

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY**
2 **OF ORLANDO, FLORIDA, RELATING TO THE LOW**
3 **INTENSITY OFFICE-RESIDENTIAL ZONING**
4 **DISTRICT; AMENDING FIGURE-1B.LDC, TABLE OF**
5 **ZONING DISTRICT REGULATIONS INSIDE AND**
6 **OUTSIDE OF THE TRADITIONAL CITY OF THE**
7 **ORLANDO CITY CODE, TO AMEND THE SETBACK**
8 **AND MINIMUM LOT WIDTH REQUIREMENTS FOR**
9 **LOW INTENSITY OFFICE-RESIDENTIAL USES;**
10 **PROVIDING FOR SEVERABILITY, CODIFICATION,**
11 **CORRECTION OF SCRIVENER'S ERRORS, AND AN**
12 **EFFECTIVE DATE.**

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14 **WHEREAS**, section 163.3202(1), Florida Statutes, requires that the city of Orlando, Florida
15 (the "City"), adopt or amend and enforce land development regulations that are consistent with and
16 implement the city's adopted comprehensive plan; and
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18 **WHEREAS**, section 163.3202(3), Florida Statutes, encourages the use of innovative land
19 development regulations and requires that all land development regulations be combined into a single
20 land development code for the city; and
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22 **WHEREAS**, from time to time, amendments and revisions to the city's adopted comprehensive
23 plan (the "Growth Management Plan"), progress in the field of planning and zoning, or changes to state
24 law make it necessary or desirable to amend the land development regulations of the city; and
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26 **WHEREAS**, at its regularly scheduled meeting of September 15, 2020, the Municipal Planning
27 Board recommended to the Orlando City Council that the provisions of this ordinance are consistent
28 with the applicable provisions of the city's adopted Growth Management Plan, are in the best interest
29 of the public health, safety, and welfare, are in harmony with the purpose and intent of the Land
30 Development Code of the City of Orlando, Florida (the "Land Development Code"), will not result in
31 disorderly and illogical development patterns, and will not result in incompatible land uses; and
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33 **WHEREAS**, the Orlando City Council hereby finds and determines that this ordinance is
34 consistent with the applicable provisions of the city's adopted Growth Management Plan, is in the best
35 interest of the public health, safety, and welfare, is in harmony with the purpose and intent of the city's
36 Development Code, will not result in disorderly and illogical development patterns, and will not result in
37 incompatible land uses; and
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39 **WHEREAS**, Chapter 58 of the Code of the City of Orlando establishes the requirements for the
40 Low Intensity Office-Residential zoning district ("O-1"); and
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42 **WHEREAS**, the O-1 zoning district provides for flexibility in building and site design in locations
43 where a mixture of offices and housing is desired; and
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45 **WHEREAS**, in order to encourage the development of residential uses in the O-1 district, the
46 City wishes to amend the setback and lot width requirements; and
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48 **WHEREAS**, the Orlando City Council hereby finds and declares that this ordinance is in the
49 best interest of the public health, safety, and welfare; and
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51 **NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF**
 52 **ORLANDO, FLORIDA, AS FOLLOWS:**

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 54 **SECTION 1. CHAPTER 58, PART 1B, FIGURE-1B.LDC (Table of Zoning District**
 55 **Regulations Inside [and Outside of] the Traditional City ("T. City")) - MXD-1; MXD-2; O-1; O-2;**
 56 **O-3; MU-1; MU-2., Code of the City of Orlando, Florida, is hereby amended as follows:**

57 **1B. – ZONING TABLES**

58 ****

59 **FG-1B.LDC - (Table of Zoning District Regulations Inside [and Outside of] the**
 60 **Traditional City ("T. City")) - MXD-1; MXD-2; O-1; O-2; O-3; MU-1; MU-2Sec. 58.1152. -**
 61 **Permitted Uses of Nonconforming Lots.**

62 FIGURE 1: Table of Zoning District Regulations. Use this table to determine district regulations that
 63 apply within each zoning district (includes districts inside and outside of the Traditional City ("T.
 64 City")). For additional regulations for specific uses, see Chapter 58, Parts 3 and 4. Numbers in
 65 parentheses refer to footnotes following the tables.

Standards	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2
Gross Res. Density (du/ac):							
Minimum	12	30		12	30	15	30
Maximum	21 (9)	75 (9)	21 (9)	40 (9)	75 (9)	30 (9)	75 (9)
Max. Single Family, Tandem and Duplex FAR (16)	0.50	0.50	0.50	0.50		.50	
Non-Residential FAR:							
Minimum				0.30	0.40		0.40 (21)
Maximum	0.30	0.35	0.40 (9)	0.70 (9)	1.00 (9)	0.50 (9)	1.00 (9)
Minimum Lot Area (sq. ft.)(2):							
Single family	4000		4500 (4)				

ORDINANCE NO. 2020-67

Standards	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2
Single Family (outside T. City)	4400	3500 (4)	4950	3500 (4)			
Duplex or Tandem (12)	5000	4500 (4)	5500	4500 (4)		4500 (4)	
Non-residential (inside T. City)	7500	7500	5500	7500	7500		
Non-residential (outside T. City)	7500	7500	8250	7500	7500		
Minimum Mean Lot Width (ft.)(11):							
Single family	40	35	45	35			
Duplex or Tandem	50	45	50	45			
Non-residential (inside T. City)	75	75	55 <u>50</u>	75	75		
Non-residential (outside T. City)	75	75	75	75	75		
Min. Mean Lot Depth (ft.)							
Inside Traditional City	100 (2)	100 (2)	100				
Outside Traditional City	110 (2)	100 (2)	110	100	100		
Min. Bldg. Site Frontage (ft.)	40	25	45	35	50	50	50
Max. # DU's or Sq. Ft. per Building Site:	(29)	(29)					

ORDINANCE NO. 2020-67

Standards	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2
Principal Building Setbacks (ft.) (10, 15)							
Front yard - Minimum (18)	20	20	25	15	0 (6)	0 (6)(20)	0 (6)(20)
Front yard - Maximum (inside T. City)					10 (6)	(6)(20)	(6)(20)
Side yard - Minimum	5	5	15 total (5 on one side) <u>5</u>	5 (T. City) 15 (City)	0 or 3	0 or 3	0 or 3
Side yard - Maximum (inside T. City)					25	25 (38)	25 (38)
Street side yard - Minimum	15	15	25 <u>15</u>	15	0 or 3 (6)	0 (6)(20)	0 (6)(20)
Street side yard - Maximum (inside T. City)					10 (6)	(6)(20)	(6)(20)
Rear yard	25	25	30 <u>25</u>	20	20 (17)	20	20
Residential district setback						20	20
Max. ISR	.70	0.85	0.70	0.85	0.90	0.85	0.90
Max. Bldg. Height (ft.):							
Inside Traditional City	35	100% Off. = 40	30	75 (2)	75 (2)	35	100

ORDINANCE NO. 2020-67

Standards	MXD-1	MXD-2	O-1	O-2	O-3	MU-1	MU-2
		Other = 55					
Outside Traditional City	35		35	75	75	35	100
Conditional		200 (14)			200	75	

SECTION 2. CODIFICATION. The city clerk and the city attorney shall cause the Code of the City of Orlando, Florida, to be amended as provided by this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary, to facilitate the finding of the law.

SECTION 3. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

SECTION 4. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 5. EFFECTIVE DATE. This ordinance takes effect upon adoption.

DONE, THE FIRST READING, by the City Council of the City of Orlando, Florida, at a regular meeting, the _____ day of _____, 2020.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Orlando, Florida, by the city clerk of the City of Orlando, Florida, the _____ day of _____, 20__.

DONE, THE SECOND READING AND PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Orlando, Florida, at a regular meeting, the _____ day of _____, 2021.

BY THE MAYOR OF THE CITY OF ORLANDO,
FLORIDA:

Mayor

ATTEST, BY THE CLERK OF THE
CITY COUNCIL OF THE CITY OF
ORLANDO, FLORIDA:

City Clerk

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ORDINANCE NO. 2020-67

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Print Name

THIS ORDINANCE DRAFTED BY AND
APPROVED AS TO FORM AND LEGALITY
FOR THE USE AND RELIANCE OF THE
CITY OF ORLANDO, FLORIDA:

Assistant City Attorney