



VISION N

2050

A Smart, Thriving, and Healthy Region

USER GUIDE

COMPREHENSIVE PLAN 2020-2050

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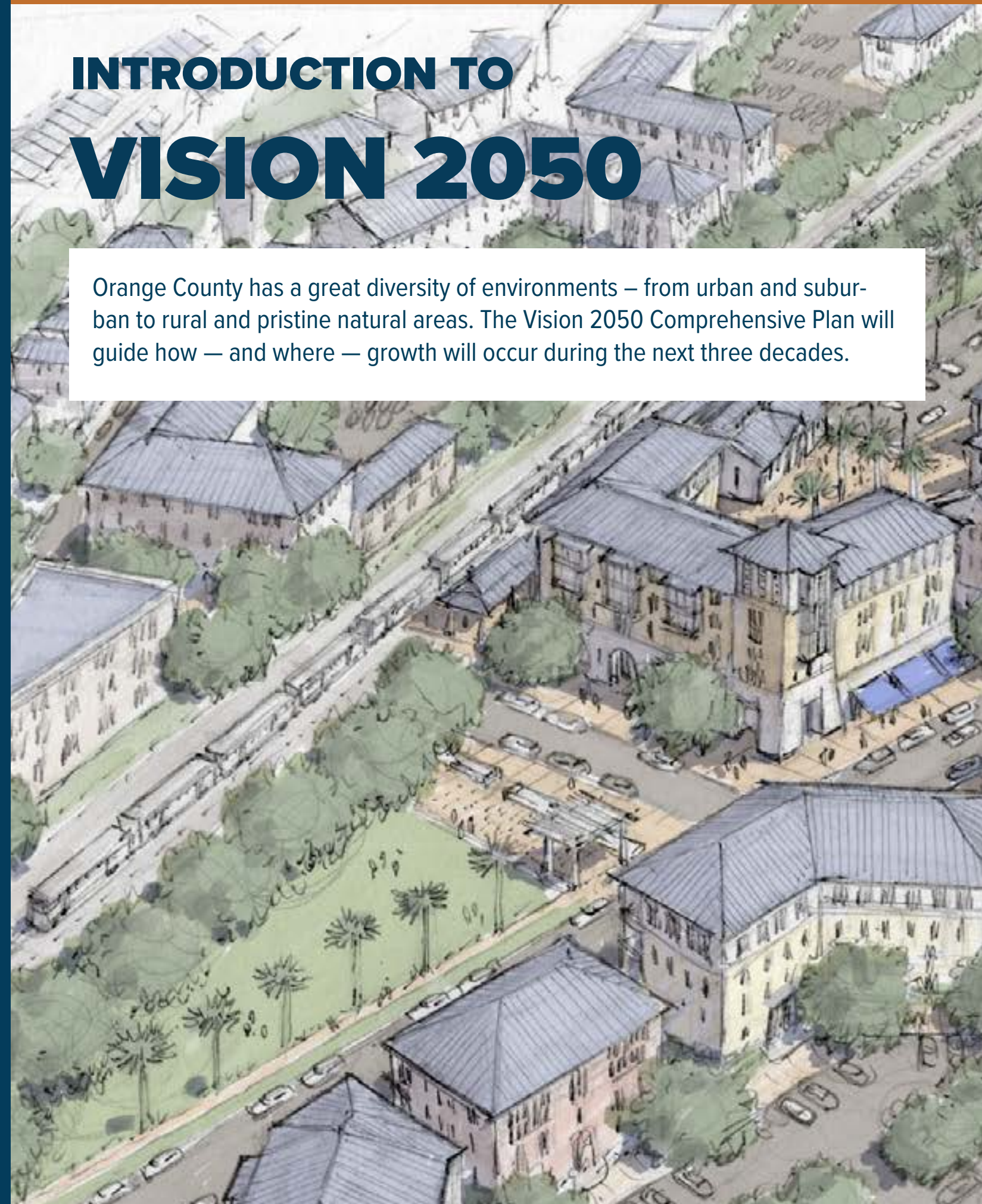
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INTRODUCTION TO VISION 2050

Orange County has a great diversity of environments – from urban and suburban to rural and pristine natural areas. The Vision 2050 Comprehensive Plan will guide how – and where – growth will occur during the next three decades.



WHAT IS VISION 2050?

Vision 2050 restructured the Orange County Comprehensive Plan, reorganizing policies with a focus on resiliency, placemaking, affordability, context-driven planning and performance-based development.

To meet the needs of the 21st century, Vision 2050 adopted a new planning framework, which reframes policies to focus on resiliency, placemaking, affordability, context-driven planning, and performance-based development while remaining compliant with Florida Statutes Chapter 163.

As Orange County’s population continues to grow over the next years, this updated roadmap will set us on a more sustainable and equitable path for the next 30 years.

Vision 2050 is divided in 10 chapters that outline goals, objectives, and policies that will shape our community.



Vision 2050’s new planning framework focuses on the characteristics of development, the standards for the built environment, and integration of uses to create more predictable development and desirable neighborhoods and communities.

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 framework is organized around three planning scales: **Market Areas**, **Planning Sectors**, and **Place Types**. Together, these three planning types create a cohesive framework for walkable and resilient places.

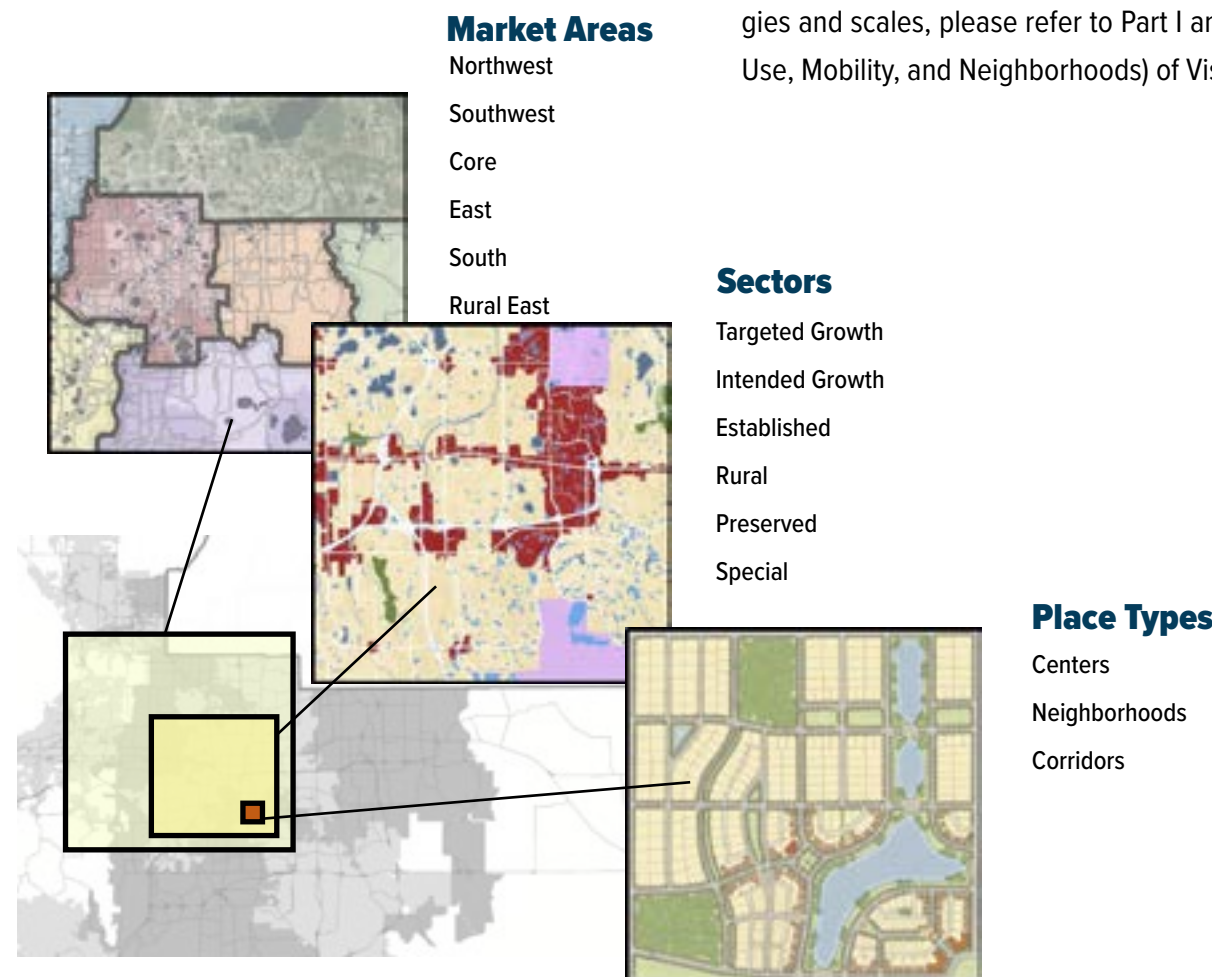
Market Areas describe the general character of geographical areas within the County. They inform and influence the structure of subsequent planning layers.

Planning Sectors are associated with specific long-range planning strategies that indicate whether an area should develop, redevelop or stay largely unchanged within the planning horizon.

Place Types define existing and future planning areas, including appropriate development densities and intensities. These typologies are classified as Centers, Corridors, and Neighborhoods.

For more information about the County’s planning strategies and scales, please refer to Part I and Chapter 1 (Land Use, Mobility, and Neighborhoods) of Vision 2050.

THE SCALES OF PLANNING

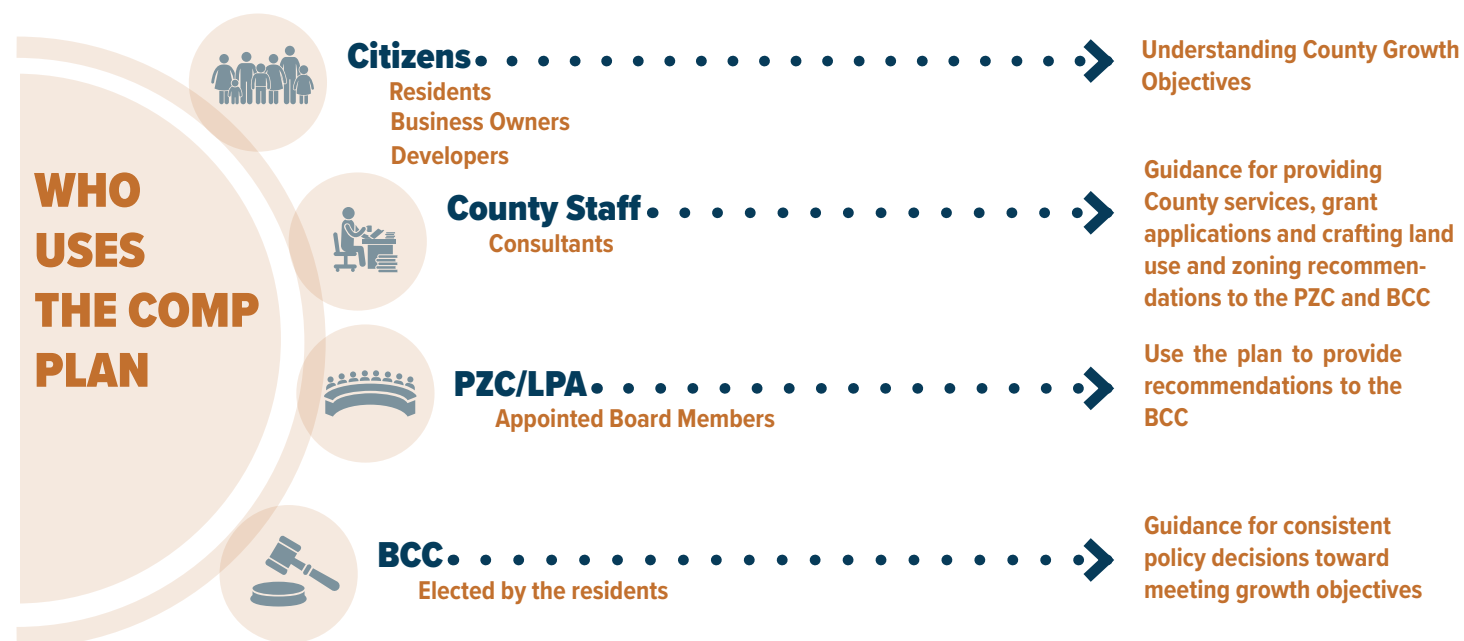


VISION 2050 AS A TOOL FOR ALL

The Vision 2050 Comprehensive Plan is a community tool that is used for future planning and to track accountability of our common goals.

Community members are encouraged to use the Plan to monitor County projects and decisions. Community members may choose to use the Comprehensive Plan to:

- Advocate for projects and programs to be included in the annual County budget.
- Review, evaluate, and comment on proposed legislative projects.
- Review, evaluate, and comment on Comprehensive Plan-related projects and programs.
- Review, evaluate, and comment on site-specific land use reviews that are subject to Comprehensive Plan review.
- Support or appeal approved land use reviews and legislative projects.
- Apply for a change to the Vision 2050 Comprehensive Plan map designation for a property they own, apply for a street vacation, or apply for any other land use approval for which a project must be reviewed for compliance with the Comprehensive Plan.
- Serve as background information when applying for grants, funding, or other programs.



COMMUNITY ENGAGEMENT

Public participation has been an integral component throughout the preparation of Vision 2050.

The County began engaging with the public in 2020 to gather feedback that would shape a common vision and Orange County's ideal. The visioning phase of outreach involved social media and billboard marketing, a website and surveys, in-person community meetings, and virtual Town Halls. The feedback from residents, community leaders, and the business community informed the direction taken when writing Vision 2050. A strong preference for livable, walkable communities took shape, and from that came the Smart Growth approach seen throughout the Vision 2050 Plan.



PUBLIC OUTREACH EFFORTS:

COMMUNITY MEETINGS

- 18 virtual Town Hall Meetings
- 22 in-person Town Hall Meetings
- 6 focus group events

VISION 2050 WEBPAGE

- Comments received via Vision 2050 webpage
- Comments received via interactive mapping tool
- Surveys responses received in 2020
- Emails campaigns
- Weekly newsletters

MEDIA

- Social Media Campaigns: facebook, instagram, twitter, next door
- News Engagement
- Billboards

VISION 2050 GUIDING PRINCIPLES

With a Smarth Growth framework approach, the Vision 2050 Guiding Principles reflect Orange County's needs and aspirations, while creating a strategic vision to guide its growth and evolution during the next 30 years.

MIXED LAND USES

By intermingling uses like homes, office, parks, cafes and schools, neighborhoods will become vibrant and individuals can become independent.

PRESERVED GREEN SPACES & NATURAL BEAUTY, & CRITICAL ENVIR. AREA

Open space preservation bolsters local economies, preserves critical environmental areas, improves community quality of life, and guides new growth into existing communities.

HOUSING OPPORTUNITY & CHOICE

Housing choice will be increased, not only by encouraging new land-use patterns on newly developed land, but also by increasing the supply in existing neighborhoods and on land served by existing infrastructure.

DIRECTED DEVELOPMENT TOWARDS EXISTING COMMUNITIES

The County will benefit from a stronger tax base, closer proximity of a range of jobs and services, increased efficiency of already-developed land and infrastructure, and preserving open space and rural communities.

WALKABLE NEIGHBORHOODS

When goods and services are located within an easy and safe walk, a streetscape can be created for a range of users – pedestrians, bicyclists, transit riders, and drivers.



Credit: FL Department of Environmental

Credit: Loopnet.com

Credit: Ronald Ziolkowski; RE/MAX

Credit: ShareOrlando.com

COMPACT LAND USE DESIGN

Dense, compact development allows for complete streets, transit, greenspace, and overall livability.

A STRONG SENSE OF PLACE

Interesting, unique communities reflect the values and cultures of our residents, while fostering physical environments that support a more interconnected community fabric.

A VARIETY OF TRANSPORTATION CHOICES

Smart Growth is dependent on land use and transportation coordination, high-quality transit service, and connectivity between pedestrian, bike, transit, and road facilities.

PREDICTABLE AND FAIR DEVELOPMENT DECISIONS

Strategic infrastructure investments and simplified land-use standards provide a clear vision for growth, which makes development decisions predictable, and thereby creates a cost-effective and fair regulating system.

COMMUNITY COLLABORATION IN DEVELOPMENT DECISIONS

Encouraging community and stakeholder collaboration early and often can lead to creative and efficient resolution of development issues.

CHAPTER 1: LAND USE, MOBILITY AND NEIGHBORHOODS



With livable and resilient communities as our goal, robust planning and urban design are essential to achieve a sustainable mix of land uses and, in turn, a strong and diverse economy that serves a broad population.

GOALS

LMN 1: GROWTH FRAMEWORK FOR COMMUNITY PLACEMAKING

Vision 2050 is the County's new comprehensive plan that creates places that include walkable, resilient, and sustainable communities that enable the long-term, cost effective provision of public services and facilities, and economically resilient future land development patterns while protecting the County's unique natural resources.

OBJECTIVES

- LMN 1.1: Framework
- LMN 1.2: Market Areas
- LMN 1.3: Service Areas: Urban Service Area (USA) And Rural Service Area (RSA)
- LMN 1.4: Sectors
- LMN 1.5: Place Types
- LMN 1.6: Future Land Use/Transect Zone Correlation

LMN 2: URBAN PLACE TYPES

The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development. Urban densities and intensities will be directed to this area using Urban Place Type Future Land Uses to concentrate growth and create compact, transit-oriented, walkable places.

- LMN 2.1: Urban Service Area: Place Types

LMN 3: INTENDED SECTOR FUTURE LAND USES

The Intended Sector requires planning for future infrastructure and transportation needs associated with new development in a systematic and coordinated fashion. These previously master-planned communities include the Horizon West Special Planning Area, the Innovation Way Overlay Area, Avalon Park, the Lake Pickett Study Area, and the Growth Centers. The primary objective of the Intended Sector is that development will occur consistent with their area specific policies, special area planned developments and/or regulating plans. These pre-planned areas require adequate infrastructure to support development according to their adopted master/development plan.

- LMN 3.1: Intended Sector Future Land Uses
- LMN 3.2: Avalon Park Traditional Neighborhood Development (TND)
- LMN 3.3: Innovation Way
- LMN 3.4: Village Horizon West
- LMN 3.5: Lake Pickett

GOALS

LMN 4: RURAL SERVICE AREA PLACE TYPES & FUTURE LAND USE DESIGNATIONS

Orange County shall designate areas beyond the Urban Service Area (USA) as the Rural Service Area (RSA). RSA Place Types and Future Land Use designations within the RSA are characterized by open spaces, agricultural uses, and very low-density residential development that does not require urban services. Protection and conservation of environmental resources and wildlife are a primary goal of maintaining the RSA.

OBJECTIVES

- LMN 4.1: Protection of Rural Land Resources and Other Assets
- LMN 4.2: Rural Future Land Uses And Place Types
- LMN 4.3: Rural Settlements

LMN 5: COUNTYWIDE FUTURE LAND USES

Maintain distinct land use designations that promote health, safety, and welfare and minimize negative impacts posed by hazards, nuisances, incompatibility, and environmental degradation.

- LMN 5.1: Open Space Place Types
- LMN 5.2: Special Future Land Uses

LMN 6: LAND USE AND MOBILITY

A multimodal transportation system that integrates land use, transportation strategies, and the provision of infrastructure will be established to provide a sustainable transportation and mobility infrastructure for all users.

- LMN 6.1: Context Sensitive Design
- LMN 6.2: Multimodal Corridors
- LMN 6.3: Development Standards
- LMN 6.4: Public Transit
- LMN 6.5: Multimodal Transportation Networks

LMN 7: NEIGHBORHOOD CHARACTER AND DEVELOPMENT

Our neighborhoods will be shaped by smart growth, sustainable development, and green infrastructure.

- LMN 7.1: Desirable, Safe, And Diverse Neighborhoods
- LMN 7.2: Compatibility
- LMN 7.3: Livable Neighborhood Design
- LMN 7.4: Neighborhood Schools
- LMN 7.5: Neighborhood Open Space And Parks
- LMN 7.6: Implement Low Impact Development LID
- LMN 7.7: Urban Canopy
- LMN 7.8: Sidewalks, Bike Paths, And Multi-Use Trails
- LMN 7.9: Crime Prevention Through Envir.Design
- LMN 7.10: Wayfinding And Signage
- LMN 7.11: Identification Of Historic Resources
- LMN 7.12: Urban Agriculture And Food Systems
- LMN 7.13: Rural Sector Agriculture And Food Systems

LMN 8: SUSTAINABLE AND RESILIENT DEVELOPMENT

Sustainable development practices are incorporated into elements of design and construction throughout the County.

- LMN 8.1: Resource Conservation
- LMN 8.2: Natural Resource Protection
- LMN 8.3: Sustainable and Resilient Buildings

CHAPTER 2: HOUSING AND COMMUNITY SERVICES



Creating a large and diverse housing stock will be imperative to meeting the needs of current and future County residents, maintain affordability, and consider equitable solutions.

GOALS

HCS 1: HOUSING CHOICE AND AFFORDABILITY

Orange County will continue to ensure that an ample supply of safe and decent housing will be available, within a broad range of types and price levels, to meet the current and anticipated housing needs of all residents of Orange County.

OBJECTIVES

- HCS 1.1: Affordable and Attainable Housing Units
- HCS 1.2: Housing Strategies for Climate Disasters
- HCS 1.3: Land Inventory for Housing Development

HCS 2: PRIVATE SECTOR, HOUSING PRODUCTION, AND COMMUNITY PARTNERSHIPS

With continued support from Orange County, the private sector will produce affordable and attainable housing units.

- HCS 2.1: Land Development Code for Diversified Housing

HCS 3: HOUSING PROGRAMS, GRANTS, AND FUNDING

Orange County will incentivize the production and preservation of affordable and attainable housing through the administration of housing programs, processing of applications, and distribution of grants and other funding.

- HCS 3.1: Incentives and Resources for Housing Production and Preservation

HCS 4: SUBSTANDARD HOUSING, REHABILITATION, AND PRESERVATION

The housing stock in the County is maintained, improved, and preserved, thereby enhancing the character of existing neighborhoods.

- HCS 4.1: Strategies to Reduce Substandard Housing

GOALS

HCS 5: ACCESS TO AFFORDABLE AND ATTAINABLE HOUSING, ENGAGEMENT AND COLLABORATION

Residents are engaged and informed regarding housing programs, funding, and training opportunities to enhance public access and availability of affordable and attainable housing.

OBJECTIVES

- HCS 5.1: Coordination with the Public and Private Sectors

HCS 6: PUBLIC HEALTH, HOMELESSNESS, AND SOCIAL SERVICES

Orange County will work to ensure that its low to moderate-income residents, including displaced residents from climate disasters, experience an improved quality of life through sustained access to safe and decent housing, adequate healthcare, healthy food, and social service programs.

- HCS 6.1: Community Dev. and Revitalization Efforts
- HCS 6.2: Housing for Persons with Special Needs
- HCS 6.3: Programs to Eliminate Homelessness
- HCS 6.4: Effects of Extreme Heat on Vulnerable Populations

HCS 7: CRIME PREVENTION AND PUBLIC SAFETY

Orange County will work to create and maintain safe and secure neighborhoods.

- HCS 7.1: Neighborhood Level Crime Prevention and Public Safety
- HCS 7.2: Improvement and Beautification of Neighborhoods

HCS 8: PRESERVATION OF RESIDENTIAL COMMUNITIES

As neighborhoods improve and property values increase, the County will help existing residents remain in their communities, maintain neighborhood composition and integrity, and prevent gentrification.

- HCS 8.1: Neighborhood Revitalization
- HCS 8.2: Relocation and Displacement Plan



Credit: Orange County Housing Division

CHAPTER 3: TOURISM, ARTS, AND CULTURE



Innovative community-based arts in Orange County’s facilities, neighborhoods, and cultural centers enhance the quality of life for all our residents, educates our youth, and attracts visitors.

GOALS

TAC 1: ARTS AND CULTURAL RESOURCES

Orange County continues to recognize that arts and culture are essential to Orange County’s economic vitality and quality of life.

OBJECTIVES

- TAC 1.1: Cultural Resources and Arts Community

TAC 2: TOURISM & ARTS AND CULTURE VENUES

Elevate the status of Central Florida’s arts and culture to that befitting a world-class community.

- TAC 2.1: Arts and Culture Funding and Resources

TAC 3: ARTS AND CULTURAL EDUCATION

Orange County shall maintain an education system that provides opportunities for youth to explore their talents and interests for artistic expression through exposure and access to performing and visual arts from Pre-K through High School.

- TAC 3.1: Arts and Cultural Programs for Youth

TAC 4: EQUITY AND DIVERSITY

The County will ensure that all residents and visitors have access to creative, high-quality, and diverse arts and cultural opportunities.

- TAC 4.1: Arts and Cultural Programs and Resources

TAC 5: ART IN PUBLIC PLACES

The County shall promote the creation of public art, finding that public art is interwoven into the fabric of the community, and contributes to and enhances vibrant neighborhoods while providing other social and economic benefits.

- TAC 5.1: Investments and Programs in Public Art

GOALS

TAC 6: CARING FOR OUR CREATIVES

Our creative class is valued, supported, and has a high quality of life.

OBJECTIVES

- TAC 6.1: Local Creators and Arts-Related Workers
- TAC 6.2: Seniors in Creative Industries

TAC 7: COMMUNITY AND CULTURAL TOURISM

Orange County encourages cultural tourism as a sustainable component to our tourism industry, and important sites, buildings, and venues are spread throughout the communities and neighborhoods of the County.

- TAC 7.1: Neighborhood-Level Heritage and Cultural Tourism



Credit: Fusion/Fest



Credit: Fusion/Fest



Credit: Hulki Okan Tabak / Unsplash

CHAPTER 4: ECONOMY, TECHNOLOGY, & INNOVATION



A thriving economy is diversified, resilient, and supported by an educated and trained workforce that earns a living wage.

GOALS

ETI 1: ECONOMIC DIVERSIFICATION

Orange County continues to recognize the importance of a thriving economy that is diversified, resilient, supported by an educated and trained workforce that earns a living wage and sensitive to its regional, national, and global role in climate change.

OBJECTIVES

- ETI 1.1: Economic Development Partners
- ETI 1.2: Globally Competitive Workforce
- ETI 1.3: Diversification of the County's Economy

ETI 2: NEIGHBORHOOD-SCALE ECONOMIC DEVELOPMENT

The County will continue to ensure that its neighborhood business corridors and centers are safe, economically sustainable, and aesthetically pleasing.

- ETI 2.1: Commercial Infill and Redevelopment
- ETI 2.2: Urban Infill and Redevelopment Areas

ETI 3: WORKFORCE AND QUALITY OF LIFE

Orange County will ensure that the County's highly-skilled and educated workforce earns a living wage and has access to quality housing and services.

- ETI 3.1: Workforce Quality of Life
- ETI 3.2: Youth Education and Adult Labor Force Training

ETI 4: INCENTIVES, GRANTS, AND PARTNERSHIPS

Create a resilient economy that has the ability to foresee, withstand, respond, and adapt to changing market conditions.

- ETI 4.1: Businesses in Key Industry Sectors
- ETI 4.2: Small Business Growth

CHAPTER 5: NATURAL RESOURCES AND CONSERVATION



Conservation, protection, and enhancement of the County's natural resources and ecological systems is essential to maintain our quality of life.

GOALS

C 1: COMPREHENSIVE MANAGEMENT OF NATURAL RESOURCES AND SYSTEMS

Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, imperiled species, soils, floodplains, recharge areas, wetlands, uplands adjoining wetlands, environmentally sensitive lands, priority habitats, and energy resources to ensure that these resources are managed for the benefit of current and future generations.

OBJECTIVES

- C 1.1: Guiding Principles

C 2: AIR QUALITY

Orange County shall continue to monitor, regulate and improve ambient air quality in order to ensure a healthy environment for all residents, visitors and natural resources.

- C 2.1: Meet National Ambient Air Quality Standards
- C 2.2: Reduce Air Emissions from Open Burning
- C 2.3: Dust and Odors Nuisance Impacts

C 3: WATER RESOURCE MANAGEMENT

Orange County shall promote the functions of natural systems and the overall current level of surface and ground water quality. Orange County shall improve and restore the quality of waters not presently meeting water quality standards, and will take proactive steps to prevent the degradation of natural water resources of all kinds. Orange County will seek to evaluate and manage water resources in an integrated and holistic manner.

- C 3.1: Consistent with the Community Facilities and Services Chapter

GOALS

C 4: ECOSYSTEMS PRESERVATION, PROTECTION, AND MANAGEMENT

Orange County shall protect and minimize adverse impacts to biological communities and their habitats.

OBJECTIVES

- C 4.1: Wetlands and Upland Buffers
- C 4.2: Shoreline Protection
- C 4.3: Floodplain Management
- C 4.4: Priority Uplands
- C 4.5: Land Acquisition, Partnerships, and Preservation
- C 4.6: Agricultural Lands Conservation
- C 4.7: Vegetative Resources, Tree Canopy, and Urban Forestry
- C 4.8: Imperiled Plants and Wildlife

C 5: SOILS, MINERALS, OIL AND GAS

Orange County shall encourage management of soil health, and minimize adverse impacts to the environment, including but not limited to impacts from erosion, and extraction of minerals, oil and gas.

- C 5.1: Soil Conservation and Erosion Prevention
- C 5.2: Mining, Oil and Gas Extraction

C 6: POTENTIAL POLLUTANT RAW MATERIALS AND WASTES

Orange County shall ensure that products and wastes with the potential to pollute are managed in an appropriate manner to minimize their threat to public health and the environment, including the air and water, and to protect Orange County’s natural resources.

- C 6.1: Storage and Handling of Products with Significant Potential To Pollute
- C 6.2: Storage, Handling, and Remediation of Wastes With Significant Potential To Pollute
- C 6.3: Redevelopment of Potentially Contaminated Property

C 7: GEOGRAPHIC REGIONS OF SPECIAL CONCERN

Orange County’s goal is to protect, enhance and maintain the unique and irreplaceable values, functions, diversity, and benefit of the natural resources within unique geographic regions, including the Econlockhatchee River Basin, Wekiva River Protection Area, Wekiva River Basin, the Lake Apopka Drainage Basin, the Shingle Creek Basin and Environmental Land Stewardship Program Area.

- C 7.1: Econlockhatchee River Basin
- C 7.2: Wekiva River Basin, Wekiwa and Rock Springs Springsheds, and Associated Areas
- C 7.3: Environmental Land Stewardship Program Area (Innovation Way Overlay)
- C 7.4: Lake Apopka Basin
- C 7.5: Shingle Creek Basin

C 8: ENVIRONMENTAL ASPECTS OF RESILIENCE, SUSTAINABILITY, AND QUALITY OF LIFE

Orange County’s goal is to promote environmental resiliency, enhance sustainability, and foster an exceptional quality of life for all our residents and visitors through developments that provide harmony between the built and natural environment and enhance the health and wellbeing of people and the environment on which their lives depend.

- C 8.1: Environmental Aspects of Land Use Compatibility
- C 8.2: Greenhouse Gas Reduction
- C 8.3: Sustainable Materials Management

WEKIVA RIVER, WEKIWA, AND ROCK SPRINGS

GOALS

WEK 1: FUTURE LAND USES

Protect the resources of the Wekiva River, Wekiwa, and Rock Springs springsheds through Future Land Use policies

OBJECTIVES

- WEK 1.1: Maintain Rural Characteristics
- WEK 1.2: Orange County Land Development Code
- WEK 1.3: Wekiva Interchange Land Use Plan Overlay Designation
- WEK 1.4: Growth Centers

WEK 2: TRANSPORTATION

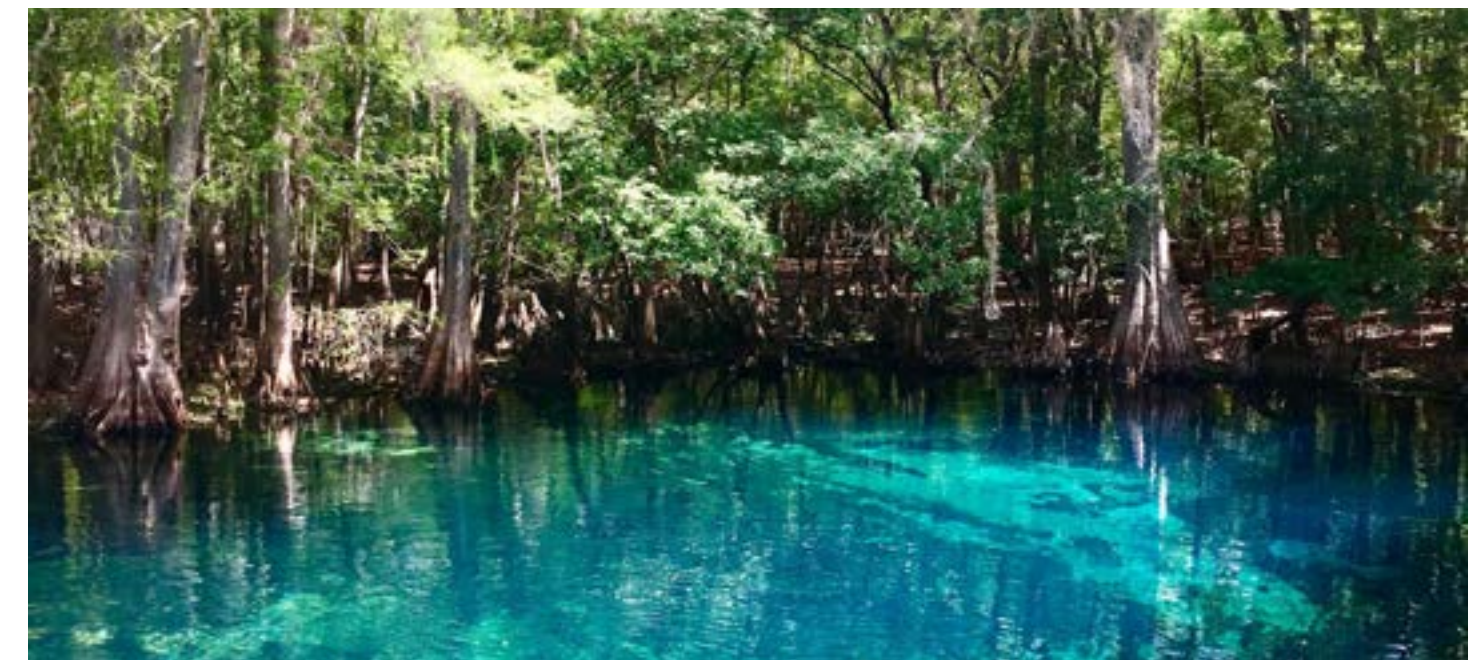
Transportation planning in the Wekiva Study Area encourages a safe, accessible, convenient, and efficient multimodal system that is protective of the environment.

- WEK 2.1: Wekiva Regional Transportation Interagency Planning

WEK 3: CONSERVATION

Orange County conserves, protects, and enhances the natural resources of the Wekiva River Basin, Wekiwa and Rock Springs Springsheds, and Associated Areas. Natural resources within these boundaries; including air, surface water, groundwater, vegetative communities, imperiled and non-imperiled species, soils, floodplains, recharge areas, wetlands, and energy resources, are preserved for the benefit of present and future generations.

- WEK 3.1 Conservation and Protection of Wekiva Natural Resources



Credit: Lesley Bertolotti

WEKIVA RIVER, WEKIWA, AND ROCK SPRINGS

GOALS

WEK 4: OPEN SPACE

Open space is required to be protected and maintained in the Wekiva Study Area to provide recreational benefits for residents and enhance the beauty and environmental quality of the region.

OBJECTIVES

- WEK 4.1: Open Space in the Wekiva Study Area

WEK 5: POTABLE WATER, WASTEWATER AND RECLAIMED WATER

An efficient and adequate level of water, wastewater, and reclaimed water service and facilities are provided in a cost-effective manner while protecting ground and surface water quality, and ensuring groundwater conservation in the Wekiwa & Rock Springs Springsheds.

- WEK 5.1: Nutrients from Wastewater and Wastewater Treatment Facilities

WEK 6: STORMWATER

Stormwater in the Wekiva Study Area is managed to prevent flood damage and protect Floridan Aquifer and Wekiva River water quality.

- WEK 6.1: Stormwater Pollution

WEK 7: SOLID WASTE

Orange County protects the health, safety, and welfare of the public and of the environment from the harmful effects of hazardous waste.

- WEK 7.1: Hazardous Wastes

WEK 8: INTERGOVERNMENTAL AND INTERAGENCY COORDINATION

Orange County maintains coordination efforts between all Wekiwa Springs and Wekiva River regional stakeholders.

- WEK 8.1: Wekiva-Region Cooperation

CHAPTER 6: RECREATION AND OPEN SPACE



The physical and mental health of residents of all ages and abilities will be supported by a variety of parks, activity-based programming, trails, and open spaces

GOALS

ROS 1: RECREATION

Orange County will strive to provide all of the residents of unincorporated Orange County with sufficient resource based and activity-based parkland and recreation facilities to satisfy their health, safety, and welfare needs.

OBJECTIVES

- ROS 1.1: Values of Parks and Recreation Master Plan
- ROS 1.2: Park and Trail Level of Service
- ROS 1.3: Resource-Based Parkland
- ROS 1.4: Funding of Park and Recreation Lands
- ROS 1.5: Accessibility
- ROS 1.6: Intergovernmental Coordination
- ROS 1.7: Diversity of Needs

ROS 2: OPEN SPACE

It is a goal of Orange County to protect and preserve valuable open space and green space resources.

- ROS 2.1: Coordination with Development
- ROS 2.2: Open Space Land Acquisition



Credit: Mason Dahl / Unsplash

CHAPTER 7: TRANSPORTATION



A safe, accessible, and convenient multimodal transportation is designed for all users while emphasizing complete streets and connectivity between uses.

GOALS

T 1: MULTIMODAL TRANSPORTATION SYSTEM

Orange County will strive to provide all of the residents of unincorporated Orange County with sufficient resource based and activity-based parkland and recreation facilities to satisfy their health, safety, and welfare needs.

OBJECTIVES

- T 1.1: Long Range Transportation Plan
- T 1.2: Implementation
- T 1.3: Regional Coordination
- T 1.4: Multimodal Infrastructure
- T 1.5: Transit
- T 1.6: Aviation

GOAL T 2: MOBILITY STANDARDS

It is a goal of Orange County to protect and preserve valuable open space and green space resources.

- T 2.1: Multimodal Level of Service
- T 2.2: Concurrency Management System
- T 2.3: Constrained Corridors
- T 2.4: Long-Term Concurrency Management System
- T 2.5: Projects That Promote Public Transportation

GOAL T 3: TECHNOLOGY AND SUSTAINABILITY

It is a goal of Orange County to protect and preserve valuable open space and green space resources.

- T 3.1: ACES
- T 3.2: Multimodal Corridors
- T 3.3: Multimodal System
- T3.4: Sustainability

GOAL T 4: VISION ZERO AND SAFETY

Orange County will design a safe and accessible multimodal transportation system to eliminate all traffic fatalities and severe injuries (Vision Zero). The multimodal system will promote equitable access to all communities and prioritize a safe, comfortable, and attractive pedestrian environment.

- T 4.1: Vision Zero
- T 4.2: Safety and Equity

CHAPTER 8: PUBLIC SCHOOLS



The strength of Orange County's public schools is central to the region's high quality of life, sustainable communities, and economic success.

GOALS

PS 1: SCHOOLS AND COMMUNITY SUPPORT

Provide a community of support for the positive development and growth of all children.

OBJECTIVES

- PS 1.1: Community Partnerships

PS 2: SCHOOL PLANNING AND DESIGN

Make public schools an integral component of community planning and design.

- PS 2.1: Neighborhood Schools
- PS 2.2: School Siting

GOAL PS 3: SECURITY AND SAFETY

Provide safe and secure schools.

- PS 3.1: Bike and Pedestrian Safety
- PS 3.2: Juvenile Justice

GOAL PS 4: CAPITAL FACILITIES AND TECHNOLOGY

Orange Support Orange County School Board efforts to ensure that adequate capital facilities and technology resources are available to support the educational mission of public schools.

- PS 4.1: Capital Funds
- PS 4.2: Non-Capital Funds

GOAL PS 5: INTERGOVERNMENTAL COOPERATION

Promote and optimize intergovernmental cooperation for effective operation of the public school system in a multi-jurisdictional environment.

- PS 5.1: Data Sharing
- PS 5.2: Site Development

GOAL PS 6: FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES

Orange County shall establish plans, regulations and programs, in conjunction with Orange County Public Schools (OCPS) to facilitate the future availability of public school facilities to serve residents, consistent with the adopted level of service for public schools and with State of Florida concurrency statutes and regulations. (Added 6/08, Ord. 08-11) (GOAL PS6)

- PS 6.1: Concurrency
- PS 6.3: Capacity
- PS 6.4: Proportionate Share

CHAPTER 9: COMMUNITY FACILITIES AND SERVICES



Orange County's community facilities and services provide for a basic level of health, safety, and welfare, while also providing for physical, economic, and social improvement of the County and its surrounding region.

STORMWATER MANAGEMENT

GOALS

SM 1: STORMWATER MANAGEMENT

Orange County shall manage stormwater to prevent flood damage and protect water quality.

OBJECTIVES

- SM 1.1: Flood Protection
- SM 1.2: Stormwater Pollution Prevention and Treatment
- SM 1.3: RESERVED
- SM 1.4: Stormwater Deficiencies
- SM 1.5: Stormwater Review and Implementation
- SM 1.6: Stormwater Management Facilities and Capacity
- SM 1.7: Stormwater Management Systems
- SM 1.8: Floodplain Management

WATER RESOURCES CONSERVATION

WRC 1: WATER RESOURCES CONSERVATION

Orange County shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Orange County shall improve and restore the quality of waters not presently meeting water quality standards, and will take proactive steps to prevent the degradation of water resources of all kinds. Orange County will seek to address water resources in an integrated and holistic manner.

- WRC 1.1: Meet Federal and State Standards
- WRC 1.2: Surface Water Protection and Stormwater Runoff Pollution Control
- WRC 1.3: Wetlands and Upland Buffers
- WRC 1.4: Groundwater
- WRC 1.5: Water Supply Conservation

GROUNDWATER AQUIFER RECHARGE

GOALS

AR 1: AQUIFER PROTECTION

The Floridan Aquifer, Intermediate Aquifer and surficial aquifer shall be protected and conserved to ensure that Orange County and other Central Florida residents and businesses have an adequate supply of potable water now and in the future.

OBJECTIVES

- AR 1.1: Aquifer Recharge Programs
- AR 1.2: Groundwater Pollution

AR 2: AQUIFER CONTAMINATION PREVENTION

Orange County shall put programs in place to prevent and address the contamination of the Floridan Aquifer and surficial aquifer. Contamination shall be defined as any violation of State, regional or local water quality standards.

- AR 2.1: Groundwater Protection Programs

GOAL AR 3: WATER SUPPLY FACILITIES WORK PLAN

RESERVED (See GOAL WTR-WAT 3) (Goal 3).

- AR 3.1: Water Supply Facilities Work Plan
- AR 3.2: Water Sources to Recharge the Aquifers

POTABLE WATER SUPPLY, WASTEWATER, AND RECLAIMED WATER

WAT 1: ADEQUATE LEVEL OF SERVICE

To provide an efficient and adequate level of water, wastewater, and reclaimed water service and facilities in a cost-effective manner to accommodate existing and future development.

- WAT 1.1: Monitor and Correct System Deficiencies
- WAT 1.2: Future Water, Wastewater and Reclaimed
- WAT 1.3: Maximize the Use of Existing Capacity
- WAT 1.4: Consistency with Future Land Use Element
- WAT 1.5: Potable Water Serving Rural Settlements
- WAT 1.6: Wastewater Systems Service in Rural Settlements
- WAT 1.7: Municipal and Private Agency Coordination
- WAT 1.8: Unaccounted for Water
- WAT 1.9: Provision of Services to Development

POTABLE WATER SUPPLY, WASTEWATER, AND RECLAIMED WATER

GOALS

WAT 2: ENVIRONMENTAL CONSERVATION AND REGULATORY COMPLIANCE

To provide water, wastewater and reclaimed water service and facilities which are environmentally sound, promote water conservation and reclaimed water reuse, and protect the quality of the water supply.

OBJECTIVES

- WAT 2.1: Water Well Regulations
- WAT 2.2: Septic Tank Regulations
- WAT 2.3: Potable Water Conservation
- WAT 2.4: Wastewater Treatment Facilities
- WAT 2.5: Reclaimed Water

WAT 3: WATER SUPPLY FACILITIES WORK PLAN

Develop and maintain a Water Supply Facilities Work Plan and to coordinate with the St. Johns River Water Management District, the South Florida Water Management District, and other local, regional, state, and federal agencies, as well as other municipal or private suppliers of water and wastewater services, in the implementation of effective traditional and alternative water supply programs, including utilization of reclaimed water sources and aquifer recharge projects, and in the implementation of effective linkages between water resource management and growth management in Orange County.

- WAT 3.1: Water Supply Facilities Work Plan
- WAT 3.2: Alternative Sources of Water
- WAT 3.3: Compatibility

GOAL WAT 4: WEKIVA STUDY AREA

It is Orange County's goal to protect ground and surface water quality within the Wekiva Study Area by using the necessary wastewater treatment processes to help ensure water quality within the Wekiwa Springs system.

- WAT4.1: Wastewater Effluent Within the Wekiva River

SOLID WASTE

GOALS

SW 1: SOLID WASTE AND RECYCLING MANAGEMENT

Orange County shall provide efficient and environmentally sound end-of-life resource management (e.g., solid waste disposal and recycling service) to accommodate existing and future demand

OBJECTIVES

- SW 1.1: Resource Recovery Facilities
- SW 1.2: Solid Waste Diversion
- SW 1.3: Intergovernmental Coordination
- SW 1.4: Environmental Safety
- SW 1.5: Private Facilities
- SW 1.6: Compatibility

SW 2: HAZARDOUS WASTE MANAGEMENT

Orange County shall protect the health, safety, and welfare of the public from the harmful effects of hazardous waste.

- SW 2.1: Hazardous Waste Disposal



Credit: Brian Gailey



Credit: Brian Gailey



Credit: Telifsiz Stok

FIRE RESCUE

GOALS

FR 1: SYSTEM EVALUATION – EMERGENCY RESPONSE

To provide effective fire rescue emergency services within a comprehensive program that is responsive to the needs of residents and visitors to Orange County.

OBJECTIVES

- FR 1.1: Resource Evaluation – Emergency Response
- FR 1.2: Service Standard – Fire Rescue Emergency Response
- FR 1.3: Interlocal and Mutual Aid Agreements
- FR 1.4: Fire Communications

FR 2: SYSTEM EVALUATION – NON-EMERGENCY SERVICES

To provide non-emergency review and enforcement services through programs aimed at ensuring that the community complies with fire safety requirements and emergency prevention efforts.

- FR 2.1: Resource Evaluation – Non-Emergency Services
- FR 2.2: Service Standard – Non-Emergency Services
- FR 2.3: Vehicle/Apparatus Replacement Plan

FR 3: PUBLIC EDUCATION AND AWARENESS

To promote fire safety and basic health awareness in the community.

- FR 3.1: Public Education – Safety Issues
- FR 3.2: Public Education and Assistance – Basic Health Issues

FR 4: DISASTER PREPAREDNESS AND COORDINATION

To provide comprehensive emergency management, preparedness and mitigation services to Orange County residents and visitors.

- FR 4.1: Emergency Management

ENERGY

GOALS

E 1: ENERGY GENERATION, USAGE, AND FUTURE DEMAND

Orange County will capture data about current Countywide energy generation and usage to help plan for future demand.

OBJECTIVES

- E 1.2: Energy Usage
- E 1.3: Energy Burden
- E 1.4: Future Demand

E 2: CONSERVATION AND EFFICIENCY

Orange County will support a transition from fossil fuels to renewable energy sources that are clean, sustainable, and cost-competitive, particularly solar.

- E 2.1: Reduced Consumption
- E 2.2: Increased Energy Efficiency
- E 2.3: Land Use and Energy Consumption
- E 2.4: Tree Canopy and Energy Consumption
- E 2.5: Collaboration

E 3: RENEWABLE ENERGY SOURCES

Orange County will support a transition from fossil fuels to renewable energy sources that are clean, sustainable, and cost-competitive, particularly solar.

- E 3.1: Expanded Use

E 4: NEXUS OF ENERGY AND WATER

Orange County will implement best practices for water conservation to reduce energy demand and generation.

- E 4.1: Reduced Water Consumption

E 5: ENERGY EDUCATION

Orange County will provide residents, businesses, and visitors opportunities to acquire the knowledge and skills to reduce energy consumption..

- E 5.1: Promoting Reduced Consumption

E 6: ENERGY SYSTEM RESILIENCE

Orange County will provide residents, businesses, and visitors opportunities to acquire the knowledge and skills to reduce energy consumption.

- E 6.1: Prevention of Damages
- E 6.2: Assessment and Recovery
- E 6.3: Survivability During Impacts

E 7: LEADERSHIP AND ADVOCACY

Orange County will provide leadership and advocacy throughout the region aimed at creating and enforcing policies for a cleaner energy future with reduced energy dependence.

- E 7.1: Economic Benefits
- E 7.2: Collaboration
- E 7.3: Advocacy

CHAPTER 10: IMPLEMENTATION AND PROPERTY RIGHTS



Vision 2050 serves as a policy guide and includes implementation tools such as capital investments, regulations, incentives, educational programs, citizen engagement, and stakeholder partnerships.

GOALS

IMP 1: ADMINISTRATION

Orange County will use its codes, ordinances, programs, and practices to implement the goals, objectives, and policies outlined in the Vision 2050 Comprehensive Plan in order to ensure the health, safety, and wellbeing of the general public.

OBJECTIVES

- IMP 1.1: Vision 2050 And Orange Code Correlation
- IMP 1.2: Compatibility
- IMP 1.3: Comprehensive Plan Amendments
- IMP 1.4: Sector Map Amendments
- IMP 1.5: Urban Service Area Expansion

IMP 2: PRIVATE PROPERTY RIGHTS

Private property rights are considered and respected in local decision-making.

- IMP 2.1: State Requirements
- IMP 2.2: Vested Development Rights
- IMP 2.3: Planned Developments
- IMP 2.4: Lots of Record

IMP 3: CAPACITY BUILDING AND CITIZEN ENGAGEMENT

Orange County residents will be well informed on issues that impact their communities and have the capacity to advocate for positive change in their neighborhoods.

- IMP 3.1: County and Neighborhood Engagement
- IMP 3.2: Neighborhood Services and Programs
- IMP 3.3: Capacity Building
- IMP 3.4: Housing Programs
- IMP 3.5: Residents Input for Recreation and Open Space
- IMP 3.6: Residents Input for Transportation
- IMP 3.7: Public Notification and Public Input for Planning

GOALS

IMP 4: CAPITAL IMPROVEMENTS, CONCURRENCY, AND LEVEL OF SERVICE

Orange County shall plan for and manage the provision of public facilities and services in a fiscally prudent and responsible manner to adequately serve existing and new residents and continue to provide a quality environment.

OBJECTIVES

- IMP 4.1: Capital Improvements Program
- IMP 4.2: Debt Management Strategy
- IMP 4.3: Level of Service
- IMP 4.4: Revenue Sources
- IMP 4.5: Concurrency
- IMP 4.6: Developer-Funded Capital Improvements
- IMP 4.7: Future Capital Needs
- IMP 4.8: Transportation Concurrency Management System

IMP 5: REGIONAL COOPERATION AND GOVERNMENTAL COORDINATION

To promote fire safety and basic health awareness in the community.

- IMP 5.1: Coordination of Local Plans
- IMP 5.2: Consolidation of Services with Orlando
- IMP 5.3: Joint Planning Area Agreements
- IMP 5.4: Services Through Interlocal Agreements
- IMP 5.5: Facilities and Level of Service Standards
- IMP 5.6: Data Sharing
- IMP 5.7: Water Supply
- IMP 5.8: Stormwater Management
- IMP 5.9: Solid Waste
- IMP 5.10: Environmental Protection
- IMP 5.11: Groundwater
- IMP 5.12: Recreation and Open Space
- IMP 5.13: Transportation and Mobility
- IMP 5.14: Public Schools
- IMP 5.15: School Capacity
- IMP 5.16: Housing
- IMP 5.17: University of Central Florida

MARKET AREAS

Part III of Vision 2050 compiles policies from various area plans, studies, and Master Planned Developments adopted prior to the 2023 adoption of the Vision 2050 Comprehensive Plan. The purpose of this section is to consolidate into one place all the area-specific policies and actions that inform land use and zoning decisions. The policies are organized by Market Area, according to their geographic location.

SOUTHWEST MARKET AREA

GOALS

MA 1: SOUTHWEST MARKET AREA

It is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality.

OBJECTIVES

- MA 1.1: Horizon West
- MA 1.2: Horizon West Adequate Public Facilities and Services
- MA 1.3: Horizon West Transportation System
- MA 1.4: Horizon West Schools
- MA 1.5: Horizon West Environment
- MA 1.6: Horizon West Village Development Code
- MA 1.7: Horizon West Employment and Housing
- MA 1.8: Southwest Market Area Rural Settlements
- MA 1.9: US Hwy 192 Tourist/Commercial Growth Center
- MA 1.10: Butler Chain of Lakes
- MA 1.11: Development of I-Drive District Regional Center and Tourist Activity Center
- MA 1.12: IDD-RC and TAC Transportation Systems
- MA 1.13: I-Drive District Regional Center
- MA 1.14: Tourist Activity Center
- MA 1.15: Tourist Activity Center Compatibility

NORTHWEST MARKET AREA

MA 2: NORTHWEST MARKET AREA

The goal of the Northwest Market Area is to support the historic cities and towns while preserving its agriculture and natural features, including Lake Apopka and Wekiva Springs. This will be done by increasing density and services in established towns and cities, while protecting surrounding rural areas.

- MA 2.1: Northwest Market Area Rural Settlements
- MA 2.2: Northwest Growth Centers

RURAL EST MARKET AREA

GOALS

MA 3: RURAL EAST MARKET AREA

The goal of the Rural East Market Area is to largely preserve natural lands and rural landscapes interspersed with large-lot suburban communities. Preservation of the Rural East's character will be supported through policies that limit residential and commercial growth, and emphasize agriculture and environmental protection.

OBJECTIVES

- MA 3.1: Rural East Rural Settlements
- MA 3.2: Lake Pickett Future Land Use Designation
- MA 3.3: Lake Pickett Future Land Use Amendment

SOUTH MARKET AREA

MA 4: SOUTH MARKET AREA

The goal of the South Market Area is to support development and redevelopment along specific corridors and transit lines, while utilizing transportation networks that also support Orlando International Airport, warehousing and distribution operations, tourism, and historic and large-scaled master planned communities. At the same time, rural resource protections in Innovation Way offer a balance to the planned communities envisions for the area.

- MA 4.1: Innovation Way Overlay
- MA 4.2: Innovation Way Future Land Use Map Amendment and Regulating Plan
- MA 4.3: Innovation Way Housing
- MA 4.4: Innovation Way Environmental Resource Management
- MA 4.5: Innovation Way Environmental Land Stewardship Program
- MA 4.6: Innovation Way Green Infrastructure
- MA 4.7: Innovation Way Economic Development
- MA 4.8: Innovation Way Trail System
- MA 4.9: Innovation Way Funding
- MA 4.10: Innovation Way Public Schools
- MA 4.11: Innovation Way Water, Wastewater, And Reclaimed Water
- MA 4.12: South Market Area Rural Settlements

EAST MARKET AREA

MA 5: EAST MARKET AREA

Orange County will project and build on the liability of existing single-family communities in the East Market Area, allow thoughtful infill development that enhances its diverse neighborhood cultures and institutions, and design infrastructure that strengthens its connectivity and vibrancy.

- MA 5.1: Avalon Park Traditional Neighborhood

CORE MARKET AREA

There is no goals or objectives for Core Market Areas.











MAPS

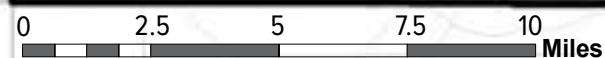
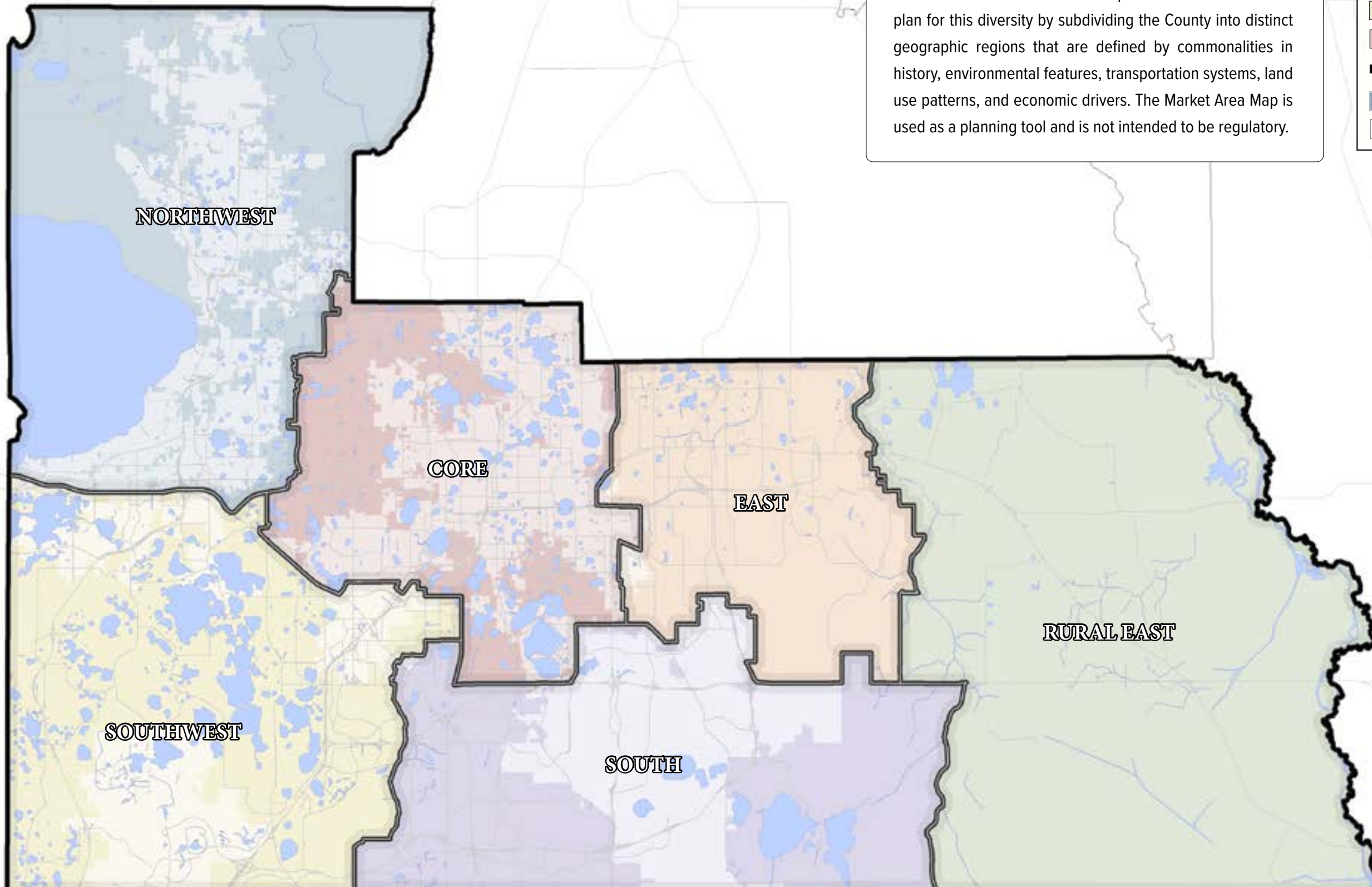
PLANNING SCALES - MARKET AREAS MAP

MARKET AREAS

The Market Area framework helps us to understand and plan for this diversity by subdividing the County into distinct geographic regions that are defined by commonalities in history, environmental features, transportation systems, land use patterns, and economic drivers. The Market Area Map is used as a planning tool and is not intended to be regulatory.

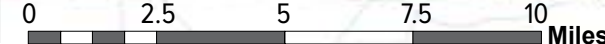
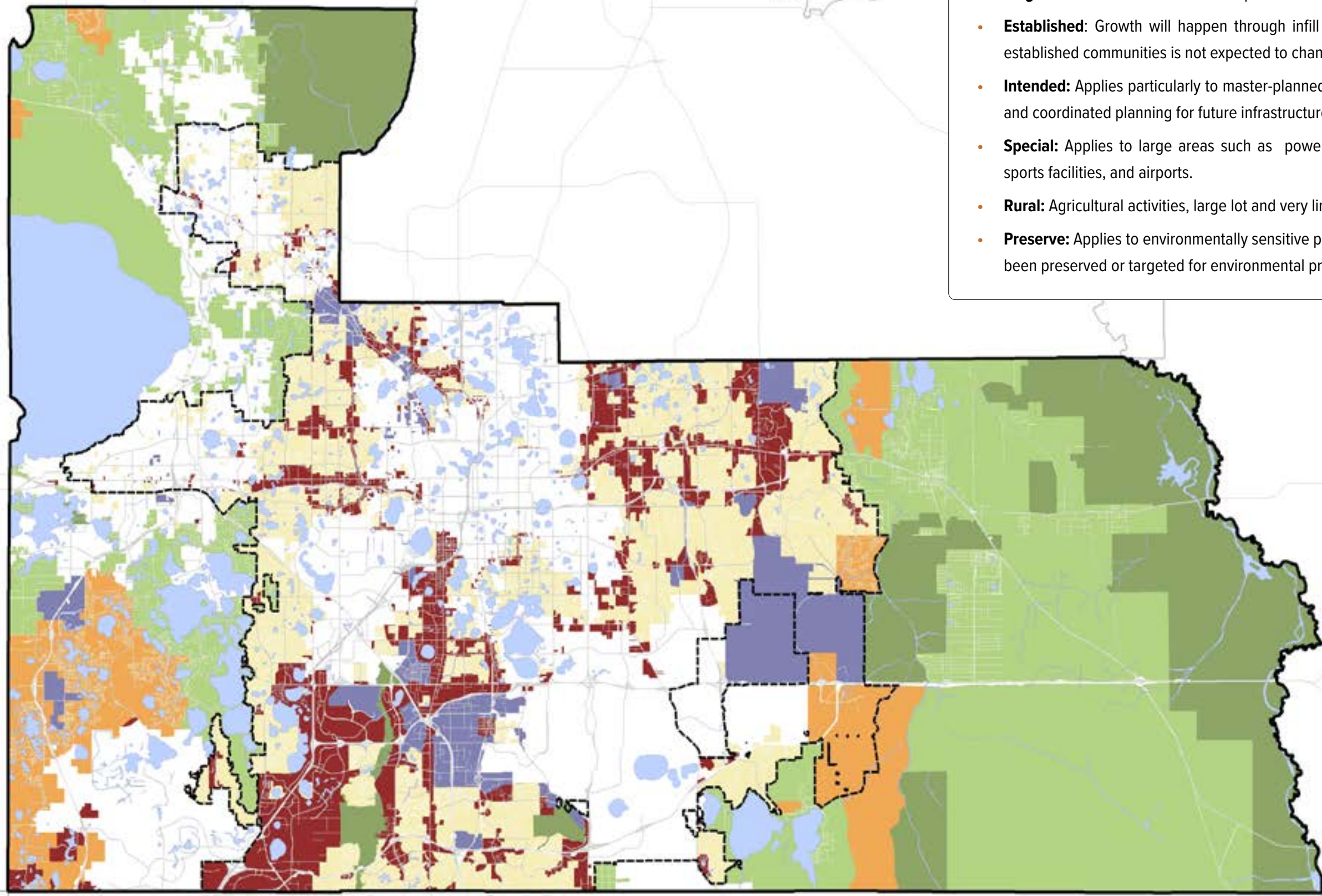
MARKET AREAS LEGEND

	NORTHWEST		EAST
	SOUTHWEST		SOUTH
	CORE		RURAL EAST
	COUNTY BORDER		ROADS
	WATER BODIES		
	INCORPORATED AREAS		



MAPS

PLANNING SCALES - SECTOR MAP



- ### SECTOR AREAS
- **Targeted:** New and intensified developments can occur.
 - **Established:** Growth will happen through infill or redevelopment, but the character of established communities is not expected to change significantly.
 - **Intended:** Applies particularly to master-planned communities which requires systematic and coordinated planning for future infrastructure.
 - **Special:** Applies to large areas such as power plants, landfills, major industrial areas, sports facilities, and airports.
 - **Rural:** Agricultural activities, large lot and very limited development.
 - **Preserve:** Applies to environmentally sensitive publicly or privately owned lands that have been preserved or targeted for environmental protection.

SECTORS MAP LEGEND			
	RURAL		INCORPORATED
	SPECIAL		ESTABLISHED
	TARGETED		INTENDED
	WATER BODIES		PRESERVED
	COUNTY BORDER		ROADS
	URBAN SERVICE AREA		



MAPS

PLANNING SCALES - FUTURE LAND USE MAP

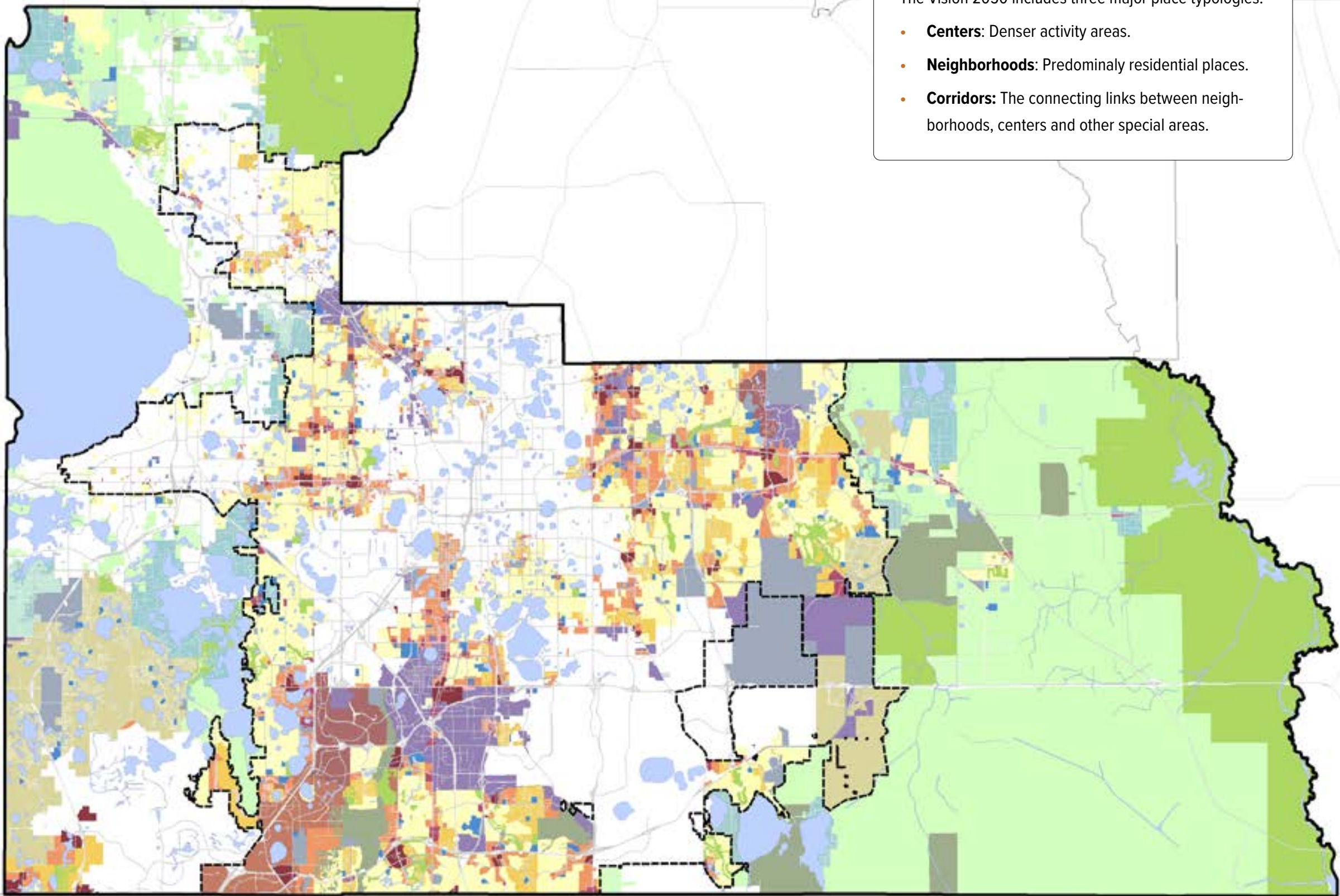
PLACE TYPES

The Vision 2050 includes three major place typologies:

- **Centers:** Denser activity areas.
- **Neighborhoods:** Predominly residential places.
- **Corridors:** The connecting links between neighborhoods, centers and other special areas.

FUTURE LAND USE MAP LEGEND

- REGIONAL CENTER
- TOURIST ACTIVITY CENTER
- URBAN CORE
- URBAN CENTER
- NEIGHBORHOOD CENTER
- RURAL CENTER
- URBAN CORRIDOR
- MAIN STREET CORRIDOR
- SUBURBAN CORRIDOR
- TRADITIONAL NEIGHBORHOOD
- SUBURBAN MIXED NEIGHBORHOODS
- SUBURBAN NEIGHBORHOOD
- RURAL SETTLEMENTS 1/1
- RURAL SETTLEMENTS 1/2
- RURAL SETTLEMENTS 1/5
- RS SUBURBAN RESIDENTIAL
- RS SUBURBAN MIXED
- RURAL
- INSTITUTIONAL
- EDUCATIONAL
- INDUSTRIAL
- PARKS/ RECREATION/ OPEN SPACE
- PRESERVATION
- HORIZON WEST
- INNOVATION WAY
- AVALON PARK
- LAKE PICKETT
- ROADS
- WATER BODIES
- URBAN SERVICE AREA
- INCORPORATED
- COUNTY BORDER



CORRELATION TABLE

USA / RSA	SECTOR	PLACE TYPES	PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS
Urban Service Area	Targeted	Centers	Regional Center		Density: Min. 35 du/acre - Max. 70 du/acre FAR: 4.0 (Residential, Commercial, Office & Mixed Use)	Max. 150 du/acre If the Housing Division's certified Affordable/Habitability criteria is met, and if provided that any project with a density greater than 30 du/acre includes a minimum height of 7+ stories and an attached parking garage that may be developed within the 7+ stories.	Soil Drive District Overlay Zone; TS Drive, TS Boulevard, TS General, PD (existing prior to Code adoption), Special Zone - Civic, Special Zone - Theme Park
			Regional Center		Density: Min. 20 du/acre - Max. 50 du/acre FAR: 3.0 (Residential, Commercial, Office & Mixed Use)	Max. 100 du/acre If the Housing Division's certified Affordable/Habitability 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
			Town/Activity Center		Density: Min. 12 du/acre - Max. 50 du/acre FAR: 3.0 (Residential, Commercial, Office & Mixed Use) Note: Properties within the Single-Creek Protection Area shall be limited to a maximum residential density of 20 du/acre and are not eligible for the higher flexible density as otherwise provided.	Max. 70 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	TS.1, TS.2, TS.3, TS.1, TS.2, TS.3, PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Urban Core		Density: Min. 35 du/acre - Max. 70 du/acre FAR: 3.0 (Residential, Commercial, Office & Mixed Use) Generally limited to areas within a 500-foot radius of designated pedestrian transit nodes (LRT, BRT, CTR, or RTD station)	Max. 120 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	TS.1, TS.2, TS.3, TS.1, TS.2, TS.3, PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Urban Center		Density: Min. 20 du/acre - Max. 50 du/acre FAR: 3.0 (Residential, Commercial, Office & Mixed Use) Generally limited to areas between 500 and 1000 feet of a designated pedestrian transit node (BRT, CTR, CTR, or RTD station)	Max. 75 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	TS.1, TS.2, TS.3, PD (existing prior to Code adoption), Civic Zone
		Neighborhood	Neighborhood Center (NSC)		Density: Min. 10 du/acre - Max. 40 du/acre FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	TS.1, TS.2, TS.3, PD (existing prior to Code adoption), Civic Zone
		Corridors	Urban Corridor		Density: Min. 10 du/acre - Max. 50 du/acre FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 75 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	TS.1, TS.2, TS.3, PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Main Street Corridor		Density: Min. 10 du/acre - Max. 40 du/acre FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	T4.2, T5.1, T5.2, T5.3, PD (existing prior to Code adoption), Civic Zone
		Neighborhoods	Traditional Neighborhood		Density: Min. 10 du/acre - Max. 30 du/acre FAR: 1.5 (Residential, Commercial, Office & Mixed Use) Note: Properties within the Single-Creek Protection Area shall be limited to a maximum residential density of 20 du/acre and are not eligible for the higher flexible density as otherwise provided.	Max. 50 du/acre If the Housing Division's certified Affordable/Habitability 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

USA / RSA	SECTOR	PLACE TYPES	PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS	
Urban Service Area	Established	Centers	Neighborhood Center (NSC)		Density: Max. 20 du/acre FAR: 1.5 (Residential, Commercial, Office & Mixed Use)	Max. 50 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	TS.1, TS.2, PD (existing prior to Code adoption), Civic Zone	
			Suburban Corridor		Density: Min. 10 du/acre - Max. 20 du/acre FAR: 1.5 (Residential, Commercial, Office & Mixed Use)	Max. 40 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	T3.2, T3.3, T4.3, T5.1, T5.2, PD (existing prior to Code adoption), Civic Zone	
			Suburban Mixed Neighborhood		Density: Min. 5 du/acre - Max. 12 du/acre	Max. 20 du/acre If the Housing Division's certified Affordable/Habitability criteria is met.	T3.1, T3.2, T4.1, T4.2, T4.3, PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone	
		Neighborhoods	Suburban Neighborhood	Character Area - Residential Single-Family		Density: Max. 6 du/acre Note: Properties within the Single-Creek Protection Area shall be limited to a maximum residential density of 4 du/acre and are not eligible for the higher residential density as otherwise provided, including the flexible density.	Max. 8 du/acre for "Housing Mobile Housing" in the T4.1 Transit Zone Only	T3.1, T3.2, T3.3, T4.1, PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
				Character Area - Residential Medium-Density		Density: Min. 1 du/acre (Minimum Lot Size of 1 Acre)		
			Character Area - Residential Medium-Density		Density: Min. 1.4 du/acre (Minimum Lot Size of 2 Acres)		T2.1, T2.2, and T2.3, as controlled by zoning	
			Character Area - Residential Medium-Density		Density: Min. 1.4 du/acre (Minimum Lot Size of 2 Acres)			
			Character Area - Residential Medium-Density		Density: N/A FAR: 2.0		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		

CORRELATION TABLE

USA / RSA	SECTOR	PLACE TYPES	PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS
Urban Service Area & Rural Service Area	Intended	Master Planned Communities	Horizon West - RSA		Density / FAR: varies (See MA 1: Southwest Market Area)		P0 or P1-4P
			Avolon Park (IND) - USA		Density: varies (See MA 3: East Market Area) FAR: Office 1.2; Commercial 1.0; Industrial 0.5		P0
			Innovation Way - USA		Density / FAR: varies (See MA 4: South Market Area and specific PD-8P)		P0-4P
			Lake Pickett - RSA		Density / FAR: varies (See MA 2: Rural East Market Area and specific PD-8P)		P0-4P
	Centers	Growth C.	Central Center Urban Center		Density: Min. 20 du/acre - Max. 50 du/acre FAR 3.0 (Residential, Commercial, Office & Mixed Use)	Max. 75 du/acre if the Housing Division's certified Affordable/Housing criteria is met.	TS.1, TS.1, TS.3 TS.1, TS.2, TS.3 P0 (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Neighborhood Center (P10)		Density: Min. 10 du/acre - Max. 40 du/acre FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/acre if the Housing Division's certified Affordable/Housing criteria is met.	T1.2, T1.1, T4.2, T4.1, TS.2, TS.3 P0 (existing prior to Code adoption), Civic Zone
		Corridors	Growth C.	Urban Corridor		Density: Min. 10 du/acre - Max. 50 du/acre FAR: 3.0 (Residential, Commercial & Mixed Use)	Max. 75 du/acre if the Housing Division's certified Affordable/Housing criteria is met.
	Main Street Corridor				Density: Min. 10 du/acre - Max. 40 du/acre FAR 3.0 (Residential, Commercial & Mixed Use)	Max. 60 du/acre if the Housing Division's certified Affordable/Housing criteria is met.	T1.2, T1.1, TS.2, TS.3 P0 (existing prior to Code adoption), Civic Zone
	Growth C.		Suburban Corridor		Density: Min. 10 du/acre - Max. 20 du/acre FAR 1.5 (Residential, Commercial & Mixed Use)	Max. 40 du/acre if the Housing Division's certified Affordable/Housing criteria is met.	T1.2, T1.1, T4.3, TS.1, TS.2 P0 (existing prior to Code adoption), Civic Zone
	Neighborhoods	Growth C.	Traditional Neighborhood		Density: Min. 10 du/acre - Max. 20 du/acre FAR 1.5 (Residential, Commercial & Mixed Use)	Max. 40 du/acre if the Housing Division's certified Affordable/Housing criteria is met.	T4.1, T4.2, T4.1, TS.1, TS.2 P0 (existing prior to Code adoption), Civic Zone
			Suburban Mixed Neighborhood		Density: Min. 6 du/acre - Max. 12 du/acre	Max. 20 du/acre if the Housing Division's certified Affordable/Housing criteria is met.	T1.2, T1.1, T4.3, T4.2, T4.3 P0 (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
		Growth C.	Suburban Neighborhood		Density: Max. 8 du/acre Note: Properties within the Slagle Creek Protection Area shall be limited to a maximum residential density of 4 du/acre and are not eligible for the higher residential density or otherwise provided, including the flexible density.	Max. 8 du/acre for "Mixing Mobile Housing" in the T4.2 Transit Zone Only	T1.1, TS.1, TS.3, T4.1, T4.2 P0 (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
		Special	Other	Major Institutional		NA	
	Major Industrial - Single Use				FAR: 0.75		Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial
	Major Institutional				NA		Any

USA / RSA	SECTOR	PLACE TYPES	PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS	
Rural Service Area	Rural	Neighborhoods	Rural	Rural	Density: Max. 1 du/10 ac FAR: 0.25		T1, T2.1, T2.2 P0 (existing prior to Code adoption) S2 Zone	
			Rural	Lake Mead Rural Residential Enclosure	Density: Max. 1 du/acre (Minimum Lot Size of 11 Acres)		T2.1, T2.2* (Subject to min. density req's.)	
			Rural	Orlando-Riverview Forest Rural Residential Enclosure	Density: Max. 1 du/2 ac (Minimum Lot Size of 2 Acres)		T2.1, T2.2* (Subject to min. density req's.)	
			Rural	Rural District	Density: Max. 1 du/acre (including topographical reserves left within the Rural Reserve and all other units developed within the Cluster Core). A minimum of 50% 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, T1.1, TS.2, T1.3, T4.1, T4.1, T5.1, S2-10, S2 in the Cluster Core	
		Other		Parks & Recreation	NA		Civic Zone	
				Educational	NA		P0 (existing prior to Code adoption), Special Zone - Education	
				Institutional	NA		Any	
		Neighborhoods	Rural	Rural	T1	Density: Max. 1 du/acre		
					T2	Density: Max. 1 du/2 ac		T2.1, T2.2*, T2.2*, T1.1, TS.2, TS.3, Civic Zone, *Subject to min. density requirements
					T3	Density: Max. 1 du/5 ac		
	Rural			Suburban Neighborhood	Density: Max. 2 du/acre			
		Suburban Mixed Neighborhood	Density: Max. 10 du/acre Development within the Rural Settlement - Suburban Mixed Neighborhood is limited to residential uses only					
	Centers	Rural	Rural Center	Density: Varies (limited to a maximum of one (1) integrated dwelling unit per commercial building) FAR: 0.25		T4.1, T5.1		
	Other	Rural		Parks & Recreation	NA		Civic Zone	
				Educational	NA		P0 (existing prior to Code adoption), Special Zone - Education	
				Industrial	FAR: 0.75		Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial	
				Institutional	NA		Any	
	Preserved	Other		Preservation	NA		Any	