



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Lot width²: _____

Lot area³: _____

Address: _____

Submitted by: _____

	Maximum % Allowed ⁴	Existing Area	Additional Proposed Area	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50% 1 story - 60%				
FLOOR AREA RATIO (F.A.R.)^{5,6} For one and two story bldgs (include 1st & 2nd floors, garages/carpools, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁷ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁸ .	Lot area < 11,600 sf: 38% Base FAR or w/ increased side setbacks: 43% Max FAR				
	Lot area 11,600 sf to 13,600 sf 4,500 sf Base area & 5,200 sf Maximum area				
SCREEN POOL ENCLOSURE	Lot area > 13,600 sf 33% Base FAR or w/ increased side setbacks: 38% Max FAR 8% ⁹				

	Minimum % Required	Existing Area	Landscape Area Reduced	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). Front Lot Area: _____	50%				

NOTES:

1. Windsong & Waterbridge may use these standards, except where those subdivisions have stricter provisions. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at bldg line across lot at front wall of existing or proposed home. For a proposed home determine the front setback (see page 2).
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 45% of roof area within the same roof plane.
6. See page 3 on how to achieve maximum F.A.R.
7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilize up to 300 sf of the total 500 sf excludable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.

SETBACKS

	Minimum Allowable Dimensions	Existing	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		
SIDES ^{1,2}	1st Floor	See pages 3&4	Left Right Left Right
	2nd Floor		
REAR ^{1,3,4}	1st Floor	25 ft	
	2nd Floor	35 ft	
CORNER LOT	Lakefront	see note 5	
	1st Floor	Lot width ≤ 65 ft	15 ft
		Lot width > 65 ft to 75 ft	20 ft
		Lot width > 75 ft	25 ft ⁶
	2nd Floor	Lot width ≤ 65 ft	15 ft
		Lot width > 65 ft to 75 ft	22.5 ft
Lot width > 75 ft		25 ft ⁶	
BUILDING HEIGHT ^{7,8,9,10,11}	30 ft - 35 ft plus 2 ft or 40 ft (see notes 10 & 11)		

Notes:

1. Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 550 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned or R-3/R-4 may be 10 ft for 1st floor and 25 ft for 2nd floor.
4. Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft or 50 ft, whichever is greater, measured from ordinary high water line.
6. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft may reduce the rear setback by 5 ft on each floor.
7. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
8. No building or portion thereof shall exceed 30 ft in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft additional building height.
9. Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
10. Properties or lots with at least 80 ft of width at the building line are permitted to have a building height of 35 ft if the side setbacks are increased to 20 ft at 30 ft above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft of additional building height.
11. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.

SINGLE FAMILY ZONING STANDARDS ADOPTED 2/22/10 – CITY OF WINTER PARK

SETBACK & FLOOR AREA RATIO (FAR) CRITERIA

Side setbacks for Base FAR:

One story homes or the first floor of two story homes: 25% of the lot width in feet equally divided on each side of the home. Exceptions: Lots 60 feet wide or less use 7.5 ft. Lots over 200 feet wide use 25 feet on each side for first floor.

Setback for two story homes measured to the second story wall: 35% of the lot width in feet equally divided on each side of the home. Exception: Lots which are 60 feet wide or less use 10 feet to the second floor wall. Lots over 200 feet wide use 35 feet on each side for second floor.

Side setbacks for increased FAR above base FAR for 2 story homes:

Increase the side setback on both floors in feet by 1% of the lot width for each 1% increase in the floor area up to a maximum allowable increase of 5% for properties less than 11,600 square feet in area or for properties over 13,600 square feet in area.

For properties between 11,600 to 13,600 square feet use 4,500 square feet of gross floor area as allowable base area. This base area may be increased to a maximum of 5,200 square feet by increasing the side setback in increments of 140 square feet for each 1% increase in the side setbacks until reaching the maximum of 5,200 square feet. For example, to allow a gross floor area of 4,640 square feet (4,500 + 140), the required side setbacks must be increased by 1% on both floors or 26% of the lot width on the first floor and 36% on the second floor.

Exception to allow 5% increase in the floor area ratio for narrow lots:

Lots which are 60 feet wide or less shall use a second floor setback of 12.5 feet.

General side setback rules: Lot width is measured at the building line (front setback) across the front of the existing or proposed home. The required setback must be rounded up to the next whole number when the required setback number is one half foot or greater, and rounded down to the next whole number when the required setback is less than one half foot. Lots over 200 feet in width shall use the required setback for lots which are 200 feet in width.

Special provisions for one story homes or homes with the second floor located within a sloping roof: The max roof slope is 12:12 or less and the allowable floor area ratio may be increased by up to 5% for properties less than 11,600 square feet in area or properties over 13,600 square feet in area. For properties with lot areas between 11,600 to 13,600 square feet, a gross floor area of up to 5,200 square feet is **permitted**. Homes qualified to receive this additional special floor area allowance may provide roof dormers with a maximum width of 8 feet, occupying up to 45% of the roof area within the same roof plane and the dormer(s) must be placed at least 2.5 feet back from the required setback of the home. One story homes may utilize a maximum allowable impervious coverage of 60%.

Special provisions for two story homes on lots over 60 feet and up to 100 feet in width which have a first floor side wall height of 11 feet or less measured from the natural grade to the top of the roof sheathing may utilize a side setback of 10 feet to the first floor wall.

Special side setback option for narrow lots (60 feet wide or less) with rear parking areas or garages: Provide a side setback of 11 feet on one side to allow driveway access and provide a minimum setback of 7 feet on the other side. The driveway may utilize a side setback of one foot subject to not diverting drainage onto the neighboring property. The maximum allowed floor area ratio is permitted when using this option.

See tables for examples of required side setbacks for various lots in accordance with % of lot widths on next page.

The tables below provide examples of the required side setbacks for various lot widths in accordance the required per cent of lot width. Setbacks for lot widths not shown may vary from the setbacks in the table based on the lot width. See "Setback and Floor Area Ratio Criteria" for specific application to a property width at the building line not listed in the tables.

Setbacks Based on % of lot width at 1 st & 2nd floors Using 25% - 35%									
Lot width	50'	60'	75'	80'	90'	100'	125'	175'	200'
1 st floor setback [25%]	7.5'	7.5'	9'	10'	11'	13'	16'	22'	25'
2 nd floor setback [35%]	10'	10'	13'	14'	16'	18'	22'	31'	35'

Other significant criteria:

Setbacks Based on % of lot width at 1 st & 2nd floors Using 30% - 40%									
Lot width	50'	60'	75'	80'	90'	100'	125'	175'	200'
1 st floor setback [30%]	7.5'	9'	11'	12'	14'	15'	19'	26'	30'
2 nd floor setback [40%]	12.5'	12.5'	15'	16'	18'	20'	25'	35'	40'

Open front porches: Open front porches or entry areas utilizing the setback exception or the FAR exclusion (400 s.f.) shall have a maximum height of 12 feet from grade to the wall plate or to the top of the beam above the columns. Porches with a front facing gable end wall are limited to an additional 6 feet of height (within the front setback). The exterior sides of these porches must be approximately 75% open when measured from the floor to the underside of the opening with a maximum enclosed area of 3 feet above the opening to the wall plate or top of the support beam.

Side wall articulation. Each side wall shall provide a minimum inset or projection for the height of the wall in the side wall plane and side roof line on both floors or in the wall nearest to the side lot line when the side wall extends more than 36 feet along the side lot line. The inset or projection must extend a distance of at least 6 feet along the side property line. Projections designed to accomplish this articulation requirement must meet the required side setback. For lots less than 80 ft in width, the minimum inset or projection is 2 ft. For lots over 80 feet in width, the minimum inset or projection is 3 ft. Other architectural features that project, such as bay windows, may be utilized if they meet the criteria and do not extend into the required side setback. Both side walls of the home must meet the criteria.

Privacy view protection: For 2 story homes on corner lots with a side yard adjacent to one story home, provide an additional 2nd flr side setback of 5' in the rear 1/2 of the lot. Balconies in this area must be non-functional & decorative only. Exception: these provisions are not required if a letter of approval is obtained from the adjacent property owner along with providing an additional landscape buffer along that side & approved at the time of the building permit review process.

CRITERIA ON THESE 4 PAGES COVERS MOST, BUT NOT ALL REQUIREMENTS FOR DWELLINGS. SEE ACTUAL ZONING ORDINANCE FOR COMPREHENSIVE REQUIREMENTS.