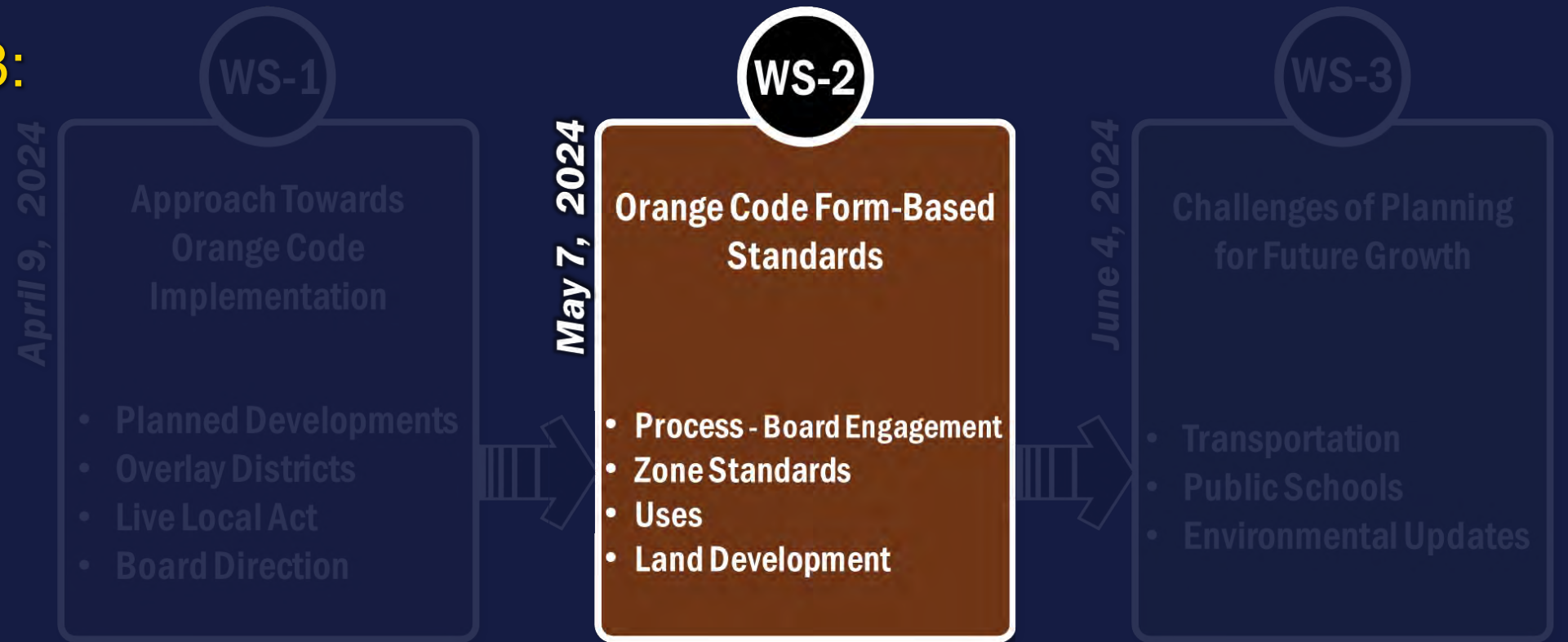
PART 3 : ORANGE CODE PROCESS

PART 4 : SUMMARY & NEXT STEPS



# BACKGROUND PURPOSE

## WORK SESSION #2 OF 3:



- To update on the progress since Work Session #1 (April 9th) Board's direction
- Review the changes that Orange Code brings to our Land Development Code
- To present how Orange Code implements Vision 2050's Framework
- Share the necessary changes that took place after stress testing Orange Code
- Discuss Orange Code's application process and the Board's and Staff's Role





# WHY ORANGE CODE?

# WHY?

## ORANGE CODE IMPLEMENTS VISION 2050:



ORANGE CODE

- Accommodates needs to grow in and not out in Orange County
- Helps maintain the character of our established neighborhoods
- Increases housing diversity by introducing mixed-income infill opportunities



STORE CASHIER



SCHOOL TEACHER



RESTAURANT  
SERVER



BUS DRIVER

- Implements standards & compatibility measures where growth is being directed
- It tailors regulations to the local context of the County
- Helps ensure sustainable development and quality of life for residents
- Fosters economic development while maintaining the county's rich diversity





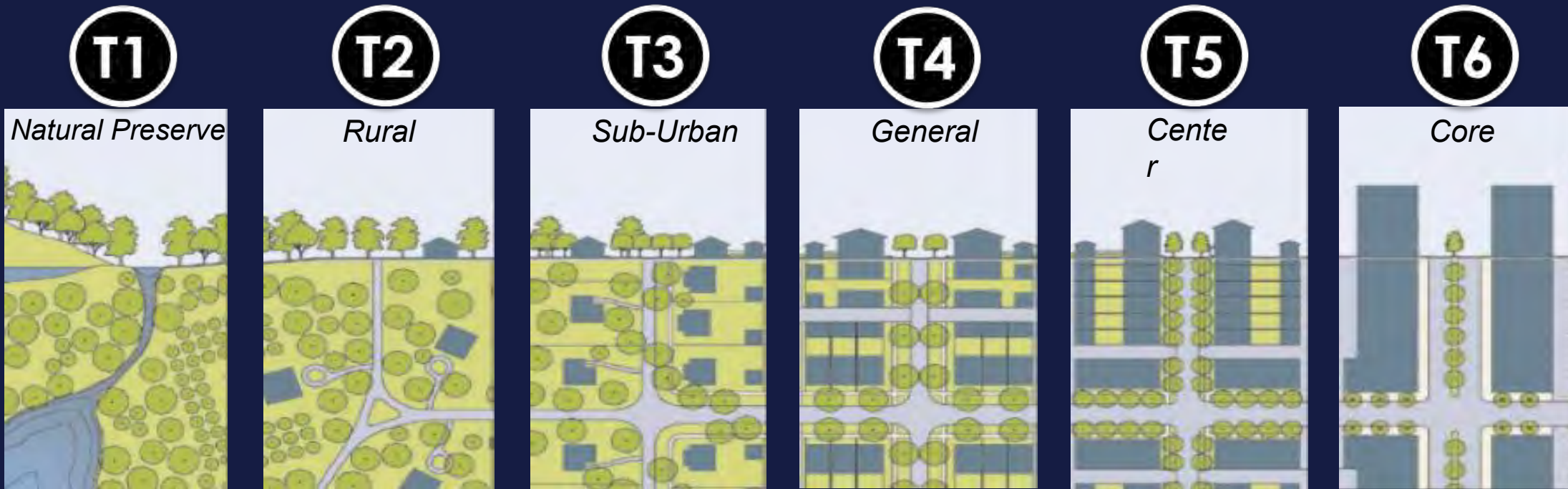
# WHAT IS ORANGE CODE?

# WHAT?

**ORANGE CODE:** Countywide Land Development Code Update Since 1957



IS ORANGE CODE



- Form-based standards focusing on the physical form of urban, suburban & rural places while preserving the county's natural and cultural assets
- Standards that guide development of neighborhoods, centers and corridors that include mixed-use development, connectivity, walkability & multimodal options
- Improves the processes and efficiencies of plan reviews to **plan for growth**





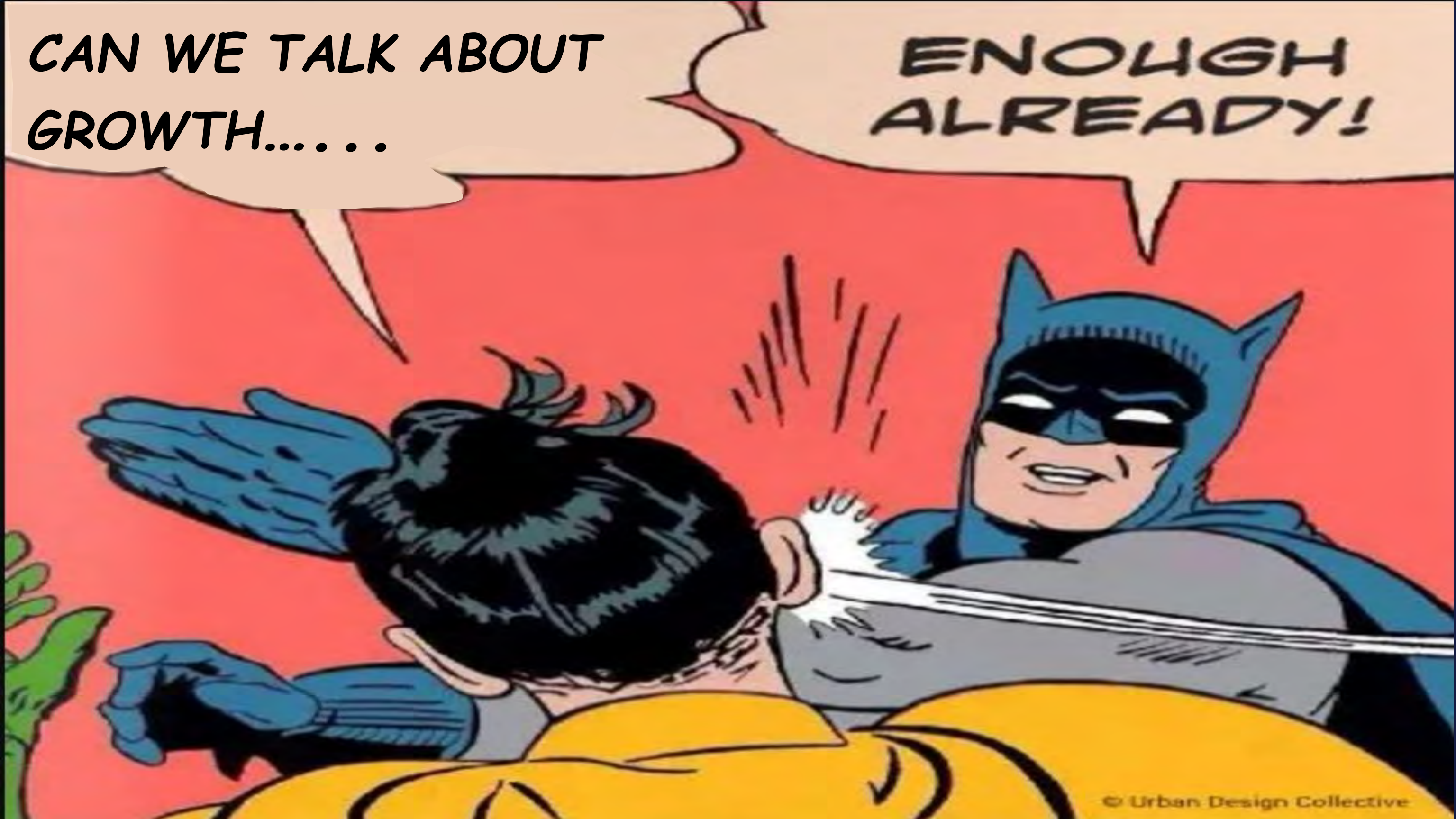
*CAN WE TALK ABOUT  
GROWTH.....*





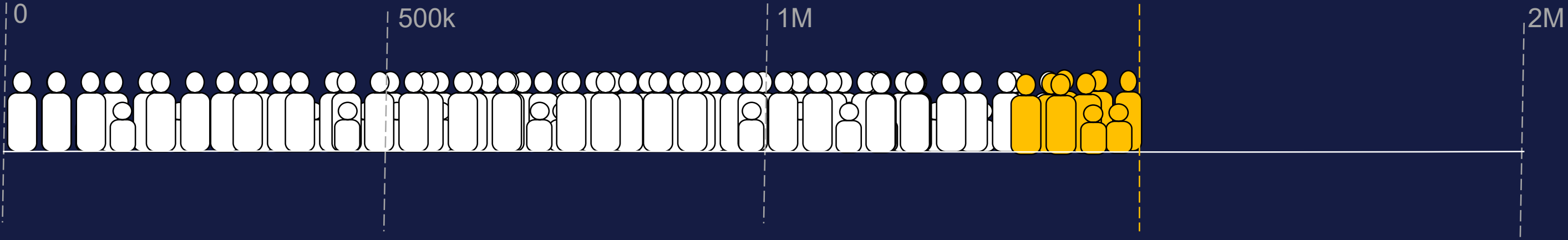
CAN WE TALK ABOUT  
GROWTH.....

ENOUGH  
ALREADY!

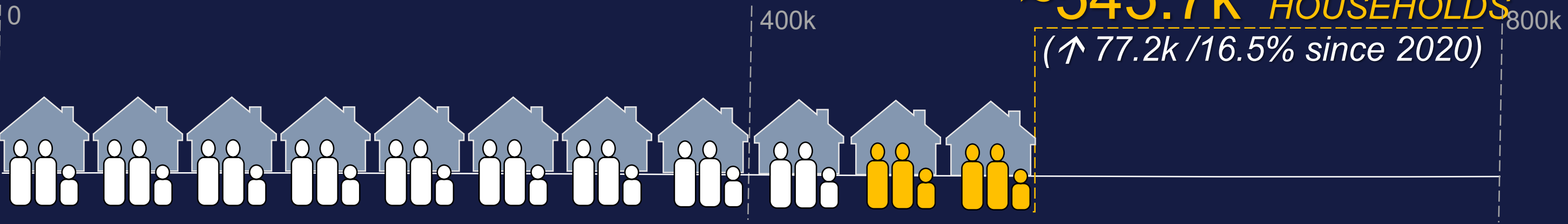


# ORANGE COUNTY.....(2024)

**1.5M PEOPLE**  
(↑ 80k /5.7% since 2020)



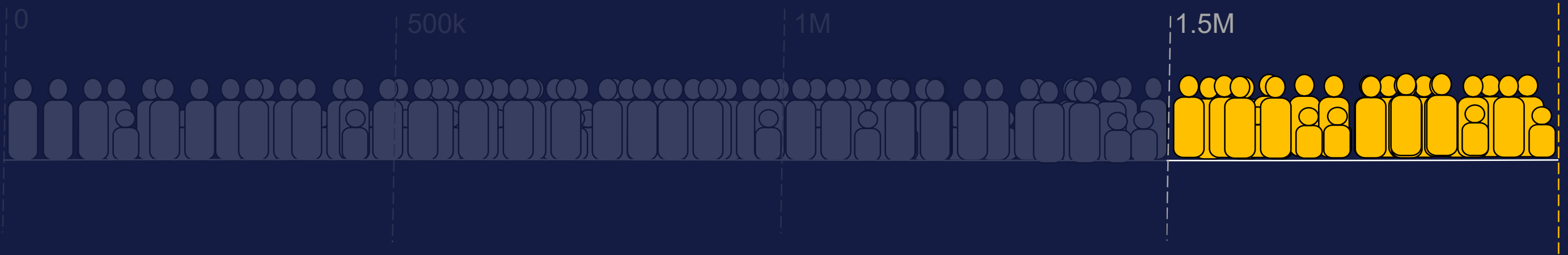
**~545.7k HOUSEHOLDS**  
(↑ 77.2k /16.5% since 2020)



Data: U.S. Census Bureau (1970-2020) / BEBR 2020-2045 / Orange County (2045-2050)

# ORANGE COUNTY.....(2050)

**2M PEOPLE**  
(↑ 500k /33.3% from 2024)



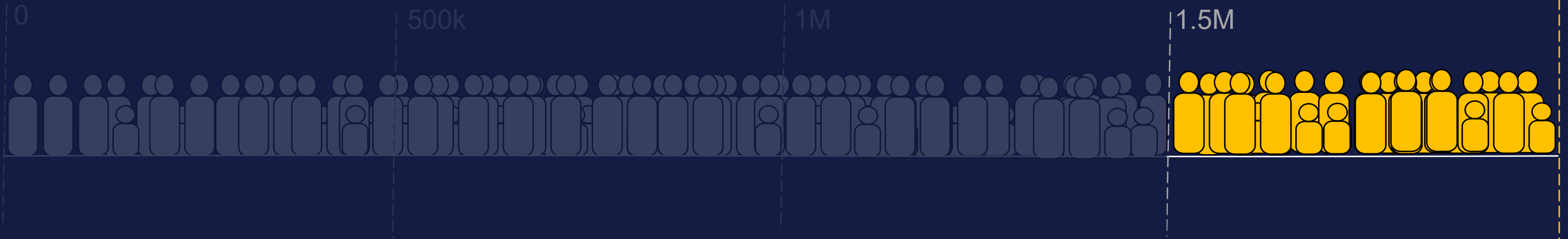
**800k HOUSEHOLDS**  
(↑ 254.3k /46.6% from 2024)





# ORANGE COUNTY.....(2050)

**2M PEOPLE**  
(↑ 500k /33.3% from 2024)



## GROWTH IS **NOT** UNEXPECTED:

- PROACTIVELY MANAGE CHANGE
- TO ACHIEVE THE VISION'S GOAL
- OVERCOME THE UNEXPECTED
- ENJOY EXCELLENT QUALITY OF

LIFE



↑ **19.2k** PEOPLE

OR

↑ **7.7k** HOUSEHOLDS

PER YEAR



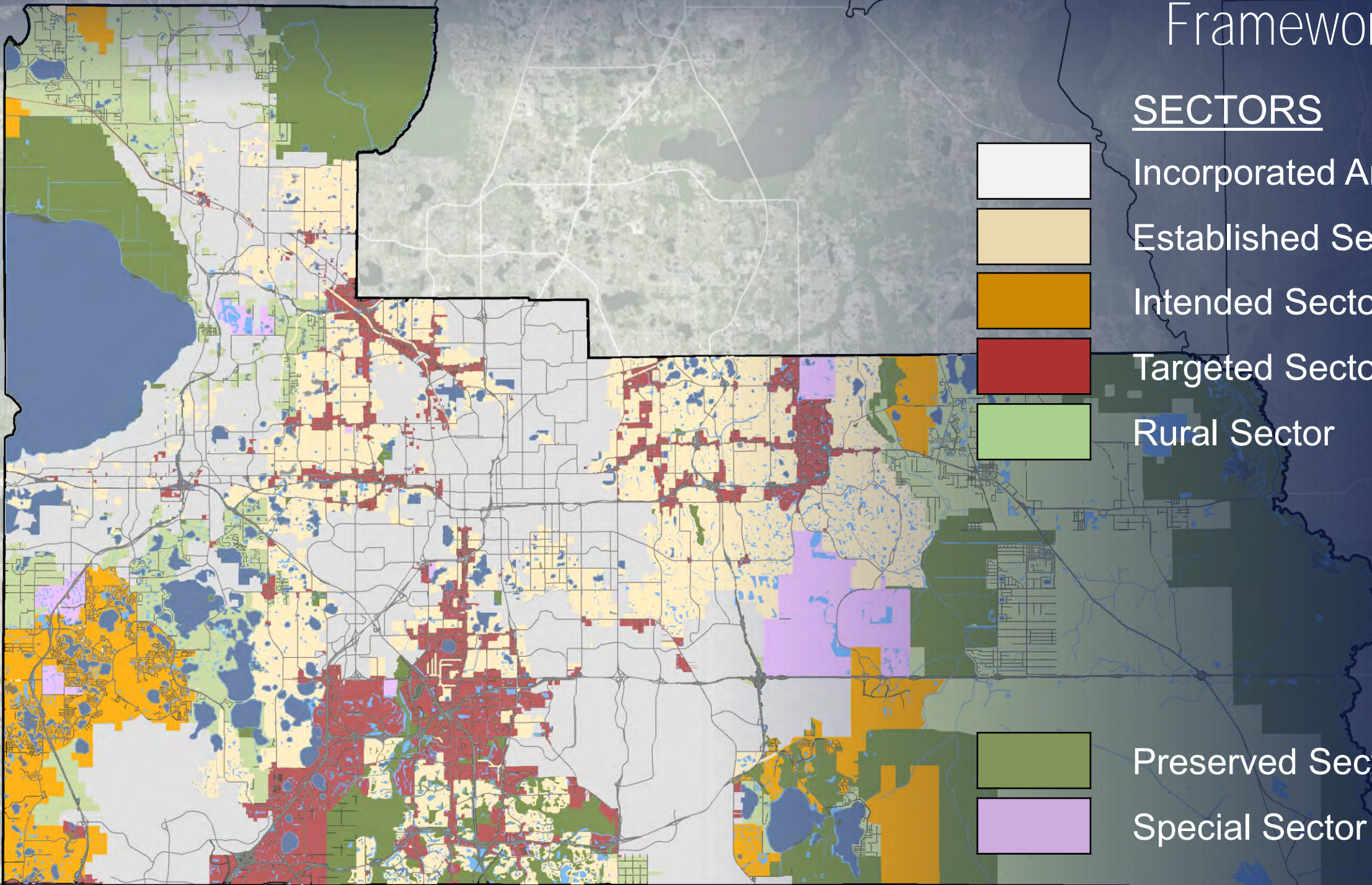


# BACKGROUND - POPULATION GROWTH

2024 - 2050

# VISION 2050

Framework – Sectors & Place Types



## SECTORS

## PEOPLE<sup>Types</sup>



Incorporated Areas

177,000 - 37%

Established Sector

31,000 - 6%

Intended Sector

65,000 - 14%

Targeted Sector

194,000 - 41%

Rural Sector

11,000 - 2%

Δ

0

**TOTAL**

**478,000**

Preserved Sector

0

Special Sector

0





# ORANGE CODE IN PROGRESS

## BCC DIRECTION FROM APRIL 9<sup>TH</sup> WORK SESSION #1:

### 1) Draft a 6-month Zoning in Progress Ordinance

- LPA/PZC – Public Hearing - **May 16<sup>th</sup>**
- BCC – Public Hearing – **May 21<sup>st</sup>**

### 2) Proceed with the suggested Planned Development approach

- Direction received is already in the Administration Article #2 (Sec. 2-1.7) of Orange Code DRAFT

### 3) Proceed with the Proposed Overlay District strategy

- Use Prohibitions: **Retain and relocate to Orange Code**
- Signage Standards: **Evaluate and merge Signage Overlays with related overlays**
- Special Design Standards: **Continued coordination updates with Commissioners and Stakeholders**





# PUBLIC ENGAGEMENT

## PUBLIC OUTREACH EFFORTS:

- 5 Environmental / Sustainability Stakeholder Meetings (*thru June*)
- ✓▪ 7 Code-Specific Development Industry Stakeholder Meetings
- ✓▪ 6 District-Wide Town Hall Meetings



# PUBLIC ENGAGEMENT

TOP FIVE KEY ELEMENTS

## #5. Foster Community, Safety & Pride

Top Five

5

Key Topics Discussed in  
Town Hall Meetings



# **PUBLIC ENGAGEMENT**

*TOP FIVE KEY ELEMENTS*

## **#5. Foster Community, Safety & Pride**

- **Put “Eyes” on the Streets**
- **Provide Compatibility Measures**
- **Community Sensitive Design**
- **Maintain/Create Curb Appeal**

COMMUNITY





# PUBLIC ENGAGEMENT

## TOP FIVE KEY ELEMENTS

#5. Foster Community Safety & Pride

### #4. Targeted Sector; Transform, Evolve, Grow Places

- Balance infill development with infrastructure needs
- Direct growth to sites in the urban service area
- Keep higher densities away from the Established and Rural Sectors



PHYSICAL  
ACTIVITY



JOBS



EDUCATION



HEALTH  
CARE





# PUBLIC ENGAGEMENT

## TOP FIVE KEY ELEMENTS

#5. Foster Community Safety & Pride

#4. Targeted Sector, Transform, Evolve, Grow Places

### #3. **Orchestrate Sustainability**

- **Regulate & Program Open Space**
- **Apply Green Infrastructure**
- **Green Building Practices**
- **Mix of Uses and Incomes**
- **Promote Interconnectivity**
- **Re-Think Parking Requirements**





# PUBLIC ENGAGEMENT

TOP FIVE KEY

#5. Foster Community Safety & Pride

#4. Targeted Sector, Transform, Evolve, Grow Places

#3. Orchestrate Sustainability

## #2. Build Community Trust

- Effective Community Outreach and Engagement
- Demonstrate long-term commitment to excellence
- Dedication to active management and maintenance





# PUBLIC ENGAGEMENT

TOP FIVE KEY

#5. Foster Community Safety & Pride

#4. Targeted Sector, Transform, Evolve, Grow Places

#3. Orchestrate Sustainability

#2. Build Community Trust

**#1. Keep Residents and Development Community involved**

- Town Hall Meetings
- Websites & Newsletters
- Effective Communication Tools
- Developers Forum Meetings
- Community Advisory Groups





# HOW IS THE PUBLIC INVOLVEMENT?

## PUBLIC OUTREACH EFFORTS:

- ✓ ■ Numerous Staff Speaking Engagements
- ✓ ■ Regular Social Media Promotions, Newsletters & Email-Blasts
- ✓ ■ Widespread Distribution of Code FAQ's and News Stories
- ✓ ■ Interactive Mapping Platform with Resident Comment Portal
- ✓ ■ Dedicated Vision 2050 & Orange Code Websites / Full Plan & Code Access



# VISION 2050

## PUBLIC ENGAGEMENT PROCESS

Visit:

[www.ocfl.net/orangecode](http://www.ocfl.net/orangecode)

### PUBLIC ENGAGEMENT

#### Ongoing

 What is a Form-Based Code?	 What are Transect Zones?	 Orange Code Draft	 Zoning Map	 Correlation Table
 Videos	 <b>FAQ</b> FAQ - Town Hall Meetings Comments	 <b>VISION 2050</b> What is VISION 2050?	 Place types Summaries	 Resources



Orange County's Form-Based Land Development Regulations



Learn about Orange County's proposed new zoning code.

[www.ocfl.net/orangecode](http://www.ocfl.net/orangecode)  
[orangecode@ocfl.net](mailto:orangecode@ocfl.net)



### ORANGE CODE WEBPAGE



ORANGE COUNTY'S FORM-BASED LAND DEVELOPMENT REGULATIONS

#### LATEST UPDATES

**Town Hall Meetings:** Participate in the next Town Hall Meeting in your district. [View Calendar](#)

**Zoning Map:** Watch a [tutorial video](#) to learn how to use the platform or click on the icons below to get started!



Want to leave a comment on the map? [Learn more](#)

**Please note:** Vision 2050 & Orange Code data and maps are only proposed and will not become effective until and unless they are formally adopted by the Board of County Commissioners later this year.

#### ORANGE CODE

Orange Code will serve as the new land development regulations that focus on placemaking standards and context-based regulations. This Form-Based Code relies on desired development characteristics rather than what communities seek to avoid.

The Vision 2050 Comprehensive Plan and Orange Code were developed through a robust public engagement process that started in 2020. While Vision 2050 controls land use types and where growth will occur, Orange Code will help shape the form of our urban fabric by fostering predictable built environments and a high-quality public realm.



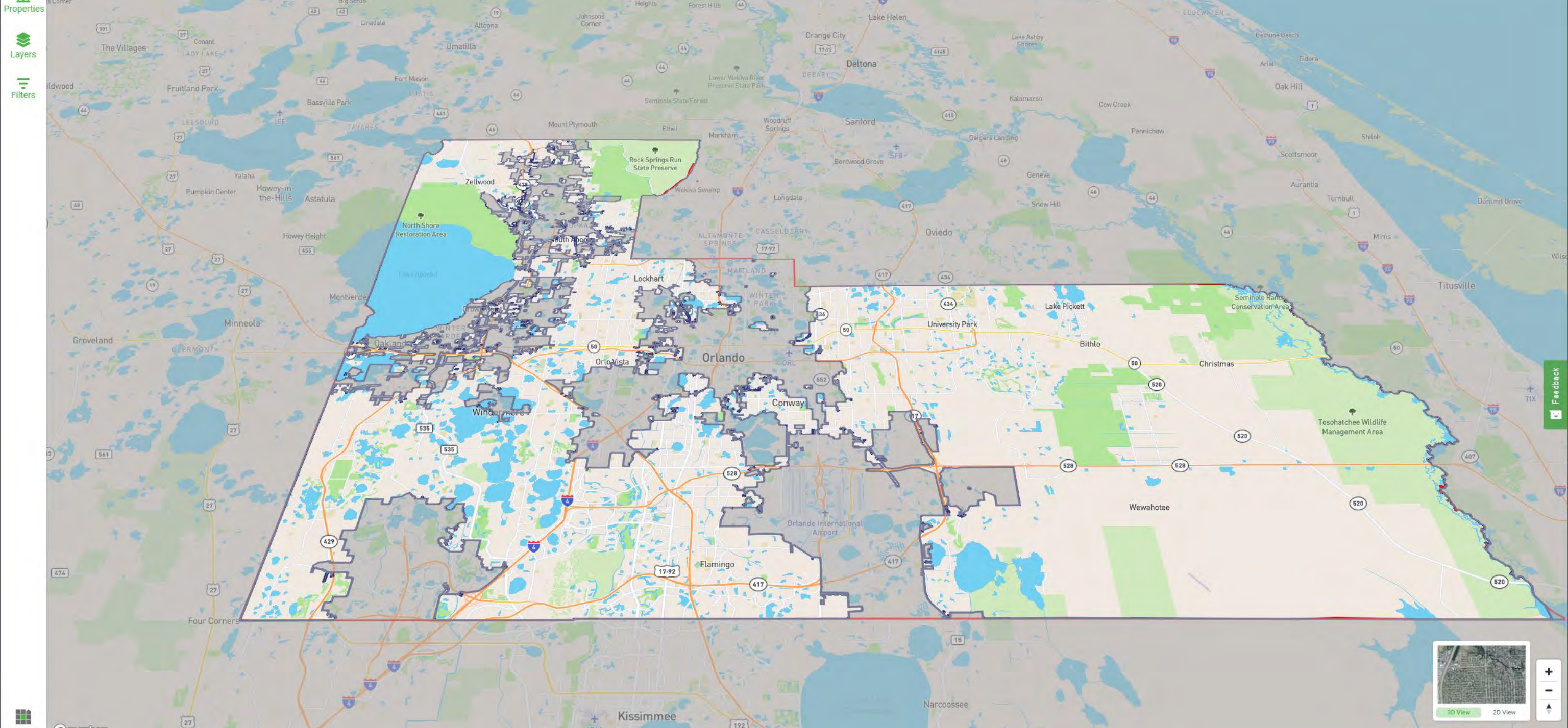
# Helping Build Smarter, Better Places

Our unique planning & zoning technology solutions are helping cities everywhere streamline citizen services & establish a data-driven approach to planning & development analysis.

[Explore](#)







- Properties
- Layers
- Filters

Feedback

3D View 2D View







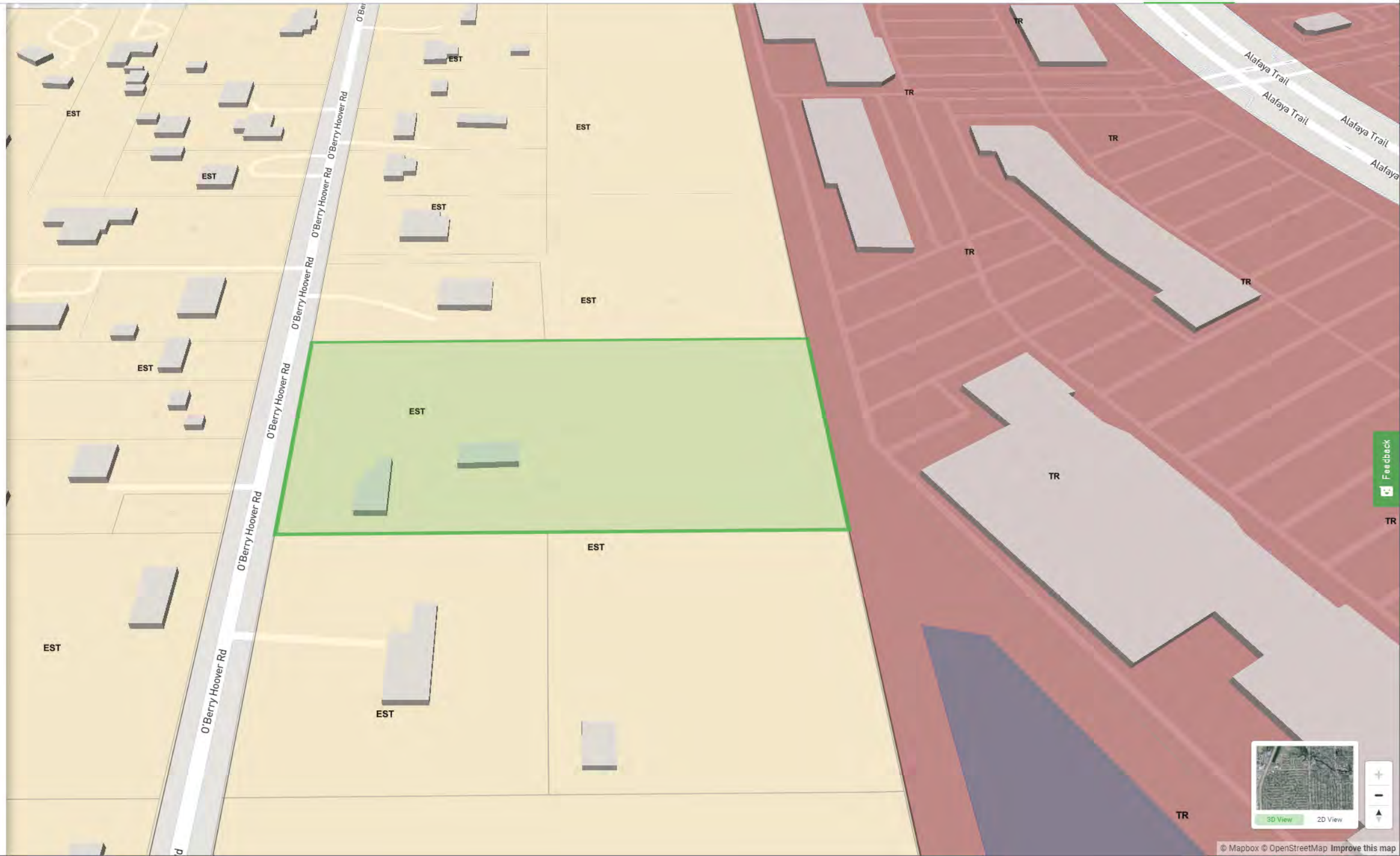








Properties  
Layers  
Filters



Feedback

3D View 2D View



**835 OBERRY HOOVER RD, Orlando, 32825**

Zoning Property Details Use(s) Layers

**ZONING**

**Transect Zone:** T3

**Allowed Use(s):** [View Detailed Uses](#)

**ADDITIONAL ZONES**

**Opportunity Zone:** No

**FEMA Flood Zone:** N/A

**OVERLAYS**

- Waterford Lakes PD

**ADDITIONAL REGULATIONS**

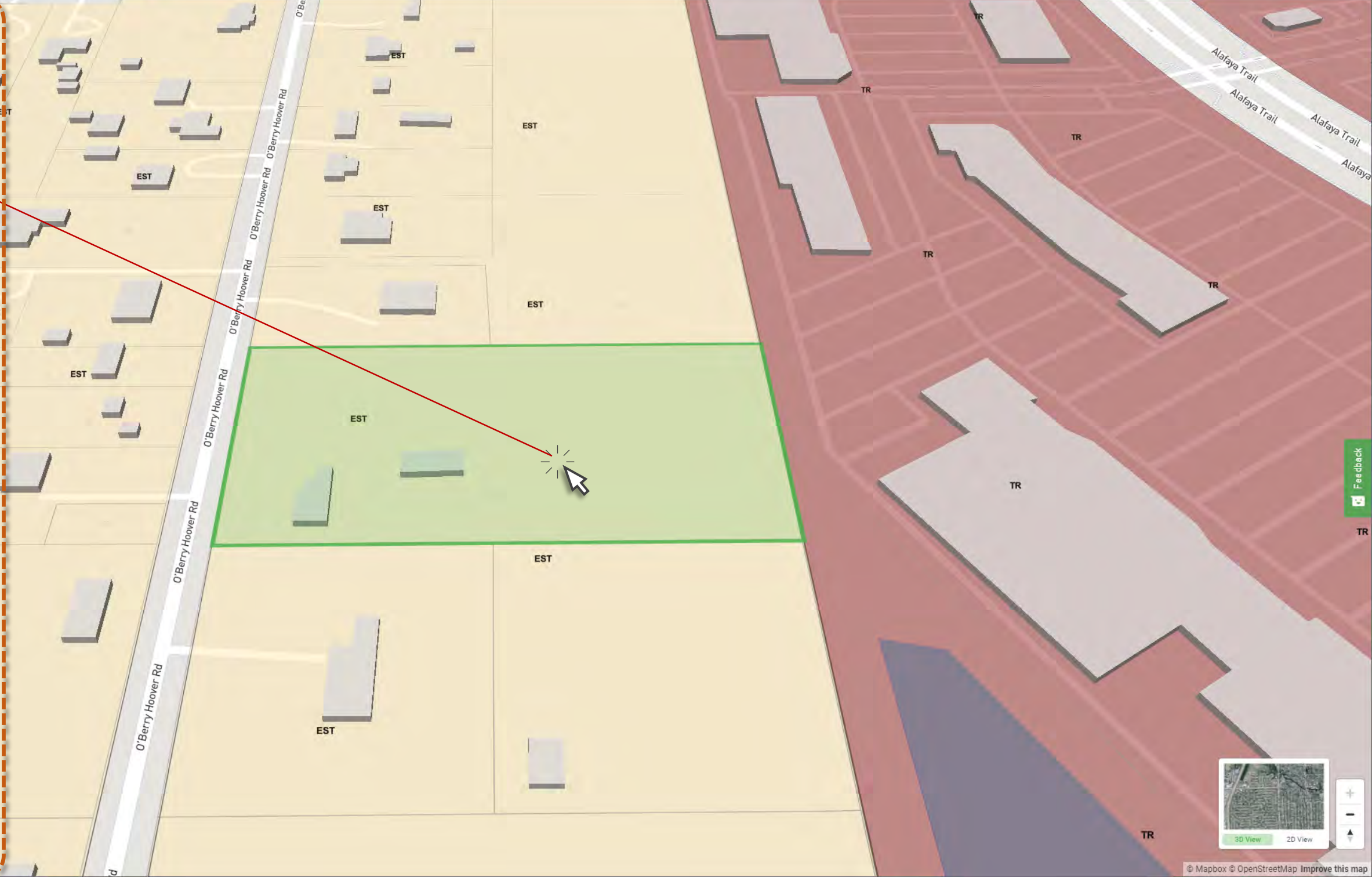
- PLACE: Suburban Neighborhood
- SECTOR: Established

**BUILDING INTENSITY**

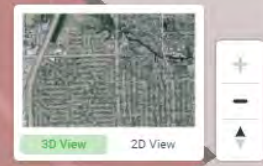
Maximum Lot Coverage:	N/A
Residential Density:	4.00 Du / Acre
Maximum Building Height:	35 ft
Floor Area Ratio:	N/A
Maximum Built Area Allowed:	538,570 ft <sup>2</sup>
Minimum Open Space:	40.00%
Maximum Residential Units Allowed:	20

**SETBACKS**

Minimum Front Setback:	35.00 ft
Minimum Side Street Setback:	N/A
Minimum Side Setback:	10.00 ft
Minimum Rear Setback:	50.00 ft
Minimum High Water Elevation Setback:	N/A



Feedback





# PRESENTATION OUTLINE

# HOW?



IS THE VISION IMPLEMENTED

PART 1 : BACKGROUND

**PART 2 : ORANGE CODE STANDARDS**

- *LAND DEVELOPMENT*
- *USES*
- *ZONE STANDARDS*

PART 3 : ORANGE CODE PROCESS

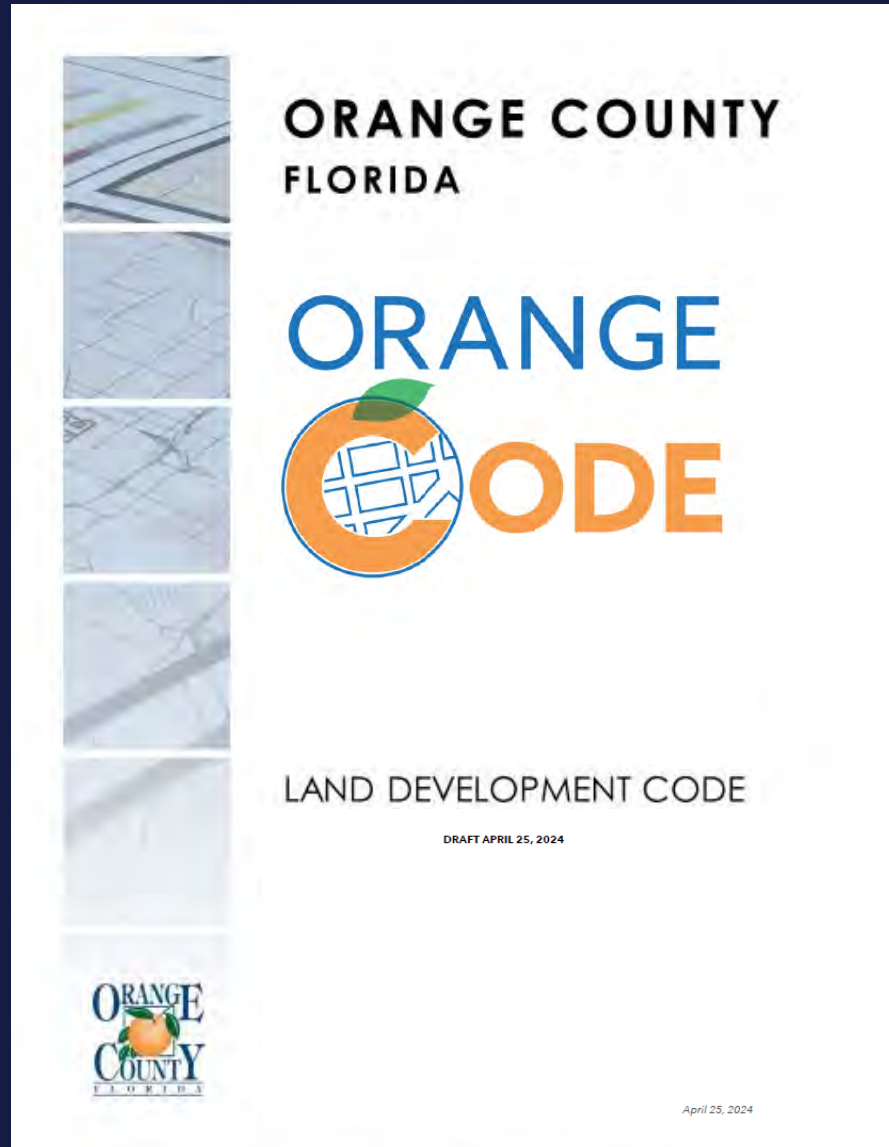
PART 4 : SUMMARY & NEXT STEPS





# ORANGE CODE - OVERVIEW

ORANGE CODE – TABLE OF CONTENT & ORGANIZATION



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**Intent**

**Processes and Requirements**

**Zoning Standards**  
*(Formerly ch. 31.5, 38)*

**Use Standards**  
*(Formerly ch. 38)*

**Site Plans, Subdivisions, Roadways, and Open Space**  
*(Formerly ch. 30, 34)*

**Definitions**

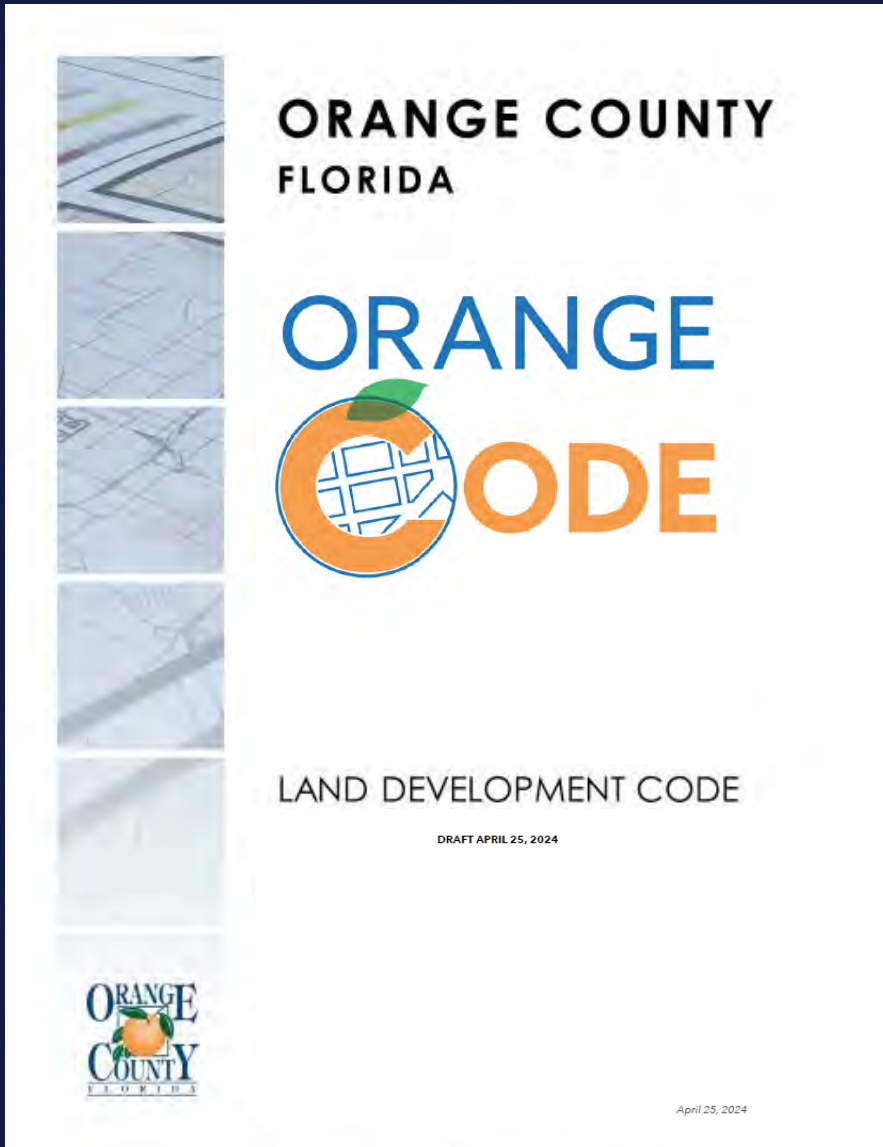
**Use Consolidation**





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**Site Plans, Subdivisions, Road  
Open Space**  
*(Formerly ch. 30, 34)*





# LAND DEVELOPMENT

*SITE DEVELOPMENT, ROADS, UTILITIES, CIVIC & OPEN SPACE*

## 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







# LAND DEVELOPMENT – LACK OF CONNECTIVITY

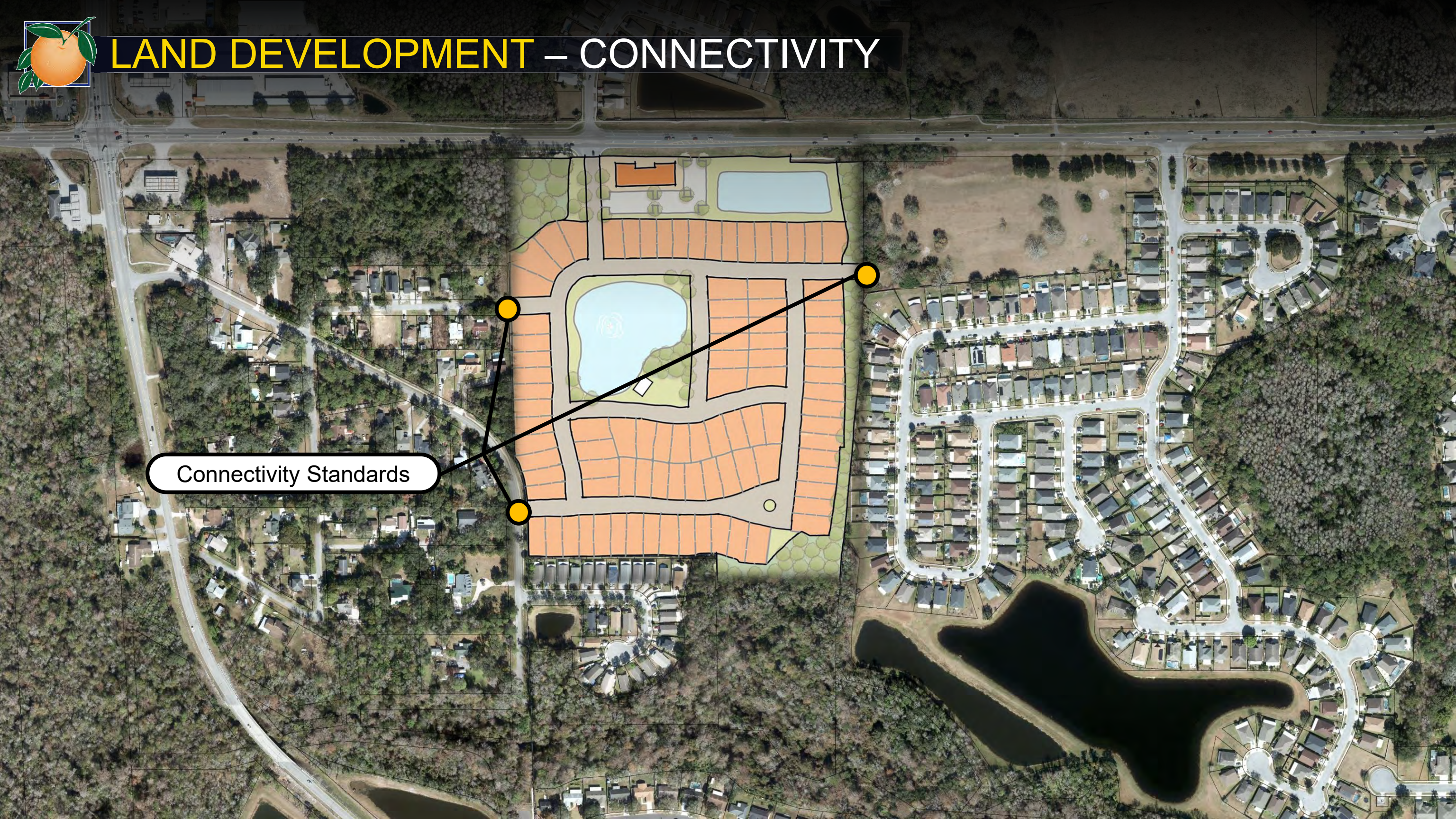






# LAND DEVELOPMENT – CONNECTIVITY

Connectivity Standards



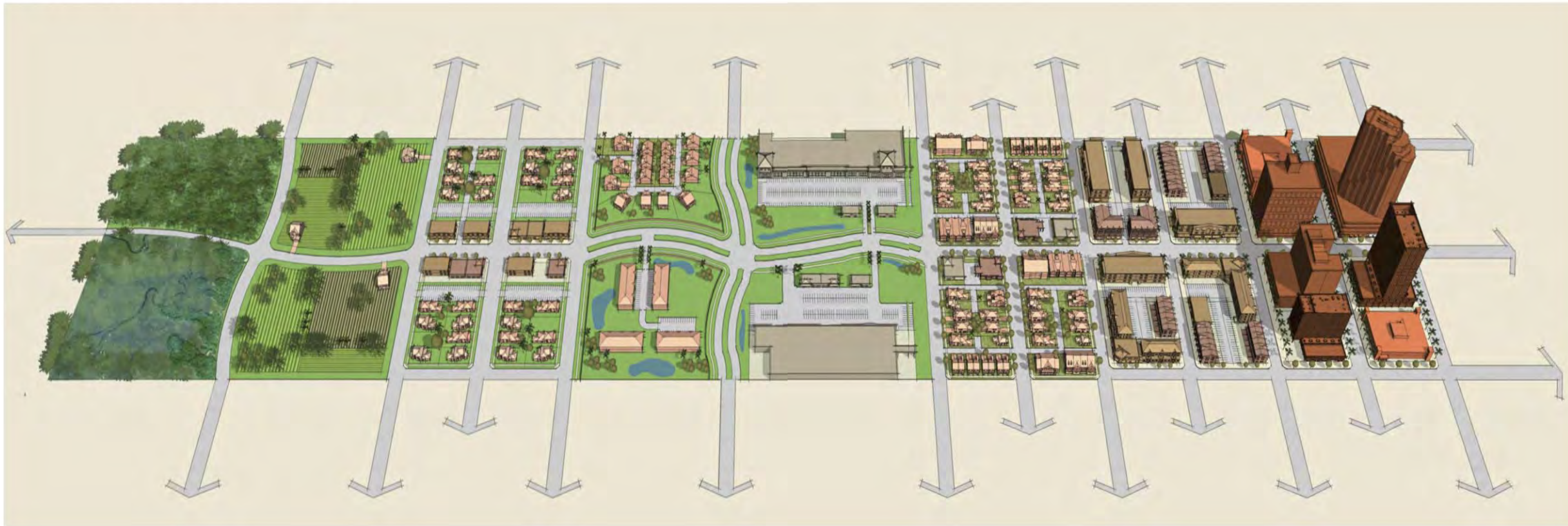




# ZONE STANDARDS – CONTEXT CLASSIFICATIONS

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





# LAND DEVELOPMENT – CONTEXT CLASSIFICATIONS

Context classifications dictate street requirements such as planters, border details, and sidewalks,

Continuous Planter



Long Planter



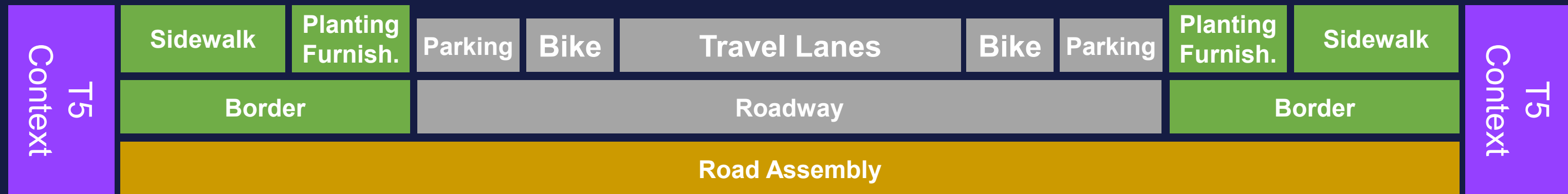
Standard Planter



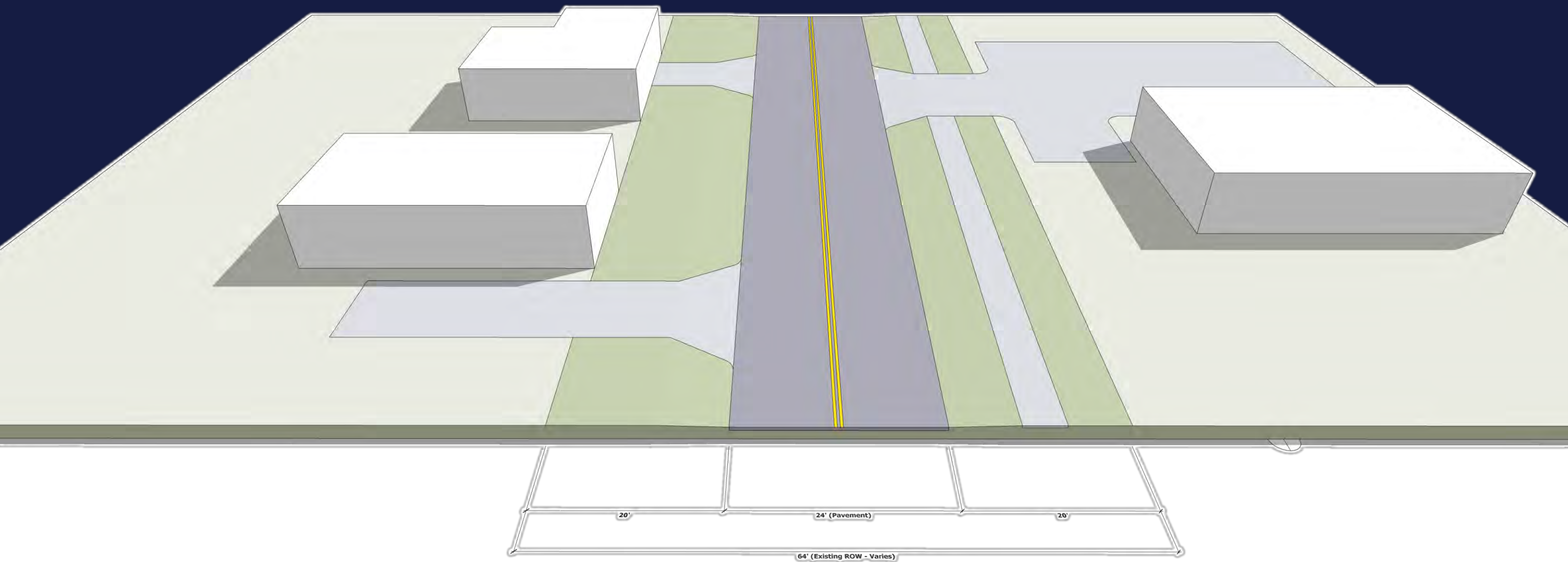




# LAND DEVELOPMENT – CONTEXT CLASSIFICATION

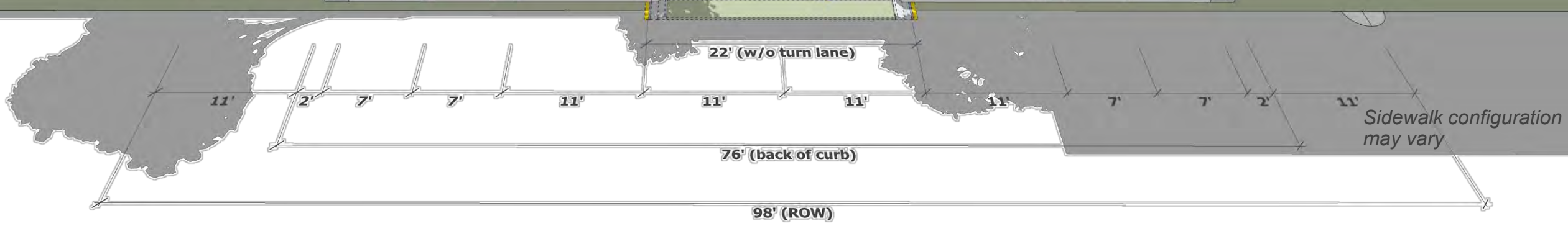






*EXISTING ROAD CONFIGURATION (2 LANES, NO CURBS)*

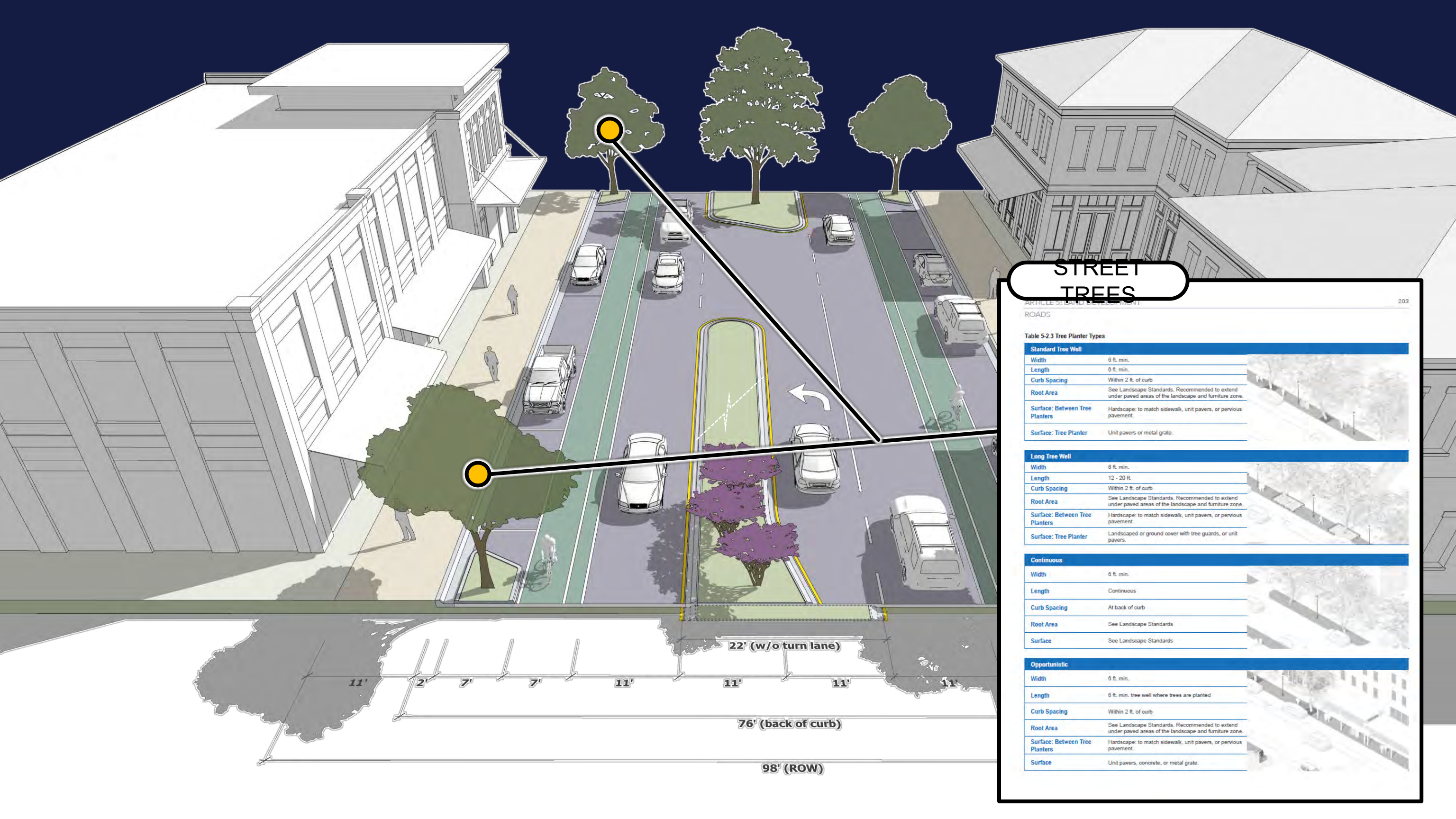












# STREET TREES

Table 5-2.3 Tree Planter Types

Standard Tree Well	
Width	6 ft. min.
Length	6 ft. min.
Curb Spacing	Within 2 ft. of curb
Root Area	See Landscape Standards. Recommended to extend under paved areas of the landscape and furniture zone.
Surface: Between Tree Planters	Hardscape: to match sidewalk, unit pavers, or pervious pavement.
Surface: Tree Planter	Unit pavers or metal grate.

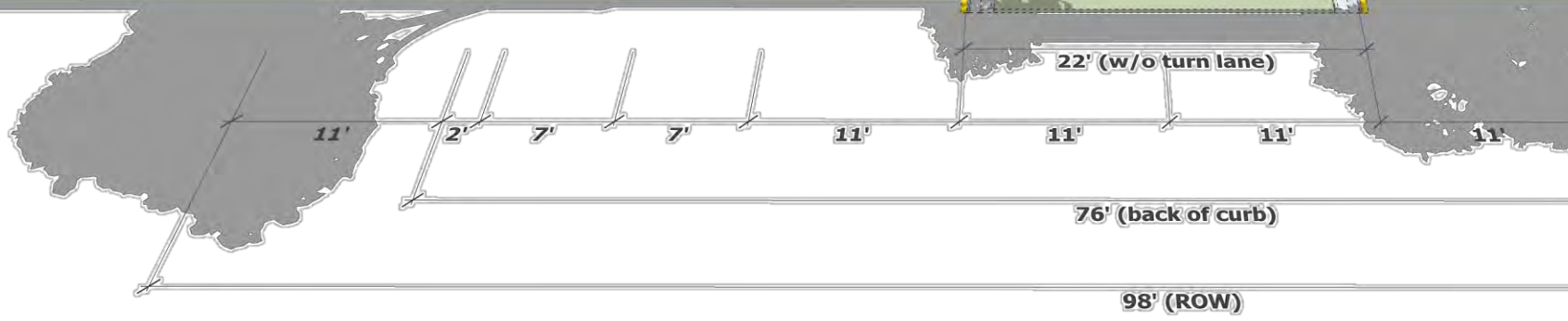
Long Tree Well	
Width	6 ft. min.
Length	12 - 20 ft.
Curb Spacing	Within 2 ft. of curb
Root Area	See Landscape Standards. Recommended to extend under paved areas of the landscape and furniture zone.
Surface: Between Tree Planters	Hardscape: to match sidewalk, unit pavers, or pervious pavement.
Surface: Tree Planter	Landscaped or ground cover with tree guards, or unit pavers.

Continuous	
Width	6 ft. min.
Length	Continuous
Curb Spacing	At back of curb
Root Area	See Landscape Standards
Surface	See Landscape Standards

Opportunistic	
Width	6 ft. min.
Length	6 ft. min. tree well where trees are planted
Curb Spacing	Within 2 ft. of curb
Root Area	See Landscape Standards. Recommended to extend under paved areas of the landscape and furniture zone.
Surface: Between Tree Planters	Hardscape: to match sidewalk, unit pavers, or pervious pavement.
Surface	Unit pavers, concrete, or metal grate.















# LAND DEVELOPMENT – CIVIC & OPEN SPACE

**CURRENT CODE**



**Wasted Open Space**



**ORANGE CODE**



**Meaningful Civic Space**





# LAND DEVELOPMENT

## CIVIC AND OPEN SPACE

- Standards ensure:
  - Usable civic space
  - Fit to context
  - Open and close enough to all residents of the development
- Focus on quality not just quantity
- Required for developments large enough to provide meaningful civic space (6+ acres)

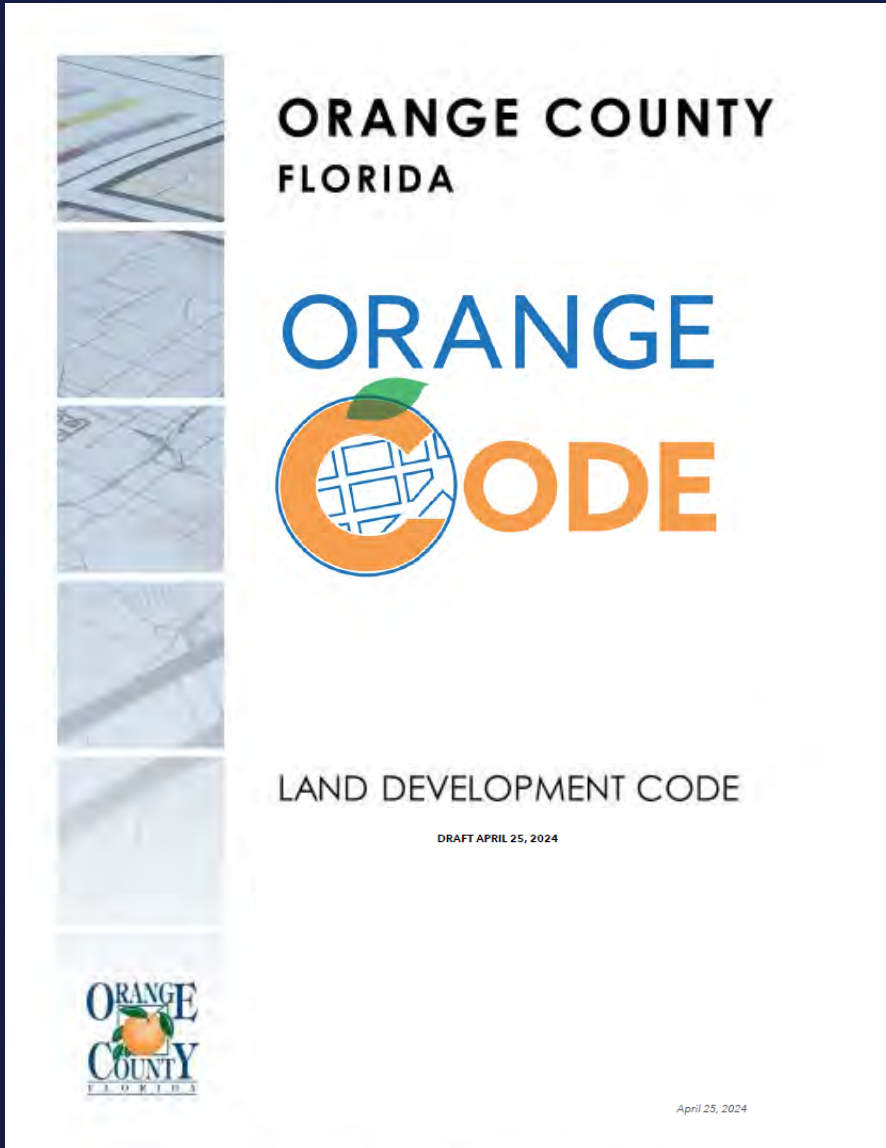






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**Use Standards**  
*(Formerly ch. 38)*





# USES – CONSOLIDATED USE TAB

## PERMITTED USES

- From over 40 pages to just 3
- More zones permit a broader range of uses and housing types
- Complementary uses in the same building or nearby expands opportunities for walking, biking, transit, and shared parking



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			CZ Civic Zone		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	
<b>Residential (see "4-5.1 Residential" for Additional Standards)</b>																							
Dwelling, Single	P			P			P			P													
Dwelling, Duplex						P	P			P			P										
Dwelling, Townhome							P			P			P										
Dwelling, Triplex							P			P			P										
Multi-Dwelling, 6 or less							P	P		P			P										
Multi-Dwelling, more than 6							P	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							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*																				P*	
Home Based Business	P*			P*			P*			P*			P*									P*	
Student Housing									P*	P*			P*									P	
Boarding House									P*	P*			P*										
<b>Lodging (see "4-5.2 Lodging" for Additional Standards)</b>																							
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										
<b>Commercial (see "4-5.3 Commercial" for Additional Standards)</b>																							
Adult Entertainment																					P*		
Animal Services	S*						S*	S*		P/S*			P/S*							P*	P*		
Assisted Living (14+ residents)										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*			S*							P*			
- Gas Station									P*	P*			P*							P*	P*	P*	
Big Box Retail										P/S			P/S							P*			
Clubs, Spas & Fitness	S*			S*			S*	S*	P	P			P							A	A	P	P
Food & Beverage	A*			A*	A*	S*	A*	A*	P*	P*			P*							P	P	P	P
Health and Medical Office / Clinic									P	P			P							P	P		
Hospital												P	P							P			
Neighborhood Retail									P*													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





# USES – FOOD & BEVERAGE







# USES – FOOD & BEVERAGE







# USES – FOOD & BEVERAGE







# USES – FOOD & BEVERAGE







# USES – CONSOLIDATED USE TABLE

## PERMITTED USES

Some uses are permitted with additional standards, or require a Special Exception with additional standards, indicated by a \* in the table.

	T2 Rural Zone			T3 Sub-Urban			T4 General			T5 Center			T6 Urban Core			CZ Civic Zone		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			
<b>Commercial</b>																									
<b>Adult Entertainment</b>																							P*		
<b>Animal Services</b>		S*						S*				P/S*			P/S*							P*	P*		
<b>Auto-Related Commercial</b>															P*							P*	P*		
- Automobile Repair															P*							P*	P*		
- Automobile Sales															P*							P*	P*		
- Automobile Towing Service													S*	S*	S*							P*	P*		
- Free-Standing Car Wash													P*		S*							P*			
- Gas Station													P*		P*							P*	P*	P*	
<b>Big Box Retail</b>															P*/S*							P*			
<b>Clubs (Fraternal/Civic Organizations)</b>		S			S		S	S	P				P		P							P	P	P	P
<b>Food &amp; Beverage</b>		A*			A*		A*	A*	P*				P*		P*/S*							P	P	P	P
<b>Health and Medical Office / Clinic</b>									P				P		P							P	P		
- Pain Management Clinic																						P*			
<b>Hospital</b>													P		P							P		P	

### 4-5.3.6 Food and Beverage

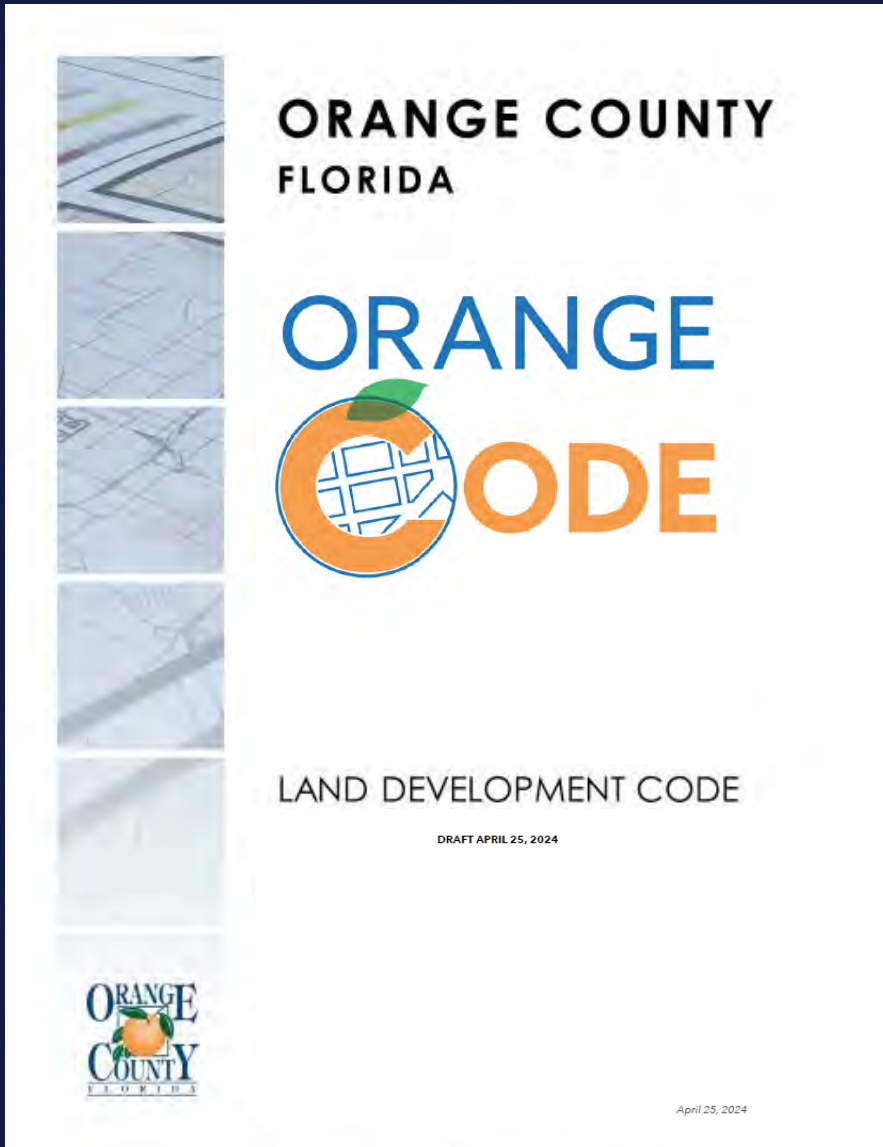
- a. Sale of alcohol must comply with distance requirements in "4-5.13 Sale Of Alcoholic Beverages".
- b. In T2, T3, T4.1, and T4.2, food and beverage is only permitted as an accessory use to an approved "Clubs (Fraternal/Civic Organizations) campground, rv park, or similar and related use, as approved by the Zoning Manager.
- c. In T4.3, food and beverage establishments are limited in size to 2,000 square feet per tenant and 8,000 sq.ft. cumulative per lot.
- d. In T4.3, food and beverage establishments must cease outdoor entertainment uses and close all outdoor seating areas at 10 p.m.
- e. In T6 zones, drive-throughs require a special exception.
- f. Any outdoor seating associated with Food and Beverage shall meet the following additional standards:
  - i. All lighting at outdoor seating areas shall be directed away from all residential uses or residential zoning districts;
  - ii. Activity at outdoor seating areas shall comply with chapter 15, article V (noise pollution control) Orange County Code;
  - iii. All outdoor seating shall be depicted on site plans; and
  - iv. Any outdoor seating permitting dogs must comply with section 38-1402 (dog-friendly restaurants).





# ORANGE CODE - OVERVIEW

## ORANGE CODE – TABLE OF CONTENT & ORGANIZATION



### CONTENTS

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<b>ARTICLE 3: ZONE STANDARDS</b> .....	<b>55</b>
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**Zoning Standards**  
*(Formerly ch. 31.5, 38)*





# CODE STANDARDS – ZONE STANDARDS

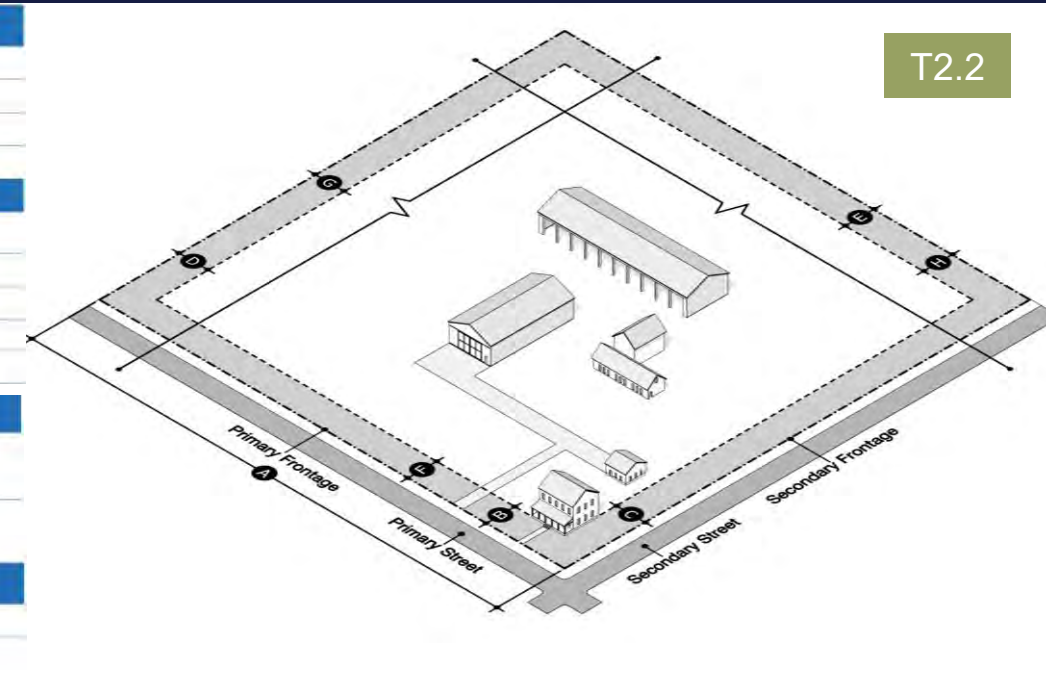
## LOT REQUIREMENTS

### LOT STANDARDS:

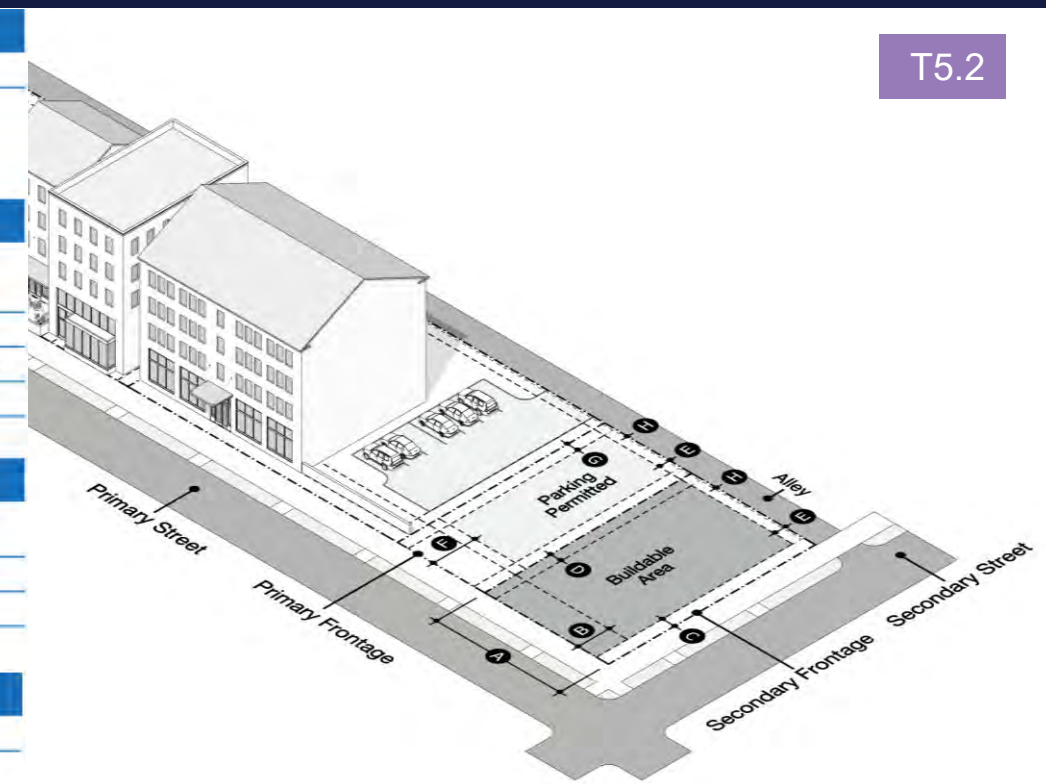
Examples of standards governed by zones

- Lot size
- Structure height
- Setbacks
  - Building (now includes maximums)
  - Parking
- Frontage Occupation (new)
  - Percentage of the building that is required to front on a street
- Lot coverage
- Impervious surface coverage (new)
  - Inclusive of all buildings and impervious lots, including parking
- Landscape standards
- Sign standards

Lot Size and Occupation (See Section 3-3.1)			
A	Lot Width and Area	150 ft. min. and 2 acre min.	
	Lot coverage	20% max.	
	Impervious surface	30% max.	
	Frontage Occupation	No minimum required	
Setbacks - Structures (See Section 3-3.2)			
Principal Buildings		Accessory Structures	
B	Front Primary	35 ft. min.	F Front Primary 35 ft. min.
C	Front Secondary	35 ft. min.	C Front Secondary 35 ft. min.
D	Side	20 ft. min.	G Side 20 ft. min.
E	Rear	50 ft. min.	E Rear 25 ft. min.
Setbacks - Parking (See Section 3-3.2)			
F	Front Primary	Principal building setback + 10 ft. min.	
G	Side (street / interior)	35 ft. min. / 20 ft. min.	
E	Rear	25 ft. min.	
Structure Height (See Section 3-3.4)			
I	Principal Building	3 stories max.	
J	Accessory Structures	2 stories and 40 ft. max.	



Lot Size and Occupation (See Section 3-4.1)			
A	Lot Width 16 ft. min.		
	Lot coverage 80% max.		
	Impervious surface 100% max.		
	Frontage occupation 70% primary		
Setbacks - Structures (See Section 3-4.2)			
Principal Buildings	Accessory Structures		
B	Front Primary 0 - 15 ft.	F	Front Primary 6 ft. min.*
C	Front Secondary 2 - 20 ft.	C	Front Secondary 2 ft. min.*
D	Side 0 or 5 ft. min.	G	Side 0 or 5 ft. min.
E	Rear 5 ft. min.	E	Rear 5 ft. min.
H	Rear (alley) 1 ft. min.	H	Rear (alley) 1 ft. min.
Setbacks - Parking (See Section 3-4.3)			
F	Front Primary	Principal building setback + 20 ft. min.	
G	Side (street / interior)	6 ft. min. / 0 or 5 ft. min.	
H	Rear (alley)	5 ft. max. or 20 ft. min.	
E	Rear	5 ft. min.	
Structure Height (See Section 3-4.4)			
I	Principal Building	3 stories max.	
J	Accessory Structure	2.5 stories max.	







# CODE STANDARDS – ZONE STANDARDS

## FRONTAGE OCCUPATION REQUIREMENTS

### WHAT:

- Requires buildings to be closer to the sidewalk in urban locations rather than behind parking lots

### STANDARDS:

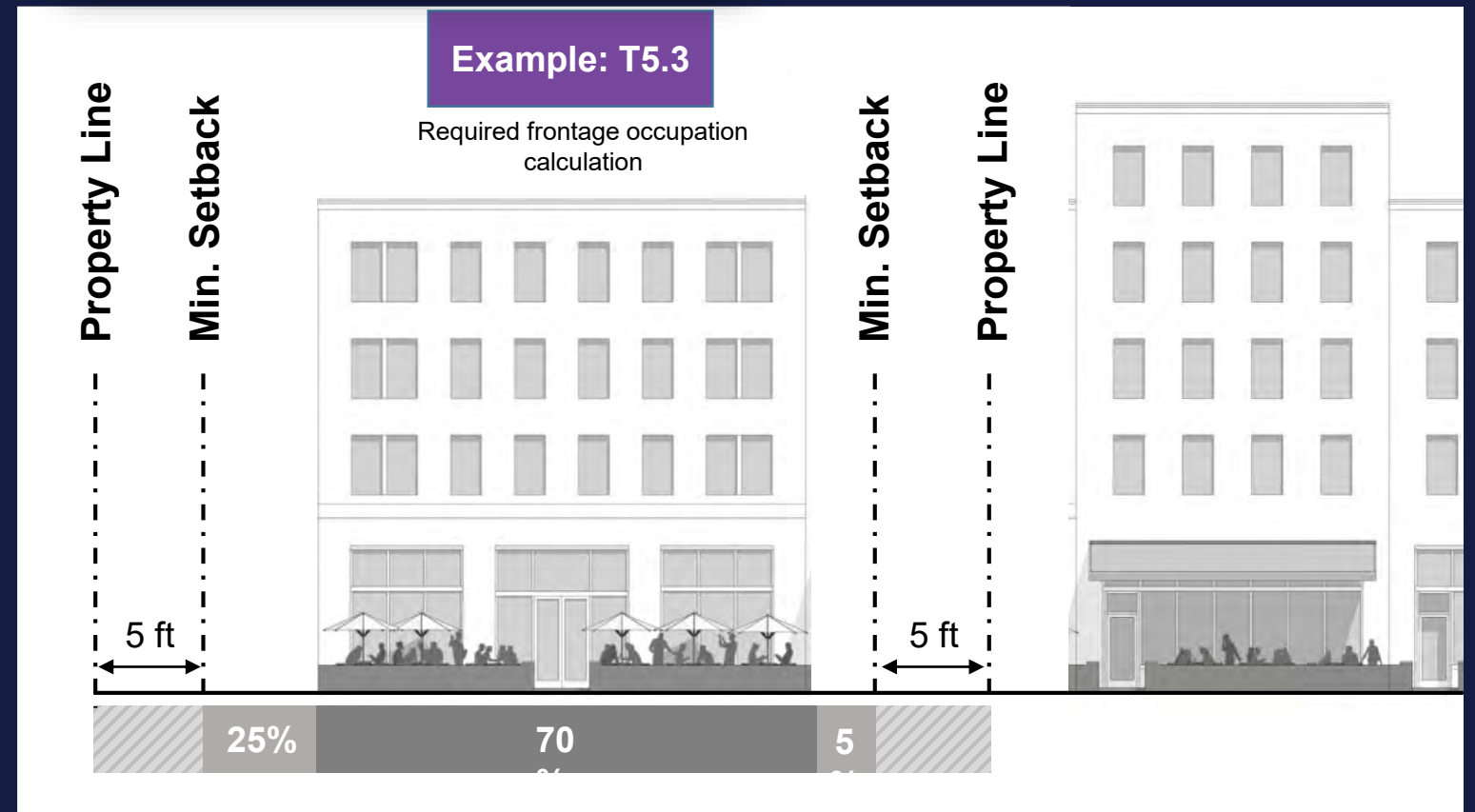
- Max. Setback and Min. Frontage Occupation

### WHERE:

- T4.3 and up: i.e. Multi-family and Mixed-Use Zones

### WHY A NEW STANDARD?

- To create a pedestrian-friendly environment





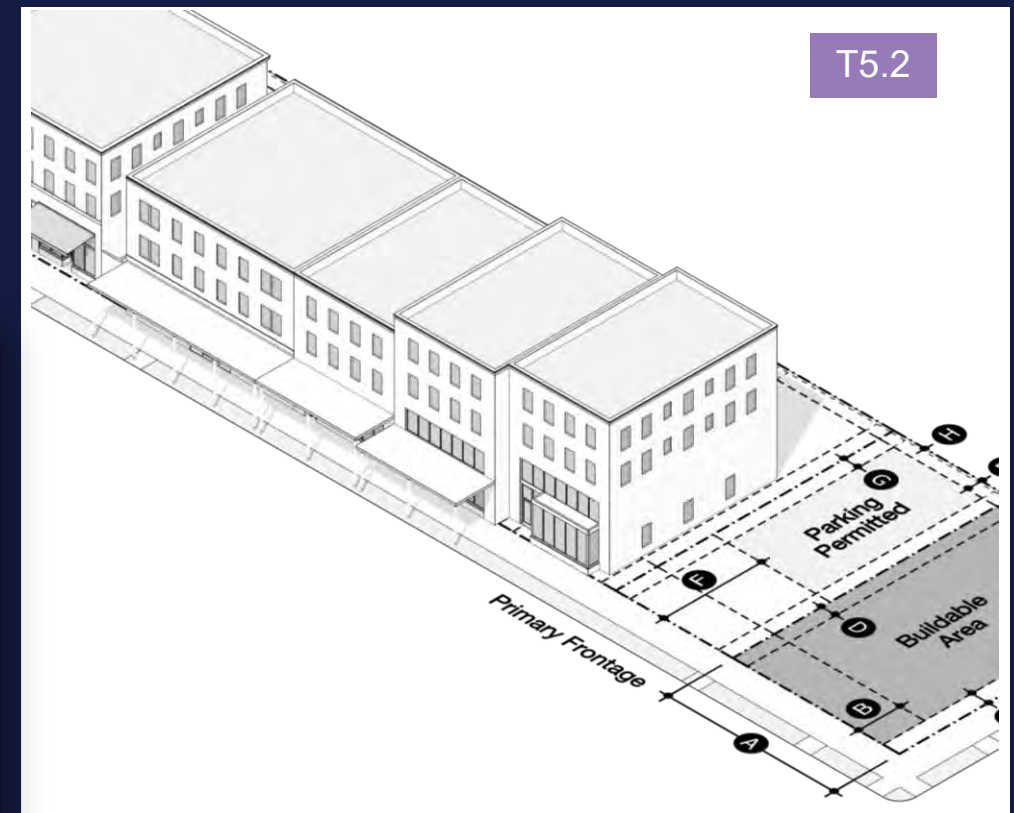
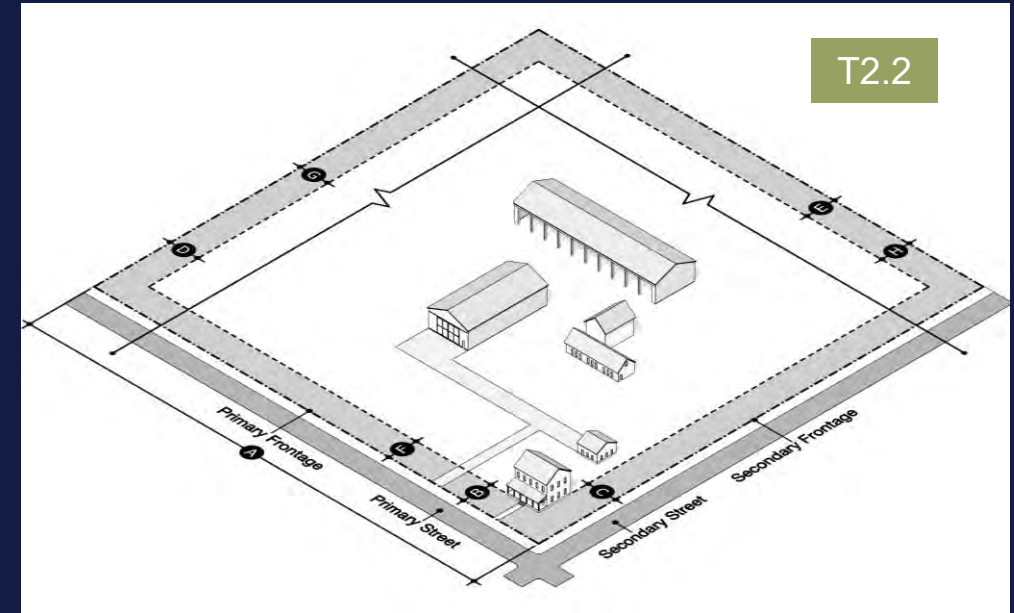


# CODE STANDARDS – ZONE STANDARDS

## LOT REQUIREMENTS

### STRESS TESTING:

- Adjusted lot sizes and setbacks in T2 and T3 to better match existing zones
- Increased maximum building setbacks and eligible deviations to address T5 conditions along major roads
- Deviations from frontage buildout for wetlands and water bodies







# CODE STANDARDS – ZONE STANDARDS

## HEIGHT RESTRICTIONS

### HEIGHT:

- Measuring height in stories rather than feet to:
  - Encourage more natural variation in building heights
  - Incentivize more generous ceilings heights in interior spaces
- Encourage architectural features by allowing additional height, e.g. chimneys, spires, domes, etc. in T4-T6
- Half stories in T2 and T3 increase compatibility with traditional residential typologies





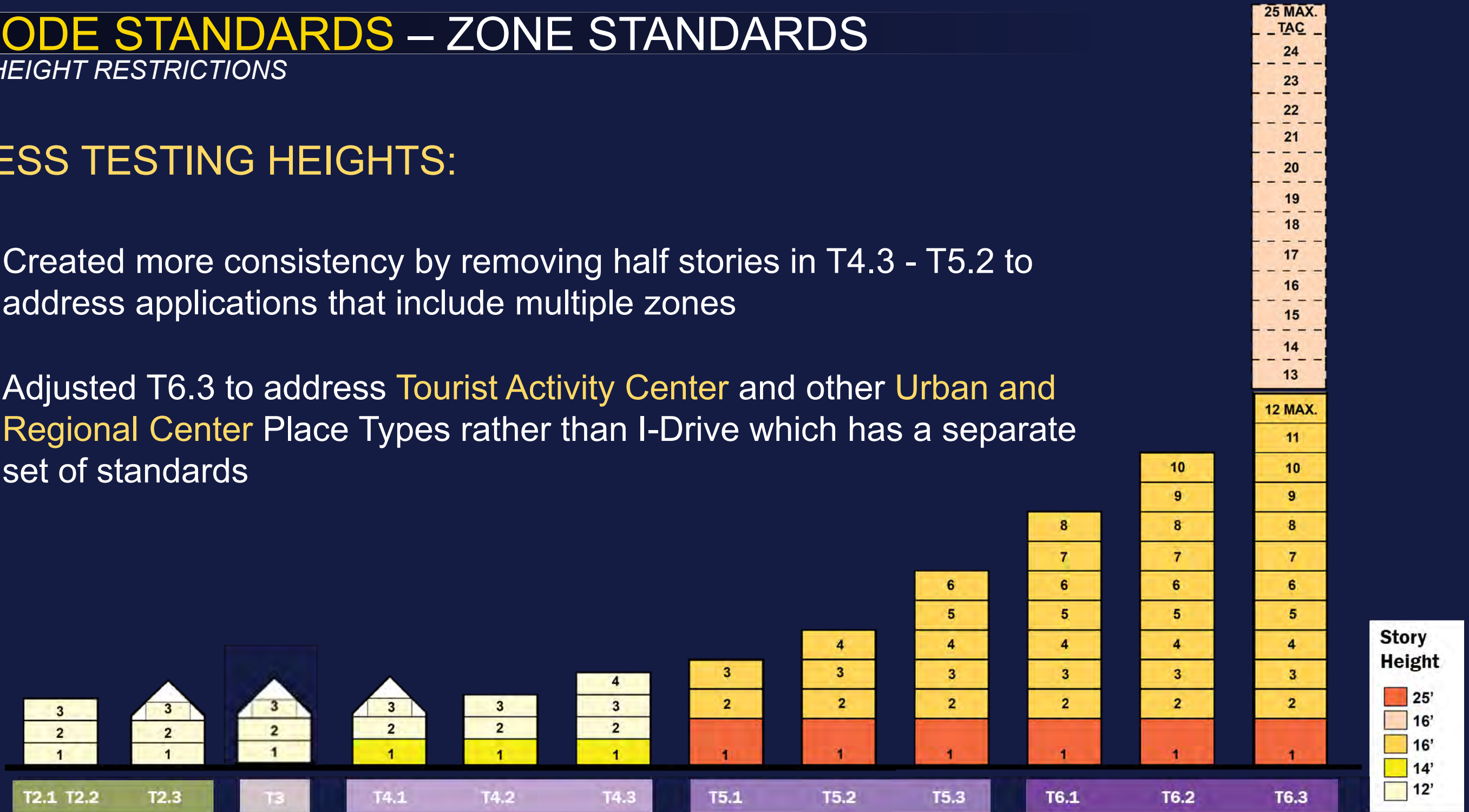


# CODE STANDARDS – ZONE STANDARDS

## HEIGHT RESTRICTIONS

### STRESS TESTING HEIGHTS:

- Created more consistency by removing half stories in T4.3 - T5.2 to address applications that include multiple zones
- Adjusted T6.3 to address **Tourist Activity Center** and other **Urban and Regional Center** Place Types rather than I-Drive which has a separate set of standards







# CODE STANDARDS – ZONE STANDARDS







# CODE STANDARDS – ZONE STANDARDS







# CODE STANDARDS – ZONE STANDARDS

## TRANSITION STANDARDS

Transitions apply to limited situations where abutting zones are not compatible

When:

- T4.3 or higher zone abuts T3 or lower

How:

- Limits height differences
- Increases setback
- Increases buffers and landscaping







# ZONE STANDARDS – PARKING REQUIREMENTS

REDUCTIONS & FLEXIBILITY

## PARKING: Balance Concerns

Address transitional state of the County's Targeted Sector.

### Reductions & Flexibility:

- T6 Zone – Premium Transit (TOD) Areas: Up to 50%
- Maximum Parking
- Shared parking for complementary uses
- Off-site parking within walking distance calibrated to context

Increase on-street parking supply to address substandard streets







# PRESENTATION OUTLINE

PART 1 : BACKGROUND

PART 2 : ORANGE CODE STANDARDS

- *LAND DEVELOPMENT*

- *USES*

- *ZONE STANDARDS*

**PART 3 : ORANGE CODE PROCESS**

PART 4 : SUMMARY & NEXT STEPS





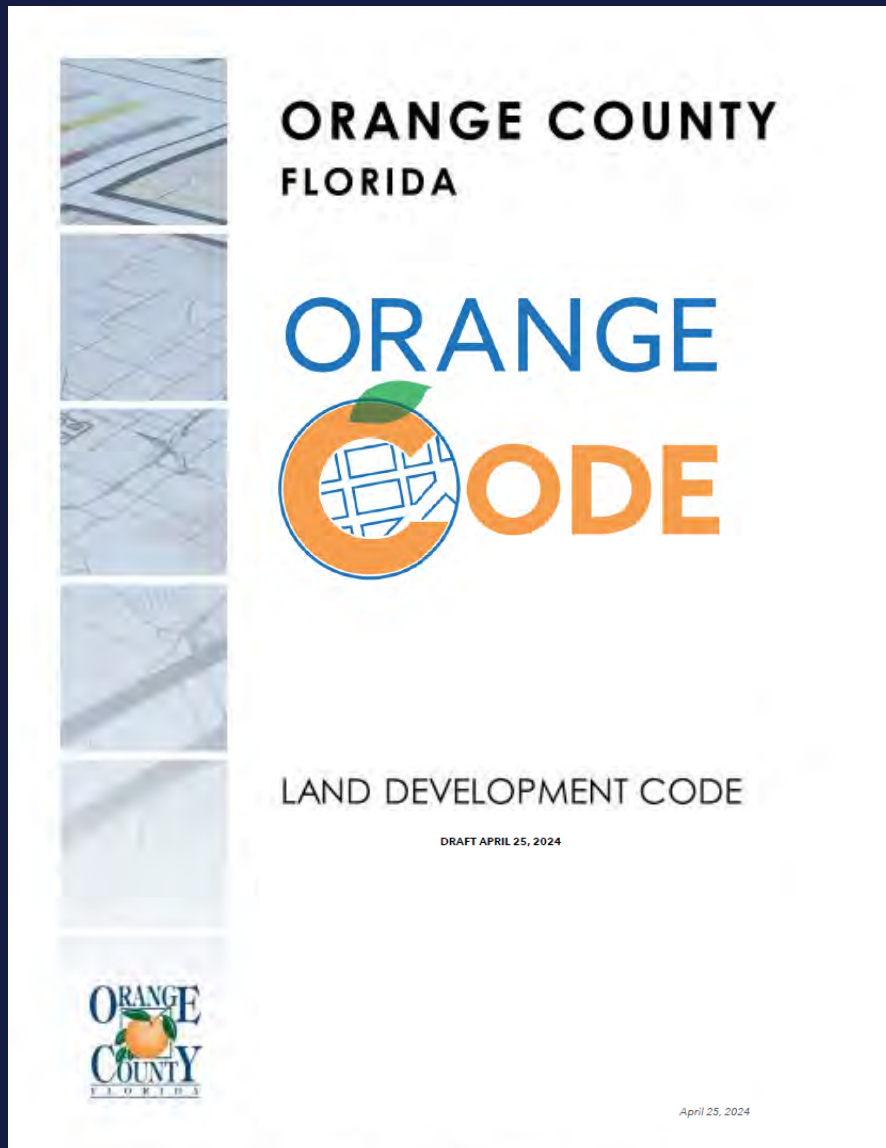
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Processes and Requirements







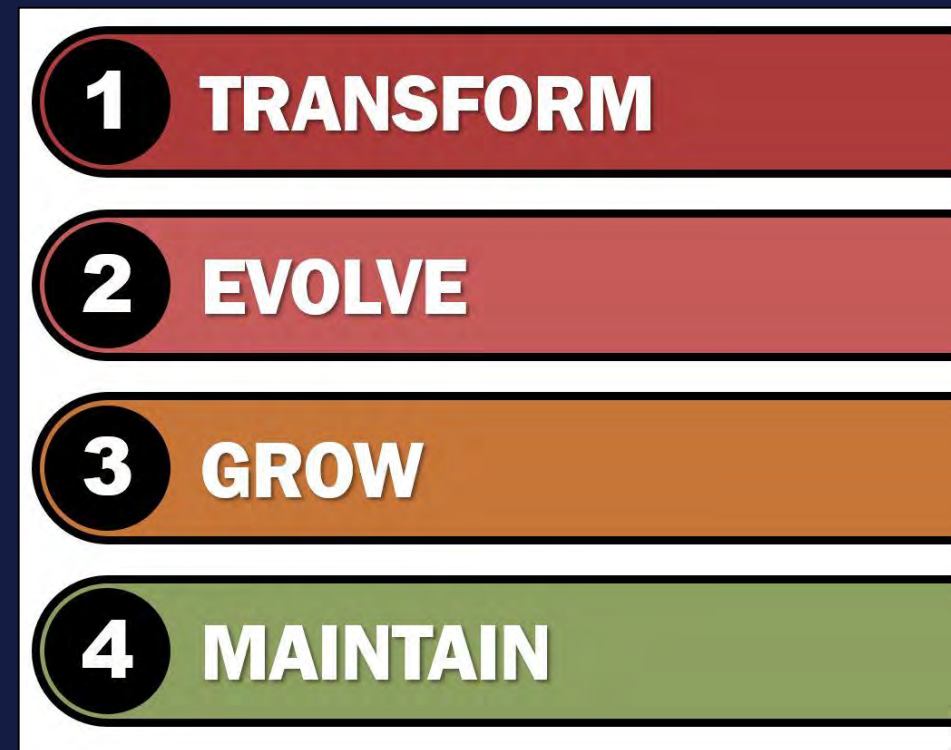
# PROCESS – STREAMLINING

## REDUCED NEED FOR COMP PLAN AMENDMENTS:

- Forward-thinking predictable Vision 2050 Framework and Future Land Use Map

## REDUCED THE NEED FOR FREQUENT REZONINGS BY:

- More flexible zoning districts
- One-time administrative rezoning to align the Zoning Map with Vision 2050 with a focus on housing capacity in the Targeted Sector
- Reduced reliance on PDs with options to opt-in to Orange Code




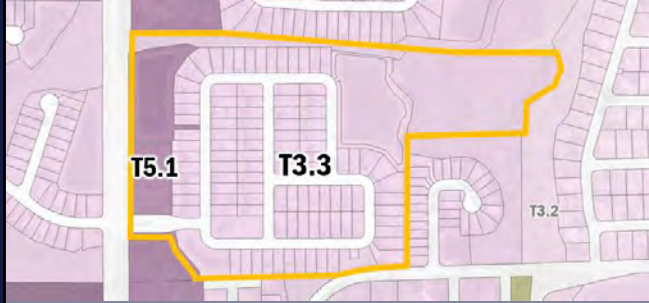





# PROCESS – APPLICATION TYPES

## Rezoning Processes

All rezonings go to PZC and BCC as required by state law.

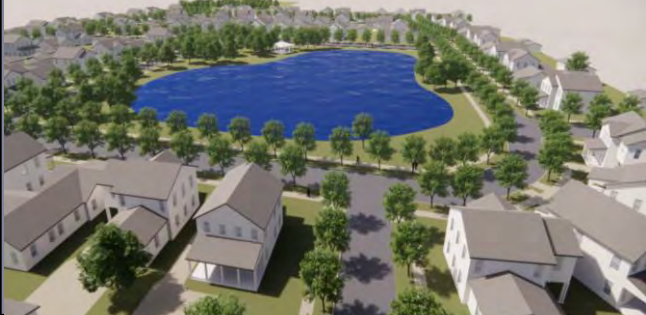


	Process	Applicability	Final Approval	Status
	Small Area Rezoning	Rezoning up to 20 acres with a single transect zone	BCC Hearing	Similar to existing process
	Large Area Rezoning	Rezoning 20-40 acres, multiple zones, or special zones	BCC Hearing	Similar to existing process with new plan submittal requirements
	New Master Plan	Rezoning (or development) application more than 40 acres	BCC Hearing	New Process





# PROCESS – APPLICATION TYPES

Development Processes

	Process	Applicability	Final Approval	Status
	Subdivision Plan	Subdivision of land with 3 or more lots	BCC Hearing	Existing process with new standards
	Site Plan	6 acres or less (no subdivision)	Staff Review	Similar to existing permitting process with new standards
	Development Plan	More than 6 acres (no subdivision)	DRC Meeting and Approval	Similar to existing PD-DP process with new standards





# PROCESS

## FAQ



When will an application to go straight to permitting?

- Less than 6 acres and doesn't require subdivision
- **Similar to** any conventionally zoned parcel today

How was streamlining balanced with needed review?

- Because **more projects will go through conventional zoning** processes, some reviews were added for larger applications
- **The board's role** in conventionally zoned development applications is **the same or more robust** under Orange Code
- Orange Code includes many of the standards that are often negotiated under PDs for **compatibility and character**







# PRESENTATION OUTLINE

PART 1 : BACKGROUND

PART 2 : ORANGE CODE STANDARDS

- *ZONE STANDARDS*

- *USES*

- *LAND DEVELOPMENT*

PART 3 : ORANGE CODE PROCESS

**PART 4 : SUMMARY & NEXT STEPS**





## SUMMARY – BOARD'S ROLE

What's not changing about the Board's role:

- Board approval of all **special exceptions, rezonings, and FLUM changes**
- Board review of **PDs** (primarily in Intended Sector)
- Board approval of all **Preliminary Subdivision Plans (PSPs )**

What else is not changing:

- BZA review of variances
- Transportation Concurrency requirements and vesting
- OCPS Capacity review and Concurrency requirements





# SUMMARY – STAFF LEVEL APPROVALS

Clear and consistent standards reviewed for compliance by Orange County staff

Clear direction in Orange Code on staff's ability to allow to address limited exceptions

Process	Applicability	Final Approval	Status
Permitting	Compliance review of conventionally zoned applications	Staff Review	Similar to existing process, new standards
Minor Deviation	Where a specific range of deviation is specified in Orange Code	Staff Review	Similar to I-Drive Code
Permitted with Additional Standards	Certain uses may be limited by design or locational criteria in some or all zones	Staff Review	New Process
Waivers	Waivers from PSP requirement	DRC Review	Existing Process
Non-substantial amendment to a Master Plan	Changes below a specific threshold	DRC Review	Similar to existing PD Amendments





# SUMMARY

## ORANGE CODE:

- Improves the processes and efficiencies of plan reviews to plan for sustainable growth
- Provide standards that implement the Vision to Grow In and Not Out
- Helps preserve the quality of life of existing neighborhoods
- Regulates development of vibrant places that provide options to live an affordable lifestyle
- The Board's role in the approval process is not different than the current role
- The rules are in place, and the code provides predictable results





# NEXT STEPS





# VISION 2050 & ORANGE CODE

*Development Processes, Standards, and Compatibility Measures*

**BOARD WORK SESSION** (2 of 3)

*May 7, 2024*



**ORANGE COUNTY**

PLANNING, ENVIRONMENTAL & DEVELOPMENT SERVICES DEPARTMENT