

Development Standards

Planning Area	Residential	Maximum Building Height (1)		Front Setback (2)	Side Setback (4)	Rear Setback (5)
	Minimum Lot Size	SFD & SFA	MF			
PA-1	3,500 sf	40 feet	75/55 feet (6)	5 feet (3)	5 feet	5 feet
PA-2	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-3	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-4	n/a	n/a	n/a	n/a	n/a	n/a
PA-5	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-6	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-7	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-8	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-9	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-10	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-11	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-12	n/a	n/a	n/a	n/a	n/a	n/a
PA-13	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-14	n/a	n/a	n/a	n/a	n/a	n/a
PA-15	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-16	3,500 sf	40 feet	50 feet	10 feet (3)	5 feet	10 feet
PA-17	5,000 sf	40 feet	50 feet	10 feet (3)	6 feet	15 feet
PA-18	5,000 sf	40 feet	50 feet	10 feet (3)	6 feet	15 feet
PA-19	7,000 sf	40 feet	50 feet	10 feet (3)	6 feet	15 feet
PA-20	7,000 sf	40 feet	50 feet	10 feet (3)	6 feet	15 feet
PA-21	7,000 sf	40 feet	50 feet	10 feet (3)	6 feet	15 feet
PA-22	n/a	n/a	n/a	n/a	n/a	n/a

1. As defined in the Town of Winter Park Ordinance 324, Series of 2002.
2. Front setback measured from right of way or private access easement.
3. Front loaded garages shall be a minimum of 20 feet from the public right-of-way. Front loaded and side loaded garages located on a public right-of-way shall have a 20 foot minimum parking apron that is measured from face of garage to edge of property line adjacent to the public right-of-way.
4. Front loaded or rear loaded garages from private drives shall be a maximum of 5 feet from the property line or 20 feet from the property lines based on approved setbacks for the Planning Area. Lots with unique topographic and/or geometric configurations, the garage can be a maximum of 7 feet from the property line if at least one portion of the garage remains at 5 feet from the property line. Side loaded garages shall have a 20 foot minimum parking apron that is measured from face of garage to edge of property line.
5. Minimum building separation shall be as specified above. Roof overhangs, bay or box windows, fireplaces, cantilevers and other architectural features may be located within the side setback. Provided that the encroachment does not exceed 24 inches.
6. Roof overhangs, bay or box windows, fireplaces, cantilevers and other architectural features may be located within the rear setback. Provided that the encroachment does not exceed 24 inches. Decks, patios and covered porches may extend within 10' from the rear property line.
7. The building height shall be a maximum of 75 feet for lodging and hotel uses only. The maximum building height for multi family projects that do not contain accommodation units shall be 55 feet.
8. Tracts that contain attached single-family dwelling and multifamily (townhomes, condominiums, apartments) shall have a 60% maximum building coverage requirement. Individual lots shall not be required to meet building coverage requirements.
9. Tracts that contain detached single-family dwellings on lots less than 10,000 sqft. shall have a maximum building coverage of 40%. Individual lots shall not be required to meet building coverage requirements.
10. Tracts that contain detached single-family dwellings on lots greater than 10,000 sqft. shall have a maximum building coverage of 50% on each individual lot. The lots shall not be required to meet building coverage requirements.
11. Sideyard setbacks shall not apply to Multifamily buildings and single family attached units with a common wall.
12. There shall not be a minimum lot frontage requirement for residential uses.