



Planning and Zoning Reference Guide





Planning and Zoning Reference Guide

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DISCLAIMER: This Planning and Zoning Reference has been created as a guide for quick reference information only. While every effort is made to present the most up-to-date information in this Planning and Zoning Reference, it is suggested that you verify all information with staff in the City Planning Division. The official city code is available online at www.municode.com.

CITY PLANNING AND ZONING BOARDS

MUNICIPAL PLANNING BOARD*

Local planning agency responsible for Growth Management Program; prepares comprehensive plan of municipal improvements; recommends zoning and other land development regulations; coordinates land development and regulatory functions of other City boards by consolidating recommendations to City Council. 11 members; City residents and taxpayers. Requires Financial Disclosure.

MEETINGS: 3rd Tuesday, 8:30 a.m.

BOARD OF ZONING ADJUSTMENT

Makes recommendations on certain special exceptions and variances to Code Chapter 65 and appeals from determinations by the Zoning and Appearance Review Officials. 9 members; City residents and taxpayers. Requires Financial Disclosure.

MEETINGS: 4th Tuesday, 2:00 p.m.

CODE ENFORCEMENT BOARD

Hears and decides alleged violations of City Codes. 7 members; City Residency Required. 3-year terms. Requires Financial Disclosure.

MEETINGS: 2nd Wednesday, 9 a.m.

DOWNTOWN DEVELOPMENT BOARD

The DDB is responsible for the planning, implementation and administration of the City's core area redevelopment and development program. Created by a special act of the legislature in 1971, City of Orlando's Downtown Development Board serves as the agency responsible for the revitalization of the City's core area. Under the guidance of a five member board, plans and projects designed to stimulate private investment are implemented within their 1,000 acre boundary.

MEETINGS: 4th Wednesday, 3 p.m.

HISTORIC PRESERVATION BOARD

Promotes welfare of City through preservation and protection of historic structures, sites, monuments and areas. Recommends to Municipal Planning Board establishment of historic districts, designation of historic landmarks, and holds public hearings. 9 members. City Residency Required.

MEETINGS: 1st Wednesday, 4 p.m.

Except as noted, a majority of board members shall be city residents. Boards preceded by an asterisk (*) require financial disclosure. All regular meetings are held in City Council Chambers in City Hall.

MULTI-JURISDICTIONAL PLANNING AND ZONING BOARDS

METROPLAN ORLANDO

A regional transportation partnership that is responsible for implementing the transportation planning process within the Orlando Urban Area. The Board is comprised of elected officials from Orange, Osceola, and Seminole Counties, the largest cities in the region, and representatives from the region's transportation operating agencies. They meet monthly to discuss issues and make informed decisions about future transportation projects, initiatives and improvements.

MEETINGS: 2nd Wednesday, 9:00 a.m.

ORANGE BLOSSOM TRAIL DEVELOPMENT BOARD

A nonprofit corporation that plans and implements projects intended to revitalize Orange Blossom Trail. 9 members; 3 City appointees, 4 -year terms.

MEETINGS: 1st Monday, 7:30 a.m.

ORLANDO-ORANGE COUNTY AIRPORT ZONING BOARD*

Adopts, administers and enforces airport zoning regulations in airport hazard areas. 5 members; 2 appointed by Mayor, confirmed by City Council; 3-year terms. Requires Financial Disclosure.

MEETINGS: As Called.

ORLANDO-ORANGE COUNTY AIRPORT ZONING BOARD OF ADJUSTMENT*

Hears, decides and grants specific variances from airport zoning regulations. 5 members appointed by members of Orlando-Orange County Airport Zoning Board and approved by City Council and County Commission. 3-year terms. Requires Financial Disclosure.

MEETINGS: As Called

Except as noted, a majority of board members shall be city residents. Boards followed by an asterisk (*) require financial disclosure. All regular meetings are held in City Council Chambers in City Hall.

STAFF REVIEW COMMITTEES

TECHNICAL REVIEW COMMITTEE (TRC)

An in-house advisory committee composed of departmental representatives who review and provide recommendations to the Municipal Planning Board regarding the technical aspects of development plans, subdivisions, annexations, rezoning, developments of regional impact, public benefit uses and other land development growth management issues brought before the Municipal Planning Board.

MEETINGS: 1st Tuesday, 2 p.m.

DEVELOPMENT REVIEW COMMITTEE (DRC)

A committee that is appointed by the Downtown Development Board to review proposed plans for compliance with the Downtown Plan and the requirements of the Downtown Design Guidelines. The group is made up of 7 volunteers who have expertise in the building design and development disciplines.

MEETINGS: 3rd Thursday, 2 p.m.

DEVELOPMENT APPLICATION PROCESS

(For projects that require MPB review)

- Step 1** **Pre-Application Meeting**
Applicant shall meet with the staff prior to submitting the application to discuss the procedures and requirements which will apply to the proposed development.
- Step 2** **Submittal of Application**
An applicant shall submit all materials in graphic or written forms as necessary to satisfy the requirements. The number of copies to be submitted shall be determined by the Zoning Official. If any of the items required to be submitted are irrelevant or not applicable to a proposed development, such item(s) may be omitted. The applicant shall identify in writing the items missing and include a brief explanation of why they are irrelevant, not applicable or not submitted. The Zoning Official shall be authorized to waive submittal requirements where deemed appropriate. No application shall be deemed accepted unless it is complete. Deadlines for applications shall be established and followed.
- Step 3** **Technical Review Committee (TRC)**
Upon acceptance of the application, copies shall be forwarded to all members of the TRC. TRC members shall review the application to determine whether or not it conforms to applicable provisions of City Code and state law, and on the basis of this determination, the TRC members shall recommend approval, denial or approval with conditions.
- Step 4** **Municipal Planning Board (MPB)**
The Board shall review the application to determine whether or not it conforms to applicable provisions of City Code and state law. The MPB will also review the recommendation of TRC and recommend approval, denial, approval with modifications or refer the matter back to the TRC for further consideration based upon specific instructions.
- Step 5** **City Council**
When the TRC or MPB recommends approval of an application, it shall be forwarded to the City Council for final review and approval or denial. City Council shall approve the application if it conforms to applicable provisions of the City Code and state law.

OVERLAY DISTRICTS

Traditional City (See Map on Page 8)

Property located inside the Pre-World War II Boundaries of the City

Specially Planned Areas (LDC Chapter 62 Part 4)

Colonialtown
Conway Road
Edgewater Drive
East Washington Street
Lake Underhill
Mills Avenue
North International Drive
North Lucerne Circle
North Orange Ave. Antique Row
Orange/Michigan
Orange Blossom Trail
Parramore Heritage
Washington Shores
West Washington Street

Historic Preservation Districts (See Map on Page 8)

Colonialtown South Historic District
Downtown Historic District
Lake Eola Heights Historic District
Lake Cherokee Historic District
Lake Copeland Historic District
Lake Lawsona Historic District

Major Attractions

Church Street
Universal Studios

Resource Protection

Environmental Areas throughout the City of Orlando and Wetlands

Wekiva

Aircraft Noise– Zones A–E(LDC Secs. 58.370–58.384) (See Map on Page 9)

Appearance Review (LDC Sec. 62.309-310)


Edgewater Drive
Bradshaw Terrace

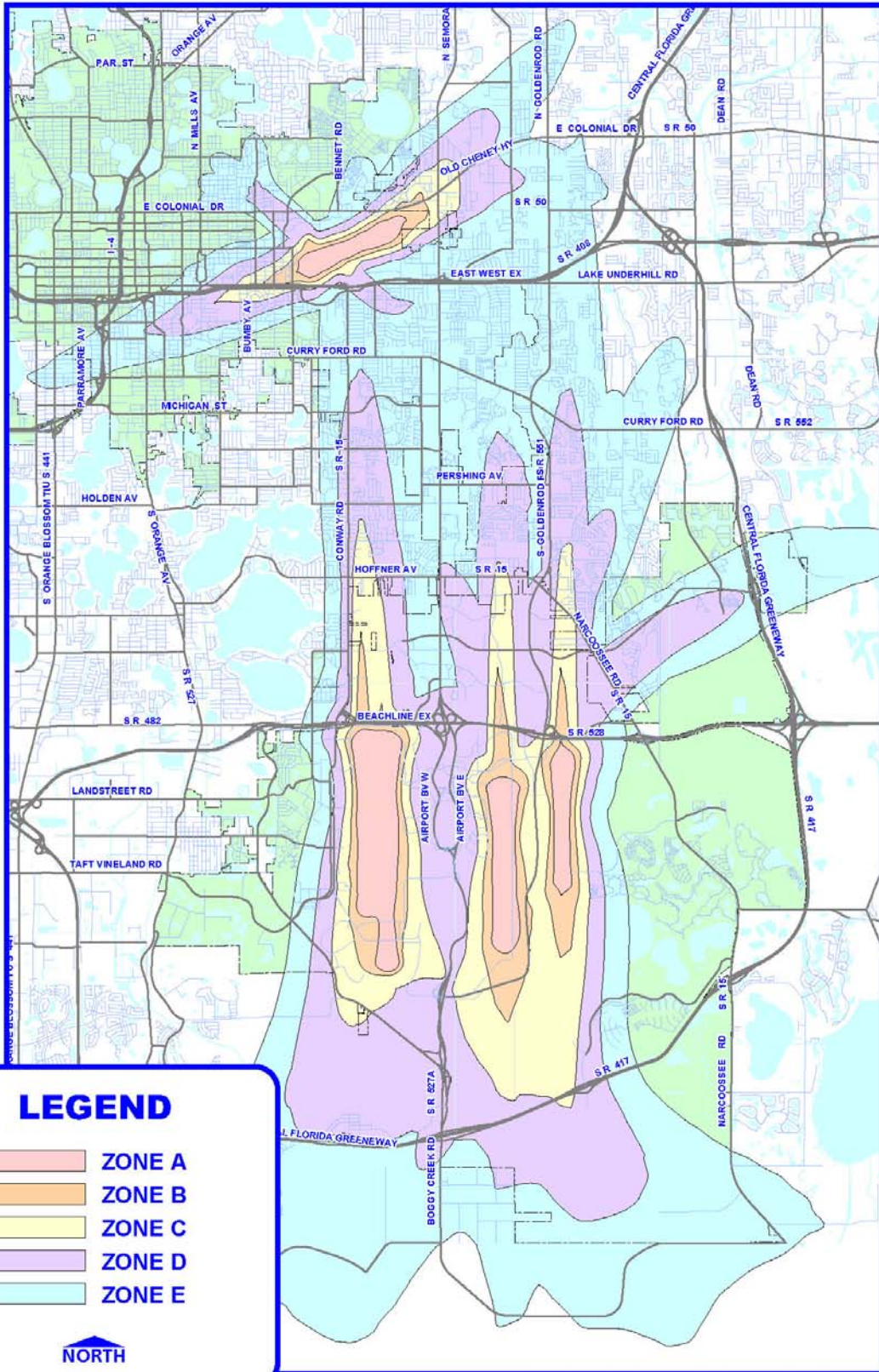
Mixed Use Precinct

Aircraft Noise Control

LEGEND

- ZONE A
- ZONE B
- ZONE C
- ZONE D
- ZONE E

 NORTH



City of Orlando, City Planning Division, March 2007

The Aircraft Noise overlay district is intended to protect the health, safety, and welfare of persons and property in the vicinity of the City's two airports. The map above illustrates the projection of future noise environments arising from aircraft flight operations at OIA and OEA, and presents cumulative/average long-term aircraft noise exposure. See Code Sections 58.370-58.384 for more information.

FREQUENTLY ASKED QUESTIONS

Q. What is a setback?

- A. A setback is the minimum required separation that must be maintained between a property line and a building or structure on a lot. The City's Land Development Code typically provides standards for front-yard, rear-yard and side-yard setbacks.

Q. What is I.S.R.?

- A. Impervious Surface Ratio (I.S.R.) is the impervious surface area divided by the building site area. Impervious surface area is the area of ground covered by any part of a building, street, vehicular use area, or any other structure, improvement or facility or material that prevents or severely restricts natural percolation of moisture, not including residential swimming pools. For example, if the I.S.R. for a 10,000 square foot lot is 0.60, the maximum area of the lot that can be covered by impervious surfaces is 6,000 square feet.

Q. What is F.A.R.?

- A. Floor Area Ratio (F.A.R.) is a factor used to measure the intensity of development on a given project. F.A.R. is calculated by dividing gross floor area (of all levels of a multi-story building) by the gross lot area. For example, a 5,000 square foot building on a 10,000 square foot lot has an F.A.R. of 0.50. Parking garages are excluded from the FAR calculation.

Q. What is Density?

- A. Density refers to the number of residential dwelling units permitted per acre of land. It is determined by dividing the number of dwelling units by the gross area in acres, of the lot or development site.

Q. What is Intensity?

- A. Intensity refers to the bulk or mass of a use on a building site or development site, as expressed by either residential density or nonresidential floor area ratio.

Q. What is the Growth Management Plan?

- A. The Growth Management Plan (GMP) is the City's comprehensive plan. The GMP contains the City's adopted long-term goals, objectives and policies for guiding development throughout the city. The Future Land Use Map series is part of the adopted GMP. All development decisions by the City must be consistent with the GMP.

Q. What is the Future Land Use Map?

- A. The Future Land Use map is a series of officially adopted, color maps depicting the type, intensity and location of various land uses allowed throughout the City.

Q. What is a Duplex?

- A. A duplex is a single structure on a single lot containing two attached dwelling units, each of which is totally separated from the other by a common wall un-punctured for any purpose.

FREQUENTLY ASKED QUESTIONS

continued

Q. What is Tandem Housing?

- A. Tandem Housing refers to two houses on one lot, which can be subdivided into two lots and sold fee simple. Lots must be subdivided prior to development of second unit. The location of new tandem housing is subject to several restrictions contained in the City Code.

Q. What is a Planned Development?

- A. A planned development is a zoning district that provides specific guidelines for the design and layout of a development project. It allows for flexibility from the development standards in City Code with the aim of achieving superior urban form.

Q. My property is located on a lake (or near a wetland). Are there any restrictions to building an addition onto my home?

- A. The code requires a 50 ft. principal building setback from a natural water body. Also, it requires a 50 ft. setback from a retained wetland, and a 100 ft. setback from a protected wetland. A building permit is required.

Q. I would like to build a shed (or detached garage) in my backyard. Does City code regulate this?

- A. For accessory (detached) structures that are 12 feet in height or less, and which are at least 100 square feet in size, the code requires at least a 5 foot setback from the rear property line. Depending on your zoning district, code requires a minimum side yard setback of 5 to 7.5 feet. If the structure is taller than 12 feet, the rear setback must be at least 15 feet; the side setback depends on your zoning district. In both cases, a building permit is required.

LAND USE/ZONING INTENSITY MATRIX

Future Land Use	Maximum Intensity	Minimum Intensity	Zoning	Maximum Intensity	Minimum Intensity
Residential Low Intensity	12 du/ac†† 0.30 FAR	None None	R-1AA	4.7 du/ac 0.20 FAR	None None
			R-1A	5.7 du/ac 0.25 FAR	None None
			R-1	7.0 du/ac 0.30 FAR	None None
			R-1N	8.0 du/ac 0.30 FAR	None None
			R-2A	12 du/ac 0.30 FAR	None None
			R-3A	12 du/ac 0.30 FAR	None None
Residential Medium Intensity	30 du/ac 0.30 FAR	12 du/ac None	R-2B	16 du/ac 0.30 FAR	None None
			R-3B	21 du/ac 0.30 FAR	12 du/ac None
			R-3C	30 du/ac 0.35 FAR	12 du/ac None
			MXD-1	21 du/ac 0.30 FAR	12 du/ac None
Residential High Intensity	200 du/ac 0.35 FAR	30 du/ac None	R-3D	75 du/ac 0.35 FAR	30 du/ac None
			MXD-2	75 du/ac† 0.35 FAR	30 du/ac None
Office Low Intensity	21 du/ac 0.40 FAR	None None	O-1	21 du/ac 0.40 FAR	None None
			MXD-1	21 du/ac 0.30 FAR	12 du/ac None
Office Medium Intensity	40 du/ac 0.70 FAR	12 du/ac 0.30 FAR	O-2	40 du/ac 0.70 FAR	12 du/ac 0.30 FAR
			R-3C	30 du/ac 0.35 FAR	12 du/ac None
Office High Intensity	200 du/ac 1.0 FAR	30 du/ac 0.40 FAR	O-3	75 du/ac† 1.0 FAR	30 du/ac 0.40 FAR
			MXD-2	75 du/ac† 0.35 FAR	30 du/ac None
Industrial	N/A 0.70 FAR	N/A None	I-P	N/A 0.70 FAR	N/A None
			I-G	N/A 0.70 FAR	N/A None
Public, Recreational, Institutional	N/A N/A	N/A N/A	P	N/A **	N/A N/A
			H	1 du/ 5 ac 0.05 FAR	None None
Conservation	1 du/ 5 ac 0.05 FAR	None None	C	1 du/ 5 ac 0.05 FAR	None None
			H	1 du/ 5 ac 0.05 FAR	None None

Future Land Use	Maximum Intensity	Minimum Intensity	Zoning	Maximum Intensity	Minimum Intensity
Mixed Use Corridor – Medium Intensity	30 du/ac 0.50 FAR	15 du/ac None	MU-1	30 du/ac 0.50 FAR	15 du/ac None
			O-1	21 du/ac 0.40 FAR	None None
			MXD-1	21 du/ac 0.30 FAR	12 du/ac None
			R-3C	30 du/ac 0.35 FAR	12 du/ac None
Mixed Use Corridor – High Intensity	200 du/ac 1.0 FAR	30 du/ac 0.40 FAR	MU-2	75 du/ac† 1.0 FAR	30 du/ac 0.40 FAR
			O-3	75 du/ac† 1.0 FAR	30 du/ac 0.40 FAR
			MXD-2	75 du/ac† 0.35 FAR	30 du/ac None
			R-3D	75 du/ac 0.35 FAR	30 du/ac None
Neighborhood Activity Center	30 du/ac 0.30 FAR	15 du/ac None	AC-N	30 du/ac 0.30 FAR	15 du/ac None
Community Activity Center	40 du/ac 0.70 FAR	20 du/ac 0.35 FAR	AC-1	40 du/ac 0.70 FAR	20 du/ac 0.35 FAR
Urban Activity Center	100 du/ac 1.0 FAR	30 du/ac 0.50 FAR	AC-2	100 du/ac 1.0 FAR	30 du/ac 0.50 FAR
Metropolitan Activity Center	200 du/ac 1.5 FAR	75 du/ac 0.75 FAR	AC-3	200 du/ac 1.5 FAR	75 du/ac 0.75 FAR
Downtown Activity Center	200 du/ac 4.0 FAR	75 du/ac 0.75 FAR	AC-3A	200 du/ac 4.0 FAR	75 du/ac 0.75 FAR

* Minimums do not apply to commercial uses outside the Traditional City or to Large Scale Retailers. The minimum residential density does not apply to one and two family dwellings in existing platted subdivisions.

** This standard is adopted as part of Conditional Use Review.

† Higher intensity is allowed by Conditional Use Permit only.

†† 16 du/ac for two family dwellings in platted subdivisions.

FIGURE 1: Table of Zoning District Regulations INSIDE the Traditional City. Use this table to determine regulations that apply within each zoning district. For additional regulations for specific uses, see Chapter 58, Part 3. Numbers in parentheses refer to footnotes following the tables.

<i>Standards (18,19)</i>	<i>R-1AA</i>	<i>R-1A</i>	<i>R-1</i>	<i>R-1N</i>	<i>R-2A</i>	<i>R-2B</i>	<i>R-3A</i>	<i>R-3B</i>	<i>R-3C</i>	<i>R-3D</i>
Gross Res. Density:										
Minimum								12du/ac	12du/ac	30du/ac
Maximum	4.7du/ac	5.7du/ac	7.0du/ac	8.0du/ac	12du/ac	16du/ac	12du/ac	21du/ac	30du/ac(9)	75du/ac
Non-Residential FAR:										
Minimum										
Maximum	0.2	0.25	0.30	0.30	0.30	0.30	0.30	0.30	0.35	0.35
Minimum Lot Area:										
1 family conventional	10000 sq. ft.	7700 sq. ft.	6000 sq. ft.	5500 sq. ft.	4400 sq. ft.	4000 sq. ft.	4400 sq. ft.	4000 sq. ft. (4)	3500 sq. ft. (4)	
2 family conventional					5500 sq. ft.	5000 sq. ft.	5500 sq. ft.	5000 sq. ft.	4500 sq. ft.	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	10000 sq. ft.	8250 sq. ft.	8250 sq. ft.	8250 sq. ft.	8250 sq. ft.	7500 sq. ft.	8250 sq. ft.	7500 sq. ft.	7500 sq. ft.	7500 sq. ft.
Minimum Mean Lot Width (11):										
1 family conventional	85ft	70ft	55ft	45ft	40ft	40ft	40ft	40ft	35ft	
2 family conventional					50ft	50ft	50ft	50ft	45ft	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	85ft	75ft	75ft	75ft	75ft	75ft	75ft	75ft	75ft	75ft
Min. Mean Lot Depth	110ft (2)	110ft(2)	110ft (2)	110ft (2)	110ft (2)	100ft (2)	110ft (2)	100ft (2)	100ft (2)	100ft (2)
Min. Bldg. Site Frontage	25ft	25ft	25ft	25ft	25ft	25ft	45ft	40ft	35ft	35ft
Max. # DU's or Sq. Ft. per Building Site	1du (5)	1du (5)	1du (5)	1du (5)	2du					
Principal Building Setback (10,15):										
Front yard	30ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	20ft (2)	25ft (2)	20ft (2)	15ft	10ft
Side yard	7.5ft (2)	7.5ft (2)	6ft (2)	5ft (2)	5ft (2)	5ft (2)	5ft (2)	5ft (2)	5ft	5ft
Street side yard	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	15ft (2)	10ft	10ft
Rear yard	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	25ft (2)	20ft	20ft
Res. district setback										
Max. ISR	.55 (2)	.55 (2)	.55 (2)	.55 (2)	0.55	0.60	0.60	0.70	0.80	0.85
Max. Bldg. Height:										
Permitted	30ft	30ft	30ft	30ft	30ft	30ft	35ft	40ft	45ft	55ft
Conditional								55ft	55ft	100ft

FIGURE 1: Table of Zoning District Regulations INSIDE the Traditional City. Use this table to determine district regulations that apply within each zoning district. For additional regulations for specific uses, see Chapter 58, Part 3. Numbers in parentheses refer to footnotes following the tables.

<i>Standards (18,19)</i>	<i>MXD-1</i>	<i>MXD-2</i>	<i>O-1</i>	<i>O-2</i>	<i>O-3</i>	<i>MU-1</i>	<i>MU-2</i>
Gross Res. Density:							
Minimum	12 du/ac	30 du/ac		12 du/ac	30 du/ac	15 du/ac	30 du/ac
Maximum	21 du/ac (9)	75 du/ac (9)	21 du/ac (9)	40 du/ac (2,9)	75 du/ac	30 du/ac (9)	75 du/ac
Conditional		200du/ac			200 du/ac		200 du/ac
Non-Residential FAR:							
Minimum				0.30	0.40		0.40
Maximum	0.30	0.35 (9)	0.40	0.70 (9)	1.00 (9)	0.50 (9)	1.00 (9)
Minimum Lot Area:							
1 family conventional	4000ft (4)		4500ft (4)				
2 family conventional	5000 ft.	4500 ft. (4)	5500 ft.	4500 ft. (4)		4500 ft. (4)	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	7500 ft.	7500 ft.	5500 ft.	7500 ft.	7500 ft.		
Minimum Mean Lot Width (11):							
1 family conventional	40 ft.	35 ft.	45 ft.	35 ft.			
2 family conventional	50 ft.	45 ft.	50 ft.	45 ft.			
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	75 ft.	75 ft.	55 ft.	75 ft.	75 ft.		
Min. Mean Lot Depth	100 ft. (2)	100 ft. (2)	100 ft.				
Min. Bldg. Site Frontage	40 ft.	25 ft.	45 ft.	35 ft.	50 ft.	50 ft.	50 ft.
Max. # DU's or Sq. Ft. per Building Site:							
Offices	(29)	(29)					
Commercial	(29)	(29)					
Principal Building Setbacks (10, 15, 19)							
Front yard – Minimum	20 ft.	20 ft.	25 ft.	15 ft.	0 (6)	(6) (20)	(6) (20)
Front yard – Maximum					10 ft. (6)	(6) (20)	(6) (20)
Side yard – Minimum	5 ft.	5 ft.	10 ft.	5 ft.	0 or 3 ft.	0 or 3 ft.	0 or 3 ft.
Side yard – Maximum					25 ft.	25 ft.	25 ft.
Street side yard – Minimum	15 ft.	15 ft.	25 ft.	15 ft.	0 (6)	(6) (20)	(6) (20)
Street side yard – Maximum					10 ft. (6)	(6) (20)	(6) (20)
Rear yard	25 ft.	25 ft.	30 ft.	20 ft.	20 ft. (17)	20 ft.	20 ft.
Residential district setback						20 ft.	20 ft.
Max. ISR	.70	0.85	0.70	0.85	0.90	0.85	0.90
Max. Bldg. Height:							
Permitted	35 ft.	100% Off. = 40 ft. Other = 55ft.	30 ft.	75 ft. (2)	75 ft. (2)	35 ft.	100 ft.
Conditional		200ft			200ft (14)	75ft	

FIGURE 1: Table of Zoning District Regulations INSIDE the Traditional City. Use this table to determine district regulations that apply within each zoning district. Numbers in parentheses refer to footnotes following the tables.

<i>Standards (18, 19, 24)</i>	<i>AC-N</i>	<i>AC-1</i>	<i>AC-2</i>	<i>AC-3</i>	<i>AC-3A</i>	<i>IC</i>	<i>IG</i>	<i>IP</i>	<i>H</i>	<i>P</i>	<i>C</i>
Gross Res. Density:											
Minimum	15 du/ac	20 du/ac	30 du/ac	30 du/ac	75 du/ac						
Maximum	30 du/ac	40 du/ac	100 du/ac	200 du/ac	200 du/ac				1 du/5ac		1 du/5ac
Non-Residential FAR:											
Minimum		0.35 (21)	0.5 (21)	0.75 (21)	0.75						
Maximum	0.30 (9)	0.70 (9)	1.00 (9)	1.50 (9)	3.00 (9)	0.70	0.70	0.70	0.05	(8)	0.05
Minimum Lot Area:											
1 family conventional											5ac
2 family conventional	4500 sq. ft.										
Other residential	(1)	(1)	(1)	(1)	(1)						
Non-residential							10000 sq. ft.	25000 sq. ft.			
Minimum Mean Lot Width:											
1 family conventional									200 ft.		200 ft.
2 family conventional	45 ft.										
Other residential	(1)	(1)	(1)	(1)	(1)						
Non-residential							100 ft.	150 ft.	200 ft.		200 ft.
Minimum Mean Lot Depth											
Min. Bldg. Site Frontage	45 ft.	50 ft.	50 ft.	50 ft.	25 ft.	50 ft.	50 ft.	100 ft.	100 ft.	25 ft.	100 ft.
Max. # DU's or Sq.Ft. per Building Site									1du (5)		1du (5)
Principal Building Setbacks:											
Front yard – Minimum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)	35 ft.	0	35 ft.	75 ft.	(8)	30 ft.
Front yard – Maximum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)					(8)	
Side yard – Minimum	0 or 3 ft.	0 or 3 ft.	0 or 3 ft.	0 or 3 ft.	0 or 3 ft.	10 ft.	0 or 3 ft.	10 ft.	25 ft.	(8)	15 ft.
Side yard – Maximum	25 ft. (6)	30 ft. (6)	30 ft. (6)	30 ft. (6)	25 ft. (6)					(8)	
Street side yard – Minimum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)	10 ft.	10 ft.	35 ft.	25 ft.	(8)	25 ft.
Street side yard – Maximum	(6) (20)	(6) (20)	(6) (20)	(6) (20)	(6) (20)					(8)	
Rear yard	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.	(8)	25 ft.
Residential district setback	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	100 ft. (3)		(8)	
Max. ISR	0.75	0.85	0.90	0.90	0.95	0.90	0.90	0.80	0.05	(8)	0.05
Max. Bldg. Height:											
Permitted	35 ft.	75 ft.	100 ft.	200 ft.	(7)	75 ft.	75 ft.	75 ft.	35 ft.		35 ft.
Conditional	75 ft.									(8)	

FIGURE 1: Table of Zoning District Regulations OUTSIDE the Traditional City. Use this table to determine district regulations that apply within each zoning District. For additional regulations for specific uses, see Chapter 58, Part 3. Numbers in parentheses refer to footnotes following the tables.

<i>Standards</i>	<i>R-1AA</i>	<i>R-1A</i>	<i>R-1</i>	<i>R-1N</i>	<i>R-2A</i>	<i>R-2B</i>	<i>R-3A</i>	<i>R-3B</i>	<i>R-3C</i>	<i>R-3D</i>
Gross Res. Density:										
Minimum								12 du/ac	12 du/ac	30 du/ac
Maximum	4.7 du/ac	5.7 du/ac	7.0 du/ac	8.0 du/ac	12 du/ac	16 du/ac	12 du/ac (9)	21 du/ac (9)	30 du/ac (9)	75 du/ac (9)
Non-Residential FAR:										
Minimum										
Maximum	0.2	0.25	0.30	0.30	0.30	0.30	0.30	0.30	0.35	0.35
Minimum Lot Area:										
1 family conventional	10000 sq. ft.	7700 sq. ft.	6000 sq. ft.	5500 sq. ft.	4400 sq. ft.	4000 sq. ft.	4400 sq. ft.	4000 sq.ft. (4)	3500 sq.ft. (4)	
2 family conventional					5500 sq. ft.	5000 sq. ft.	5500 sq. ft.	5000 sq. ft.	4500 sq. ft.	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	10000 sq. ft.	8250 sq. ft.	8250 sq. ft.	8250 sq. ft.	8250 sq. ft.	7500 sq. ft.	8250 sq. ft.	7500 sq. ft.	7500 sq. ft.	7500 sq. ft.
Minimum Mean Lot Width (11):										
1 family conventional	85 ft.	70 ft.	55 ft.	45 ft.	40 ft.	40 ft.	40 ft.	40 ft.	35 ft.	
2 family conventional					50 ft.	50 ft.	50 ft.	50 ft.	45 ft.	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	85 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.
Min. Mean Lot Depth	110 ft. (2)	110 ft. (2)	110 ft. (2)	110 ft. (2)	110 ft. (2)	100 ft. (2)	110 ft. (2)	100 ft. (2)	100 ft. (2)	100 ft. (2)
Min. Bldg. Site Frontage	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	45 ft.	40 ft.	35 ft.	35 ft.
Max. # DU's or Sq. Ft. per Building Site	1du (22)	1du (22)	1du (22)	1du (22)	2du					
Principal Building Setback (10,15):										
Front yard	30 ft. (2)	25 ft. (2)	25 ft. (2)	25 ft. (2)	25 ft. (2)	20 ft. (2)	25 ft. (2)	20 ft. (2)	15 ft.	10 ft.
Side yard	7.5 ft. (2)	7.5 ft. (2)	6 ft. (2)	5 ft. (2)	5 ft. (2)	5 ft. (2)	5 ft. (2)	5 ft. (2)	5 ft.	5 ft.
Street side yard	15 ft. (2)	15 ft. (2)	15 ft. (2)	15 ft. (2)	15 ft. (2)	15 ft. (2)	15 ft. (2)	15 ft. (2)	10 ft.	10 ft.
Rear yard	25 ft. (2)	25 ft. (2)	25 ft. (2)	25 ft. (2)	25 ft. (2)	25 ft. (2)	25 ft. (2)	25 ft. (2)	20 ft.	20 ft.
Residential district setback										
Max. ISR	.55 (2)	.55 (2)	.55 (2)	.55 (2)	0.55	0.60	0.60	0.70	0.80	0.85
Max. Bldg. Height:										
Permitted	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	40 ft.	45 ft.	55 ft.
Conditional								55 ft.	55 ft.	100 ft.

FIGURE 1: Table of Zoning District Regulations OUTSIDE the Traditional City. Use this table to determine district regulations that apply within each zoning district. For additional regulations for specific uses, see Chapter 58, Part 3. Numbers in parentheses refer to footnotes following the tables.

<i>Standards</i>	<i>MXD-1</i>	<i>MXD-2</i>	<i>O-1</i>	<i>O-2</i>	<i>O-3</i>	<i>MU-1</i>	<i>MU-2</i>
Gross Res. Density:							
Minimum	12 du/ac	30 du/ac		12 du/ac	30 du/ac	15 du/ac	30 du/ac
Maximum	21 du/ac (9)	75 du/ac	21 du/ac (9)	40 du/ac (2,9)	75 du/ac	30 du/ac (9)	75 du/ac
Conditional		200 du/ac			200 du/ac		200 du/ac
Non-Residential FAR:							
Minimum				0.30	0.40		0.40
Maximum	0.30	0.35 (9)	0.40	0.70 (9)	1.00 (9)	0.50 (9)	1.00 (9)
Minimum Lot Area:							
1 family conventional	4400 sq. ft. (4)	3500 sq. ft. (4)	4950 sq. ft. (4)	3500 sq. ft. (4)			
2 family conventional	5000 sq. ft.	4500 sq. ft. (4)	5500 sq. ft.	4500 sq. ft. (4)		4500 sq. ft. (4)	
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	7500 sq. ft.	7500 sq. ft.	8250 sq. ft.	7500 sq. ft.	7500 sq. ft.		
Minimum Mean Lot Width (11):							
1 family conventional	40 ft.	35 ft.	45 ft.	35 ft.			
2 family conventional	50 ft.	45 ft.	50 ft.	45 ft.			
Other residential	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Non-residential	75 ft.	75 ft.	75 ft.	75 ft.	75 ft.		
Min. Mean Lot Depth	110 ft. (2)	100 ft. (2)	110 ft.	100 sq. ft.	100 ft.		
Min. Bldg. Site Frontage	40 ft.	25 ft.	45 ft.	35 ft.	50 ft.	50 ft.	50 ft.
Max. # DU's or Sq. Ft. per Building Site							
Offices	(29)	(29)					
Commercial	(29)	(29)					
Principal Building Setback:							
Front yard	20 ft.	20 ft.	25 ft.	15 ft.	0 ft. (6)	min.= 0 ft. (6)	min.= 0 ft. (6)
Side yard	5 ft.	5 ft.	10 ft.	15 ft.	0 or 3 ft.	0 ft.	0 ft.
Street side yard	15 ft.	15 ft.	25 ft.	15 ft.	0 or 3 ft.	0 ft. (6)	0 ft. (6)
Rear yard	25 ft.	25 ft.	30 ft.	20 ft.	20 ft. (17)	20 ft.	20 ft.
Residential district setback						20 ft.	20 ft.
Max. ISR	.70	0.85	0.70	0.85	0.90	0.85	0.90
Max. Bldg. Height							
Permitted	35 ft.	100% Off. = 40 ft. Other = 55 ft.	35 ft.	75 ft. (2)	75 ft. (2)	35 ft.	100 ft.
Conditional		200 ft. (14)			200 ft.	75 ft.	

FIGURE 1: Table of Zoning District Regulations OUTSIDE the Traditional City. Use this table to determine district regulations that apply within each zoning district. For additional regulations for specific uses, see Chapter 58, Part 3. Numbers in parentheses refer to footnotes following the tables.

<i>Standards</i>	<i>AC-N</i>	<i>AC-1</i>	<i>AC-2</i>	<i>AC-3</i>	<i>IC</i>	<i>IG</i>	<i>IP</i>	<i>H</i>	<i>P</i>	<i>C</i>	<i>UR</i>
Gross Res. Density											
Minimum	15du/ac	20 du/ac	30 du/ac	30 du/ac							
Maximum	30 du/ac (9)	40 du/ac (9)	100 du/ac (9)	200du/ac (9)				1du/5ac		1du/5ac	1du/10ac
Non-Residential FAR											
Minimum		0.35 (21)	0.5 (21)	0.75 (21)							
Maximum	0.30 (9)	0.70 (9)	1.00 (9)	1.50 (9)	0.70	0.70	0.70	0.05	(8)	0.05	0.05
Minimum Lot Area											
1 family conventional								5ac		5ac	10ac
2 family conventional	4500 sq. ft.										
Other residential	(1)	(1)	(1)	(1)							
Non-residential						10000 sq. ft.	25000 sq. ft.				
Min. Mean Lot Width (11)											
1 family conventional								200ft		200ft	200ft
2 family conventional	45 ft.										
Other residential	(1)	(1)	(1)	(1)							
Non-residential						100 ft.	150 ft.	200ft		200ft	200ft
Min. Mean Lot Depth											
Min. Bldg. Site Frontage	45 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	100 ft.	100 ft.	25 ft.	100 ft.	100 ft.
Max. # DU's or Sq. Ft. per Building Site											
Offices	(29)	(29)									
Commercial	(29)	(29)									
Principal Building Setbacks (10,15)											
Front yard	0 ft. (6)	0 ft. (6)	0 ft. (6)	0 ft. (6)	35 ft. (3)	0 ft. (6)	35 ft. (3)	75 ft.	(8)	30 ft.	30 ft.
Side yard	0 or 3 ft.	0 or 3 ft.	0 or 3 ft.	0 or 3 ft.	10 ft.	0 or 3 ft.	10 ft.	25 ft.	(8)	15 ft.	15 ft.
Street side yard	0 ft. (6)	0 ft. (6)	0 ft. (6)	0 ft. (6)	10 ft.	10 ft.	35 ft. (3)	25 ft.	(8)	25 ft.	25 ft.
Rear yard	20 ft.	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	35 ft.	(8)	25 ft.	25 ft.
Res. dist. setback	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	100 ft. (3)		(8)		
Max. ISR	0.75	0.85	0.90	0.90	0.90	0.90	0.80	0.05	(8)	0.05	0.05
Max. Bldg. Height											
Permitted	35 ft.	75 ft.	100 ft.	200 ft.	75 ft.	75 ft.	75 ft.	35 ft.		35 ft.	35 ft.
Conditional	75 ft.								(8)		

FIGURE 2: Table of allowable uses in zoning districts **INSIDE** 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	AC-3A	H	CON	IC	IP	IG
RESIDENTIAL																								
Agriculture																					P	C		
Accessory Apts. (13)	P	P	P	P	P	P	P	P	P	P														
Accessory Cottage Dwellings (22)	P	P	P	P	P	P	P	P	P	P														
Assisted Living Facility		C	C	P	P	P	P	P	P				P	P	P	P	P	C	C					
Attached Dwellings			P	P	P	P		P	PA	P	P	C	P	P	P	P	P	C	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				P	P	P				P	P		P		P	P	C							
Conventional:																								
1 Family	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					P	P
21+ Clients										C	C	C	P	P	P	P	P	C						
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	P					
Group Housing:																								
Low Intensity			C	P	P	P	P	P	PA	C	C	C	P	P	P	P	P	C	C					
High Intensity				C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C					
Mobile Home				P	P								P			P	C							
Multi-Family (35)			P5	P	P	P	P	P	PA	P	P	P	P	P	P	P	P	P	P*					
Nursing Home				TC	TC	TC	C	C	P	P	P	P	P	C	P	P	C	C						
Res/Office Mixed (16)							PA	PA	P	P	P	P	P	P	P	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	PA				P	P	P	P	P	P*					P	P
Zero-Lot Line																								
1 Family	P	P	P	P	P	P		P	P	P	P													
Duplex		P	P	P	P	P		P	P	P	P		P		P	P	C							

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

FIGURE 2B.LDC

TRADITIONAL CITY

FIGURE 2: Table of allowable uses in zoning districts **INSIDE** 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	AC-3A	IC	IG	IP	P	H	C
NON-RESIDENTIAL																									
Adult Entertainment																						P	P		
Agriculture																									P
Child Day Care/Adult Day Care:																									
6-30 persons			C	C	P	P	P	P	PA	PA	P	P	P	P	P	P	P	P	P*	C			C		
31+ persons				C	C	C	C	C	PA	PA	P	P	P	P	P	P	P	P	P*	C			C		
Clubs, Civic									LC		LC		P	P	P	P	P	P	P*						
Communication Towers	(26)	(26)	(26)	(26)	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	C	P	P	CA	
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	C	P					
Dwelling Unit- Commercial									C			P	P	P	P	P	P	P	P						
Eating and Drinking (33)									LC		LC		P	P	P	P	P	P	P	P	TC				
Golf Courses	C	C	C	C	C	C	C	C	C	C	C													P	C
Hospitals/Clinics									C	C	C		P	P	P	P	P	P	P*						
Hotels/Motels											LC	LC	P	P	LC	C	P	P	P*	C			C		
Manufacturing/Processing:																									
Light																	C	P	C	P	P	P			
Heavy																						C			
Medical/Dental Labs									PA	PA	P	P	P	P	P	P	P	P	P*	P	P	P			
Office									PA	PA	P	P	P	P	P	P	P	P	P*	P	P	P			
Parking/Principal Use											C	C	C	C	C	C	C	C			P	P	P	C	
Public Passive Park																					P			P	P
PBU (27)	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P	P	P*	P	P	P	CA		
Personal Storage													C (31)								P				
Recreation, Outdoor																					P	TC			
Recreation, Indoor													P	P	C	P	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	C	P	P				
Neigh. Conv. Store	C	C	C	C	C	C	C	C	C	C	C	C			P										
Services:																									
Business								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Entertainment													P	P	C	P	P	P	P*	P	P	P			
Personal (32)											C	C	P	P	P	P	P	P	P	P	TC				
Intensive																	C	P	P*	P	P	P			
Major Vehicle																		C			P				
Automotive (30)													P	P	P	P	P	P	C	P	P	P			
School, High	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA	CA			C	PA	
School, Elem. & Middle	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	CA	CA	CA	CA	CA	CA				PA	
Shooting Range, Indoor																						P	P		
Shooting Range, Outdoor																			CA						
Temp. Labor (34)																						C			
Temp. Prof.									PA	P	P	P	P	P	P	P	P	P	P*	P	P	P			
Warehouse/Showroom																	P	P	C	P	P	P			
Whole Blood Facilities																C	C	C	C		C				
Wholesale/Warehouse																		P		P	P	P			
Vertiports																C	C	C	C		C	C			

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

FIGURE 2: 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	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)			P5	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	C	P	P	C						
Res./Office Mixed								PA	PA	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													
2 Family		P	P	P	P	P		P	P	P	P		P											

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

FIGURE 2D.LDC

CITY

FIGURE 2: 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	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					
Parking/Principal Use											C	C	P	P	C	P	P	P	P	P	P	C				
Public Passive Park																				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						
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							
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 (32)													P	P	P	P	P	P	P	TC						
Intensive																C	P	P	P	P						
Major Vehicle																		C		P						
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	P				
School, Elem. & Middle	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	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.

PERMITTED USES

Footnotes (Sect. 58.110)

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 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 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.

PERMITTED USES

Footnotes (continued)

(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 Adult Congregate 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

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.

PERMITTED USES

Footnotes (continued)

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.
P*	Permitted Use, but certain restrictions apply within the Mandatory Ground Floor Commercial Use area. See Chapter 58, Part 6B.
PA	Permitted Use, Appearance Review is required.
LC	Conditional Use for historic landmark only.
PS	Permitted Use, but distance separation requirements apply.
()	Footnote reference.