

# ZONING DISTRICTS

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## ***Agricultural Districts***

<b>A-1</b>	Citrus Rural District
<b>A-2</b>	Farmland Rural District
<b>A-R</b>	Agricultural-Residential District

## ***Residential Districts***

<b>R-CE</b>	Country Estate District
<b>R-CE-2</b>	Rural Residential District
<b>R-CE-5</b>	Rural Country Estate Residential District
<b>R-1, R-1A &amp; R-1AA</b>	Single-Family Dwelling Districts
<b>R-1AAA &amp; R-1AAAA</b>	Residential Urban District
<b>R-2</b>	Residential District
<b>R-3</b>	Multiple-Family Dwelling District
<b>X - C</b>	Cluster District (where <b>X</b> is the base zoning district)
<b>R-T</b>	Mobile Home Park District
<b>R-T-1</b>	Mobile Home Subdivision District
<b>R-T-2</b>	Combination Mobile Home and Single-Family Dwelling District
<b>R-L-D</b>	Residential Low-Density District
<b>UR-3</b>	University Residential District

## ***Non-Residential Districts***

<b>P-O</b>	Professional Office District
<b>C-1</b>	Retail Commercial District
<b>C-2</b>	General Commercial District
<b>C-3</b>	Wholesale Commercial District
<b>I-1A</b>	Restricted Industrial District
<b>I-1 / I-5</b>	Industrial District (Light)
<b>I-2 / I-3</b>	Industrial District (General)
<b>I-4</b>	Industrial District (Heavy)
<b>M-1</b>	Property shall be rezoned to an appropriate zoning district that is consistent with the FLUM.

## ***Other Districts***

<b>NR</b>	Neighborhood Residential
<b>NC</b>	Neighborhood Center
<b>NAC</b>	Neighborhood Activity Corridor
<b>X - PD</b>	Planned Development District (where <b>X</b> is the base zoning district)
<b>U-V</b>	Urban Village District

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

## ORANGE COUNTY FUTURE LAND USE AND ZONING CORRELATION

This table illustrates the correlation between zoning districts and future land use designations. The Planning Division uses this correlation to determine the consistency of land use activities with the Future Land Use Map (FLUM) of the Comprehensive Plan. Land use compatibility, the location, availability and capacity of public services and facilities; market demand; and environmental features also shall be used in determining which specific zoning district is most appropriate. Development activity within a land use designation is restricted to the maximum density and/or intensity allowed by the FLUM designation, regardless of zoning.

Future Land Use Designation	Maximum Density/ Intensity	Zoning Districts
Low Density Residential (LDR)	4 du/ac	R-CE*, R-1, R-2, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V
Low-Medium Density Residential (LMDR)	10 du/ac	R-1, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	20 du/ac	R-3, R-2, UR-3, PD, U-V
High Density Residential (HDR)	50 du/ac	R-3, R-2, UR-3, PD, U-V
Office (O)	3.0 FAR	P-0, PD
Commercial (C)	3.0 FAR	C-1, C-2, C-3, P-O, PD
Industrial (IND)	0.75 FAR	IND-1A, IND-1/IND-5, IND-2/IND-3, IND-4, PD
Institutional (INST)	2.0 FAR	Any
Educational (EDU)	2.0 FAR	PD
Neighborhood Center (NC)	40 du/ac	NC
Neighborhood Activity Corridor (NAC)	25 du/ac	NAC
Neighborhood Residential (NR)	20 du/ac	NR
Village Classification (V) (Horizon West)	See SAP	PD. Densities and intensities determined based on adopted Specific Area Plan (SAP)
Traditional Neighborhood Development (TND)	See Objective FLU3.1	PD
Growth Center (GC)	See Objective FLU7.4	PD
Innovation Way Overlay	See Goal FLU5	PD
Rural Settlement Low Density 2/1 (RSLD)	2 DU/AC	R-CE, R-CE Cluster, R-CE-2, R-CE-5, PD****
Rural Settlement 1/1 (RS 1/1)	1 DU/AC	A-R, A-1***, A-2***, R-CE, R-CE cluster, R-CE-2, R-CE-5, PD****
Rural Settlement 1/2 (RS 1/2)	1 DU/2 AC	R-CE-2, R-CE-5, A-R, A-1***, A-2***, PD****
Rural Settlement 1/5 (RS 1/5)	1 DU/5 AC	R-CE-5, A-1***, A-2***, PD****
Rural/Agricultural 1/10 aka (R) on FLUM	1 DU/10 AC	A-1, A-2, A-R, R-CE

\* Rural Settlement only

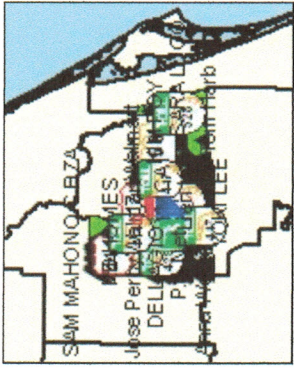
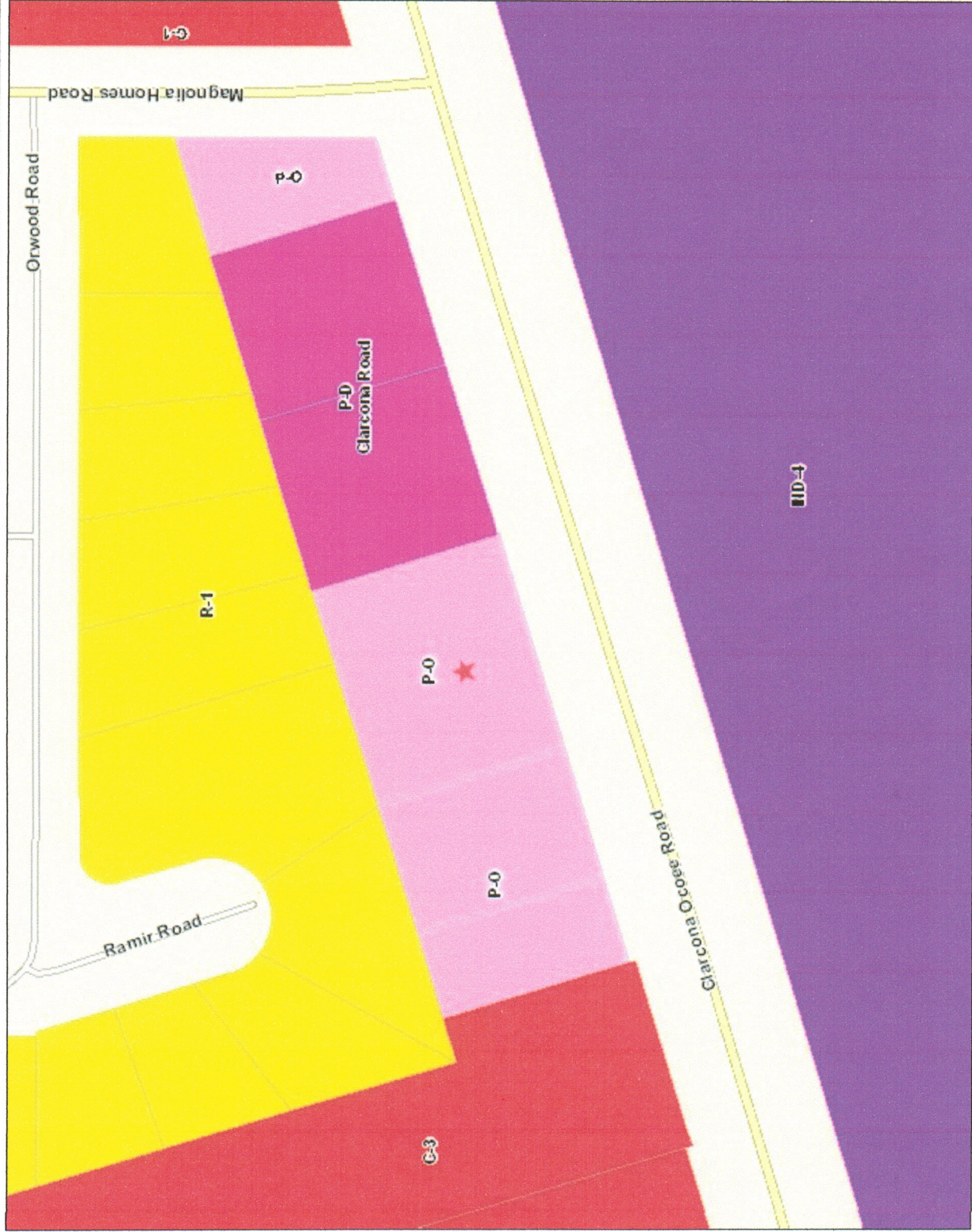
\*\* Limited to 4 dwelling units per acre

\*\*\* Residential uses only (except for special exceptions consistent with FLU8.2.5)

\*\*\*\* Consistent with FLU6.2.3

In making the transition from the Future Land Use Map designation to the most appropriate zoning district classification, it shall be permissible to require use of a PD District that provides for fewer uses than permitted with a standard zoning district classification. Furthermore, in making the transition for residential development, the Future Land Use Map shall establish only the maximum permitted density and intensity of development. It is permissible to impose a more restrictive zoning district classification as an interim use until such time as the property is found through an administrative decision-making process to be suitable and ready for ultimate development.

# Tools & Features Demonstration Site



**Legend**

- ★ Street Address Search Results
- ▲ BZA
- Parcels
- Limited Access Roads
  - Tolled Facility
  - I-4
- Major Streets
- Streets (1 - 32,000)
- Zoning
  - Agricultural Residential
  - Citrus Rural
  - Commercial
  - Farmland Rural
  - Industrial
  - Mobile Home Residential
  - Multiple-Family Dwelling District
  - Neighborhood Activity Corridor
  - Neighborhood Center
  - Neighborhood Residential
  - Planned Development
  - Professional Office
  - Residential
  - Residential Cluster
  - Residential District
  - Residential Low-Density
  - University Residential
- Orlando Zoning
  - Residential Low Intensity
  - Residential Med Intensity
  - Residential High Intensity
  - Office Low Intensity
  - Office Med Intensity
  - Office High Intensity

1: 1,180



**Notes**

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