

ORANGE COUNTY PLANNING DIVISION

HORIZON WEST ARCHITECTURAL DESIGN STANDARDS GUIDEBOOK

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ORANGE COUNTY PLANNING DIVISION

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Introduction

The **Horizon West Village Planned Development Code** (chapter 38-1380) was originally adopted in 1997, and updated in 2009 and 2014.

The Code prescribes design standards for most components of residential and non-residential development, including neighborhood parks and open space, commercial and office centers and associated parking, landscaping, as well as architectural design.

The Code's standards guide the built form within Horizon West's five *Specific Area Plan (SAP) Villages*: Lakeside Village; the Village of Bridgewater; and Villages H, F, and I.

Residential designers in the *Horizon West Town Center* are also directed to meet the design standards listed in the Horizon West Village Code.

The purpose of this guide is to provide a visual quick reference to some of the key elements of the Code, and to provide other guidelines and best practices that support Orange County's overarching goal of promoting more compact and complete communities.

Additional Links and References

Additional information, requirements, and regulations that accompany this quick reference guide can be located at the references listed below:

Orange County Comprehensive Plan

Horizon West Policies (FLU-39 – FLU-77)

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>

Orange County Code

Chapter 38 (Zoning), Article VIII, Division 8. – Horizon West Village Planned Development Code

Chapter 24 (Landscaping, Buffering, and Open Space)

Chapter 9 (Building and Construction Regulations), Article XVI. – Exterior Lighting Standards

Chapter 9 (Building and Construction Regulations), Article XIII. – Architectural Standards and Guidelines for Commercial Buildings and Projects

https://www.municode.com/library/fl/orange_county/codes/code_of_ordinances

Florida Building Code

https://floridabuilding.org/bc/bc_default.aspx

Contact the Planning Division at (407) 836-5600 or planning@ocfl.net to request an explanation or clarification of any information provided above, or other Horizon West Standards.

Porches - Sec. 38-1384 (d)

Definition

Un-air-conditioned, covered structures, raised above grade and attached to one or more of a building's façades.

Intent

Porches provide a transitional layer between the private and public realms. They shelter large window openings and add richness to the pedestrian experience.

Spacious porches encourage gathering and spontaneous interactions; they should be sized to accommodate outdoor furniture.

Slightly elevated spaces provide opportunities for passive monitoring of streets and public spaces.

Minimum of 50% of lots with less than 75' width shall incorporate a porch which meets the standards described below.

Refer to Sec. 38.1384(f) for additional information.

Design Standards

Width	8' min. ⁽¹⁾	A
Depth	7' min.	B
First floor finished grade	3 steps min. ⁽²⁾ above sidewalk grade	C

Notes

- (1) Less than 10' in width requires a railing.
- (2) 3-step minimum elevation to interior finished floor. Also applies to lots and porches with side-loaded garages.



Image 01: Example of porch, steps and railing design

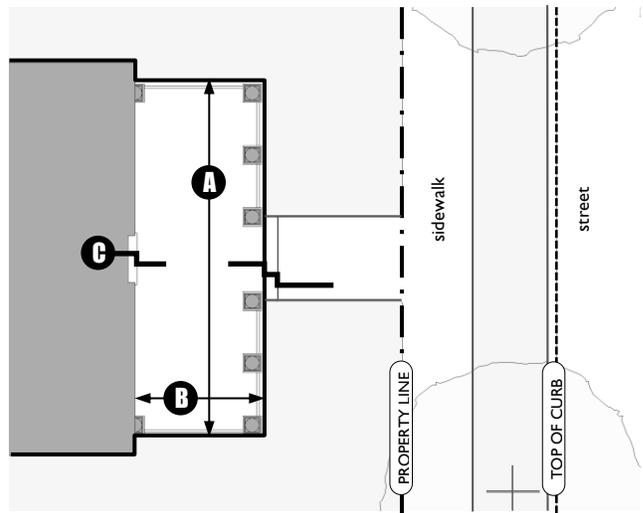


Image 02: Porch standards, plan diagram

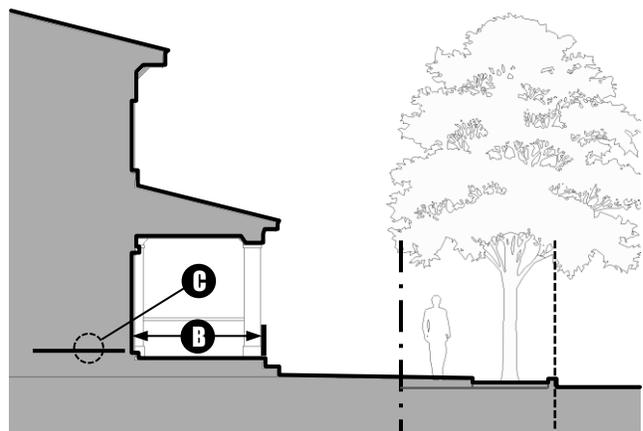


Image 03: Porch standards, section diagram

Residential Garages - Sec. 38-1384 (g)

Definition

Residential garages are attached or detached structures designed to store vehicles and other household items. Front-loaded garages present a particular set of design challenges in conventional subdivisions due to their impact onto the character of residential streets.

Intent

Minimize the impact of front-loaded parking garages into streetscapes and the public realm; provide standards for the proper location of parking garages within residential communities.

General Requirements

Lot Width	Garage Type	
50' or less	Alley-loaded garage required	A
Greater than 50'	Front-loaded garage allowed	B
Less than 65'	Double-wide doors prohibited	
65' or more	Side-facing garage allowed Sec. 38-1383(g)(3)(f) for additional information	C
	Double-wide doors allowed	

Design Standards

Garage Setbacks

From front property line	20' min.	D
From building plane	10' min.	E
	7' min. with qualifying porch	
If side-street loaded	5' min. setbacks (sides, back)	F
	10' setback from building plane	G
Detached garages:	5' min. setbacks (sides, back)	H
	10' min. building separation	I

Notes

Front-loaded lot with side-facing garage door(s) must incorporate windows and trim on the wall facing the front street.

Refer to Sec. 38-1384(g)(3)(f) for additional information.

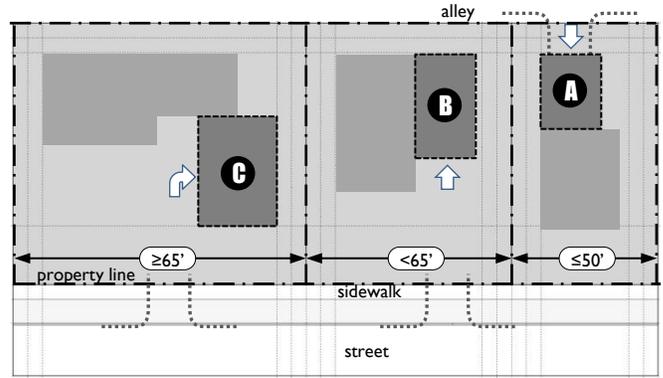


Image 04: Garage configurations

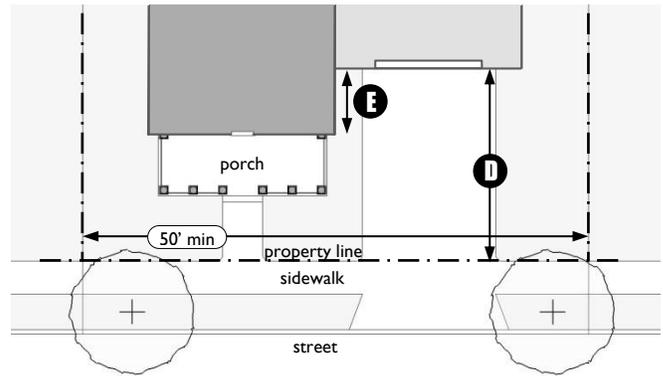


Image 05: Garage setback

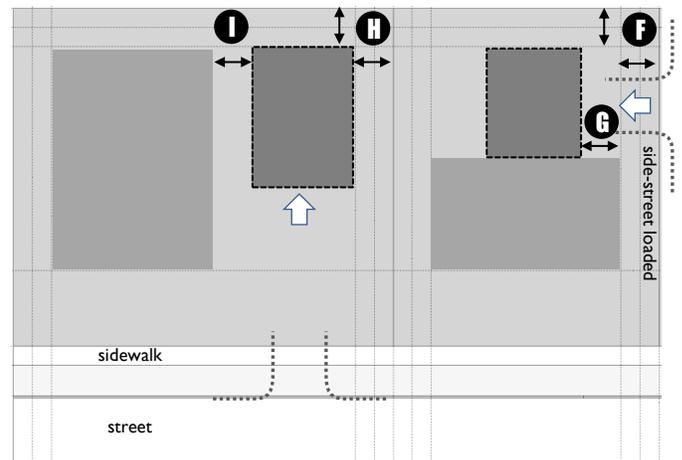


Image 06: Detached & side-street loaded garages

Garage Doors - Sec. 38-1384 (g) (continued)

Intent

Minimize the visual character impact of parking garage doors; provide standards and guidelines for proper garage door design and placement.

General Requirements

Glazing or architectural pattern required for upper one-quarter (1/4) of door height **A**

Door panels must be separated by column or wall, with a minimum width of 12" **B**

Garage door recess 8" min. **C**

Opening width **D**

Single space 12' max. width

Two spaces 12' max. width for single doors
 16' max. width for double-wide doors ⁽¹⁾
 two single doors preferred

Three or more spaces One single door plus a single-wide tandem space preferred
 12' max. width for single doors
 16' max. width for double-wide doors

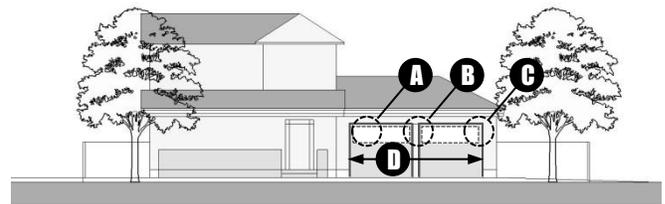
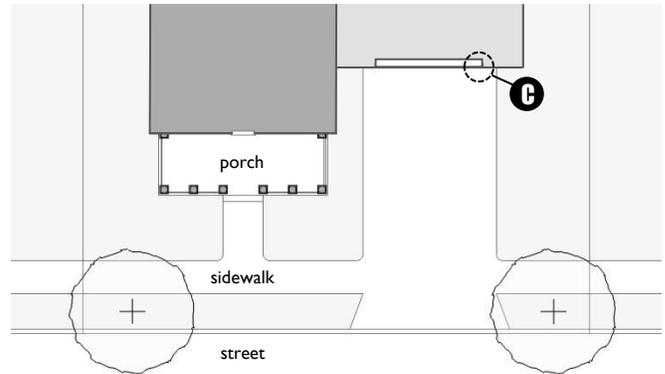


Image 07 & 08: Garage design standards

Garage Door Configuration Examples (Tandem parking permitted in all examples)

one car garage	two car garage	three or more car garage
one single door	one single door (incorporate tandem design)	two single doors (incorporate tandem design) or three single doors
	two single doors	one single door + one double door
	one double-wide	two double doors prohibited

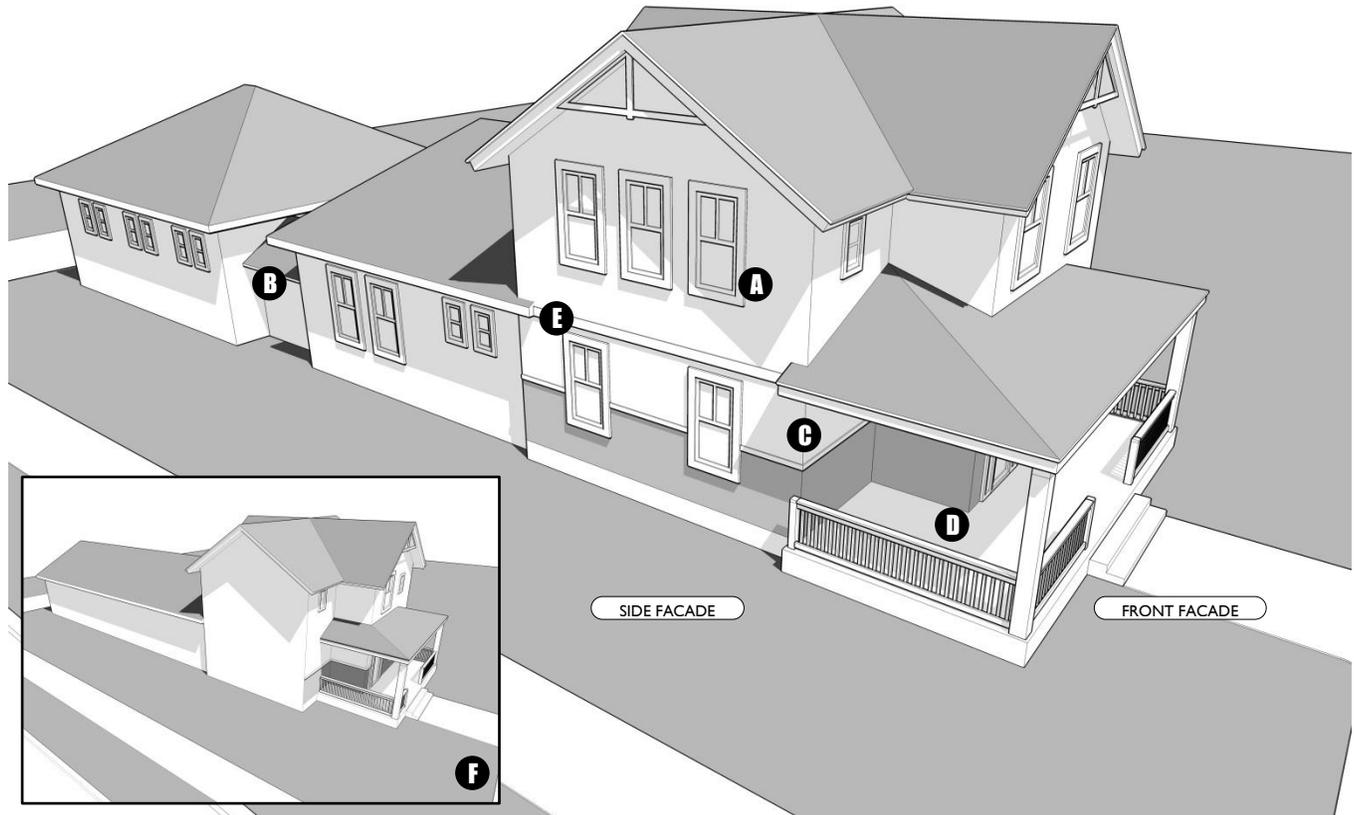
General Design Notes

Front-loaded garages should randomly alternate the location of driveways in relation to front façade. See: 1384(f)(1). "Eyebrow" projections over garage openings are encouraged.

Notes

(1) Double-wide doors prohibited on front-loaded lots less than 65' wide.

Front Facades, Corner Lots & Side Streets



Definition & Intent

Architectural design should reinforce a neighborhood's character through proper building placement, massing, construction materials, and detailing.

These requirements extend beyond the primary façade of a building, and shall be incorporated along visible surfaces whenever buildings interface with the public realm, particularly in the case of residential corner lots.

Design Requirements

No more than five homes with the same façade shall be placed within a given block face, on both street sides.

Homes with the same façade shall be separated by at least two lots of different façades.

The front façade of structures on lots 60' wide or less must include visible primary entrances which incorporate a pedestrian walkway to the public sidewalk.

No individual wall plane on front façades (lots less than 100' wide) may exceed 40' of uninterrupted width without incorporating a significant offset recessed plane.

In no case may more than 50% of the front façade of a residential structure feature unarticulated block masonry, or garage door systems.

General Guidelines

- A** Windows are ordered and distributed on all façades of a building.
- B** Side façades are articulated to avoid continuous building masses and blank walls.
- C** Colors, trim lines, textures, and architectural materials wrap around to side façades, with proper transitions and termination points.
- D** Porches are adequately dimensioned, and wrap around building corners.
- E** Horizontal trim bands align with other architectural features, such as openings, roof fascia, and structural elements.
- F** (inset image) Street facing side façade should instead incorporate standards (A) to (E) above.

General Recommendations and Best Practices

Openings and clearances



Recommendations

Provide appropriate vertical clearance between exterior openings and eaves.

Design Consistency



Recommendations

Ensure design consistency, with a defined palette of finishes, materials and architectural detailing.

Material Transitions



Recommendations

Design a proper transition between building materials, and provide termination details for exterior veneer surfaces.

Decorative Shutters



Recommendations

If decorative shutters are used, ensure that sufficient space is provided between adjacent openings. Shutter widths should be sized according to the 1/2 width of the windows.