

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

THE ADOPTION OF STANDARD OPERATING PROCEDURES TO IMPLEMENT CHAPTER 2025-172, LAWS OF FLORIDA, TO ALLOW AFFORDABLE HOUSING ON CERTAIN PROPERTY OWNED BY RELIGIOUS INSTITUTIONS

Resolution No. 2026-_____

WHEREAS, in 2019, Mayor Jerry L. Demings launched the Housing for All Task Force (“Task Force”) to prioritize both short- and long-term strategies to address housing challenges in Orange County (“County”) and to identify a variety of tools to help expand the County’s supply of affordable housing; and

WHEREAS, the Task Force produced the Housing for All 10-Year Action Plan (“10 Year Action Plan”), which established four principal areas of focus: (1) removing regulatory barriers and introducing new policies, (2) creating new financial resources, (3) targeting areas of access and opportunity, and (4) engaging the community and industry to support comprehensive and sustainable housing solutions; and

WHEREAS, on June 23, 2025, Governor Ron DeSantis executed Ch. 2025-172, Laws of Florida, amending Sections 125.01055(6) and 166.04151(6), Florida Statutes, which authorizes local governments to allow affordable housing on property owned by religious institutions; and

WHEREAS, the new legislation does not impose a state mandate or preemption on local governments, but instead provides discretionary authority for local jurisdictions to promote affordable housing through locally established procedures, eligibility requirements, and development standards; and

WHEREAS, the County seeks to exercise this discretionary authority by establishing an administrative review process consistent with the state’s new legislation and the County’s 10 Year Action Plan; and

WHEREAS, the County recognizes that supporting faith-based organizations in the use of their property to address community needs reinforces their longstanding missions of service and community care; and

WHEREAS, the proposed document outlines an administrative review and approval process for projects developed under the new legislation and establishes eligibility criteria, compatibility

requirements, and applicable development standards to ensure responsible development within Orange County.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. *Authority.* This Resolution is adopted pursuant to the provisions of the Constitution of the State of Florida, Chapter 125, Florida Statutes, the Charter of Orange County, and other applicable provisions of law.

Section 2. *Affordable Housing for Religious Institutional Lands Standard Operating Procedures.* The Board hereby adopts the Affordable Housing for Religious Institutional Lands Standard Operating Procedures (the “Religious Institutional Lands SOPs”) as set forth in Appendix “A,” attached hereto and incorporated herein by reference, to accomplish the goals of Chapter 2025-172, Laws of Florida. The Board hereby directs that any project applications submitted pursuant to Chapter 2025-172, Laws of Florida, shall be handled in substantial compliance with the SOPs attached hereto.

Section 3. *Termination.* This Resolution, together with the SOPs, shall expire upon the expiration of Chapter 2025-172, Laws of Florida. If the Florida Legislature amends the expiration date of Chapter 2025-172, Laws of Florida, this Resolution and the SOPs shall expire on the amended expiration date.

Section 4. *Effective Date.* This Resolution shall take effect on the date of its adoption.

ADOPTED THIS _____ DAY OF _____, 2026.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

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

By: _____
Deputy Clerk

DRAFT

Affordable Housing for Religious Institutional Lands Program Guidelines

In 2019, Mayor Deming's Housing for All Task Force initiative was launched to prioritize short and long-term solutions that address the housing crisis in Orange County and focused on prioritizing a variety of tools to increase the County's affordable housing stock. The resulting Housing for All 10-year Action Plan (The Action Plan) has four principal focus areas: Remove Regulatory Barriers and Introduce New Policies; Create New Financial Resources; Target Areas of Access and Opportunity; and Engage the Community and Industry.

In 2025, the Governor approved Ch. 2025-172, Laws of Florida, amending Sections 125.0155(6) and 166.04151(6) to give local jurisdictions the ability to allow affordable housing on land owned by religious institutions which contain a house of public worship, including any contiguous parcels, regardless of underlying zoning.

The new law is not a state mandate or preemption. Instead, it grants local jurisdictions discretionary regulatory authority to promote affordable housing. Under the new law, each jurisdiction has the flexibility to set their own approval processes and to establish eligibility and development standards such as levels of affordability; appropriate density, setbacks/height, appropriate locational criteria, and more.

The intent of this document is to establish and outline a permissive tool under the statutory provisions for inclusion in the County's Affordable Housing Toolbox.

This tool reflects the goals of The Action Plan and is intended to: Reduce regulatory barriers to unlock opportunities for affordable housing on properties owned by religious institutions in the County's Urban Service Area, and allow more flexibility in site design; integrate affordable, attainable, and market rate housing by promoting infill development and incorporating affordable housing into areas traditionally limited to other uses; promote missing middle housing types by permitting a greater diversity of housing types than a parcel's zoning or land use designation allowed; and support religious organizations' capacity to fulfil their community focused mission.

The three sections of this document outline an administrative review and approval process for AHILP projects and detail the eligibility criteria, compatibility requirements, and applicable development standards.

Section #1 – Eligibility Criteria and Project Requirements

Affordable housing residential development, as described in this document, may be permitted on any parcel, including any contiguous parcel connected thereto, which is owned by a religious institution as defined in s. 170.201 (2) which contains a house of public worship.

Definition of Religious Institution

Any church, synagogue, or other established physical place for worship at which nonprofit religious services and activities are regularly conducted, as defined in Section 170.201(2), Florida Statutes.

Permitted Uses

- All residential uses (single family or multifamily by rental or owner).

Zoning Districts

- Permitted in any zoning district located within the Urban Service Area, including Planned Development Districts.

Project Area

- The area subject to the proposed residential development shall not exceed 10 acres in size. The overall parcel(s) may exceed said requirement (ex: a 20-acre property comprised of one or more qualifying tax parcels could include up to 10 acres, if permitted, dedicated for the residential use).

Housing Types

- To the maximum extent possible, the project should prioritize Missing Middle housing as defined in Orange County's Housing for All 10-Year Action Plan. Missing Middle housing aims to create diverse housing types that are compatible with existing neighborhoods. Missing Middle housing types include duplexes/triplexes/fourplexes, bungalow courts, small homes/lots, and townhouses.

Exception Areas

- The YIGBY resolution is not applicable to the following areas:
 - The Rural Service Area as defined in the Orange County Comprehensive Plan.
 - Airport-impacted areas as provided in F.S. 333.03.
 - A proposed development located within one-quarter mile of a military installation identified in s. 163.3175(2).
- Per Orange County Code Chapter 9, Article, residential uses are discouraged in Airport Noise Zone C. If the subject property is located within this zone, see Code Sec 9-604 for additional permitting requirements.

Affordability Requirements

- All dwelling units must be deemed affordable as defined in Orange County's Housing for All Ten-Year Action Plan and must be consistent with the Housing Trust Fund Plan and Ordinance No. 2020-09.
- All proposed projects must obtain affordability certification through the Orange County Housing and Community Development Division.
- As defined, the program shall provide affordable rental and ownership units for the following income categories within Orange County:
 - Very low-income households (30 to 50 percent of the Area Median Income [AMI])
 - Low-income households (50 to 80 percent of AMI)
 - Moderate income households (80 to 120 percent of AMI)
- Implementation of these affordability requirements shall consider the provisions of section 166.04151, Florida Statutes, and comply with all applicable federal and state laws.

- **Affordability for Rental Housing Projects:**

- The owner may adjust the unit mix, provided that the income of qualified renters does not exceed 80 percent of Area Median Income, as updated annually, so long as, the average income of tenants in the project does not exceed 60 percent AMI.
- All affordable rental units shall remain affordable for a period of not less than 30 years and may be secured through a land use restriction agreement (LURA), except as otherwise required for development proposals submitted pursuant to sections 166.04151(6) and 166.04151(7)(a), Florida Statutes.

- **Affordability for Home Ownership projects**

- The income of qualified homebuyers must not exceed 120 percent of Area Median Income, as updated annually.
- Affordable ownership units shall remain affordable for a period of not less than 10 years, with initial affordability secured through Orange County's Down Payment Assistance Program Mortgage or LURA.

Affordable Housing Incentives

- YIGBY projects may be eligible for the certified affordable housing incentives, including but not limited to: impact fee discounts, expedited permitting, and reduced permit/utility connection fees . Contact AffordableHousing@ocfl.net for more information.

Education/Capacity Building

- To the extent possible, each religious institution submitting a proposal should participate in capacity building trainings and workshops offered by Orange County, either directly or through a vendor, to learn about the land development regulations, program requirements, and financial and organizational aspects of implementing an affordable housing project.

Land Ownership Requirements

- The religious institution must own the property at the time of application.
- The subject property, or an adjacent property owned by the same religious institution, must have a structure on it that serves as an established place of worship in the community/neighborhood. An established place of worship must have regular services offered and available to the public to attend; and the religious institution must have documented tax-exempt status).
- Following Orange County staff's review of the application, the property may be retained by the religious institution, leased or conveyed to an entity, or developed under any lawful ownership structure, including but not limited to, joint ventures, affiliated or mission-aligned entities, community land trusts, or partnerships with nonprofit, public, or for profit developers, provided that all of the following conditions are met:
 - The religious institution maintains a financial interest in the project (ex. 99-year lease on land; interest payments, etc.);
 - Long-term affordability requirements are met and secured through recorded covenants for each project;
 - The project demonstrates meaningful ties to the community and alignment with neighborhood values (compatibility with surrounding uses; community outreach to secure tenants for rental projects or buyers for homeownership projects).

Development Allowances

- **Density**
 - Except as provided for below: The maximum density will be the maximum allowable under the property's Future Land Use (FLU) designation; For Commercial, Office and Institutional FLU designations, the maximum allowable density shall be 35 residential dwelling units per acre.
 - If the subject property scores 60 or higher on the Orange County Access & Opportunity Model*, then the maximum density will be 50 residential dwelling units per acre (*The Access & Opportunity Model is a locational analysis held in reference by the Orange County Planning Division).
- **Height**
 - For single-family detached development, the maximum building height shall be 35 ft. For other residential development, within 100 ft. of the property line abutting any single-family use the maximum height is the maximum height allowed within the subject property's existing zoning district per the County's Zoning Map. Beyond 100 ft. or for properties not adjacent to a single-family use, the maximum height permitted is 150% of the maximum height of the subject property' zoning district.

- **Parking Reductions**
 - For Single-family (attached or detached) development (1 dwelling per lot): 2 spaces / dwelling & 1 space / Accessory Dwelling Unit
 - For Multi-family development (3 & more dwellings per lot): 1 space / studio & 1 bedroom unit. 1 ½ spaces / 2+ bedroom unit
 - Within ½ mile of a premium transit stop: 50% reduction of minimum required parking.
 - Additional reductions may be approved by Transportation Planning Division with the submittal of a parking study.
- **General Development Standards** *See Section 3 - Zoning Guidelines below
 - The applicable development standards are based on the least restrictive residential or mixed-use Zoning that is consistent with the property's FLU map designation. For example: If the property has Low Density Residential (LDR) FLU then the R-2 Zoning district standard will apply, and for Medium Density Residential (MDR) FLU the R-3 Zoning district standard will apply.
 - If the property has no residential or mixed-use zoning districts consistent with the property's FLU map designation, then the R-3 zoning district standards will apply.
 - If a property is designated Planned Development then any approved residential standards as applicable to the project type (single-family/multi-family/townhome) within the PD will apply. If a PD standard conflicts with a standard specified in this guide (e.g height/parking) then the least restrictive standard will apply. If no residential uses are approved within the PD, the residential standards located in the PD Code (Chapter 38, Article VIII, Division 3) will apply.
 - Development may also be subject to the provisions of chapter 38 and/or Chapter 34, but only to the extent that certain regulations, standards or procedures are not addressed herein.
- **Variances**

A variance under this resolution may be requested only if the applicant demonstrates a hardship unique to the property, subject to the criteria described in Orange County code section 30-43. The variance must be necessary to enable and enhance the proposed affordable housing development. The variance application shall be submitted to the Board of Zoning Adjustment (BZA) and approved by the Board of County Commissioners (BCC), prior to the application for the affordable housing development being approved.

Section #2 – Review Requirements and Approval Procedures

1. Technical Review Group (TRG) Pre-application Meeting
 - A TRG pre-application meeting is required prior to submitting a Religious Institutional Lands Development Plan (RILDP). A pre-application meeting may be requested using the application found on the DRC Webpage:
 - <https://www.orangecountyfl.net/OpenGovernment/BoardsAndSpecialDistricts/DevelopmentReviewCommittee.aspx>
2. Submit IL DP Plan Set to the Development Review Committee (DRC) Office
 - The TRG/DRC application must be emailed to DRC_help@ocfl.net. The submittal process is completed via Orange County FastTrack.
 - TRG/DRC applications and submittal procedures can be found on the DRC Webpage.
 - Required plan elements can be found in the Development Plan (DP) Sufficiency Checklist.
 - Once the application is received, a project manager will be assigned.
3. Sufficiency Review
 - Once the application is complete, the applicable County Commissioner shall be notified and the plan is added to the current TRG review cycle.
 - Once the application is complete, an automated email is sent to the applicant directing coordination with the Housing and Community Development Division to begin the Land Use Restriction Agreement (LURA) process.
4. TRG Review
 - The initial TRG Review cycle is 30 calendar days, after which an automated email including the staff review comments is sent to the applicant.
 - Upon receipt of comments, the applicant may opt to attend the scheduled TRG meeting to discuss, or may directly revise the plan according to the comments. If revisions are required, the applicant shall resubmit the updated plan via FastTrack. The resubmittal review cycle is 10 calendar days.
5. Land Use Restriction Agreement (LURA) Requirement
 - Following TRG staff review, the application moves to “pending agreement” stage in LDMS/Fast Track.
 - A Land Use Restriction Agreement (LURA) will be required to bind the land for future development/redevelopment projects seeking administrative zoning under the Affordable Housing for Religious Institutional Lands program to secure the applicable affordability period.
 - Once the LURA is approved, executed, and recorded, the Orange County Housing and Community Development Division will notify the project manager of approval.

6. Administrative Approval

- The application will be sent to the Director of the Planning, Environmental, and Development Services Department, or their designee. The information provided to the Director includes a cover memo that confirms the application is sufficient and was reviewed by TRG staff, the application, reviewed plans, confirmation notice is posted on the property, and a copy of the LURA.
- The Director, or their designee, will review the materials and sign an approval letter confirming the project complies with Affordable Housing for Religious Institutional Lands Guideline Requirements. Once the letter is signed, the project manager updates the case status as “Approved”, uploads the signed letter into LDMS.
- An approval email will be sent to the applicant directing the applicant to submit a copy of the approval letter along with the subsequent building permits as part of the Building Permit submittal and review.

7. Building Permit submittal and review

- When submitting for building permits, the applicant will select “Permit a result of Religious Institutional Lands DRC process” in FastTrack.

Section 3 – Zoning Guidelines

Eligible Zoning Districts
<i>Permitted in any zoning district, including Planned Development (PD) district.</i>

Applicable Single Family (SF) and Multi-Family Residential (MFR) Development Regulations					
Future Land Use Designation of subject property	Commercial (C), Office (O), and Institutional (INST)	Neighborhood Residential (NR), Neighborhood Activity Corridor (NAC), Neighborhood Center (NC)	Low Density Residential (LDR) Low-Medium Density Residential (LMDR)	Medium Density Residential (MDR) Medium High Density Residential (MHDR) and High Density Residential (HRD)	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR) and, Any FLU with PD Zoning
Applicability	SF and MFR projects that meet YIGBY criteria in the Commercial, Office, and Institutional districts	SF and MFR projects that meet YIGBY criteria in the NR, NAC, or NC districts.	SF and MFR projects that meet YIGBY criteria in the Low and Low-Medium Density districts.	SF and MFR projects that meet YIGBY criteria in the Medium and Medium-Hight Density districts.	SF and MFR projects that meet YIGBY criteria in Planned Developments.
Exception Areas	<p>The YIGBY resolution is not applicable to the following areas:</p> <ul style="list-style-type: none"> • The Rural Service Area as defined in the Orange County Comprehensive Plan. • Airport-impacted areas as provided in F.S. 333.03. • A proposed development located within one-quarter mile of a military installation identified in s. 163.3175(2) may not be administratively approved. 				

Applicable Single Family (SF) Development Performance Standards					
Future Land Use Designation of subject property	Commercial (C), Office (O), and Institutional (INST)	Neighborhood Residential (NR), Neighborhood Activity Corridor (NAC), Neighborhood Center (NC)	Low Density Residential (LDR) Low-Medium Density Residential (LMDR)	Medium Density Residential (MDR) Medium High Density Residential (MHDR) and High Density Residential (HRD)	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR) and, Any FLU with PD Zoning
Applicable Standards	R-3 SF Standards Chapter 38, Article VI, Division 10	NR, NAC, or NC SF Standards as applicable	R-2 SF Standards Chapter 38, Article VI, Division 9	R-3 SF Standards Chapter 38, Article VI, Division 10	PD Residential Standards Ch. 38, Article VIII, Division 3
Min. lot area					If a property is zoned Planned Development then any approved residential standards as applicable to the project type (single-family/multi-family/townhome) within the PD will apply. If a PD standard conflicts with a standard specified in this guide (e.g height/parking) then the least restrictive standard will apply. If no residential uses are approved within the PD, the residential standards located in the PD Code will apply.
Min. living area					
Min. lot width					
Min. front yard					
Min. rear yard					
Min. side yard					
Min. side street setback					
Normal High Water Elevation (NHWE) setback					
Max. building height			<ul style="list-style-type: none"> See Basic Site and Principal Building Requirements table in section 38-1501 for conventionally zoned properties and the PD Residential standards, Chapter 38, Article VIII, Division 3, for single family projects for PD properties. Max 35 ft. 		

Applicable Single Family (SF) Development Performance Standards					
Future Land Use Designation of subject property	Commercial (C), Office (O), and Institutional (INST)	Neighborhood Residential (NR), Neighborhood Activity Corridor (NAC), Neighborhood Center (NC)	Low Density Residential (LDR) Low-Medium Density Residential (LMDR)	Medium Density Residential (MDR) Medium High Density Residential (MHDR) and High Density Residential (HRD)	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR) and, Any FLU with PD Zoning
Open Space (as regulated by max. ISR)	<ul style="list-style-type: none"> If the subject property is located within the Wekiva Study Area, development shall comply with the Wekiva open space requirements set forth in the Orange County Comprehensive Plan or as specified in an approved PD Land Use Plan for the property. 				
	<ul style="list-style-type: none"> 75% (individual lot area) for detached SF and 80% for attached SF. 				
Max. floor area ratio	N/A	NR – .40 per Sec. 38-1748(2)(a) NAC – 1.0 per Sec. 38-1741(2)(a) NC – 2.0 per Sec. 38-1734(2)(a)	N/A	N/A	N/A
Buffers and landscaping	See Chapter 15, Article VIII – Tree Protection & Removal and Chapter 24, Section 24-13 for minimum trees required per lot.	See Chapter 15, Article VIII – Tree Protection & Removal and Chapter 24, Section 24-13 for minimum trees required per lot; and as follows: NR – per Sec. 38-1748(7) NAC – per Sec. 38-1741(6) NC – per Sec. 38-1734(6)	See Chapter Article VIII – Tree Protection & Removal and Chapter 24, Section 24-13 for minimum trees required per lot.	See Chapter Article VIII – Tree Protection & Removal and Chapter 24, Section 24-13 for minimum trees required per lot.	Landscaping shall be provided per the requirements of section 38-1233, chapter 24 Landscape, Buffering & Screening, and Chapter Article VIII – Tree Protection & Removal or as specified in PD LUP.
Parking	<ul style="list-style-type: none"> Single-family (1 dwelling per lot): 2 spaces / dwelling & 1 space / Accessory Dwelling Unit Within ½ mile of a premium transit stop: 50% reduction of minimum required parking. Additional reductions may be approved by Transportation Planning Division with the submittal of a parking study. 				

Applicable Single Family (SF) Development Performance Standards

Future Land Use Designation of subject property	Commercial (C), Office (O), and Institutional (INST)	Neighborhood Residential (NR), Neighborhood Activity Corridor (NAC), Neighborhood Center (NC)	Low Density Residential (LDR) Low-Medium Density Residential (LMDR)	Medium Density Residential (MDR) Medium High Density Residential (MHDR) and High Density Residential (HRD)	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR) and, Any FLU with PD Zoning
Maximum Density	<ul style="list-style-type: none"> The maximum density will be the maximum allowable under the property's Future Land Use designation. For Commercial, Office and Institutional Future Land Use designations, the maximum allowable density will be 35 residential dwelling units per acre. <ul style="list-style-type: none"> If the subject property scores 60 or higher on the Orange County Access & Opportunity Model, then the maximum density will be 50 residential dwelling units per acre. 				

Applicable Multi-Family (MF) Development Performance Standards

Future Land Use Designation of subject property	Commercial (C), Office (O), and Institutional (INST)	Neighborhood Residential (NR), Neighborhood Activity Corridor (NAC), Neighborhood Center (NC)	Low Density Residential (LDR) Low-Medium Density Residential (LMDR)	Medium Density Residential (MDR) Medium High Density Residential (MHDR) and High Density Residential (HRD)	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR) and, Any FLU with PD Zoning
Applicable Standards	R-3 SF Standards Chapter 38, Article VI, Division 10	NR, NAC, or NC SF Standards as applicable	R-2 SF Standards Chapter 38, Article VI, Division 9	R-3 SF Standards Chapter 38, Article VI, Division 10	PD Residential Standards Ch. 38, Article VIII, Division 3
Min. lot area	See Section 38-1501 & Section 38-79 (20) for applicable standards.				
Min. living area	See Section 38-1501 & Section 38-79 (20) for applicable standards.				
Min. lot width	See Section 38-1501 & Section 38-79 (20) for applicable standards.				
Min. front yard	See Section 38-1501 & Section 38-79 (20) for applicable standards.				
Min. rear yard	See Section 38-1501 & Section 38-79 (20) for applicable standards.				
Min. side yard	See Section 38-1501 & Section 38-79 (20) for applicable standards.				
Min. side street setback	See Section 38-1501 & Section 38-79 (20) for applicable standards.				
Normal High Water Elevation	See Section 38-1501 & Section 38-79 (20) for applicable standards.				

Applicable Multi-Family (MF) Development Performance Standards						
Future Land Use Designation of subject property	Commercial (C), Office (O), and Institutional (INST)	Neighborhood Residential (NR), Neighborhood Activity Corridor (NAC), Neighborhood Center (NC)	Low Density Residential (LDR) Low-Medium Density Residential (LMDR)	Medium Density Residential (MDR) Medium High Density Residential (MHDR) and High Density Residential (HRD)	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR) and, Any FLU with PD Zoning	
(NHWE) setback					residential uses are approved within the PD, the residential standards located in the PD Code will apply.	
Max. building height	<ul style="list-style-type: none"> See Basic Site and Principal Building Requirements table in section 38-1501 for conventionally zoned properties and the PD Residential standards, Chapter 38, Article VIII, Division 3, for multi-family projects for PD properties. Within 100 ft. of the property line abutting any single-family use the maximum height is the maximum height allowed within the subject property's existing zoning district per the County's Zoning Map. Beyond 100 ft. or for properties not adjacent to a single-family use, the maximum height permitted is 150% of the maximum height of the zoning district. 					
Open Space (as regulated by max. ISR)	<ul style="list-style-type: none"> If the subject property is located within the Wekiva Study Area, development shall comply with the Wekiva open space requirements set forth in the Orange County Comprehensive Plan. Maximum impervious coverage may not exceed 70% of the net land area. 					
Max. floor area ratio	N/A	NR – .40 per Sec. 38-1748(2)(a) NAC – 1.0 per Sec. 38-1741(2)(a) NC – 2.0 per Sec. 38-1734(2)(a)	N/A	N/A	N/A	
Building Separation	See Sec. 38-481(b) as applicable	N/A	See Sec. 38-456(b) as applicable	See Sec. 38-481(b) as applicable	N/A or as specified in the PD LUP	
Max. Units per Building	N/A	NR – See section 38-1748(3)(a) as applicable NAC – N/A NC – N/A	See Sec. 38-456(c) as applicable	N/A	N/A or as specified in the PD LUP	
Refuse or Solid Waste Areas	See Sec. 38-481(c)	N/A	See Sec. 38-456(d)	See Sec. 38-481(c)	See Sec 38-1256 or as specified in the PD LUP	
Buffers and landscaping	Landscaping shall be provided per the requirements of Chapter 24 – Landscaping, Buffering, & Open Space and Chapter 15, Article VIII – Tree Protection & Removal	Landscaping shall be provided per the requirements of Chapter 24 – Landscaping, Buffering, & Open Space and Chapter 15, Article VIII –	Landscaping shall be provided per the requirements of Chapter 24 – Landscaping, Buffering, & Open Space and Chapter 15, Article VIII –	Landscaping shall be provided per the requirements of Chapter 24 – Landscaping, Buffering, & Open Space and Chapter 15,	Landscaping shall be provided per the requirements of section 38-1233, Landscaping shall be provided per	

Applicable Multi-Family (MF) Development Performance Standards					
Future Land Use Designation of subject property	Commercial (C), Office (O), and Institutional (INST)	Neighborhood Residential (NR), Neighborhood Activity Corridor (NAC), Neighborhood Center (NC)	Low Density Residential (LDR) Low-Medium Density Residential (LMDR)	Medium Density Residential (MDR) Medium High Density Residential (MHDR) and High Density Residential (HRD)	Activity Center Mixed Use (ACMU), Activity Center Residential (ACR) and, Any FLU with PD Zoning
		Tree Protection & Removal NR – per Sec. 38-1748(7) NAC – per Sec. 38-1741(6) NC – per Sec. 38-1734(6)	Tree Protection & Removal	Article VIII – Tree Protection & Removal	the requirements of Chapter 24 – Landscaping, Buffering, & Open Space and Chapter 15, Article VIII – Tree Protection & Removal or as specified in PD LUP.
Parking	<ul style="list-style-type: none"> Single-family (1 dwelling per lot): 2 spaces / dwelling & 1 space / Accessory Dwelling Unit Multi-family (3 & more dwellings per lot): 1 space / studio & 1 bedroom unit. 1 ½ spaces / 2+ bedroom unit Within ½ mile of a premium transit stop: 50% reduction of minimum required parking. Additional reductions may be approved by Transportation Planning Division with the submittal of a parking study. 				
Maximum Density	<ul style="list-style-type: none"> The maximum density will be the maximum allowable under the property's Future Land Use designation. For Commercial, Office and Institutional Future Land Use designations, the maximum allowable density will be 35 residential dwelling units per acre. <ul style="list-style-type: none"> If the subject property scores 60 or higher on the Orange County Access & Opportunity Model, then the maximum density will be 50 residential dwelling units per acre. 				