

City of Orlando
Draft Proposal for New Duplex & Tandem Development
August 18, 2016

This information sheet provides a summary of opportunities regarding tandem and duplex development in R-2A & R-2B neighborhoods and proposed staff recommendations for possible amendments to the City Code.

All recommendations are subject to change as part of the public participation process.

1. **Mass and scale:** By reducing the visual impact of larger homes, these developments will appear more compatible in scale with single family homes and the neighborhoods they're built in.

Proposed staff recommendations to help achieve this are:

- a) On corner lots in the R-2A district permit only tandems, not duplexes.
- b) Require at least 1 canopy tree in the front yard. (Currently a minimum of 2 trees per lot, but both could be in the rear yard.) By ensuring landscaping is a part of these new developments, this can be an effective way to reduce the visual impact of a large building.
- c) Keep maximum floor area ratio (FAR) at 0.50 for duplexes, and require maximum FAR of 0.50 for single family. The current maximum 0.50 FAR for duplexes & tandems still allows for large buildings; single family homes have no FAR limitation. New development is typically significantly larger than established homes, and typically includes multiple garages, which add to the size of the building but are not subject to FAR limits.
- d) Permit tandem dwellings in R-2A & R-2B districts wherever duplexes are permitted, except where Historic Districts or Special Plan Overlays restrict tandems. (Currently, tandems are allowed only on corner lots.) Increase the tandem rear yard setback from 15 feet to 20 feet, to better match surrounding lots. Tandems can help reduce the appearance of mass because they are two separate buildings.
- e) Allow court homes (four units with a shared driveway) for both tandem and duplex development.

2. **Accommodating parked cars:** By utilizing different techniques, new development can accommodate the additional space needed for multiple cars, but also ensure that the character of the neighborhood is not compromised by protecting on-street parking, ensuring better access for large vehicles like trash collection and mail delivery and ensuring that driveways and garages aren't the dominate feature of new homes.

Proposed staff recommendations to help achieve this are:

- a) Delete the exception to the Traditional City garage standards for duplexes. Currently, the City's Traditional City garage standards for duplexes allow for up to a 24' wide garage on a 40' wide duplex, resulting in a 60% maximum garage width. For all other residential uses, the maximum garage width is 50% of the front façade.
- b) Revise the curb cut standards to match single family: For most lots, only one curb cut is allowed. A second curb cut is allowed only if there is at least 42 feet separation. Increase the maximum driveway width from 16 feet to 18 feet for duplex and single family.
- c) Require a second parking space for each unit greater than 1500 sq. ft. (Currently 2000 sq. ft.)
- d) Prohibit "tuning fork" driveways that start as a single drive at the property line and split into two separated drive lanes adjacent to the building.
- e) Require garage to be set back at least 5 feet from the front of the house.

3. **Building Types and Appearance:** It's important that new development build on the aesthetic personality of our neighborhoods through architectural detail and variety that blends in with the existing character and single family homes.

Proposed staff recommendations to help achieve this are:

- a) Create an "anti-monotony" standard, prohibiting the same building from being constructed on two adjacent standard-sized lots. This is required for most large single family subdivisions, and should be the standard in the R-2 neighborhoods as well.
- b) Units with a front loaded garage may not be a mirror image (symmetrical). Each unit must be differentiated from the other.
- c) Provide for an administrative appearance review process for duplexes and tandems, with specific design guidelines. Guidelines will focus on creating a cohesive architectural style, preferably one that is commonly found within the Traditional City. Guidelines will include a menu of architectural elements, and applicants will need to demonstrate that a minimum number of elements are included (examples: porch with a railing, bay window, window banding detail, etc).
- d) Require a minimum 10% transparency (windows) for side walls. Require appearance review for side elevations subject to the standards above.
- e) Allow variances to the duplex and tandem standards through the design variance process. This provides an opportunity to present an alternative design that meets other goals such as tree preservation, while giving staff and the public an opportunity to review the design at the Board of Zoning Adjustment.

4. **Providing Homeownership Options:** Duplexes and tandems can provide attractive, affordable homeownership opportunities in some of Orlando's most desired neighborhoods.

Proposed staff recommendations to help achieve this are:

- a) Allow duplexes and tandems to be sold and owned in fee simple by platting or lot split (current code does not allow for developers to separate each unit into a fee simple lot). By allowing for this, owners would no longer need to go through a cumbersome process to set up a 2-unit condominium association.
- b) Add standards for maintenance of common improvements which would help to ensure the exteriors of these homes are maintained.

5. **Colonytown North Special Plan District:** Over the years, this unique district, which was once largely comprised of smaller single family homes, has seen one of the largest influxes of duplexes in Orlando. It's important to continue to protect the special character of the neighborhood and while ensuring new development is compatible with single family homes.

Proposed staff recommendations to help achieve this are:

- a) Reduce FAR for all uses (duplexes, tandems & single family) to 0.40 in R-2A, keep as is for R-2B district (duplexes currently have a maximum 0.5 FAR).
- b) Permit tandem dwellings in the R-2A district wherever duplexes are permitted (tandems are currently prohibited).

- c) Continue to allow front yard porch encroachments, but limit to 6 feet depth (currently 8 feet). Prohibit 2-story porch encroachments.

Questions?

Please contact City of Orlando Chief Planner Elisabeth Dang at 407-246-3408.

Comments?

Please email cityplanning@cityoforlando.net and put "duplexes and tandems" in the subject line.