

USA / RSA	SECTOR	PLACE TYPES	PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS
Urban Service Area	Targeted	Centers	Regional C.	I-Drive District - Regional Center	Density: Min. 35 du/ac - Max. 70 du/ac FAR: 4.0 (Residential, Commercial, Office & Mixed Use)	Max. 150 du/ac If the Housing Division's certified Affordable/Attainable Housing criteria is met, and provided that any project with a density greater than 70 du/ac includes a minimum height of 7 stories and an attached parking garage that may be designed within the 7+ stories.	See I-Drive District Overlay Zone: T6 I-Drive, T6-Universal, T6 General, PD (existing prior to Code adoption), Special Zone-Civic, Special Zone -Theme Park
			Regional C.	UCF - Regional Center	Density: Min. 20 du/ac - Max. 50 du/ac FAR 3.0 (Residential, Commercial, Office & Mixed Use)	Max. 100 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T4.2, T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3, PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Special Zone - Education, Civic Zone
			Regional C.	Tourist Activity Center	Density: Min. 12 du/ac - Max. 50 du/ac FAR: 3.0 (Residential, Commercial, Office & Mixed Use) Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 30 du/ac and are not eligible for the higher flexible density as otherwise provided.	Max. 70 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	
			Urban Core	Urban Core	Density: Min. 35 du/ac - Max. 70 du/ac FAR: 3.0 (Residential, Commercial, Office & Mixed Use) Generally limited to areas within a 1/4 mile of a designated premium transit station (BRT, LRT, CRT, or HSR service)	Max. 120 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T5.1, T5.2, T5.3, T6.1, T6.2, T6.3 PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Urban Center	Urban Center	Density: Min. 20 du/ac - Max. 50 du/ac FAR: 3.0 (Residential, Commercial, Office & Mixed Use) Generally limited to areas between a 1/4 mile and 1/2 mile of a designated premium transit station (BRT, LRT, CRT, or HSR service)	Max. 75 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	
			Neighborhood	Neighborhood Center (HIGH)	Density: Min. 10 du/ac - Max. 40 du/ac FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T5.1, T5.2, T5.3 PD (existing prior to Code adoption), Civic Zone
		Corridors		Urban Corridor	Density: Min. 10 du/ac - Max. 50 du/ac FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 75 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T5.1, T5.2, T5.3, PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
				Main Street Corridor	Density: Min. 10 du/ac - Max. 40 du/ac FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T4.3, T5.1, T5.2, T5.3 PD (existing prior to Code adoption), Civic Zone
		Neighborhoods		Traditional Neighborhood	Density: Min. 10 du/ac - Max. 30 du/ac FAR: 1.5 (Residential, Commercial, Office & Mixed Use) Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 30 du/ac and are not eligible for the higher flexible density as otherwise provided.	Max. 50 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T4.1, T4.2, T4.3, T5.1, T5.2 PD (existing prior to Code adoption), Civic Zone
		Other		Parks & Recreation	Density: N/A FAR: 2.0		Civic Zone
				Educational	Density: N/A FAR: 2.0		PD (existing prior to Code adoption), Special Zone - Education
				Industrial - Single Use	FAR: 0.75		Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial
				Institutional	N/A		Any

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Urban Service Area	Established	Centers	Neighborhood Center (LOW)		Density: Max. 20 du/ac FAR: 1.5 (Residential, Commercial, Office & Mixed Use)	Max. 50 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T5.1, T5.2, PD (existing prior to Code adoption), Civic Zone	
			Corridors	Suburban Corridor		Density: Min. 10 du/ac - Max. 20 du/ac FAR: 1.5 (Residential, Commercial, Office & Mixed Use)	Max. 40 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T3.2, T3.3, T4.3, T5.1, T5.2, PD (existing prior to Code adoption), Civic Zone
		Neighborhoods		Suburban Mixed Neighborhood		Density: Min. 6 du/ac - Max. 12 du/ac	Max. 20 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T3.2, T3.3, T4.1, T4.2, T4.3 PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
				Suburban Neighborhood		Density: Max. 6 du/ac Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 4 du/ac and are not eligible for the higher residential density as otherwise provided, including the flexible density.	Max. 8 du/ac for "Missing Middle Housing" in the T4.1 Transect Zone Only	T3.1, T3.2, T3.3, T4.1, PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
				Chickasaw Rural Residential Enclave		Density: Max. 1 du/ac (Minimum Lot Size of 1 Acre)		
				Berry Dease Rural Residential Enclave		Density: Max. 1 du/ 2ac (Minimum Lot Size of 2 Acres)		T2.1, T2.2, and T2.3, as controlled by zoning
				Rocking Horse Rural Residential Enclave		Density: Max. 1 du/ 2ac (Minimum Lot Size of 2 Acres)		
				Parks & Recreation		Density: N/A FAR: 2.0		Civic Zone
		Other	Educational		Density: N/A FAR: 2.0		PD (existing prior to Code adoption), Special Zone - Education	
			Industrial - Single Use		FAR: 0.75		Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial	
			Institutional		N/A		Any	

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Urban Service Area & Rural Service Area	Intended	Master Planned Communities	Horizon West - RSA		Density / FAR: varies (See MA 1: Southwest Market Area)		PD or PD-RP	
			Avalon Park (TND) - USA		Density: varies (See MA 5: East Market Area) FAR: Office 1.7; Commercial 1.0; Industrial 0.5		PD	
			Innovation Way - USA		Density / FAR: varies (See MA 4: South Market Area and specific PD-RPs)		PD-RP	
			Lake Pickett - RSA		Density / FAR: varies (See MA 3: Rural East Market Area and specific PD-RPs)		PD-RP	
		Centers	Growth C.	Growth Center Urban Center		Density: Min. 20 du/ac - Max. 50 du/ac FAR 3.0 (Residential, Commercial, Office & Mixed Use)	Max. 75 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T5.1, T5.2, T5.3, T6.1, T6.2, T6.3 PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Growth C	Neighborhood Center (High)		Density: Min. 10 du/ac - Max. 40 du/ac FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T3.2, T3.3, T4.2, T4.3, T5.2, T5.3 PD (existing prior to Code adoption), Civic Zone
		Corridors	Growth C.	Urban Corridor		Density: Min. 10 du/ac - Max. 50 du/ac FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 75 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T5.1, T5.2, T5.3 PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Growth C	Main Street Corridor		Density: Min. 10 du/ac - Max. 40 du/ac FAR 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T4.3, T5.1, T5.2, T5.3 PD (existing prior to Code adoption), Civic Zone
			Growth C.	Suburban Corridor		Density: Min. 10 du/ac - Max. 20 du/ac FAR 1.5 (Residential, Commercial & Mixed Use)	Max. 40 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T3.2, T3.3, T4.3, T5.1, T5.2 PD (existing prior to Code adoption), Civic Zone
		Neighborhoods	Growth C	Traditional Neighborhood		Density: Min. 10 du/ac - Max. 30 du/ac FAR 1.5 (Residential, Commercial & Mixed Use)	Max. 40 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T4.1, T4.2, T4.3, T5.1, T5.2 PD (existing prior to Code adoption), Civic Zone
			Growth C	Suburban Mixed Neighborhood		Density: Min. 6 du/ac - Max. 12 du/ac	Max. 20 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.	T3.2, T3.3, T4.1, T4.2, T4.3 PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
			Growth C	Suburban Neighborhood		Density: Max. 6 du/ac Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 4 du/ac and are not eligible for the higher residential density as otherwise provided, including the flexible density.	Max. 8 du/ac for "Missing Middle Housing" in the T4.2 Transect Zone Only	T3.1, T3.2, T3.3, T4.1,4.2 PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
		Special	Other	Major Educational		N/A		PD (existing prior to Code adoption), Special Zone - Education
				Major Industrial - Single Use		FAR: 0.75		Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial
				Major Institutional		N/A		Any

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Rural Service Area	Rural	Neighborhoods	Rural	Rural	Density: Max. 1 du/10 ac FAR: 0.15		T1, T2.1, T2.2 PD (existing prior to Code adoption) SZ Civic
			Rural	Lake Mabel Rural Residential Enclave	Density: Max. 1 du/ac (Minimum Lot Size of 1 Acre)		T2.1, T2.2* (*Subject to min. density req's.)
			Rural	Orlando-Kissimmee Farms Rural Residential Enclave	Density: Max. 1 du/2 ac (Minimum Lot Size of 2 Acres)		T2.1, T2.2* (*Subject to min. density req's.)
			Rural	Rural Cluster	Density: Max 1 du/ac (including 1 potential residential unit in the Rural Reserve and all other units clustered within the Cluster Core). A minimum of 60% of the Rural Cluster must be designated as Rural Reserve. FAR 1.0 (within the Cluster Core)		T1, T2.1, T2.2, in the Rural Reserve, T3.1, T3.2, T3.3, T4.1, T4.2, T5.1, SZ-ED, CZ in the Cluster Core
		Other		Parks & Recreation	N/A		Civic Zone
				Educational	N/A		PD (existing prior to Code adoption), Special Zone - Education
				Institutional	N/A		Any
		Neighborhoods	RS	1/1	Density: Max. 1 du/ac		
			RS	1/2	Density: Max. 1 du/2 ac		
			RS	1/5	Density: Max. 1 du/5 ac		T2.1, T.2.2*, T.2.3*, T3.1, T3.2., T3.3, Civic Zone, *Subject to min. density requirements
			RS	Suburban Neighborhood	Density: Max. 2 du/ac		
			RS	Suburban Mixed Neighborhood	Density: Max. 10 du/ac Development within the Rural Settlement – Suburban Mixed Neighborhood is limited to residential uses only		
		Centers	RS	Rural Center	Density: Varies (limited to a maximum of one (1) integrated dwelling unit per commercial building) FAR: 0.15		T4.3, T5.1
		Other	RS	Parks & Recreation	N/A		Civic Zone
			RS	Educational	N/A		PD (existing prior to Code adoption), Special Zone - Education
			RS	Industrial	FAR: 0.75		Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial
	RS		Institutional	N/A		Any	
	Preserved	Other		Preservation	N/A		Any