

# CITY OF WINTER PARK

## GUIDE TO SINGLE FAMILY ZONING STANDARDS ADOPTED 2/22/10

### Use Setback/Coverage Worksheet & Criteria: Pages 1-4

#### Step 1

Determine lot width, lot area and front yard area and enter data.

#### Step 2

To determine lot width for non-rectangular lots, calculate required front setback (See Page 2). Measure lot width at the front wall of existing or proposed home. For open front porches (existing or proposed) that encroach 5 feet into the front setback measure the lot width 5 feet behind front line of the porch at the required front setback.

#### Step 3

Complete table and fill in appropriate data including "Impervious lot coverage", "Floor area ratio," and "Screen pool enclosure (if applicable) and "Front yard landscape coverage,". See notes 4-9 for details. It will be helpful to fill in the far right column with the allowed areas for each of these criteria first, then go back and complete the existing and proposed areas.

#### Step 4

Go to Page 2 and complete setback & building height table. The determination of the required side setback is based on the following factors: Desired floor area or configuration of home: (one story, two story with the second floor under a sloping roof, or two story with second floor not under a sloping roof). See notes 1-11 for various criteria and limitations.

[Page 4 contains examples of pre-calculated required side setbacks for various lot widths.]

#### Step 5

Review Page 3 for criteria and other special features not included in tables.

#### Step 6

Review Page 4 and comply with criteria for "Open front porches" and "Side wall articulation."

#### Step 7

For accessory buildings or structures such garages, pools or cabanas, see "General provisions for Residential Zoning Districts" in Land Development Code, Section 58-71(i) through (n).