

FIGURE 2C: Table of allowable uses in zoning districts OUTSIDE the Traditional City. Use this table to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district. Numbers in parentheses refer to footnotes following the tables.

	R-1S	R-2A	R-2B	R-3A	R-3B	R-3C	R-3D	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2	AC-N	AC-1	AC-2	AC-3	H	CON	UR	IC	IP	IG
RESIDENTIAL																								
Agriculture																				P	C		P	
Accessory Apts. (22)	C	P																						
Accessory Cottage Dwellings (22)	C	P																						
Assisted Living Facility		C	C	P	P	P	P	P	P				P	P	P	P	P	C						
Attached Dwellings			P	P	P	P	P	P	PA	P	P	C	P	P	P	P	P	C						
Average Lot:																								
1 Family	P	C	C	P	P	P		C	C	P	P													
Duplex (12)		C	C	P	P	P		C	C	P	P		P		P	P	C							
Cluster Development:																								
1 Family	P			P	P	P				P	P													
Duplex (12)				P	P	P				P	P		P		P	P	C							
Conventional:																								
1 Family	P	P	P	P	P	P		P	P	P	P									P	P	P		
Duplex or Tandem (12)		P	P	P	P	P		P	P	P	P		P		P	P	C							
Designed Community	P	P	P	P	P	P		P		P														
Emergency Shelter: (28)																								
1–5 Clients		PS	PS	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P						
6–10 Clients			C	PS	PS	PS	PS	PS	PS	PS	P	P	P	P	P	P	P	P						
11–20 Clients										PS	P	P	P	P	P	P	P	P						
21+ Clients										C	C	C	P	P	P	P	P	C					P	P
Emergency Home/Child	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								
Family Day Care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
Group Housing:																								
Low Intensity			C	P	P	P	P	P	PA	C	C	C	P	P	P	P	P	C						
High Intensity				C	C	C	C	C	C	C	C	C	P	P	P	P	P	C						
Mobile Home				P	P								P			P	C							

Multi-Family ³⁵			PS	P	P	P	P	P	PA	P	P	P	P	P	P	P	P	P											
Nursing Home					TC	TC	TC	C	C	P	P	P	P	P	P	C	P	P	C										
Res./Office Mixed								PA	PA	P	P	P	P	P	P	C	P	P	P										
Residential Care Fac. (25):																													
1—6 Clients	C	C	PS	PS	PS	PS		PS	PS	PS	P																		
7—14 Clients		C	C	PS	PS	PS		PS	PS	PS	P		P		P	P	C												
Treatment/Recovery (28)		C	C	C	C	C	C	C	C				P	P	P	P	P	P									P	P	
Zero-Lot Line:																													
1 Family	P	P	P	P	P	P		P	P	P	P																		
Duplex (12)		P	P	P	P	P		P	P	P	P	P																	

R-1S includes R-1, R-1N, R-1A, R-1AA.

FIGURE 2D: Table of allowable uses in zoning districts OUTSIDE the traditional city. Use this table to determine what uses are permitted, conditionally permitted, or prohibited in each zoning district. Numbers in parentheses refer to footnotes following the tables.

	R-15	R-2A	R-2B	R-3A	R-3B	R-3C	R-3D	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2	AC-N	AC-1	AC-2	AC-3	IC	IG	IP	P	H	C	UR	
NON-RESIDENTIAL																										
Adult Entertainment																					P	P				
Agriculture																								P	C	P
Child Day Care/ Adult Day Care:																										
6–30 persons			C	C	P	P	P	P	PA	P	P	P	P	P	P	P	P	P	C	C						
31+ persons				C	C	C	C	C	PA	P	P	P	P	P	P	P	P	P	C	C						
Clubs, Civic									LC		LC		P	P	P	P	P	P								
Communication Towers	(26)	(26)	(26)	(26)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C				
Conservation Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Drive-In Facilities													C	C	C	C	P	P	P							
Dwelling Unit—Commercial									C	C	C	P	P	P	P	P	P	P								
Eating and Drinking (33)									LC		LC		P	P	P	P	P	P	P	TC						
Golf Courses	C	C	C	C	C	C	C	C	C	C	C												P	C	C	
Hospitals/Clinics									C	C	C	C	P	P	P	P	P	P								
Hotels/Motels											LC		P	P		C	P	P	C	C						
Manufacturing/Processing:																										
Light																	C	P	P	P	P					
Heavy																					C					
Medical/Dental Labs									PA	P	P	P	P	P	P	P	P	P	P	P	P					
Office									PA	P	P	P	P	P	P	P	P	P	P	P	P					
Pain Management Clinics																					P					
Parking/Principal Use											C	C	P	P	C	P	P	P	P	P	P	C				
Public Passive Park																				P		P	P	P	P	
PBU (27) *	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	C	C	C		
Personal Storage													C(31)		P	P	P	P	P	P						
Recreation, Outdoor																	P	P	P	P	TC					

* Public Benefit Use

Recreation, Indoor														P	P	C	P	P	P	P																															
Recreation Vehicle Park																		C	C																																
Retailing:																																																			
Light														P (23)	P (23)	P	P	P	P	P	P																														
Intensive														P	P			C	C	P	P	P																													
Services:																																																			
Business														P	P	P	P		P	P	P	P	P																												
Entertainment														P	P	C	P		P	P	P	P	P																												
Personal														P	P	P	P		P	P	P	TC																													
Intensive																			C	P	P	P	P																												
Major Vehicle																																																			
Automotive (30)														P	P	P	P		P	P	P	P																													
School, High	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C															C	P													
School, Elem. & Middle	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C																			P													
Shooting Range, Indoor																																						P	P												
Shooting Range, Outdoor																																																			
Temp. Labor(34)																																						C													
Temp. Prof.																																						PA	P	P	P	P	P	P	P	P	P	P			
Warehouse/Showroom																																											P	P	P	P	P				
Whole Blood Facilities																																													C	C	C	C			
Wholesale/Warehouse																																														C	P	P	P	P	
Vertiports																																															C	C	C	C	C

R-1S includes R-1, R-1N, R-1A, R-1AA.

FOOTNOTES:

1. Varies by type of use. See Chapter 58, Part 3 for applicable standards.
 2. Some residential uses have different standards. See Chapter 58, Part 3, Specific Residential Uses.
 3. The rear half of the yard setback may be used for vehicular use areas and signs.
 4. All one-family lots under 4,000 sq. ft. and all two-family lots under 5,000 sq. ft. shall use zero-lot-line design. See Chapter 58, Part 3.
 5. Reserved.
 6. When frontage in one block face is located partly in a commercial or R-3D district and partly in another residential or office district, the front yard and street side yard requirements of office or other residential district shall apply within the commercial or R-3D district for a distance of 150 ft. or to the nearest side street or other natural barrier (whichever is the shortest distance). The front half of this setback may not be used for signs and vehicular use areas except when the office or residential district street side yard allows a vehicular use area to be located closer to the property line.
 7. As limited by the Airport Zoning height restrictions or FAA.
 8. This standard to be established as part of the conditional use review.
 9. This is a base standard which may be increased through the use of intensity bonuses.
 10. Minimum principal building setback from any natural surface water body or retained wetland is 50 ft. from the normal high water elevation or boundary.
 11. 15% wider for corner lots except for residential subdivisions recorded prior to February 4, 1959.
 12. (a) Floor Area Ratio. The maximum Floor Area Ratio (FAR) for Tandem Single Family Developments and Duplexes shall be 0.50.
(b) Tandems Permitted on Corner and Through Lots. Tandem Single Family Developments shall be permitted on corner and through lots that are otherwise zoned for and meet the site standards for duplexes. See Part 3 of this Chapter for specific design standards. Planned Development approval shall be required when two detached principal units are proposed for interior lots.
 13. An accessory apartment may be permitted where the total building site area is at least 1.5 the minimum required.
 14. This conditional use may be approved only for residential development and residential use within a mixed residential-office development. No office may exceed 55 ft. in height.
 15. See Chapter 61, Part 2B.
 16. Office square footage shall not exceed 50% of the gross ground floor square footage.
 17. For buildings over 75 ft., an additional foot of rear yard is required for each additional 4 ft. of building height.
 18. Up to 30% of the frontage of the principal building may extend up to 5 ft. into the required front yard.
 19. See Traditional City Chapter 58, Part 2Y
 20. Minimum and maximum setbacks from streets are contained in Chapter 62, Section 62.608, Designation of Streets in Mixed Use Corridor Districts and Section 62.620, Designation of Streets in AC-t Activity Center Districts and Streetwall Requirements.
 21. Minimums do not apply to commercial uses outside the Traditional City or to Large Scale Retailers within the Traditional City.
 22. (a) Where Permitted. In R-1AA, R-1A, R-1, R-1N and R-2A zoning districts an Accessory Apartment, Accessory Cottage, or Garage Apartment may be allowed as a second dwelling unit on a single-family building site under the following conditions:
 - i) Accessory Apartment.
 - (1) Inside the Traditional City, one Accessory Apartment shall be allowed as a Permitted Use when the building site is at least 1.5 times the minimum lot size for the applicable zoning district.
 - (2) Outside the Traditional City, one Accessory Apartment may be allowed as a Conditional Use in accordance with the regulations and procedures provided in Chapter 65, Part 2D, when the building site is at last 1.5 times the minimum lot size for the applicable zoning district.
 - ii) Accessory Cottage.
 - (1) Inside the Traditional City, one Accessory Cottage shall be allowed as a Permitted Use when the building site is at least 2.0 times the minimum lot size for the applicable zoning district.
 - (2) Outside the Traditional City in the R-1AA, R-1A, R-1 and R-1N Districts, one Accessory Cottage may be allowed as a Conditional Use in accordance with the regulations and procedures provided in Chapter 65, Part 2D provided that the building site is at least 2.0 times the minimum lot size for the applicable zoning district.
 - (3) In the R-2A district inside and outside of the Traditional City, Accessory Cottages shall be a permitted use provided that the minimum building site area for an Accessory Cottage shall be the same as that required for a duplex development.
 - (b) Design Standards. The living quarters of an accessory cottage dwelling (ACD) shall not exceed 40% of the living quarters of the principal structure or 1,200 square feet, whichever is less. However, principal structures with living quarters less than 1,700 square feet may have an ACD up to 700 square feet. Appearance Review is required for ACD's, wherein ACD structures shall have the same exterior finish as the principal structure located on the same lot and shall incorporate at least two similar architectural details found on such principal structure into their design. Examples of similar architectural details include, but are not limited to, windows, doors, roof style, cornice detailing, vents, and dormers.
23. All retail uses shall front on a major thoroughfare.
 24. For special front yard setbacks applying to all Activity Centers in the Traditional City see Chapter 62.720.
 25. RCFs with seven or more residents shall be presumed to substantially alter the nature and character of the area and may be allowed only by Conditional Use when located within 500 feet of an R-1AA, R-1A, R-1, R-1N, R-2A, or R-2B zoning district or property designated for single-family uses in an approved PD. For Assisted Living Facilities, Emergency Shelters, Emergency Shelter Home for Children, and Treatment and Recovery Facilities refer to the specific uses listed on Figure 2.

26. Self-Supporting and Guyed Towers are Prohibited. Monopole Towers are permitted as a Conditional Use with Appearance Review required in the Traditional City.
27. The only residential type uses that may be allowed in IG and IP districts as a Public Benefit Use are emergency shelters with 11-20 clients and Treatment/Recovery Facilities per Chapter 58, Part 4R
28. Emergency Shelters with seven or more clients and Treatment/Recovery Facilities shall be presumed to substantially alter the nature and character of the area and may be allowed only by Conditional Use when located within 500 feet of an R-1AA, R-1A, R-1, R-1N, R-2A, or R-2B zoning district or property designated for single-family uses in an approved PD.
29. Maximum square footage of land use per building site shall be as follows:

Use	MXD-1	MXD-2	AC-N*	AC-1*
100% office, 1 story		5,000 sq. ft.		5,000 sq. ft.
100% office, 2 story		10,000 sq. ft.		10,000 sq. ft.
Residential/ office—mixed	50% GFA (1st floor only in t)	50% GFA	50% GFA	50% GFA
Commercial		10% GFA, 1st floor only		

*Outside Traditional City only.

30. See Section 58.754, which identifies standards for Automotive Services. Light retail is allowed as an accessory use for gas stations in the I-P and I-G zoning districts up to a maximum of two hundred fifty (250) square feet per fuel pump. The number of fuel pumps is equal to the maximum number of vehicles that can be fueled simultaneously.
31. For personal storage facilities in the MU-1 district, the FAR calculation shall include the first floor only. See Section 58.774 for standards for personal storage facilities in the MU-1 district.
32. Body art shops shall be a permitted use in the Downtown Community Redevelopment Area (DCRA), provided that at all times, the number of body art shops in the DCRA shall not exceed eight (8), or one body art shop for every 600,000 square feet of developed commercial space in the DCRA, whichever is less. Developed commercial space in the DCRA shall be determined by consulting the City's Land Use Database.
33. Eating and drinking establishments located within 1,000 feet of an established school and/or established church have special standards. See Chapter 58, Part 4B.
34. (a) Distance between Temporary Labor Services. No Temporary Labor Service shall be located within 500 feet of any other Temporary Labor Service. The distance shall be measured using the shortest, most direct bearing and distance from the primary entrance of one Temporary Labor Service, open to the public during normal business hours, to the primary entrance of the other Temporary Labor Service, open to the public during normal business hours.
 (b) Distance between Temporary Labor Services and Single-Family Residential Property. No Temporary Labor Service shall be located within 500 feet of any property designated R-1AA, R-1A, R-1, R-1N, R-2A, or R-2B, property within an Orange County single-family zoning district, or property designated for single-family uses in an approved PD. The distance shall be measured using the shortest, most direct bearing and distance from the primary entrance of the Temporary Labor Service, open to the public during normal business hours, to the nearest residential property line.
35. All development proposals for Multi-Family Dwellings consisting of twelve (12) or more dwelling units and not otherwise subject to Master Plan review shall be subject to review and approval by the Planning Official prior to the application for a building permit. The applicant shall submit plans consistent with the submittal requirements of section 65.337—65.341, Orlando City Code, as may be amended from time to time. The applicant shall also request and receive a Planning Official Determination that the proposal is consistent with (1) the standards for Master Plan approval as provided in section 65.336, Orlando City Code, as may be amended from time to time, and (2) that the proposal has received review by the City Appearance Review Official and that it is consistent with the relevant requirements of Part 3, Chapter 62, Orlando City Code, as may be amended from time to time, prior to application for a building permit. The Planning Official shall make such determination in writing, and any appeals of such determination shall be subject to the appeal procedures as provided by the Orlando City Code.

KEY TO ABBREVIATIONS:

P	=	Permitted Use.
C	=	Conditional Use.
Blank	=	Prohibited—Not permitted or not applicable.
TC	=	Conditional Use when abutting a thoroughfare; otherwise not permitted.
P5	=	Permitted Use up to 5 dwellings per building site; otherwise Conditional Use.
CA	=	Conditional Use and Appearance Review required.
PA	=	Permitted Use, Appearance Review is required.
LC	=	Conditional Use for historic landmark only.
PS	=	Permitted Use, but distance separation requirements apply.
()	=	Footnote reference.