

## ZONING

- Sec. 118-513. Permitted accessory uses and structures.
- Sec. 118-514. Special exceptions.
- Sec. 118-515. Prohibited uses and structures.
- Sec. 118-516. Minimum lot requirements.
- Sec. 118-517. Maximum lot coverage.
- Sec. 118-518. Minimum yard requirements.
- Sec. 118-519. Tandem housing.
- Sec. 118-520. Maximum height of structures.
- Sec. 118-521. Off-street parking and loading.
- Sec. 118-522. Maximum density of development.
- Sec. 118-523. Minimum living area.
- Secs. 118-524—118-530. Reserved.

### Division 8. C-1 Central Commercial District

- Sec. 118-531. Intent.
- Sec. 118-532. Principal permitted uses and structures.
- Sec. 118-533. Permitted accessory uses and structures.
- Sec. 118-534. Special exceptions.
- Sec. 118-535. Prohibited uses and structures.
- Sec. 118-536. Minimum lot requirements.
- Sec. 118-537. Maximum lot coverage.
- Sec. 118-538. Minimum yard requirements.
- Sec. 118-539. Maximum height of structures.
- Sec. 118-540. Off-street parking and loading.
- Secs. 118-541—118-575. Reserved.

### Division 9. C-2 Arterial Commercial District

- Sec. 118-576. Intent.
- Sec. 118-577. Principal permitted uses and structures.
- Sec. 118-578. Permitted accessory uses and structures.
- Sec. 118-579. Special exceptions.
- Sec. 118-580. Prohibited uses and structures.
- Sec. 118-581. Minimum lot area.
- Sec. 118-582. Minimum average lot width.
- Sec. 118-583. Minimum average lot depth.
- Sec. 118-584. Maximum lot coverage.
- Sec. 118-585. Maximum height.
- Sec. 118-586. Minimum building setbacks.
- Sec. 118-587. Off-street parking and loading.
- Secs. 118-588—118-625. Reserved.

### Division 10. C-3 Professional Office District

- Sec. 118-626. Intent.
- Sec. 118-627. Principal permitted uses and structures.
- Sec. 118-628. Permitted accessory uses and structures.
- Sec. 118-629. Special exceptions.
- Sec. 118-630. Prohibited uses and structures.
- Sec. 118-631. Minimum lot area.
- Sec. 118-632. Minimum average lot width.
- Sec. 118-633. Minimum average lot depth.
- Sec. 118-634. Maximum lot coverage.
- Sec. 118-635. Maximum height.
- Sec. 118-636. Minimum building setbacks.
- Sec. 118-637. Off-street parking and loading.
- Secs. 118-638—118-675. Reserved.

## WINTER GARDEN CODE

### Division 11. C-4 Neighborhood Commercial District

- Sec. 118-676. Intent.
- Sec. 118-677. Principal permitted uses and structures.
- Sec. 118-678. Permitted accessory uses and structures.
- Sec. 118-679. Special exceptions.
- Sec. 118-680. Prohibited uses and structures.
- Sec. 118-681. Minimum lot area.
- Sec. 118-682. Minimum average lot width.
- Sec. 118-683. Minimum average lot depth.
- Sec. 118-684. Maximum lot coverage.
- Sec. 118-685. Maximum height.
- Sec. 118-686. Minimum building setbacks.
- Sec. 118-687. Off-street parking and loading.
- Secs. 118-688—118-725. Reserved.

### Division 12. I-1 Light Industrial and Warehousing District

- Sec. 118-726. Intent.
- Sec. 118-727. Permitted uses.
- Sec. 118-728. Permitted accessory structures and uses.
- Sec. 118-729. Special exceptions.
- Sec. 118-730. Special regulations.
- Sec. 118-731. Prohibited uses and structures.
- Sec. 118-732. Dimensions and area regulations.
- Sec. 118-733. Off-street parking and loading.
- Sec. 118-734. General requirements.
- Secs. 118-735—118-770. Reserved.

### Division 13. I-2 General Industrial District

- Sec. 118-771. Intent.
- Sec. 118-772. Permitted uses.
- Sec. 118-773. Permitted accessory uses and structures.
- Sec. 118-774. Special exceptions.
- Sec. 118-775. Prohibited uses and structures.
- Sec. 118-776. Dimensions and area requirements.
- Sec. 118-777. Off-street parking and loading.
- Sec. 118-778. Landscaping of yards; reservation of land adjacent to single-family residential use.
- Sec. 118-779. General requirements.
- Secs. 118-780—118-825. Reserved.

## Article V. Planned Unit Developments

### Division 1. Generally

- Sec. 118-826. Review by planning and zoning board.
- Sec. 118-827. Ordinance requirements.
- Sec. 118-828. Approval criteria.
- Sec. 118-829. Time extensions.
- Sec. 118-830. Expiration of PUD.
- Sec. 118-831. Summary of steps for receiving final approval of a residential or urban village planned unit development.
- Sec. 118-832. Preliminary conference.
- Sec. 118-833. Definitions.
- Sec. 118-834. Preliminary development plan application.
- Sec. 118-835. Preliminary plat.
- Sec. 118-836. Final development plan.
- Sec. 118-837. Physical review.

## ZONING

Sec. 118-838. Building permit.  
Sec. 118-839. Enforcement.  
Secs. 118-840—118-855. Reserved.

### Division 2. Planned Unit Developments

#### *Subdivision I. In General*

Sec. 118-856. Intent.  
Sec. 118-857. Reserved.  
Sec. 118-858. Permitted uses.  
Sec. 118-859. Unified ownership or control.  
Sec. 118-860. Common open space.  
Secs. 118-861—118-920. Reserved.

#### *Subdivision II. Land Use Regulations*

Sec. 118-921. Minimum size; dwelling units.  
Sec. 118-922. Maximum density.  
Sec. 118-923. Minimum common recreation and open space.  
Sec. 118-924. Minimum lot area, frontage and setbacks.  
Sec. 118-925. Maximum length of structure.  
Sec. 118-926. Maximum commercial use area.  
Sec. 118-927. Minimum floor area per unit.  
Sec. 118-928. Off-street parking.  
Sec. 118-929. Underground utilities.  
Sec. 118-930. Development standards.  
Secs. 118-931—118-960. Reserved.

### Division 3. Industrial and Commercial Planned Unit Developments

#### *Subdivision I. In General*

Sec. 118-961. Intent.  
Secs. 118-962—118-985. Reserved.

#### *Subdivision II. Administration*

Sec. 118-986. Preapplication conference.  
Sec. 118-987. Preliminary development plan.  
Sec. 118-988. Approval of preliminary development plan.  
Sec. 118-989. Approval of final development plan.  
Sec. 118-990. Failure to begin construction.  
Sec. 118-991. Building permits; certificates of occupancy.  
Sec. 118-992. Change in final plan.  
Sec. 118-993. Subdivision and resale.  
Secs. 118-994—118-1020. Reserved.

#### *Subdivision III. Shopping Center Developments*

Sec. 118-1021. Location.  
Sec. 118-1022. Principal permitted uses.  
Sec. 118-1023. Accessory uses.  
Sec. 118-1024. Prohibited uses.  
Sec. 118-1025. Special exceptions.  
Sec. 118-1026. Area regulations.  
Sec. 118-1027. Off-street parking.  
Secs. 118-1028—118-1055. Reserved.

#### *Subdivision IV. Industrial Planned Unit Developments*

Sec. 118-1056. Intent.

## WINTER GARDEN CODE

- Sec. 118-1057. Permitted uses.
- Sec. 118-1058. Permitted accessory structures and uses.
- Sec. 118-1059. Special regulations.
- Sec. 118-1060. Prohibited uses and structures.
- Sec. 118-1061. Dimension and area regulations.
- Sec. 118-1062. Off-street parking and loading.

### Division 4. Urban Village Planned Unit Development (UVPUD)

#### *Subdivision I. In General*

- Sec. 118-1063. Intent/description/design features.
- Sec. 118-1064. General requirements.
- Sec. 118-1065. Permitted uses.
- Sec. 118-1066. Unified ownership or control.
- Sec. 118-1067. Common open space.
- Secs. 118-1068—118-1079. Reserved.

#### *Subdivision II. Land Use Regulations*

- Sec. 118-1080. Minimum size; dwelling units.
- Sec. 118-1081. Maximum development.
- Sec. 118-1082. Minimum common recreation and open space.
- Sec. 118-1083. Minimum lot area, frontage and setbacks.
- Sec. 118-1084. Maximum length of structure.
- Sec. 118-1085. Minimum floor area per unit.
- Sec. 118-1086. Off-street parking.
- Sec. 118-1087. Underground utilities.
- Sec. 118-1088. Development standards.

### Division 5. Character Area Planned Unit Development

- Sec. 118-1089. Establishment/purpose/procedures.
- Sec. 118-1090. Permitted uses/development standards.
- Secs. 118-1091—118-1100. Reserved.

## **Article VI. Supplementary District Regulations**

### Division 1. Generally

- Sec. 118-1101. Corner lots in residential districts.
- Sec. 118-1102. Air conditioning units in side yards.
- Secs. 118-1103—118-1125. Reserved.

### Division 2. Motor Vehicles

- Sec. 118-1126. Commercial structures; uses involving sales, storage, repairs, service.
- Sec. 118-1127. Disabled motor vehicles.
- Secs. 118-1128—118-1155. Reserved.

### Division 3. Townhouses

- Sec. 118-1156. Requirements for approval.
- Sec. 118-1157. Lot area requirements.
- Sec. 118-1158. Individual lot requirements.
- Sec. 118-1159. Contiguous units.
- Sec. 118-1160. Difference in building line setback.
- Sec. 118-1161. Group relationships; side yards.
- Sec. 118-1162. Maximum building height.

## ZONING

Sec. 118-1163. Off-street parking.  
Sec. 118-1164. Planned unit development.  
Sec. 118-1165. Open areas.  
Sec. 118-1166. Accessory buildings.  
Secs. 118-1167—118-1195. Reserved.

### Division 4. Garden Apartments

Sec. 118-1196. Lot area requirements.  
Sec. 118-1197. Building height.  
Sec. 118-1198. Maximum area coverage.  
Sec. 118-1199. Yards.  
Sec. 118-1200. Off-street parking.  
Secs. 118-1201—118-1225. Reserved.

### Division 5. Mobile Home Parks

Sec. 118-1226. Definitions.  
Sec. 118-1227. Districts where permitted; compliance.  
Sec. 118-1228. Plan.  
Sec. 118-1229. Uses.  
Sec. 118-1230. Compatibility.  
Sec. 118-1231. Standards.  
Sec. 118-1232. Construction permit required.  
Sec. 118-1233. Operator's permit required.  
Sec. 118-1234. Impact fees.  
Secs. 118-1235—118-1260. Reserved.

### Division 6. Recreational Vehicle Parks

Sec. 118-1261. Definitions.  
Sec. 118-1262. Special exception; compliance.  
Sec. 118-1263. Plat.  
Sec. 118-1264. Standards.  
Sec. 118-1265. Construction permit required.  
Sec. 118-1266. Operator's permit required.  
Secs. 118-1267—118-1295. Reserved.

### Division 7. Fences, Buffers

Sec. 118-1296. Visibility at intersections.  
Sec. 118-1297. Fences and walls.  
Sec. 118-1298. Visual and aural buffers.  
Sec. 118-1299. Buffering material.  
Secs. 118-1300—118-1309. Reserved.

### Division 8. Accessory Buildings and Accessory Structures

Sec. 118-1310. Generally.  
Secs. 118-1311—118-1319. Reserved.

### Division 9. Environmental Protection of Developing Properties

Sec. 118-1320. Listed species.  
Sec. 118-1321. Phase one site assessment.

### Division 10. Boat Docks, Sea Walls, and Shoreline Alteration

Sec. 118-1322. Definitions.

## WINTER GARDEN CODE

- Sec. 118-1323. Shoreline improvements—Docks, seawalls, and other shoreline improvements.
- Sec. 118-1324. Reserved.

### Division 11. Boat Ramps

- Sec. 118-1325. Definitions.
- Sec. 118-1326. Permit procedure and criteria.
- Secs. 118-1327—118-1329. Reserved.

### Division 12. Shoreline Alteration

- Sec. 118-1330. Findings, purposes and objectives.
- Sec. 118-1331. Definitions.
- Sec. 118-1332. Permit; appeals.
- Secs. 118-1333—118-1335. Reserved.

## Article VII. Performance Standards

- Sec. 118-1336. Applicability.
- Sec. 118-1337. Administration and enforcement.
- Sec. 118-1338. Compliance.
- Sec. 118-1339. Noise.
- Sec. 118-1340. Smoke and particulate matter.
- Sec. 118-1341. Odors.
- Sec. 118-1342. Toxic gases, fumes, vapors and matter.
- Sec. 118-1343. Vibration.
- Sec. 118-1344. Glare and lighting.
- Sec. 118-1345. Electromagnetic radiation.
- Secs. 118-1346—118-1385. Reserved.

## Article VIII. Off-Street Parking and Loading

- Sec. 118-1386. Off-street parking.
- Sec. 118-1387. Location of off-street parking spaces.
- Sec. 118-1388. Off-street loading requirements.
- Sec. 118-1389. Parking user fee for the downtown core.
- Secs. 118-1390—118-1399. Reserved.

## Article IX. West State Road 50 Overlay Commercial Development Standards

### Division 1. In General

- Sec. 118-1400. Establishment.
- Sec. 118-1401. Intent and purpose.
- Sec. 118-1402. Boundaries of the commercial corridor.
- Sec. 118-1403. Applicability.
- Sec. 118-1404. Definitions.
- Sec. 118-1405. Conflicts and severability.
- Secs. 118-1406, 118-1407. Reserved.
- Sec. 118-1408. Special exceptions.
- Sec. 118-1409. Violations.
- Sec. 118-1410. Classes of violations and penalties.
- Sec. 118-1411. Non-exclusivity.
- Sec. 118-1412. Suit to collect lien.
- Sec. 118-1413. Variances.
- Secs. 118-1414—118-1419. Reserved.

## ZONING

### Division 2. Landscaping Within the Commercial Corridor

Sec. 118-1420. Submittal of landscape plans.  
Sec. 118-1421. Landscape design standards.  
Secs. 118-1422—118-1429. Reserved.

### Division 3. Reserved

Secs. 118-1430—118-1439. Reserved.

### Division 4. Buildings and Accessory Structures Within the Commercial Corridor

Sec. 118-1440. Required drawings.  
Sec. 118-1441. Building design standards.  
Sec. 118-1442. Screening of mechanical systems, equipment and facilities.  
Secs. 118-1443—118-1449. Reserved.

### Division 5. Site Specific Facilities Within the Commercial Corridor

Sec. 118-1450. Parking.  
Sec. 118-1451. Walkways, pedestrian connections and pedestrian circulation.  
Sec. 118-1452. External site lighting.  
Sec. 118-1453. Water retention/detention areas (stormwater facilities).  
Sec. 118-1454. Reserved.  
Sec. 118-1455. Outdoor displays/work.  
Sec. 118-1456. Reserved.  
Sec. 118-1457. Bicycle and transit facilities.  
Sec. 118-1458. Special building uses.  
Secs. 118-1459—118-1499. Reserved.

### Division 6. Additional Requirements For Nonresidential Uses With Structures Exceeding 25,000 Square Feet of Building Area or an Improved Surface Area Exceeding 50,000 Square Feet

Sec. 118-1500. Development of community impact.  
Sec. 118-1501. Additional requirements.

## **Article X. Supplemental Design Standards, Requirements and Regulations Pertaining to Specified Commercial Corridors Within the City of Winter Garden**

### Division 1. General

Sec. 118-1502. Applicability.  
Sec. 118-1503. Conflict.  
Secs. 118-1504—118-1510. Reserved.

### Division 2. Reserved

Secs. 118-1511—118-1520. Reserved.

### Division 3. Landscape Design Standards

Sec. 118-1521. General.  
Sec. 118-1522. Building open areas.  
Sec. 118-1523. Landscape buffer along public streets.  
Sec. 118-1524. Landscape buffers between parcels.  
Sec. 118-1525. Parking lot landscaping.

## WINTER GARDEN CODE

Sec. 118-1526. Walkways and pedestrian connections.  
Sec. 118-1527. Stormwater facilities.  
Sec. 118-1528. Lake edges and wetlands.  
Sec. 118-1529. Storage areas and site utilities.  
Sec. 118-1530. Irrigation and maintenance.  
Secs. 118-1531—118-1535. Reserved.

### Division 4. External Site Lighting

Sec. 118-1536. General requirements.  
Sec. 118-1537. Parking areas.  
Sec. 118-1538. Pedestrian walkways and bikeways.  
Secs. 118-1539—118-1599. Reserved.

## Article XI. Medical Marijuana

Sec. 118-1600. Medical marijuana treatment center dispensing facilities.  
Secs. 118-1601—118-1609. Reserved.

## Article XII. Dog Friendly Dining Program

Sec. 118-1610. Purpose and intent; program created; definitions.  
Sec. 118-1611. Permit required; submittals.  
Sec. 118-1612. General regulations; cooperation; enforcement.

## Article XIII. Backyard Chicken Program

Sec. 118-1613. Purpose and intent; program created; definitions.  
Sec. 118-1614. Permit and general conditions for the keeping of chickens in certain residential zoning districts.  
Sec. 118-1615. Location and requirements for chicken coops and enclosures.  
Sec. 118-1616. Health, sanitation, and nuisance as applied to the keeping of chickens.  
Sec. 118-1617. Violations.  
Secs. 118-1618—118-1635. Reserved.

## Article XIV. East Plant Street Character Area

### Division 1. In General

Sec. 118-1636. Establishment.  
Sec. 118-1637. Purpose.  
Sec. 118-1638. Boundaries of the overlay districts.  
Sec. 118-1639. Applicability of design and development standards.  
Sec. 118-1640. Design principles for east plant street character area.  
Sec. 118-1641. Administrative waiver.  
Sec. 118-1642. Submittal of landscape plans.  
Sec. 118-1643. Architectural drawings.  
Sec. 118-1644. Screening of mechanical systems, equipment and facilities.  
Sec. 118-1645. Outdoor storage and sales prohibited.  
Sec. 118-1646. Drive-through.  
Sec. 118-1647. Building types.  
Sec. 118-1648. Building setbacks.  
Sec. 118-1649. Parking placement.  
Sec. 118-1650. Parks.  
Sec. 118-1651. Façade types.  
Sec. 118-1652. Planned unit development.  
Sec. 118-1653. Plant street streetscape.