

# PLANNING - PLACE TYPES

*Established Growth Sector*



## CENTERS

- Regional Center
- Urban Center
- **Neighborhood Center**
- Rural Center (Village)



## CORRIDORS

- Urban Corridor
- Main Street Corridor
- **Suburban Corridor**
- Rural Corridor

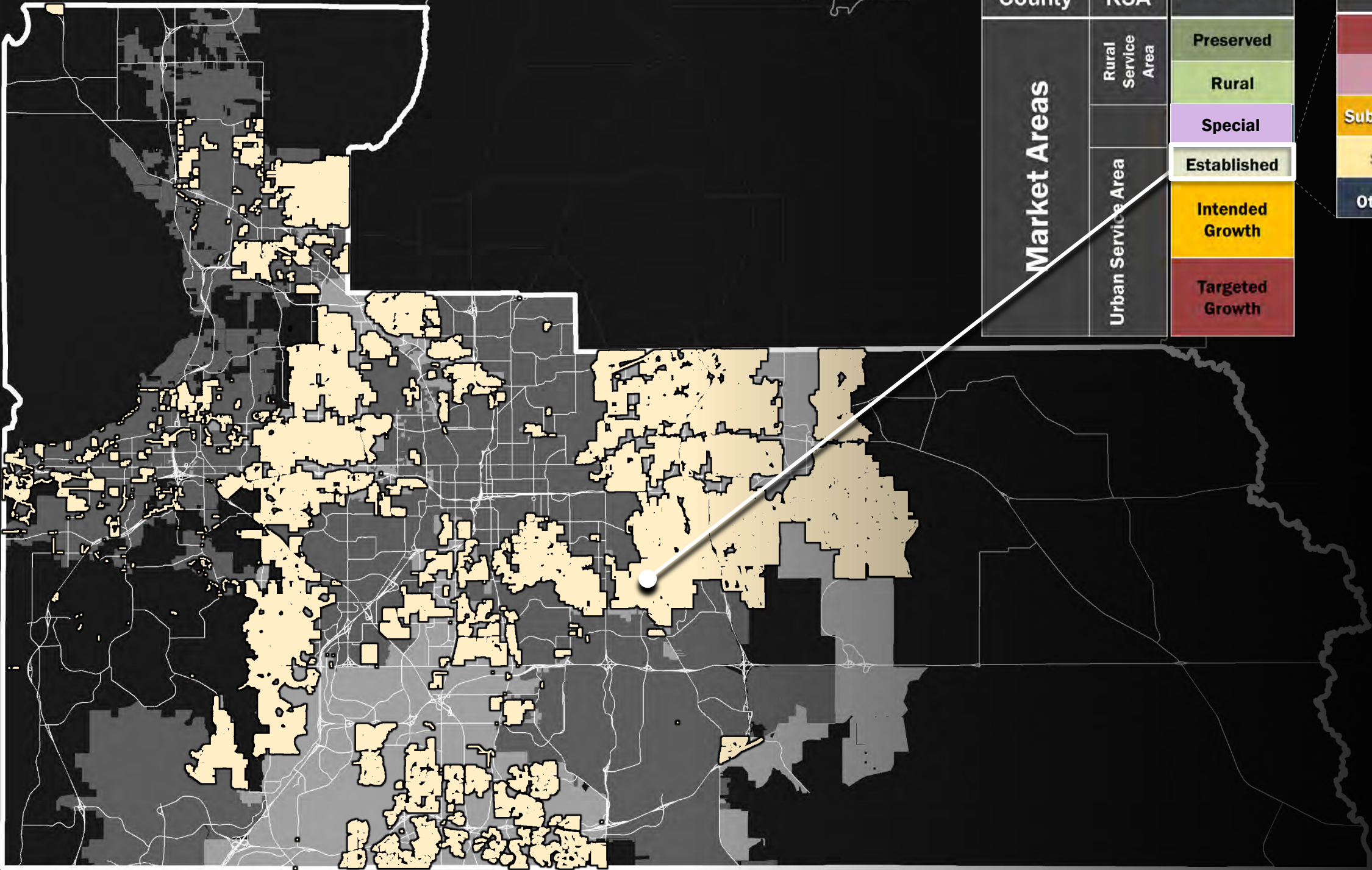


## NEIGHBORHOODS

- Traditional Neighborhood
- **Suburban Neighborhood**
- **Suburban Mixed Neighborhood**
- Conservation Neighborhood

# PLANNING SECTORS

*Established* Growth Sector – 2050 Growth Strategy



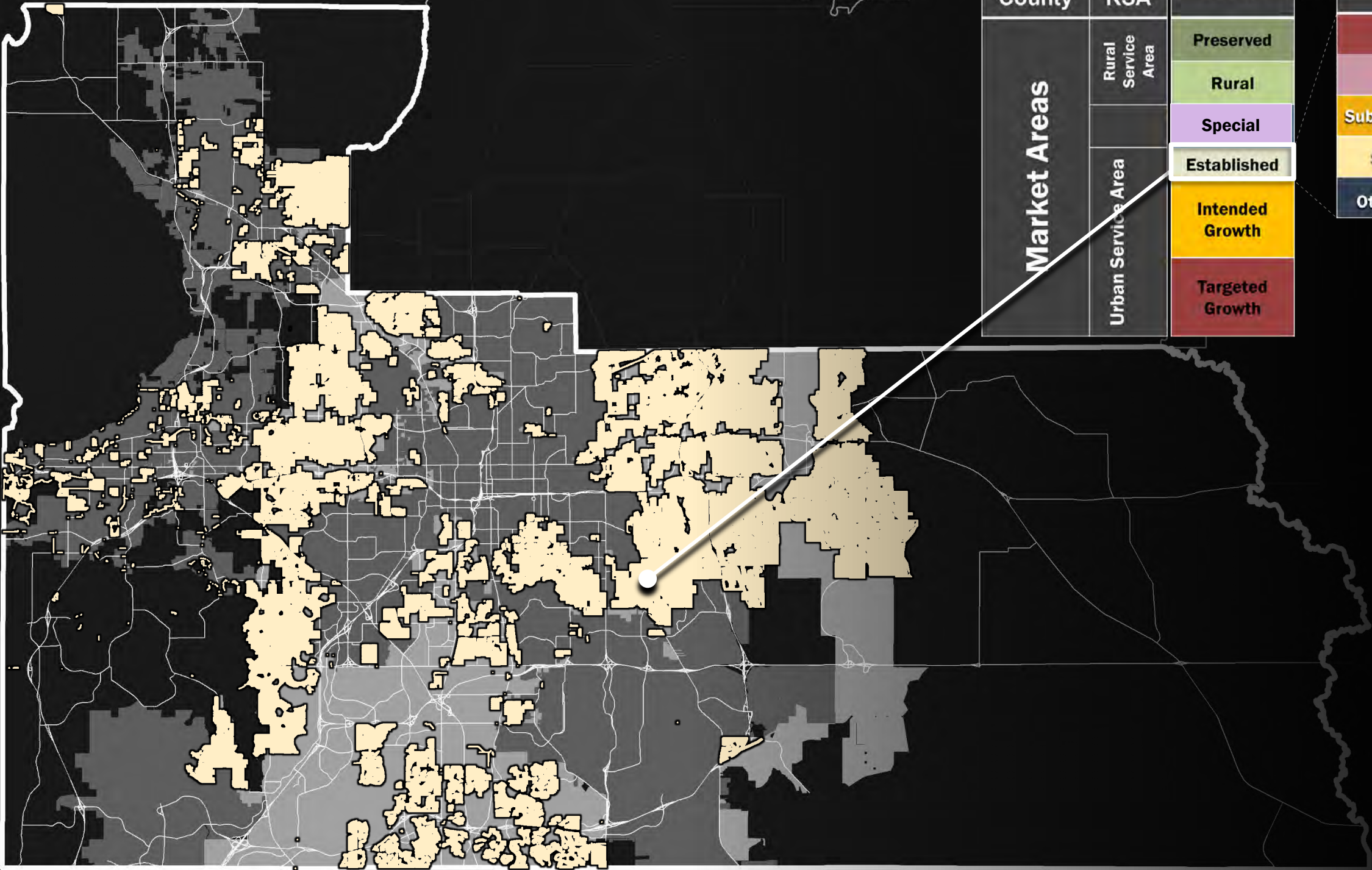
Orange County	USA/ RSA	Sector
Market Areas	Rural Service Area	Preserved
		Rural
	Urban Service Area	Special
		Established
		Intended Growth
		Targeted Growth

Place Types
Neighborhood Center
Suburban Corridor
Suburban Mixed Neighborhood
Suburban Neighborhood
Other/Special Place Types*



# PLANNING SECTORS

*Established* Growth Sector – 2050 Growth Strategy



Orange County	USA/ RSA	Sector
Market Areas	Rural Service Area	Preserved
		Rural
	Urban Service Area	Special
		Established
		Intended Growth
		Targeted Growth

Place Types	Density (DU/Acre)
Neighborhood Center	20
Suburban Corridor	12
Suburban Mixed Neighborhood	12
Suburban Neighborhood	6
Other/Special Place Types*	n/a



Description and Purpose

Suburban Mixed Neighborhoods primarily consist of areas where a mix of single family detached homes and single family attached homes (townhomes) are provided, and where public water, wastewater and in some locations reclaimed water service is available or planned.

Suburban Mixed Neighborhoods provide greater opportunities for infill development where missing middle housing types may be constructed to help satisfy the County's need for more affordable or attainable housing stock.

Residential blocks of single-family detached units and accessory dwellings, interspersed with mixed blocks of missing middle housing. Mixed blocks of house-scaled buildings.



Desired Land Use Mix & Transects

Residential	T4, T3, T1, SZ Civic, existing PD's
Civic	5% (SZ-Civic)
Public Open Space/ Recreation	10% (SZ-Open)

Mobility

FDOT Context	C3, C4
Street Types	Parkway, Avenue, Main Street, Local
Non-Vehicular Mobility	Pedestrian facilities on both sides of the street, bike lanes and bike racks or bikeways, and trails.
Transit	Transit may be available.

Land Development Policies

Land Uses	Residential blocks of single-family detached units and accessory dwellings, interspersed with mixed blocks of missing middle housing.
Development Density/Intensity	Maximum of 12 du/ac.
Pedestrian Shed	Short (1/8 mile).
Open Space and Tree Canopy	30% <sup>(1)</sup> for developments > 1 acre Reduced by 10% for developments < 1 and >0.2 acres, and another 10% for developments <0.2 acre
Main Civic Space	Square or Green
Sewage Treatment	Centralized sewage treatment available; connection to central water and sewer is required.
Stormwater Treatment	See Table XX: LID techniques by Transect.

Design Characteristics

Building Placement	Building facades of mixed use uses are set close to sidewalks. Residential facades may be set back from the street.
Building Frontage	Mixed use and buildings have shop fronts at street level; Residential buildings typically have stoops, porches or balconies
Building Height	Up to 3 stories.
Impervious Coverage	n/a.
Access	Direct street access; alleys and shared access
Parking <sup>(2)</sup>	1 space for 1 bedroom and larger; 0.5 spaces for studio, accessory unit; Garages are located behind the front façade, at the rear of the lot or under the building.

Notes

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# NBHD CENTER & SUBURBAN MIXED

AREA OVERVIEW (EXAMPLE)





# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED

## **NEIGHBORHOOD CENTER**

**DENSITY/INTENSITY: 12 du/ac**

**BUILDING HEIGHT :3-1/2 STORIES**

**OPEN SPACE = 30% MIN**

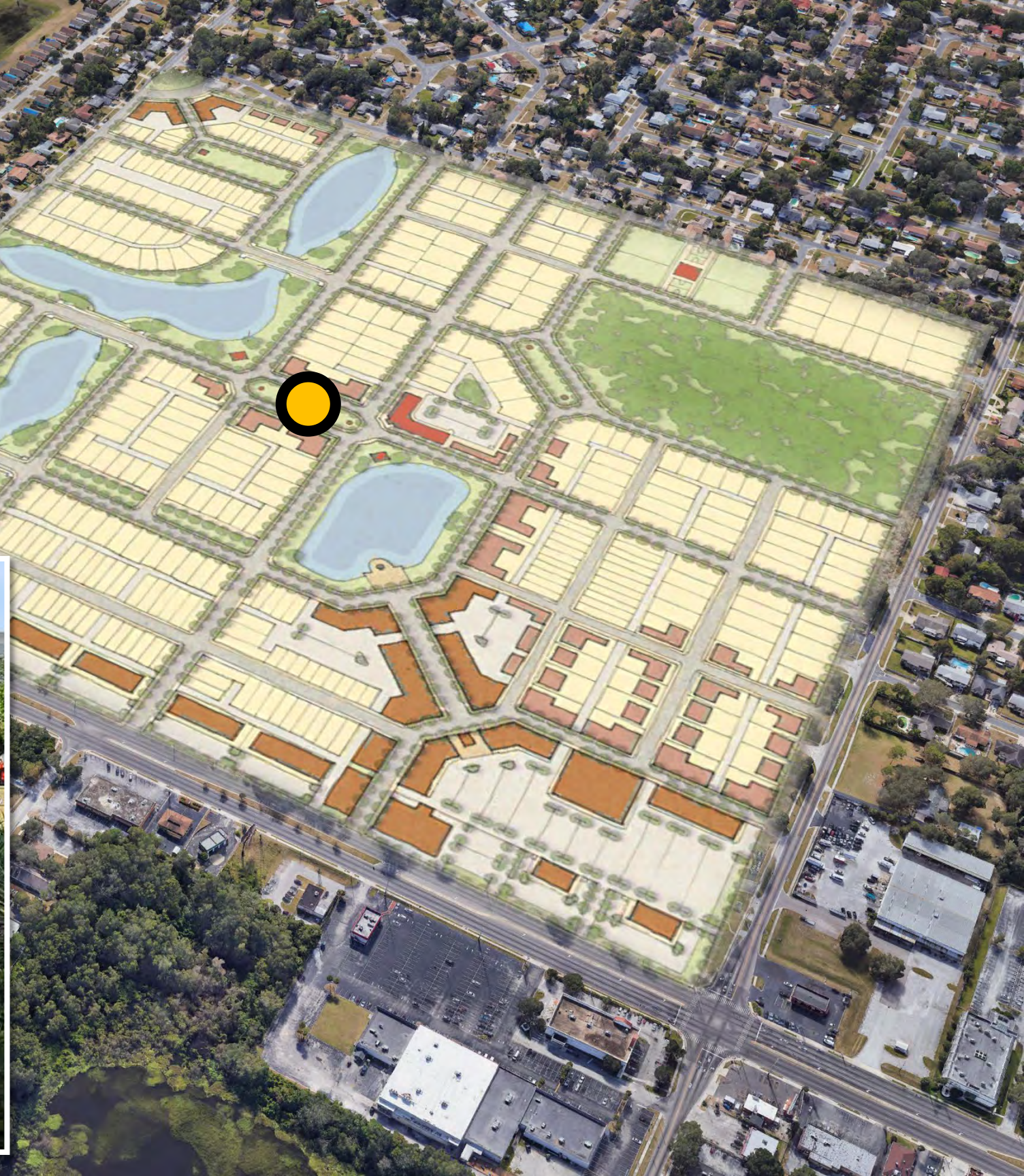
**MISSING MIDDLE**



# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED

CREATE / REINFORCE A SENSE OF PLACE





# SUBURBAN MIXED NEIGHBORHOOD

ILLUSTRATIVE 3D MODEL

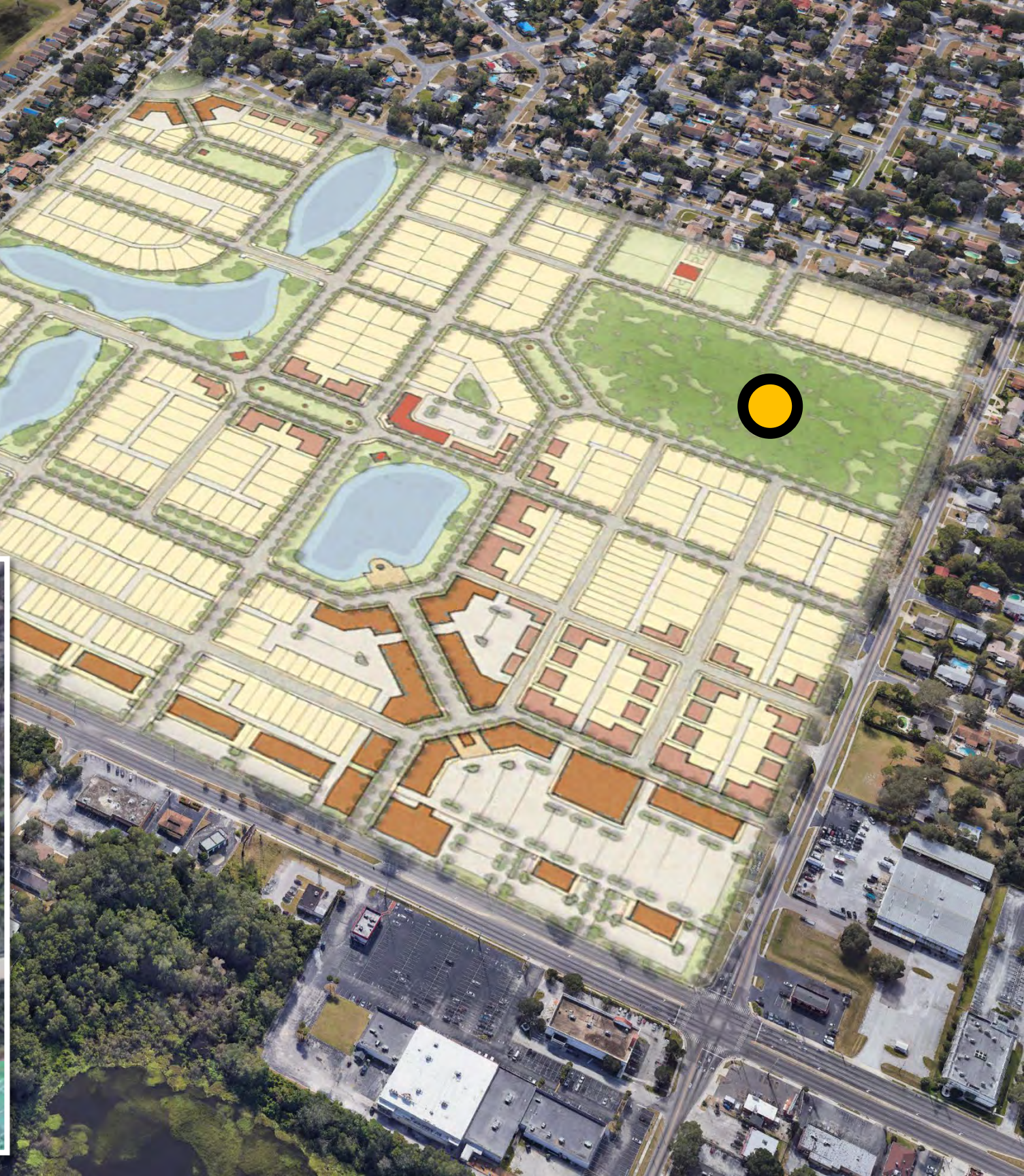
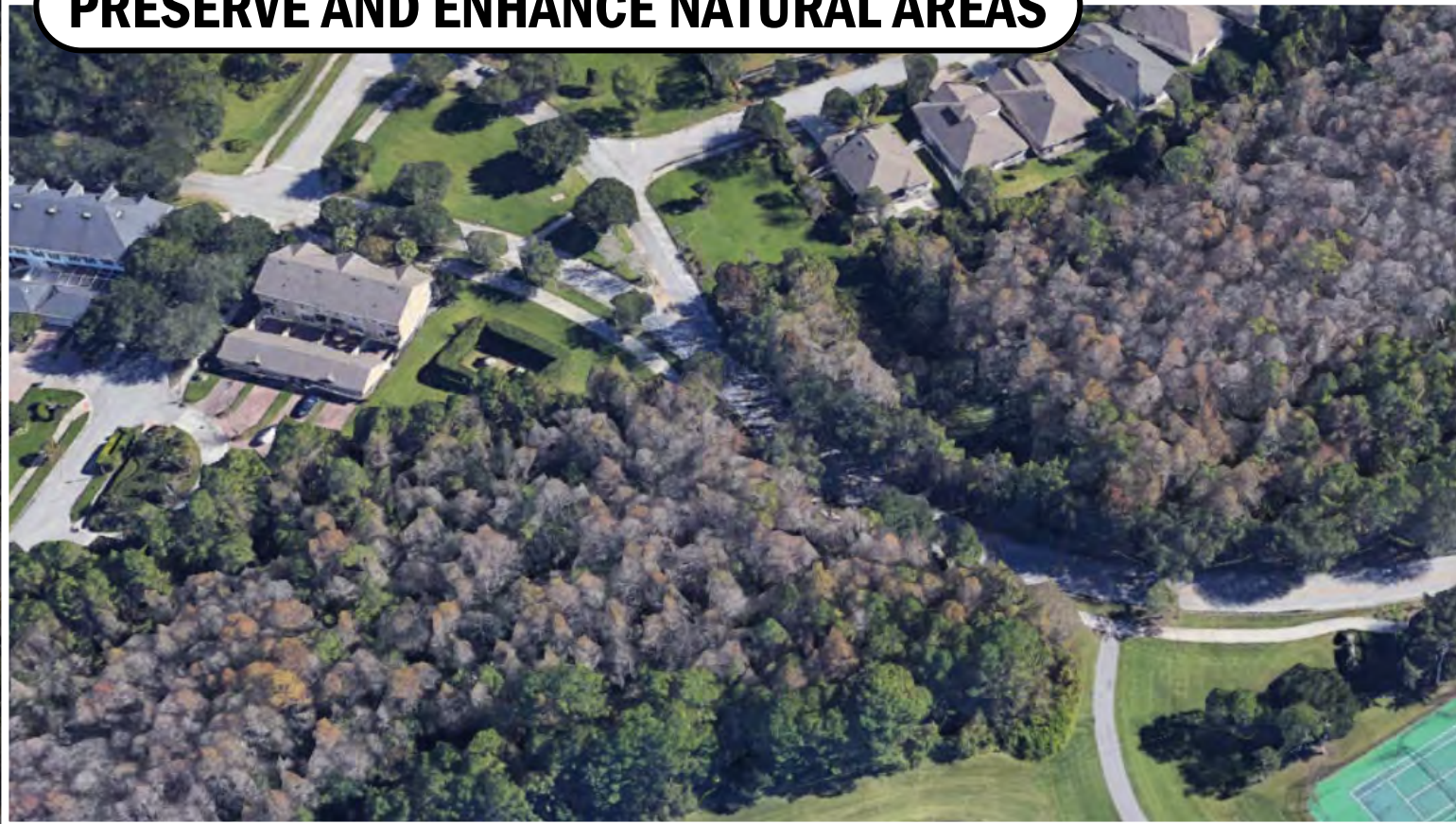




# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED

PRESERVE AND ENHANCE NATURAL AREAS

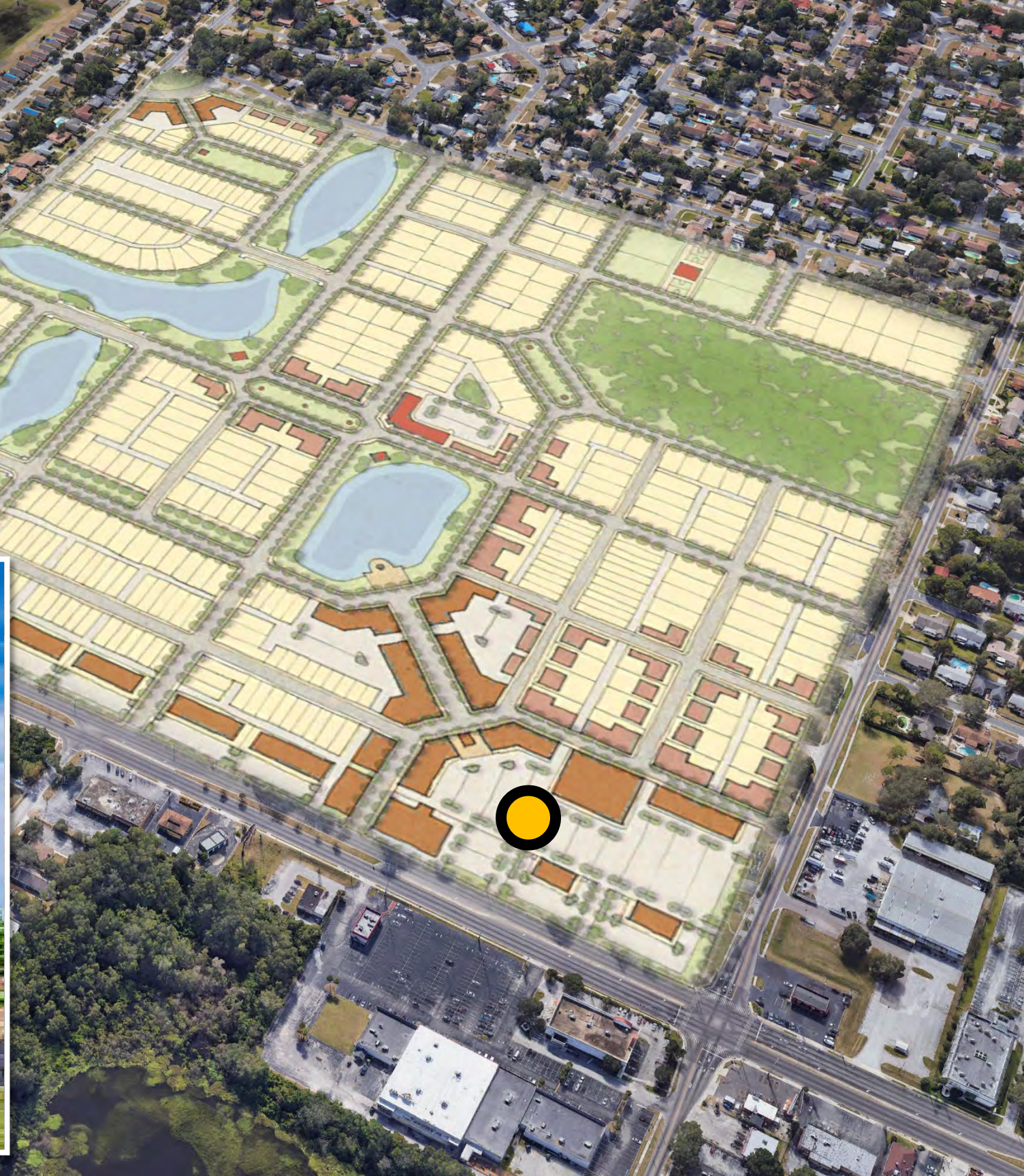




# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED

RETROFIT EXISTING SUBURBAN STRIP MALLS





# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED

USE STORMWATER TO ENHANCE PUBLIC SPACES





# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED

IMPROVE LOCAL NETWORK CONNECTIVITY

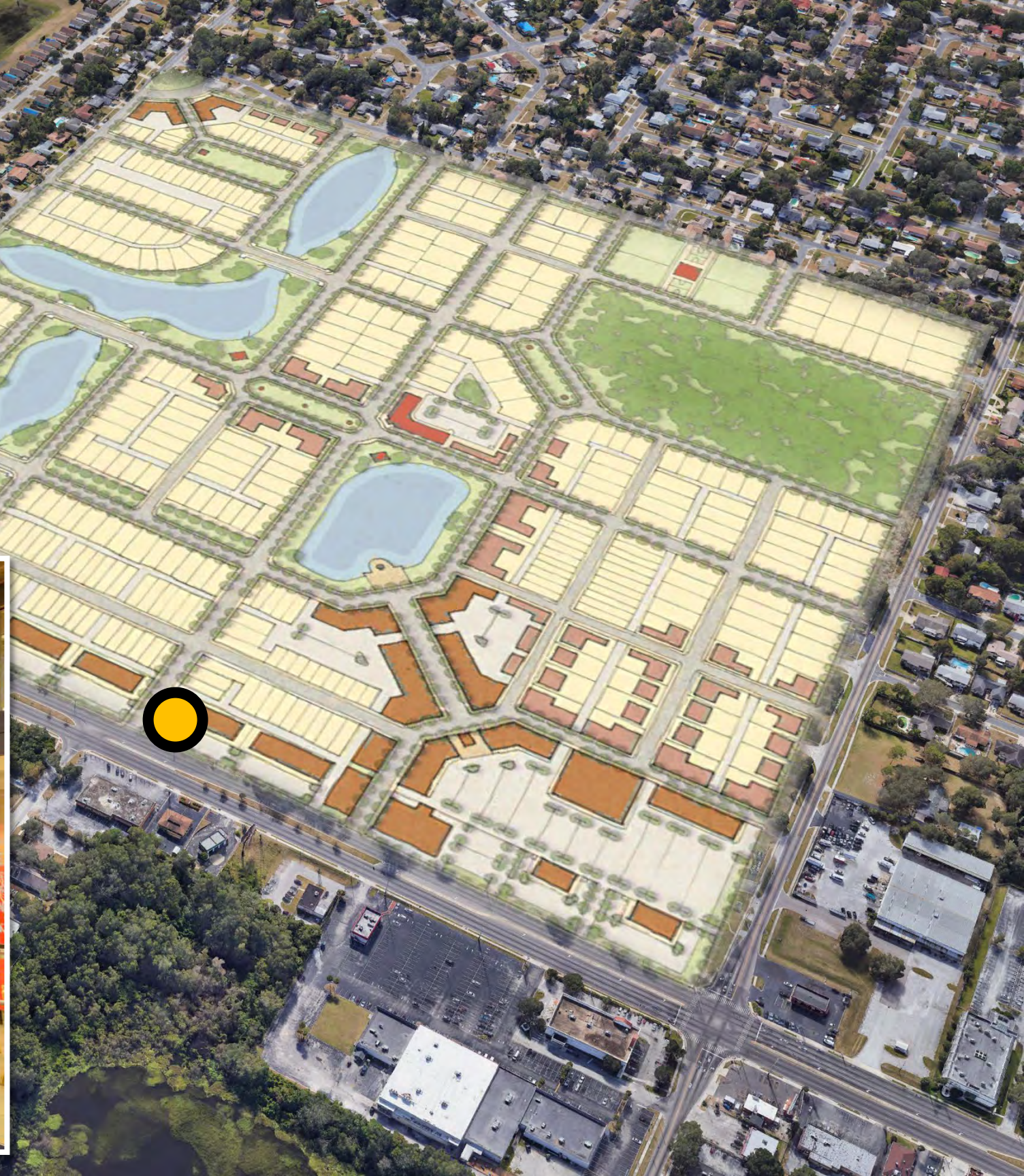
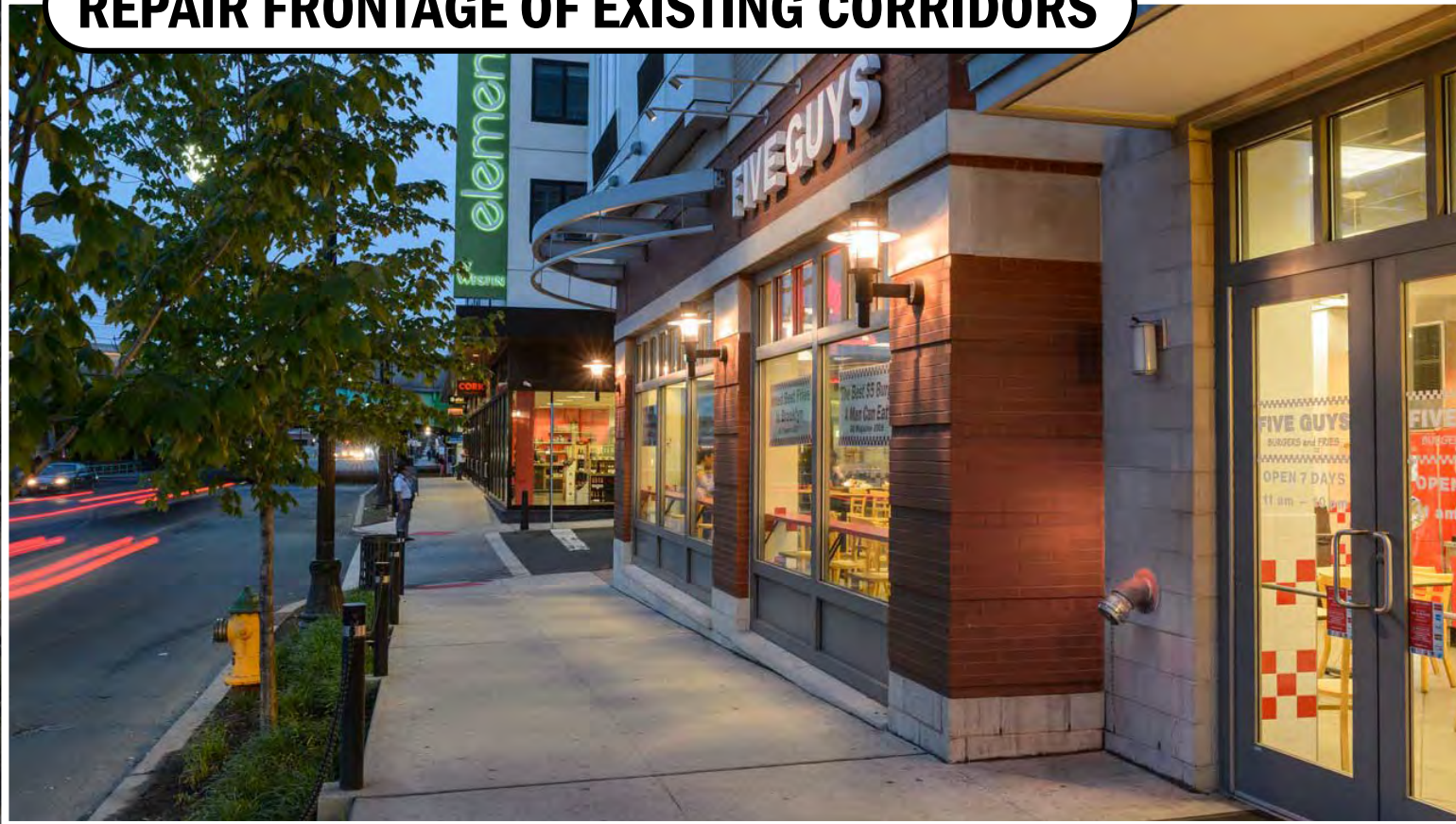




# PLACEMAKING STRATEGIES

## NEIGHBORHOOD CENTER & SUBURBAN MIXED

REPAIR FRONTAGE OF EXISTING CORRIDORS



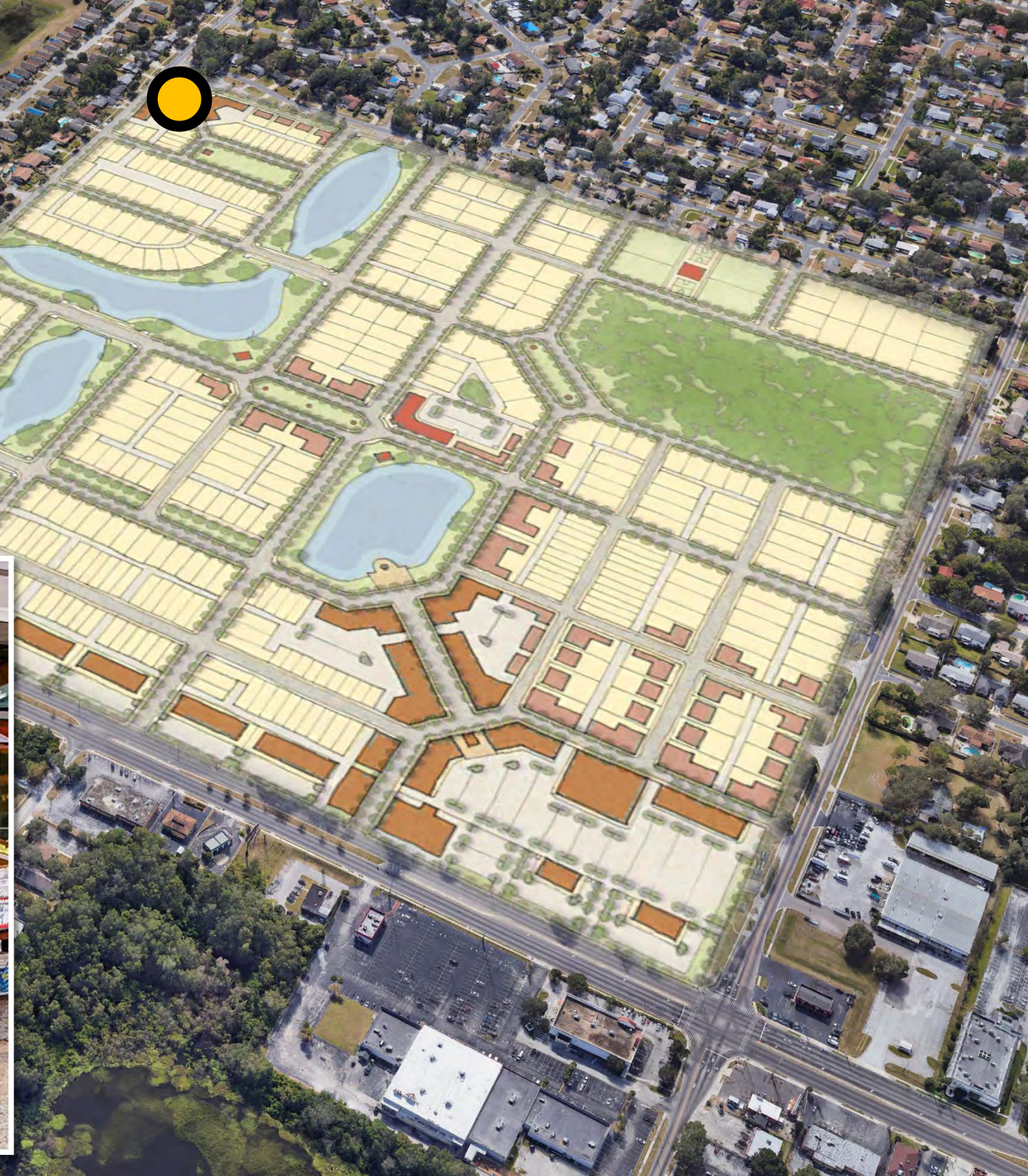


# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED



## NEIGHBORHOOD-SCALE COMMERCIAL NODES





# PLACEMAKING STRATEGIES

NEIGHBORHOOD CENTER & SUBURBAN MIXED

PLAN FOR HOUSING DIVERSITY





# SUBURBAN MIXED NEIGHBORHOOD

ILLUSTRATIVE 3D MODEL





# MISSING MIDDLE HOUSING

## *Implementation*

December 2019- Housing for All 10-Year Action Plan accepted by Orange County BCC

Recommendations and mechanisms to:

- Remove Regulatory Barriers and Introduce
- New Policies – **Missing Middle Housing**
- Target Areas of Access and Opportunity
- Engage the Community and Industry
- Create New Financial Resources



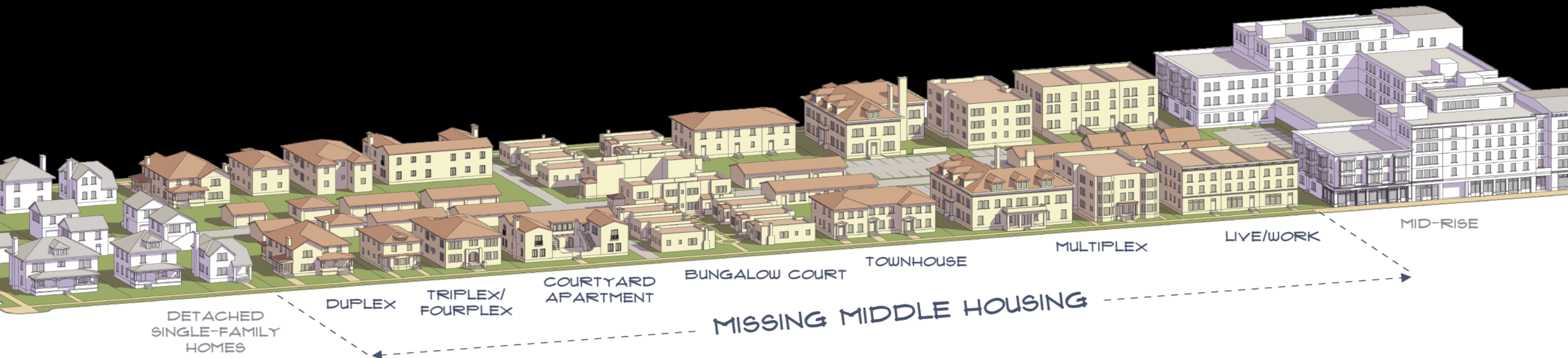


# PLANNING SECTORS

## *Established Growth Sector – Missing Middle*

### “Missing Middle” Housing Strategy

- Orange County needs a **diverse housing stock** that includes a **range of housing options** and **price points**
- This strategy sets up **incentives to fill the gap** between single-family housing and mid-rise construction
- **Compatibility** can be achieved when building or renovating **Missing Middle** building types
- Improves **affordability** by **increasing the overall supply of housing** and make **less-expensive housing options available** within the Established Sector of the County





# PLANNING SECTORS

*Established* Growth Sector – Missing Middle

Suburban Neighborhood



DETACHED  
SINGLE-FAMILY  
HOMES



Description and Purpose

Suburban Neighborhoods primarily consist of single family detached and attached (townhome) residential housing units in existing conventional subdivisions, and where public water, wastewater and in some locations reclaimed water service is available or is planned.

Undeveloped or underdeveloped areas within Suburban Neighborhoods may also be used to accommodate new single family residential infill development, including affordable or attainable “missing middle” housing types.

Density bonuses may be granted by the Board of County Commissioners for projects that provide affordable and/or attainable housing units and that would result in compatible single-family development.



Desired Land Use Mix & Transects

Residential	T3, T1, SZ Civic, <u>existing</u> PD's
Civic	(SZ-Civic)
Public Open Space/ Recreation	10% (SZ-Open)

Mobility

FDOT Context	C3
Street Types	Parkway, Avenue, Local
Non-Vehicular Mobility	Pedestrian facilities on both sides of the street; Greenways, trails, bikeways or bike lanes.
Transit	Transit service may be available.

Land Development Policies

Land Uses	Residential blocks of single-family detached units and accessory dwellings.
Development Density/Intensity	Maximum of 6 du/ac with low to medium intensity of development.
Pedestrian Shed	Short (1/8 mile).
Open Space and Tree Canopy	30% <sup>(1)</sup> for developments > 1 acre Reduced by 10% for developments < 1 and >0.2 acres, and another 10% for developments <0.2 acre
Main Civic Space	Square or Green
Sewage Treatment	Centralized sewage treatment generally available; connection to central water and sewer is typically required.
Stormwater Treatment	See Table XX: LID techniques by Transect.

Design Characteristics

Building Placement	Building facades are set back from the street; Accessory dwellings and buildings at the rear; Recessed garages are encouraged.
Building Frontage	Residential buildings may have porches; At least one entrance faces the primary street.
Building Height	Up to 2 stories.
Impervious Coverage	n/a.
Access	Individual driveways
Parking <sup>(2)</sup>	1 space for 1 bedroom and larger; 0.5 spaces for studio, accessory unit; Garages should be located behind the front façade or at the rear of the lot

Notes

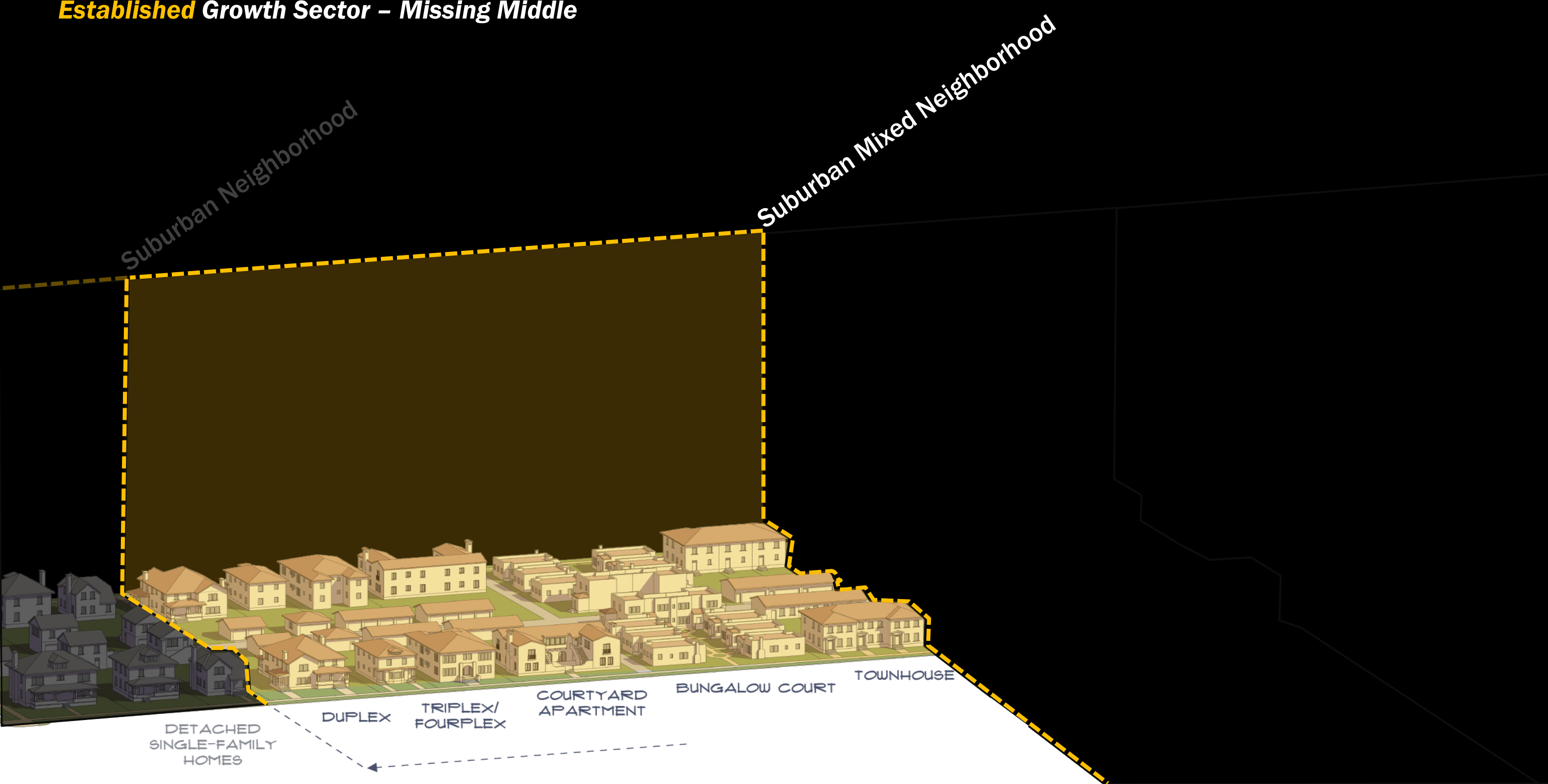
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Notes



# PLANNING SECTORS

*Established* Growth Sector – Missing Middle





Description and Purpose

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Residential blocks of single-family detached units and accessory dwellings, interspersed with mixed blocks of missing middle housing. Mixed blocks of house-scaled buildings.



Desired Land Use Mix & Transects

Residential	T4, T3, T1, SZ Civic, existing PD's
Civic	5% (SZ-Civic)
Public Open Space/ Recreation	10% (SZ-Open)

Mobility

FDOT Context	C3, C4
Street Types	Parkway, Avenue, Main Street, Local
Non-Vehicular Mobility	Pedestrian facilities on both sides of the street, bike lanes and bike racks or bikeways, and trails.
Transit	Transit may be available.

Notes

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Land Development Policies

Land Uses	Residential blocks of single-family detached units and accessory dwellings, interspersed with mixed blocks of missing middle housing.
Development Density/Intensity	Maximum of 12 du/ac.
Pedestrian Shed	Short (1/8 mile).
Open Space and Tree Canopy	30% <sup>(1)</sup> for developments > 1 acre Reduced by 10% for developments < 1 and >0.2 acres, and another 10% for developments <0.2 acre
Main Civic Space	Square or Green
Sewage Treatment	Centralized sewage treatment available; connection to central water and sewer is required.
Stormwater Treatment	See Table XX: LID techniques by Transect.

Notes



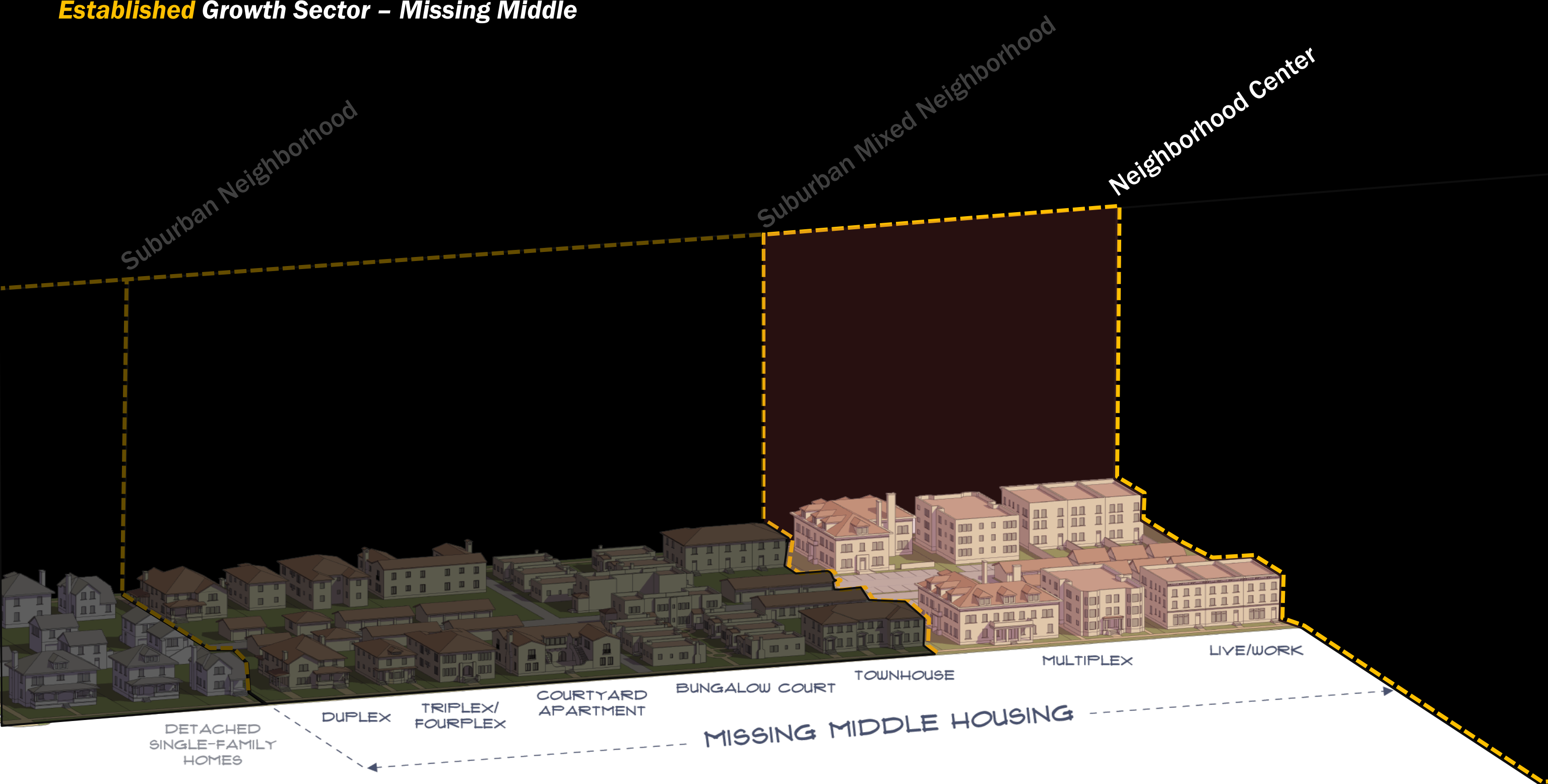
Design Characteristics

Building Placement	Building facades of mixed use uses are set close to sidewalks. Residential facades may be set back from the street.
Building Frontage	Mixed use and buildings have shop fronts at street level; Residential buildings typically have stoops, porches or balconies
Building Height	Up to 3 stories.
Impervious Coverage	n/a.
Access	Direct street access; alleys and shared access
Parking <sup>(2)</sup>	1 space for 1 bedroom and larger; 0.5 spaces for studio, accessory unit; Garages are located behind the front façade, at the rear of the lot or under the building.



# PLANNING SECTORS

*Established* Growth Sector – Missing Middle





# PLANNING SECTORS

*Established* Growth Sector – Missing Middle





# MISSING MIDDLE HOUSING



*Cottages*



*Courtyard Home*



*Duplex*



*Bungalow Court*



*Townhouses*



*Live/Work*



Description and Purpose

Suburban Corridors are located along designated segments of arterial roadways in the Targeted and Established Growth Sectors where historical development patterns primarily reflect low-rise commercial and office buildings with scattered residential uses, but where ample infill development and redevelopment opportunities exist.

Although some Suburban Corridors have been developed with auto-dependent uses and may lack ideal access to public transit, they serve as an essential link between centers and neighborhoods while providing a linear mix of land uses.

Direct vehicular access to and from Suburban Corridors typically exist, but newly constructed frontage roads with on-street parking and other visually oriented streetscape amenities are encouraged within large infill and redevelopment sites.



Desired Land Use Mix & Transects

Residential	T5, T4, T3, T1, SZ Civic, <u>existing PD's</u>
Civic	(SZ-Civic)
Public Open Space/ Recreation	10% (SZ-Open)

Mobility

FDOT Context	C4 or C3
Street Types	Parkway, Boulevard, Avenue
Non-Vehicular Mobility	Pedestrian facilities on both sides of the street, bike lanes and bike racks
Transit	Transit service may be available.

Land Development Policies

Land Uses	Commercial, office and compatible light industrial; Multi-family, and multi-family above first floor in mixed use buildings
Development Density/Intensity	Maximum of 12 du/ac with low to moderate intensity development
Pedestrian Shed	Short (1/8 mile).
Open Space and Tree Canopy	30% <sup>(1)</sup> for developments > 1 acre Reduced by 10% for developments < 1 and >0.2 acres, and another 10% for developments <0.2 acre
Main Civic Space	Square or Green
Sewage Treatment	Centralized sewage treatment generally available; connection to central water and sewer is typically required.
Stormwater Treatment	See Table XX: LID techniques by Transect.

Design Characteristics

Building Placement	Building facades are set back from the street; Accessory dwellings and buildings at the rear; Recessed garages are encouraged.
Building Frontage	Building fronts the primary street; Street facing facade have at least one entrance that faces the street; Residential buildings typically have stoops, porches or balconies
Building Height	Up to 3 ½ stories.
Impervious Coverage	n/a.
Access	Direct street access; shared access and cross access between developments is common
Parking <sup>(2)</sup>	Parking between buildings and along primary streets; Additional parking behind, beneath or beside street facing buildings; Parking areas have a perimeter landscaped buffer.

Notes

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Notes



**ORANGE CODE**

***IMPLEMENTING THE FORM-BASED CODE***



# TOWN HALL – 3<sup>rd</sup> SERIES

*COMP PLAN/CODE FRAMEWORK*

## Town Halls Discussion Points:

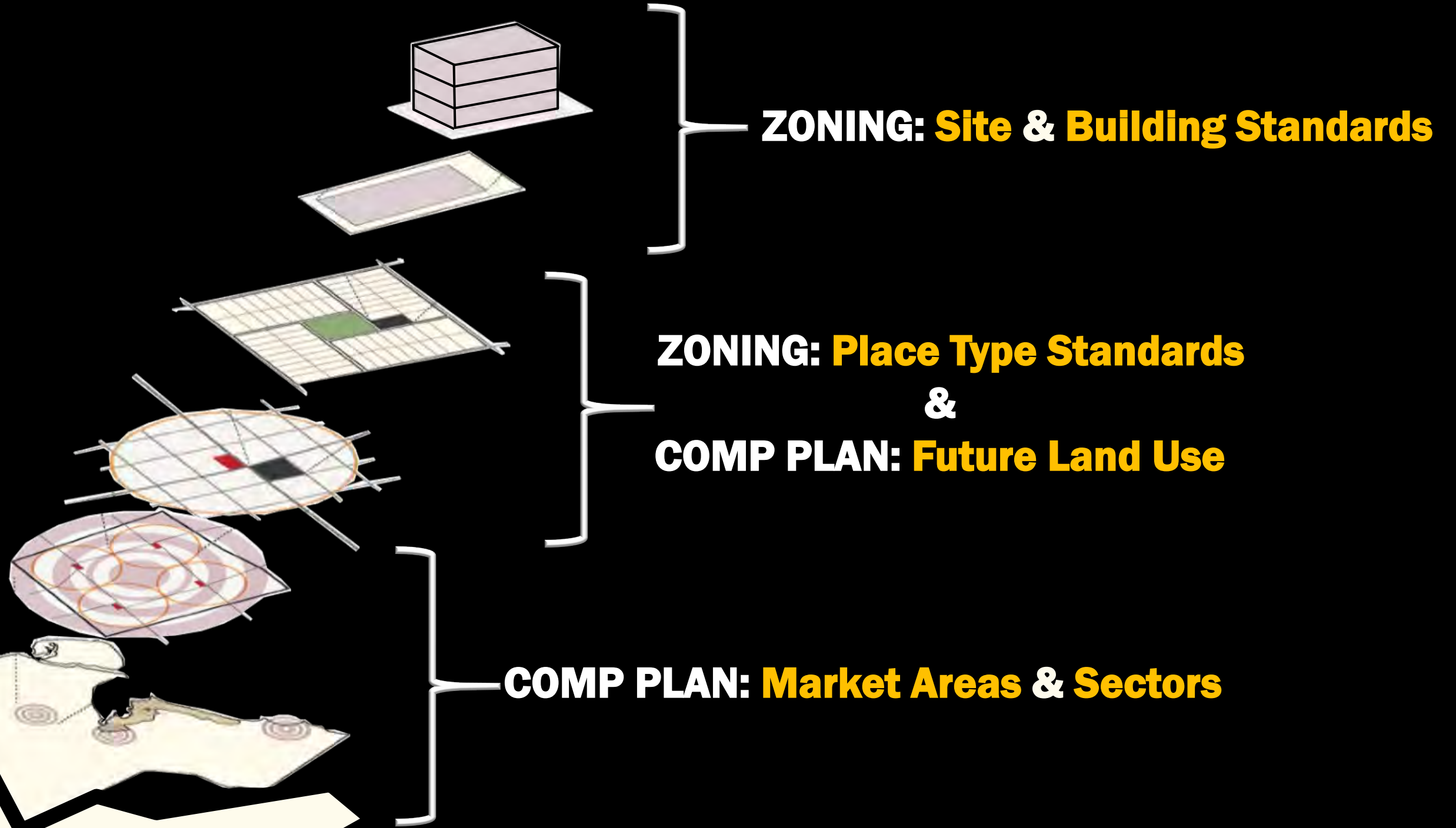
### **Comp. Plan/Code Framework** – Form Based Code to implement Place Types

- **Six (6) Meetings from May-June 2021**
- **Regulations adjusted to fit various geographic context and scales**
- **Forster Predictable Results with high-quality public realm**
- **Uses physical form as the organizing principle for the code**



# ***The Plan Organization***

A VISION PLAN EXTENDING TO 2050



South West



# Code Goals

## The Orange Code Goals:

- Implements /Regulates Places Type Development
- Promote Sustainable Growth
- Flexible and streamlined process
- Adaptable to meet specific community needs
- Encourage diverse housing options



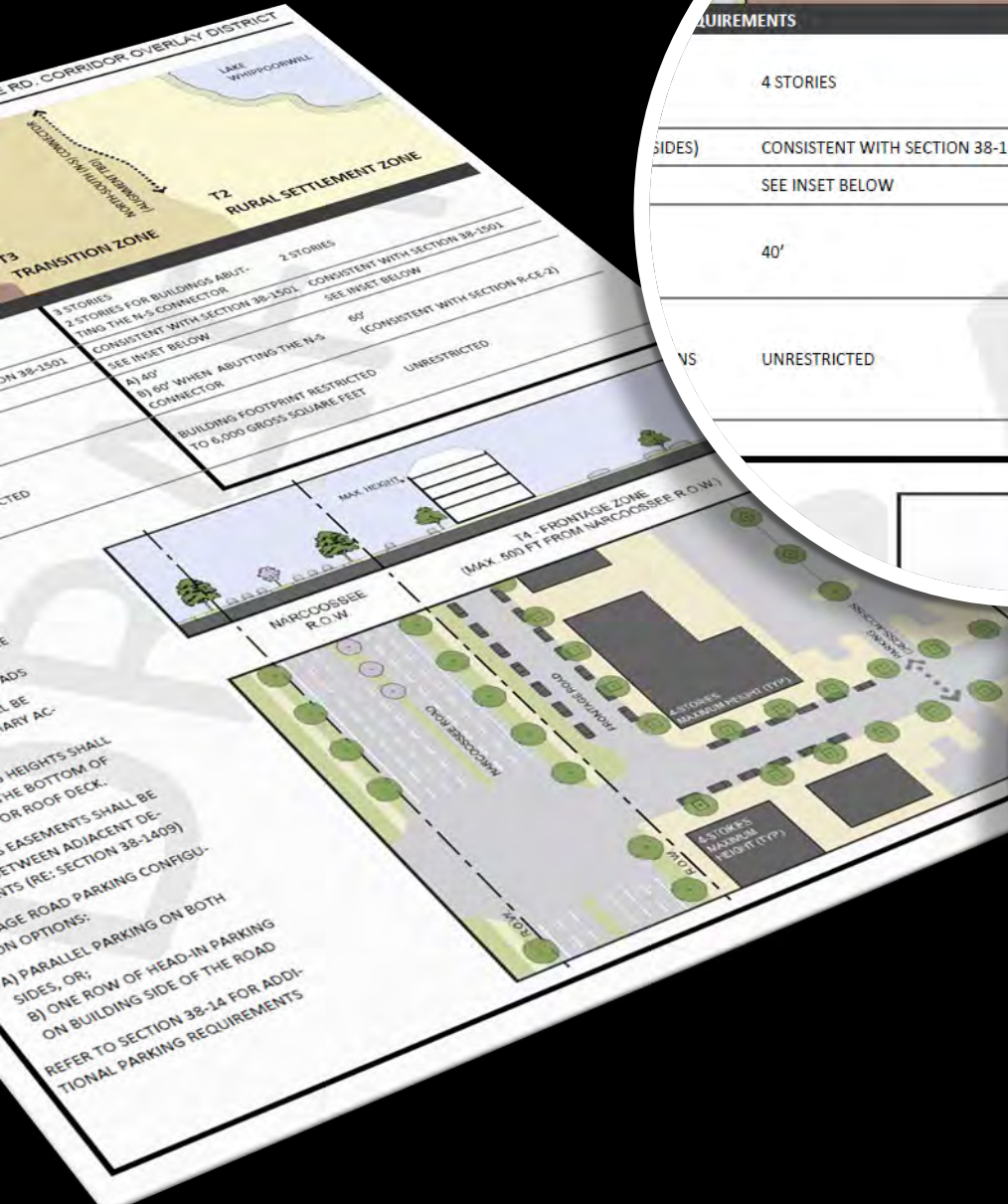
# ORANGE CODE

Streamlined, Context-Sensitive,  
Form Based



# Orange Code

A VISION PLAN EXTENDING TO 2050




Map showing T2 Rural Settlement Zone and T3 Transition Zone. Includes setbacks, building footprint restrictions, and parking requirements.

3 STORIES FOR BUILDINGS ABUTTING THE N-S CONNECTOR  
CONSISTENT WITH SECTION 38-1501  
SEE INSET BELOW  
A) 40'  
B) 60' WHEN ABUTTING THE N-S CONNECTOR  
BUILDING FOOTPRINT RESTRICTED TO 6,000 GROSS SQUARE FEET  
UNRESTRICTED

MAX. HEIGHT  
NARCOOSSEE R.O.W.  
T4 - FRONTAGE ZONE (MAX. 500 FT FROM NARCOOSSEE R.O.W.)  
40 FT OVER MAXIMUM HEIGHT (TYP.)  
5 STORIES MAXIMUM HEIGHT (TYP.)  
40 FT

HEIGHTS SHALL BE MEASURED FROM THE BOTTOM OF THE ROOF DECK.  
EASEMENTS SHALL BE SETBACKS BETWEEN ADJACENT DEVELOPMENTS (RE: SECTION 38-1409)  
STANDARD PARKING CONFIGURATION OPTIONS:  
A) PARALLEL PARKING ON BOTH SIDES, OR;  
B) ONE ROW OF HEAD-IN PARKING ON BUILDING SIDE OF THE ROAD  
REFER TO SECTION 38-14 FOR ADDITIONAL PARKING REQUIREMENTS

FRONTAGE ZONE	T3 TRANSITION ZONE
4 STORIES	3 STORIES 2 STORIES FOR BUILDINGS ABUTTING THE N-S CONNECTOR
(SIDES) CONSISTENT WITH SECTION 38-1501	CONSISTENT WITH SECTION 38-1501
SEE INSET BELOW	SEE INSET BELOW
40'	A) 40' B) 60' WHEN ABUTTING THE N-S CONNECTOR
UNRESTRICTED	BUILDING FOOTPRINT RESTRICTED TO 6,000 GROSS SQUARE FEET FOR BUILDINGS ABUTTING THE N-S CONNECTOR



Aerial view of a city street with buildings, cars, and trees.



ORANGE CODE

Streamlined, Context-Sensitive,  
Form Based



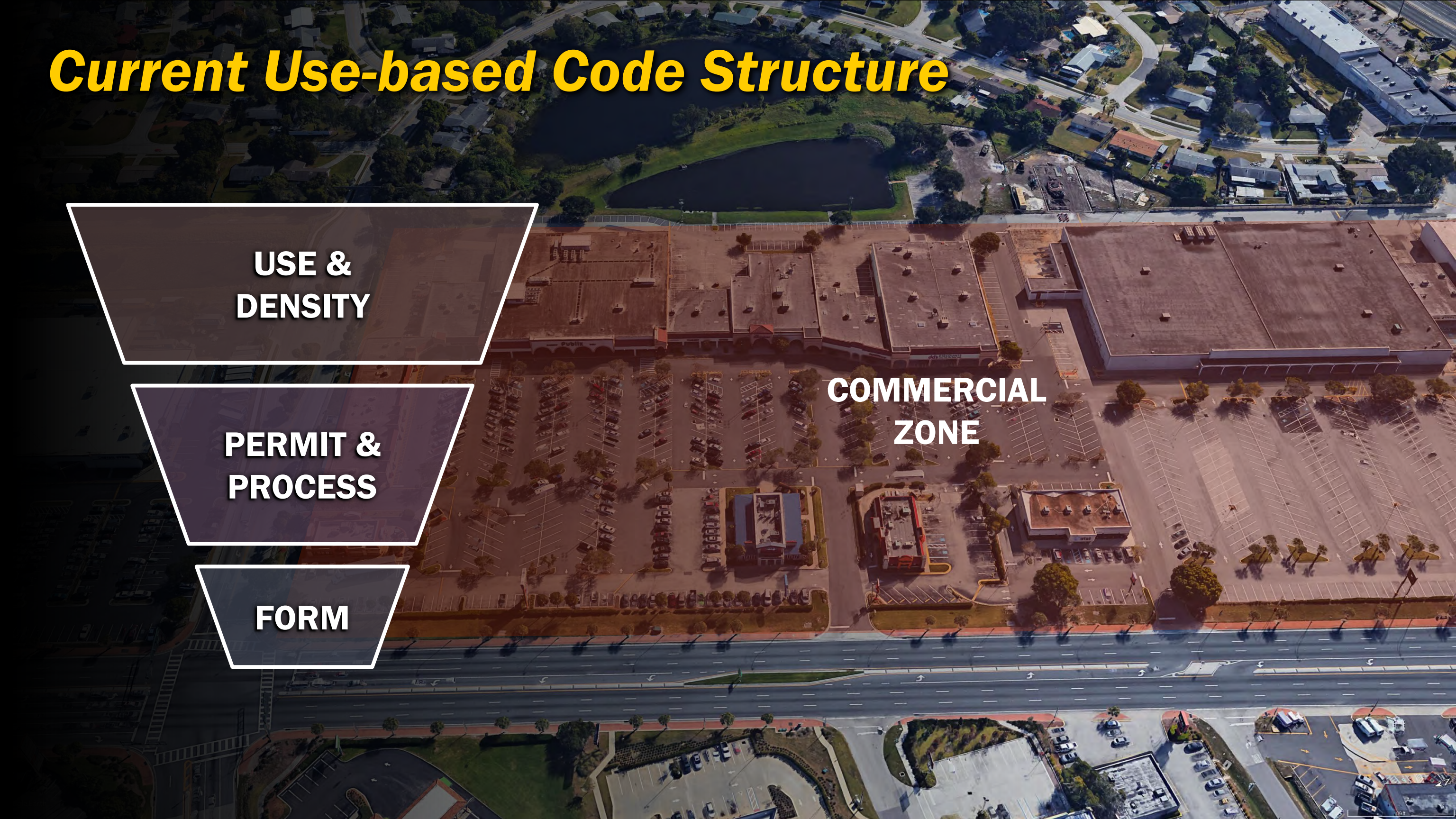
# ***Current Use-based Code Structure***

**USE &  
DENSITY**

**PERMIT &  
PROCESS**

**FORM**

**COMMERCIAL  
ZONE**





# ***New Form-based Code Structure***

An aerial photograph of a city street scene. The image shows a mix of urban development, including multi-story buildings, parking lots, and a baseball field in the upper right. The scene is overlaid with a semi-transparent purple filter and three white-outlined trapezoidal shapes on the left side, which contain text. The text 'T-5 URBAN CENTER' is placed directly on the image, centered over a cluster of buildings.

**FORM**

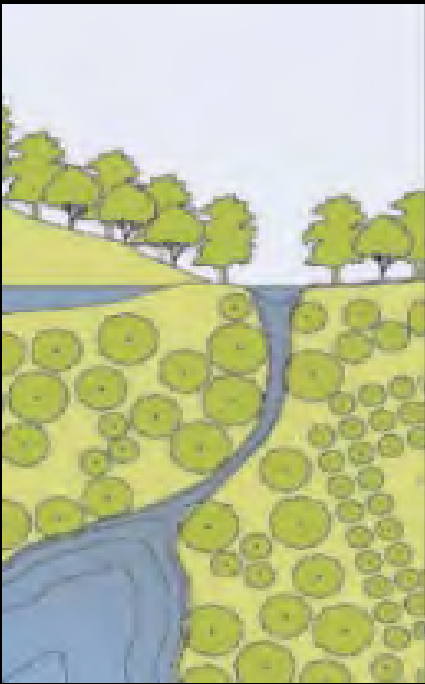
**PERMIT &  
PROCESS**

**USE &  
DENSITY**

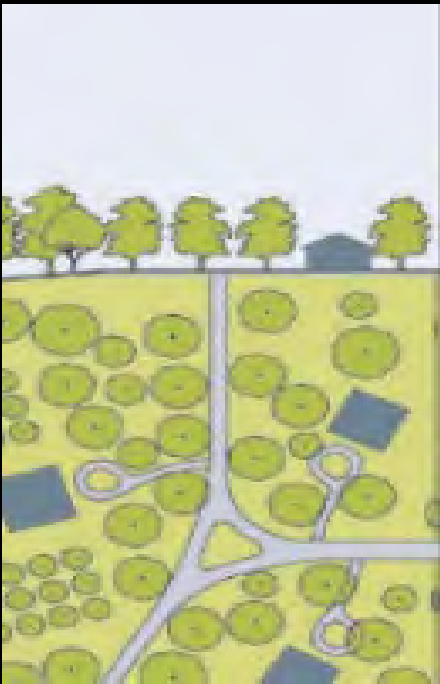
**T-5  
URBAN  
CENTER**



# Code Emphasis



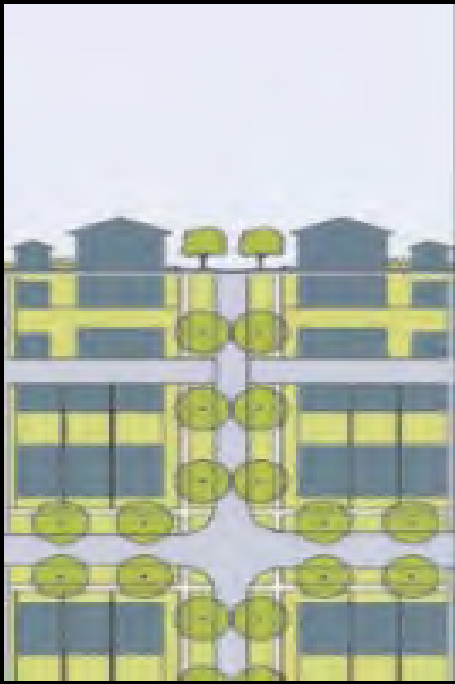
Natural T1



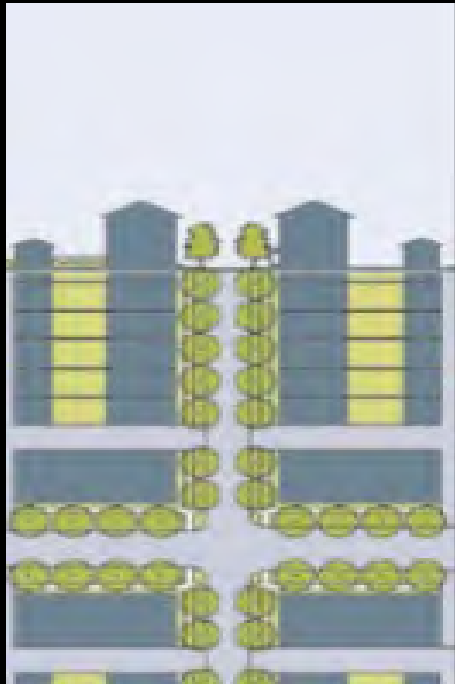
Rural T2



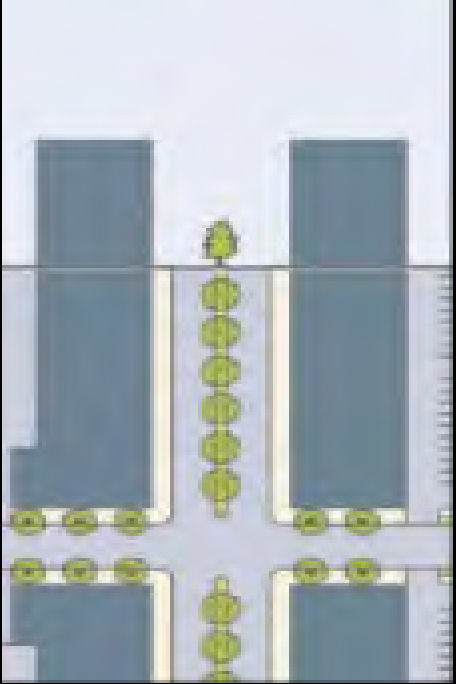
Suburban T3



Edge T4



Center T5



Core T6





**NEXT STEPS & TIMELINE**



# PUBLIC ENGAGEMENT PLAN

## MEETINGS & EVENTS TIMELINE

Visit:  
[www.ocfl.net/Vision2050](http://www.ocfl.net/Vision2050)

### PUBLIC ENGAGEMENT

### Ongoing

Launch participation in the effort and shared prioritized initiatives including:

- Smart Growth
- Housing
- Transportation
- Technology
- Sustainability

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VISION 2050

Planning Principles



Overview

Vision

Planning Principles

Place Types

Get Involved

Media Coverage

Orange Code

Mayor Initiatives

Planning Scales

The use of appropriate planning scales is at the core of context-sensitive planning. These distinct scales provide planners, public officials and the public a better set of tools to understand and craft long-range policies, sector-wide strategies and place-specific standards.

The Vision 2050 plan is organized around three scales: **Market Areas, Planning Sectors, and Place Types.**



**Market Areas**

Market Areas describe the general character of geographical areas within the County. They inform and influence the structure of subsequent



**Planning Sectors**

Planning Sectors are associated with specific long-range planning strategies that indicate whether an area should develop, redevelop or



**Place Types**

Place Types define existing and future planning areas, including appropriate development densities and intensities. These typologies are

**What is your Vision for 2050?**

[Survey 1 – Your Vision and Evaluation of the Current Plan](#)

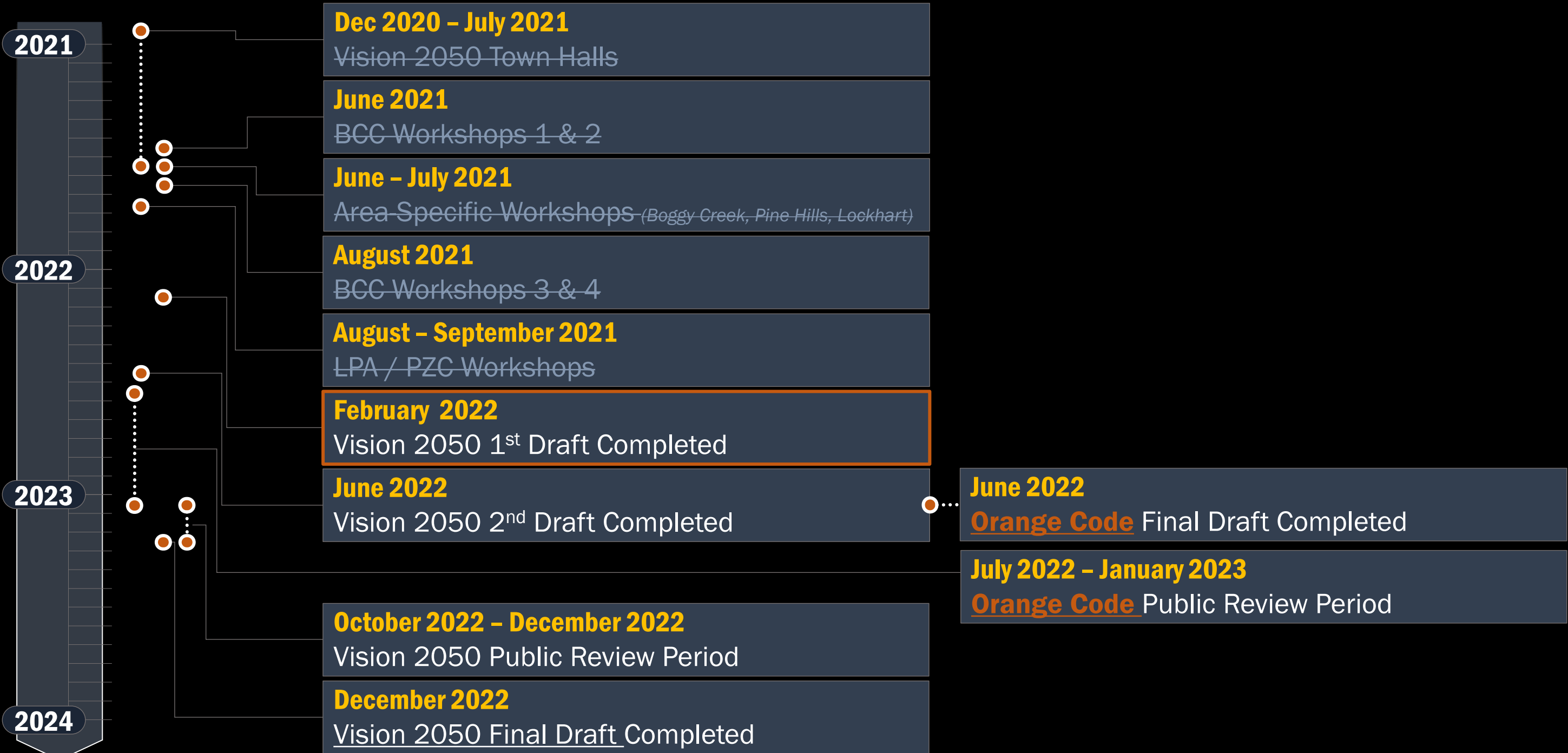
[Survey 2 – Your Policy Priorities](#)

[Survey 3 – Your Neighborhood and Planning Priorities](#)



# NEXT STEPS

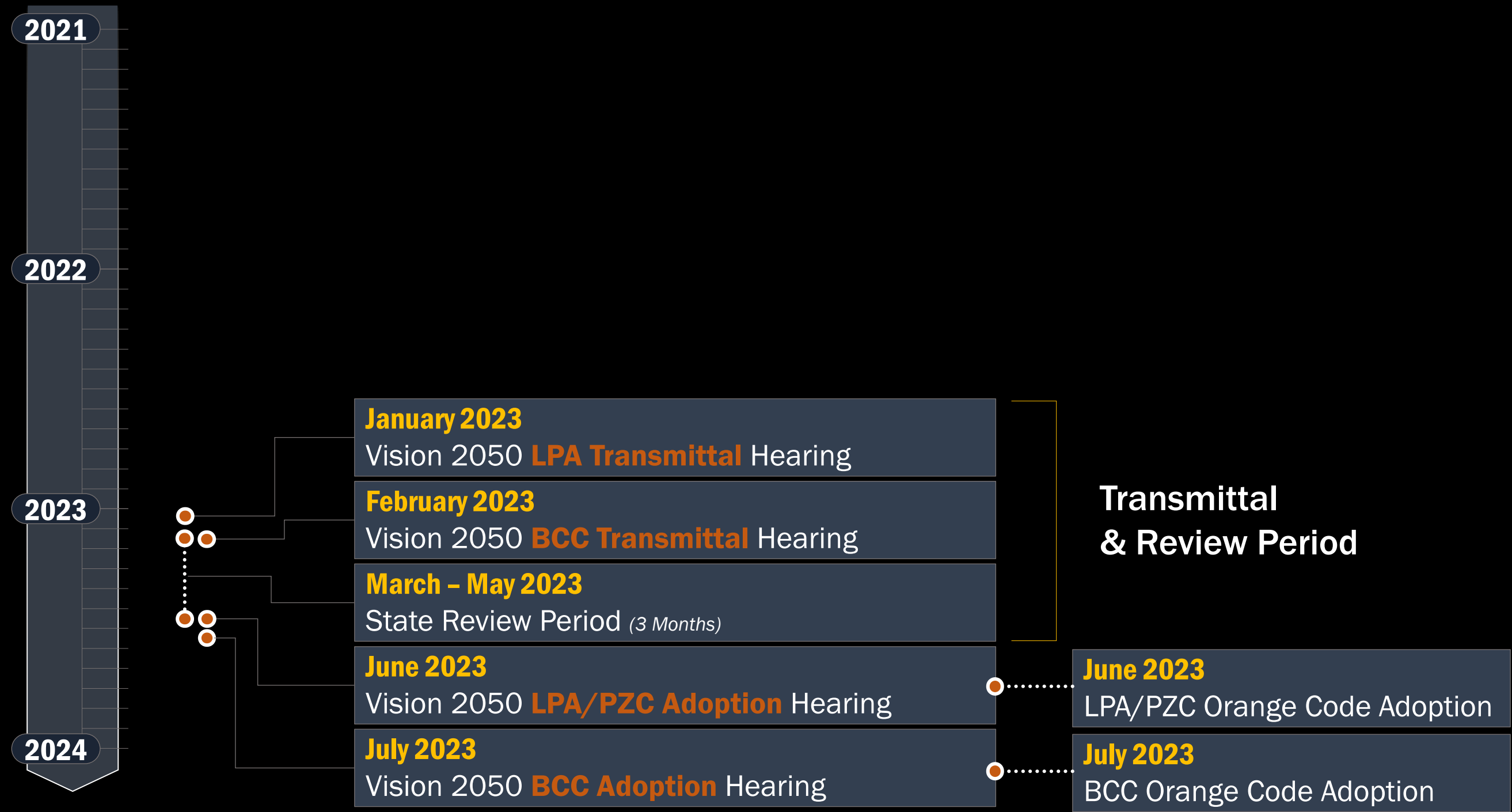
## APPROVAL PROCESS & TIMELINE





# NEXT STEPS

## APPROVAL PROCESS & TIMELINE(cont.)







**Questions/Discussion**