

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 09 2003 *[Signature]*

Effective date
December 19, 2003

ORDINANCE NO. 2003-21

AN ORDINANCE AFFECTING THE USE OF LAND IN ORANGE COUNTY; PROVIDING FOR AMENDMENT OF ORANGE COUNTY CODE CHAPTER 38 ("ZONING"); AMENDING ARTICLE VIII ("P-D PLANNED DEVELOPMENT DISTRICT"), DIVISION 10 ("LAKE WILLIS NEIGHBORHOOD BUFFERING AND DESIGN GUIDELINES"); BY CLARIFYING THE LAKE WILLIS NEIGHBORHOOD BOUNDARY; CLARIFYING SINGLE-FAMILY RESIDENTIAL USES WITHIN THE LAKE WILLIS NEIGHBORHOOD; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. The Orange County Code, Chapter 38, Zoning, Article VIII, P-D Planned Development District, Division 10, Lake Willis Neighborhood Buffering and Design Guidelines, is hereby amended as set forth in Sections 2 through 8 below, with additions being underlined and deletions being struck through.

Section 2. Amendments to Section 38-1400.1. Section 38-1400.1 ("Applicability") is amended as follows:

Section 38-1400.1 Applicability. Except as provided in Section 38-1400-~~910~~, the provisions of this division apply to all ACR/ACMU designated property developments within the Lake Willis Neighborhood which abutting properties located within the Lake Willis single-family residential district, a neighborhood comprised of approximately thirty-five (35) single-family residential homes, on one (1) acre lots situated along the shoreline of Lake Willis, fronting one mile of Lake Willis Drive. The Lake Willis

Neighborhood boundary and the Lake Willis single-family residential district is are identified on the map, which is attached hereto and incorporated herein by reference as **Appendix A**.

Section 3. Amendments to Section 38-1400.2. Section 38-1400.2 (“Building heights”) is amended as follows:

Section 38-1400.2 Building heights. Notwithstanding the provisions of Chapter 38 to the contrary, ~~for ACR/ACMU designated developments abutting the Lake Willis single-family residential district,~~ building heights shall be based on the proximity to single-family zoned properties within the Lake Willis single-family residential district as follows:

(1) Multi-family buildings (including time-shares, condominiums, and townhouses; or hotels and other commercial non-residential developments) located within one hundred (100) feet from the property line of single-family zoned property shall be restricted to a single story in height, not to exceed twenty (20) feet.

(2) Multi-family buildings (including time-shares, condominiums, and townhouses; or hotels and other commercial non-residential developments) located at a distance in excess of one hundred (100) feet from the property line of single-family zoned property may be up to two-stories in height, not to exceed thirty (30) feet.

(3) Multi-family buildings (including time-shares,

condominiums, and townhouses; or hotels and other commercial non-residential developments) located at a distance in excess of one hundred and fifty (150) feet from the property line of single-family zoned property may be up to three-stories in height, not to exceed forty (40) feet.

(4) Multi-family buildings (including time-shares, condominiums, and townhouses; or hotels and other commercial non-residential developments) located at a distance in excess of two hundred (200) feet from the property line of single-family zoned property may ~~extend to a height of four-stories~~ be up to four-stories in height, not to exceed fifty (50) feet. However, no four story, multi-family buildings shall be permitted unless and until at least one (1) tier of buildings permitted pursuant to (b) or (c) above has commenced construction.

An additional five (5) feet in height may be added to the limitations established in subsections (a)-(d) for sloped roofs and screening purposes as required by Section 38-1400.7. Such additional height shall not be used to accommodate additional living area.

Section 4. Amendments to Section 38-1400.3. Section 38-1400.3 (“Screening and fencing”) is hereby amended as follows:

Section 38-1400.3 Screening and fencing.

(a) A six (6) to eight (8) foot high masonry or

brick, capped wall shall be constructed ten (10) feet from the property line adjoining all development that abuts the Lake Willis Drive right-of-way ~~single-family residential district~~. The wall height shall be measured from the highest finished elevation.

Section 5. Amendments to Section 38-1400.6. Section 38-1400.6 (“Lighting”) is hereby amended as follows:

Section 38-1400.6 Lighting. ~~All lighting in the developments adjoining the Lake Willis single-family residential district shall be installed and maintained in a manner as to confine direct rays to the premises and prevent direct rays and glare from intruding on the homes along Lake Willis Drive. All development shall comply with the Exterior Lighting Ordinance as that ordinance may be amended from time to time.~~

Section 6. Amendments to Section 38-1400.7. Section 38-1400.7 (“Roof treatment”) is hereby amended as follows:

Section 38-1400.7 Roof treatment. Roofs shall be designed in accordance with the Orange County Architectural Standards and Guidelines for Commercial Buildings and Projects, subject to the following:

* * *

- (3) Parapet walls when used on flat canopy (non-walls) shall be constructed at the edge of the flat roof. (This type of parapet wall and canopy are common to

service stations or drive up bank facilities). The material used for parapet walls on a flat canopy shall be compatible with the material used on the principle principal building.

Section 7. Creation of a new Section 38-1400.9. Existing Section 38-1400.9 (“Exceptions”) is renumbered as Section 38-1400.10 and Section 38-1400.9 (“Business orientation”) is created to read as follows:

Section 38-1400.9 Business orientation. All non-residential developments located in close proximity to the Lake Willis single-family residential district shall be oriented away from residential development. For alterations to a land use plan or development plan for non-residential development of businesses that operate in the evening or late-night hours (for example, fast food restaurants, night clubs, theaters), the location of such development shall be furthest from the Lake Willis single-family residential district.

Section 8. Amendments to Section 38-1400.10. Section 38-1400.10 (“Exceptions”) is amended as follows:

Section 38-1400.10 Exceptions.

(a) Properties zoned P-D planned development within the Lake Willis Neighborhood boundary on January 28, 2003, shall be exempt from Sections 38-1400 through 38-1400.8. Any alteration to a previously approved land use plan or development plan

shall be subject to Sections 38-1400 through 38-1400.8.

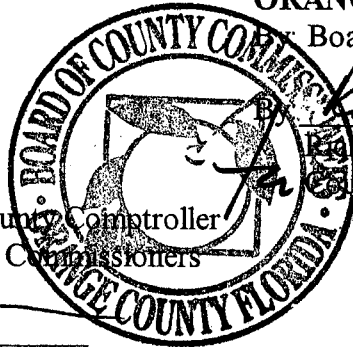
~~(b) Alterations to a land use plan or development plan for non-residential development business that operate in the evening or late-night hours (for example, fast food restaurants, night clubs, theaters) shall locate such development furthest from the Lake Willis single-family residential district. All non-residential developments located in close proximity to the Lake Willis single-family residential district shall be oriented away from residential development.~~

(b) ACR designated developments within the Lake Willis single-family residential district shall be limited to single-family residential and ancillary uses.

Section 9. Effective Date. This ordinance shall become effective pursuant to general law.

ADOPTED THIS 9 DAY OF December, 2003.

ORANGE COUNTY, FLORIDA
Board of County Commissioners



[Signature]
Richard T. Crotty
County Chairman

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: *[Signature]*
Deputy Clerk

Lake Willis Neighborhood

Orange County, Florida

- Legend:
- Parcels
 - Lake Willis Neighborhood Boundary
 - Lake Willis Single Family Residential

