

CITY OF WINTER SPRINGS

# PLANNING AND ZONING QUICK REFERENCE GUIDE



**UPDATED**  
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**PREPARED BY**  
CITY OF WINTER SPRINGS  
COMMUNITY DEVELOPMENT DEPARTMENT



## **ZONING CLASSIFICATION**

Zoning classification may be obtained from the City's Community Development office at (407) 327-5963, or the [Seminole County Property Appraiser's website](#).

<a href="#">R-1AAA</a>	Single-Family Dwelling District
<a href="#">R-CI</a>	Single-Family Dwelling District
<a href="#">R-1AA</a>	One-Family Dwelling District
<a href="#">R-1A</a>	One-Family Dwelling District
<a href="#">R-1</a>	One-Family Dwelling District
<a href="#">R-3</a>	Multiple-Family Dwelling District
<a href="#">C-1</a>	Neighborhood Commercial District
<a href="#">C-2</a>	General Commercial District
<a href="#">C-3</a>	Highway 17-92 Commercial District
<a href="#">I-1</a>	Light Industrial District
<a href="#">R-U</a>	Rural Urban Dwelling District
<a href="#">T-1</a>	Trailer Home District
<a href="#">R-T</a>	Mobile Home Park District
<a href="#">TC</a>	Town Center District Code
<a href="#">GDI</a>	Greenway Interchange Zoning District
<a href="#">CC</a>	Commerce Center Zoning District
<a href="#">PUD</a>	Planned Unit Developments

## **FUTURE LAND USE MAP (FLUM) DESIGNATIONS**

Future land use designations indicate the intended use and development density for a particular area, while zoning districts specifically define allowable uses and contain the design and development guidelines for those intended uses. The Winter Springs Comprehensive Plan may allow (but not guarantee) various zoning districts within a given future land use designation. If an owner desires to use or develop property in a manner that does not conform to the current future land use designation, they must apply for a future land use amendment, which may accommodate an application for rezoning.

A property's Future Land Use designation can be obtained from either the City Planning office at (407) 327-5963 or you can locate your property on the following [Future Land Use Map](#). If needed, a letter confirming the future land use classification of a property may be obtained from the City of Winter Springs Community Development Department. The property's tax parcel identification number (PIN) or address must be provided to determine the future land use designation.

## FUTURE LAND USE AND ZONING CORRELATION

The following table shows the correlation between future land use and zoning. The City of Winter Springs uses this correlation to determine consistency of land use activities with the Comprehensive Plan Future Land Use Map (FLUM). Land use compatibility; location, availability and capacity of public services and facilities; market demand and environmental features are also used in determining which zoning district is most appropriate. Development activity within a land use designation is restricted to the maximum density and/or intensity allowed by the FLUM designation, regardless of zoning.

<b><i>Future Land Use</i></b>	<b><i>Maximum Density/FAR</i></b>	<b><i>Zoning</i></b>
Residential Rural (RR)	Up to 1.0 dwelling unit/gross acre	R-1AAA, R-CI, R-1AA, R-U, PUD, T-1
Residential Low Density (LDR)	1.1 to 3.5 dwelling units/gross acre	R-CI, R-1AA, R-1A, PUD
Residential Medium Density (MDR)	3.6 to 9.0 dwelling units/gross acre	R-1, R-3, PUD
Residential Mobile Homes (MH)	Up to 9.0 dwelling units/gross acre	R-T, PUD
Residential High Density (HDR)	9.1 to 21.0 dwelling units/gross acre	R-3, PUD
Commercial Neighborhood/General (C)	.50 (Floor Area Ratio)	C-1, C-2, C-3, R-3, CC, PUD
Mixed Use (MU)	Up to 12.0 dwelling units per gross acre or 1.0 floor area ratio	C-1, R-3 ( <a href="#">see</a> ), PUD
Town Center District (TC)	(Subject to the Town Center District Code)	TC, R-3 ( <a href="#">see</a> ), PUD
Greenway Interchange District (GID)	Up to 21.0 dwelling units per gross acre or 1.0 floor area ratio (The 1.0 FAR can be exceeded through the use of development bonuses, but the total FAR shall not exceed 2.0.)	PUD
Industrial (I)	up to 0.50 FAR	CC, C-1, C-2, C-3, I-1, PUD
Public/Semi-Public (PSP)	up to 0.50 FAR	Not Applicable
Recreation and Open Space (ROS)	0.25 FAR	Not Applicable
Conservation (Con)	Development Not Permitted	Not Applicable

## SITE AND BUILDING REQUIREMENTS

In order to classify, regulate and restrict the uses of land, water, buildings and structures, and to regulate and to restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, the corporate areas of the city is divided into districts as provided in this Article III.

<i>District</i>	<i>Min. lot area (sq. ft.) m</i>	<i>Min. living area (SF)</i>	<i>Min. lot width/depth (ft.)</i>	<i>Min. front yard (ft.) / Corner Lot Setback</i>	<i>Min. rear yard (ft.) Setback</i>	<i>Min. side yard (ft.) Setback</i>	<i>Max. building height (ft.)</i>	<i>Lot coverage</i>
<a href="#"><u>R-1AAA</u></a>	20,000 SF	N/A	100 (at the building line)	50 / 50	35	20	35	40%
<a href="#"><u>R-CI</u></a>	43,560 (one acre)	1,600	120	50 / 50	35	20	35	20%
<a href="#"><u>R-1AA</u></a>	10,000	N/A	90	35 / a	25	10 b	35	40%
<a href="#"><u>R-1A</u></a>	8,000	N/A	70	25 / a	25	7.5	35	40%
<a href="#"><u>R-1</u></a>	6,600	N/A	60	25 / a	25	6	35	40%
<a href="#"><u>R-3</u></a>	No more than 16 units/acre	N/A	N/A	25 / c	35	10	45	75%
<a href="#"><u>C-1</u></a>	N/A	N/A	N/A	25	15	15	50	75%
<a href="#"><u>C-2</u></a>	N/A	N/A	75	25	15	15	50 d	75%
<a href="#"><u>C-3</u></a>	N/A	N/A	N/A	25 / 15	15	5	50	75%
<a href="#"><u>I-1</u></a>	7,500	900 e	75/100	25 / 15	15	5	50	75%
<a href="#"><u>CC</u></a>	7,500	N/A	75	25 / 15	15	15	35	75%
<a href="#"><u>R-U</u></a>	43,560 (one acre)	N/A	150 (at the building line)	35 / 15 f	50	15 or 10% of lot width, side yard need not exceed twenty-five (25)	35	40%
<a href="#"><u>T-1</u></a>	7,700	N/A	70 (measured at the building line)	25 / a	25	7.5	35	40%
<a href="#"><u>R-T</u></a>	4,000	N/A	50	15	5	7½	30	N/A
<a href="#"><u>PUD</u></a>	See Code or Dev.	-	-	-	-	-	-	-
<a href="#"><u>GID</u></a>	N/A	FAR not exceed 1.0	N/A	N/A	N/A	N/A	Min. 2 stories	N/A

**TOWN CENTER DISTRICT CODE**  
**PERMITTED USES/CONDITIONAL USE**

<i>District</i>	<i>Transects</i>	<i>Min. lot width (ft.)</i>	<i>Min. lot depth (ft)</i>	<i>Min. front yard (ft)/ Corner Lot Setback</i>	<i>Min. rear yard (ft) Setback</i>	<i>Min. side yard (ft) Setback</i>	<i>Max. building height (ft) Setback</i>	<i>Lot coverage</i>
<b><u>TC</u></b>	T1 Natural Zone	Natural landscape (i.e., wetlands) that is typically unsuitable for development.						
	T2 Rural Zone	Sparsely settled lands in an open or cultivated state. Typical buildings include farmhouses and agricultural buildings.					1- and 2-story	Varies
	T3 Suburban Zone  (See Code)	30 ft. min., 100 ft. max.	50 ft. min., 175 ft. max.	10 ft. Frontage buildout 40% minimum at setback	3 min. - 6 max. (from rear property line)	0 ft. or 3 ft. min. (from side property line)	1-story minimum, 3-story maximum* <i>g</i>	60% max., or 4,000 sf. max. footprint
	T4 General Urban Zone  (See Code)	18 ft. min., 90 ft. max.	50 ft. min., 150 ft. max.	4 ft. min.-18 ft. max.  Frontage buildout 60% minimum at setback	3 ft. min. (from rear property line)	0 ft. or 3 ft. min. (from side property line)	2-story minimum, 4-story maximum* <i>h</i>	70% max.
	T5 Urban Center Zone  (See Code)	18 ft. min., 180 ft. max.	30 ft. min., 160 ft. max.	0 ft.—8 ft. max (from front property line)  80% min. (at front setback)	3 ft. (from rear property line)	0 ft. min, 24 ft. max. (from side property line)	2 minimum, to 5-story maximum* <i>i</i>	100% max.
	C/P Civic/Public	<p>The civic/public areas are used for functions of public benefit such as parks and recreation, conservation areas that are dedicated to the public and government uses such as City Hall, Winter Springs High School, and the U.S. Post Office.</p> <p>Dimensional requirements. Design standards in all civic/public areas shall be evaluated by the city community development department for recommendation to the development review committee (DRC).</p>						

## FOOTNOTES

- a* Corner lots. On corner lots, the front line setback of twenty-five (25) feet or more must be maintained, but a fifteen-foot sideline setback will be permitted on the street sideline, provided the corner lot faces the same way as all other lots in the block. If the building faces the long dimension of the lot, or where corner lots face a different thoroughfare than other lots in the block, the twenty-five-foot or greater setback must be maintained from both thoroughfares. *Setbacks.* The existing platted R-1AA lots have a side setback of ten (10) feet rather than twenty (20) feet.
- b* *Setbacks.* The existing platted R-1AA lots have a side setback of ten (10) feet rather than twenty (20) feet.
- c* *Corner lots.* The front yard setback regulation shall control when the building is located on more than one (1) street.
- d* A single warehouse building not to exceed twenty-seven thousand (27,000) square feet and twenty-five (25) feet in height, provided the warehouse building is located adjacent to a functional railroad line and used in conjunction, in whole or in part, with the storage of products that are unloaded from railroad lines for wholesale or retail sale. No outdoor storage of products and materials shall be permitted unless expressly authorized by City Code. Said warehouse shall be subject to the supplemental regulations set forth in [section 20-256](#).
- e* Minimum floor area: Nine hundred (900) sq. ft. Maximum floor area: Fifty thousand (50,000) sq. ft. unless permitted by conditional use.
- f* *Corner lots.* On corner lots, the front line setback of thirty-five (35) feet or more must be maintained but a fifteen-foot sideline setback will be permitted on the street sideline, provided the corner lot faces the same way as all other lots in the block. If the building faces the long dimension of the lot or where the corner lots face a different thoroughfare than other lots in the block, the thirty-five-foot or greater setback must be maintained from both thoroughfares.
- g* Irregularly shaped lots may vary from the frontage buildout standard upon recommendation of the Development Review Committee (DRC). There shall be a one-foot minimum raised first floor height above the sidewalk for residential uses. (T-3)
- h* Side setbacks may be zero (0) feet for large mixed-use building lot, mixed-use building lot, small mixed-use building lot, townhome lot, and apartment building lot. All other lot types shall maintain a three-foot side setback.  
First floor height (finished floor) shall be a minimum of twenty-four (24) inches above sidewalk grade for residential uses. (T-4)
- i* First floor height (finished floor) shall be a minimum of twenty-four (24) inches above sidewalk grade for residential uses.

Future Land Use, Policy 1.2.12. Lake Buffers/Fill. Require a minimum upland lake buffer of fifty (50) feet. Do not allow land disturbing activities within the buffer except for the non-mechanized removal of exotic invasive plant species. Prohibit permanent structures within the lake buffer, except for limited piers and decks. Retain existing trees and native vegetation to the greatest extent possible. Prohibit fill from being placed in lakes, except as permitted by applicable state, regional and federal agencies. Lake/waterbody setbacks shall be a minimum of 50 feet from the normal high water elevation contour on any adjacent natural surface water body and any natural or artificial extension of such water body, for any building or other principal structure.

\* Lot coverage includes coverage by all principal and accessory buildings and structures. This includes the house, all accessory buildings/structures, including all concrete and paver areas (including driveway area for code required parking/garage access and front walk leading to the main entrance of the home). The pool (water) itself is not considered as lot coverage (unless pool covered by a solid impervious roof), but the surrounding decks/patios are considered in lot coverage calculations.

## **Minimum Community Appearance and Aesthetic Review Standards**

Per Sec. [9-603](#) the City Commission may approve, approve with conditions, or disapprove the application only after consideration of whether the following criteria have been satisfied:

- The plans and specifications of the proposed project indicate that the setting, landscaping, proportions, materials, colors, texture, scale, unity, balance, rhythm, contrast, and simplicity are coordinated in a harmonious manner relevant to the particular proposal, surrounding area and cultural character of the community.
- The plans for the proposed project are not excessively similar or dissimilar to any other building, structure or sign which is either fully constructed, permitted but not fully constructed, or included on the same permit application, and facing upon the same or intersecting street within five hundred (500) feet of the proposed site, with respect to one or more of the following features of exterior design and appearance:
  - Front or side elevations;
  - Size and arrangement of elevation facing the street, including reverse arrangement; or
  - Other significant features of design such as, but not limited to: materials, roof line, hardscape improvements, and height or design elements.
- The plans for the proposed project are in harmony with, or significantly enhance, the established character of other buildings, structures or signs in the surrounding area with respect to architectural specifications and design features deemed significant based upon commonly accepted architectural principles of the local community.
- The proposed project has incorporated significant architectural enhancements such as concrete masonry units with stucco, marble, termite-resistant wood, wrought iron, brick, columns and piers, porches, arches, fountains, planting areas, display windows, and other distinctive design detailing and promoting the character of the community.

### Per [Sec. 9-607. - Residential Compatibility and Harmony Regulations](#)

Before any building permit is issued for the addition, modification or expansion of any building or structure on a residential lot, the city manager or designee shall consider and review the plans and specifications to determine whether or not the proposed addition, modification or expansion is compatible and in harmony with existing buildings and structures on the subject property and with the surrounding neighborhood. Compatibility and harmony shall be determined based on a review of the setting, landscaping, proportions, materials, colors, texture, scale, unity, balance, rhythm, contrast and simplicity of the proposed addition, modification or expansion. Nothing herein shall be construed to prohibit a proposed addition, modification or expansion that significantly enhances the established character of other buildings and structures on the subject property and within the surrounding neighborhood in accordance with the review criteria stated above and commonly accepted architectural principles of the local community. The city manager is authorized to retain the services of a technical advisor on an as-needed basis.

## Frequently Asked Questions

In order to assist its residents and development community, the City of Winter Springs has provided the links to the below Code of Ordinances to obtain the minimum development standards for the most frequently requested permits.

### Accessory Buildings

Accessory building means a detached, subordinate structure, the use of which is clearly incidental to, customarily associated with, and related to the principal structure or use of the land, and which is located on the same lot as the principal structure or use. Accessory buildings shall include storage buildings, tool houses, private, detached garages, bathhouses (used in conjunction with swimming pool) and similar uses. No more than two (2) accessory buildings shall be allowed on any single lot and are subject to the following:

- Buildings shall be constructed with materials comparable to principle structure.
- The maximum height of an accessory building shall be 12 feet measured from ground level. The maximum size of any structure shall be 240 square feet.
- All accessory buildings shall be located to the rear of the front facade of the principal structure.
- Setbacks shall be the same as those of the principal structure, except the rear yard setback for accessory buildings that are not attached to the principle structure by a breezeway may be reduced to 6 feet.
- No accessory building shall be constructed or placed on an easement unless the easement expressly authorizes an accessory building to be constructed and maintained within the easement area.
- Detached, private garages which exceed 12 feet in height or 240 square feet in area must meet the setbacks of the applicable zoning district for the principal structure.

### Accessory Dwelling Units

An accessory dwelling unit (ADU) is an ancillary or secondary dwelling unit that is clearly subordinate to the principal dwelling, which has a separate egress/ingress independent from the principal dwelling, and which provides complete independent living facilities for one (1) or more persons and which includes provisions for living, sleeping, eating, cooking, and sanitation. It is located on the same parcel or lot as the principal dwelling and shall be subject to the required setbacks of the principal structure and may be either attached to or detached from the principal dwelling and shall require the following:

- A [Conditional Use \(CUP\)](#) permit and Aesthetic Review shall require public hearings.
- Buildings shall be constructed with materials comparable to principle structure.
- The ADU may be attached to or detached from the principal dwelling.
- The property owner shall occupy either the principal structure or the ADU.
- The ADU shall be served by the same driveway as the principal dwelling.
- A minimum lot size of 6,600 square feet is required.
- The principal residence shall be a minimum of 1,350 square feet of air conditioned area.
- The living area of the ADU shall be a maximum of 30 percent of the air conditioned area of the principal residence or 800 square feet, whichever is less.
- The ADU shall contain no less than 400 square feet of air conditioned area.
- The ADU shall replicate the design of the principal dwelling by use of similar exterior wall materials, window types, door and window trims, roofing materials and roof pitch.
- Entrance and windows of the ADU shall face the interior of the lot and/or Public Street as much as possible.



## Frequently Asked Questions

### Screen Enclosures/Rooms

For purposes of this section, the term "screen enclosure" shall mean an enclosure consisting entirely of screen mesh, except for minimum essential structural framework required for its support. The term "screen room" shall mean an enclosure consisting of walls of insect screening with or without removable vinyl or acrylic wind break panels, and a roof of insect screening, plastic, aluminum or similar lightweight material and subject to the following:

- Notwithstanding any other applicable rear setback requirement, the screen enclosure/room shall not be located any closer than 7 feet from the rear property line of the subject property.
- On lakefront property, no screen enclosure/room shall be located any closer than 25 feet from the waterbody.
- The screen enclosure/room shall not be higher than the primary structure on the subject property.

### Fences

A fence is a structure that encloses an area, typically outdoors, and is usually constructed from posts that are connected by boards, PVC, or rails. A fence differs from a wall in not having a solid foundation along its whole length. Unless otherwise specifically provided in any zoning district category, all walls or fences located, erected, constructed, reconstructed, or altered outside of the established building lines shall adhere to the following:

#### Conventional

- Front no more than four (4) feet in height, rear no more than eight (8) feet in height [section 6-191](#)
- Fences, walls, or other visible obstructions must be at least three (3) inches from property lines.

#### Town Center

- Front yard, maximum height of forty-eight (48) inches. Pillars and posts may extend up to six (6) inches more, to a height of fifty-four (54) inches.
- Side and rear yards, maximum height of seventy-two (72) inches. Pillars and posts may extend up to six (6) inches more, to a height of seventy-eight (78) inches.
- Fences, hedges shall be minimum twenty-five (25) percent opaque, wood picket (30) percent opaque.

Corner Lots: To ensure visibility and safety for pedestrians; no fence, wall or hedge shall be erected, within twenty-five (25) feet of the intersecting property line corner adjacent to the street intersection corners.

### Swimming Pools

Pool is a facility containing or intended to contain, water of a total volume greater than twenty-five hundred (2,500) gallons, and/or is over twenty-four (24) inches in depth, with surface area exceeding one hundred fifty (150) square feet, used only by an individual citizen and his family or bona fide guests and shall not include ownership, operation or use by any type of club, cooperative housing or joint tenancy of two (2) or more families and shall adhere to the following:

- No pool (excluding surrounding patio) shall be located closer to the side yard property line of the lot, parcel or piece of land upon which such pool is located than the distance required by the zoning ordinances of the city for side yards in the zone in which the property is located, plus 3 feet, not less than 10 feet from the rear property line, nor shall any part of the pool structure within and including the coping intrude upon any easement.
- No pool shall be located nearer to the front line of the lot, parcel or piece of land than the main or principal building or residence to which the pool is an accessory, except for waterfront lots, a pool shall be located not less than 15 feet from a waterbody.

# Winter Springs Planned Unit Development Standards

SUBDIVISION NAME	ZONING DISTRICT	MINIMUM LOT SIZE (SF)	FRONT YARD SETBACK (FT)	REAR YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	CORNER SETBACK (FT)	MAXIMUM HEIGHT (FT)	MINIMUM LIVING AREA (SF)	MINIMUM LOT WIDTH (FT)	LOT DEPTH (FT)	MAXIMUM BLDG. COVER (%)
AMBERLY	PUD	4,275	20	5	5	5	35	1,000	45	135	80%
ARROWHEAD AT TUSCAWILLA UNIT 1 - SEE PLAT	PUD	SEE PLAT	30	25	12	20	35	1,200	SEE PLAT	SEE PLAT	40%
ARROWHEAD AT TUSCAWILLA UNIT 2 - SEE PLAT	PUD	SEE PLAT	30	25	12	20	35	1,200	SEE PLAT	SEE PLAT	40%
AVERY PARK   TOWN CENTER	PUD	SEE PLAT	10 (SEE PLAT)	16	7.5	SEE PLAT	SEE PLAT	SEE PLAT	45	129	70% (T-4)
BARCLAY RESERVE TOWNHOMES	C-1	1,177	50 (SR 434)	10 (7' to Patio)	10	15	35	1,000	22	53.5	0%
BAY TREE SEC 4 CONDOS	PUD	SEE PLAT	0	0	0	0	35	SEE PLAT	SEE PLAT	SEE PLAT	40%
BAY TREE SEC 8 CONDOS	PUD	SEE PLAT	0	0	0	0	35	SEE PLAT	SEE PLAT	SEE PLAT	40%
BAY TREE SEC 9 CONDOS	PUD	SEE PLAT	0	0	0	0	35	SEE PLAT	SEE PLAT	SEE PLAT	40%
BAY TREE SEC 10 CONDOS	PUD	SEE PLAT	0	0	0	0	35	SEE PLAT	SEE PLAT	SEE PLAT	40%
BAYTREE VILLAGE CONDOS	PUD	SEE PLAT	0	0	0	0	35	SEE PLAT	SEE PLAT	SEE PLAT	40%
BEAR CREEK ESTATES	PUD	30750	65	30	20	35	35	3,000	150	205	40%
BENTLEY CLUB AT BENTLEY GREEN	PUD	6,000	15	15	0	15	35	1,200	50	120	40%
BENTLEY GREEN UNIT 1	PUD	6,600	15	15	0	15	35	1,200	60	110	40%
CARRINGTON WOODS	PUD	10,200	25	25	7.5	25	35	1,200	85	120	40%
CARRINGTON WOODS 2	PUD	10,200	25	25	7.5	25	35	1,200	85	120	40%
CASA PARK VILLAS PH 1	PUD	932.94	0	0	0	0	35	1,000	18	51.83	100%
CASA PARK VILLAS PH 2	PUD	932.94	0	0	0	0	35	1,000	18	51.83	40%
CHELSEA PARC 1	PUD	3,500	20	20	3	10	35	1,000	35	100	40%
CHELSEA PARC 2	PUD	3,500	20	20	3	10	35	1,000	35	100	40%
CHESTNUT ESTATES	PUD	7,700	25	25	7.5	15	35	1,000	70	110	40%
CHESTNUT RIDGE	PUD	9,600	20	20	6	15	35	1,000	80	120	40%
COUNTRY CLUB VILLAGE UNITS 1, 2, 3, 4	PUD	4,275	20	0	0	15	35	1,000	45	95	40%
CREEKS RUN	PUD	5,500	20	20	5	20	35	1,100	50	110	40%
CYPRESS CLUB TOWNHOME	PUD	1,152	PROPERTY LINES 20	BUILDING TO BUILDING - 20	0	15	35	1,000	18	64	40%
CYPRESS VILLAGE TRACT C, PH 1 TOWNHOME	PUD	1,508	10	20	0	5	35	1,000	22.67	66.5	40%
DR MOSLEYS REPLAT	RC-1	1 ACRE	35	50	25	35	35	2,000	SEE PLAT	SEE PLAT	20%
DAVENPORT GLEN	PUD	10,000	20	20	7.5	15	35	1,200	85	130	40%
DUNMAR ESTATES	RC-1	5 ACRES	100	30	30	50	35	2,000	SEE PLAT	SEE PLAT	20%
EAGLES GLEN UNIT IV	PUD	10,000	30	20	10	18	35	2,000	100	100	40%
EAGLES WATCH	PUD	5,500	20	20	5	20	35	1,500	50	110	40%
FOX GLEN AT CHELSEA PARC TUSCAWILLA	PUD	4,700	20	20	3	10	35	1,100	46	103	40%
FAIRWAY OAKS 1	PUD	5,400	25	25	3	15	35	1,000	45	120	40%
FAIRWAY OAKS 1-REPLAT	PUD	5,400	25	25	3	15	35	1,000	45	120	40%
FOXMOOR EAST	R-1	8,250	25	25	6	6	35	700+DEED950	75	110	40%
FOXMOOR UNIT 1	R-1	8,250	25	25	6	15	35	700+DEED950	75	110	40%
FOXMOOR UNIT 2	R-1	8,250	25	25	6	25	35	700+DEED950	75	110	40%

# Winter Springs Planned Unit Development Standards

SUBDIVISION NAME	ZONING DISTRICT	MINIMUM LOT SIZE (SF)	FRONT YARD SETBACK (FT)	REAR YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	CORNER SETBACK (FT)	MAXIMUM HEIGHT (FT)	MINIMUM LIVING AREA (SF)	MINIMUM LOT WIDTH (FT)	LOT DEPTH (FT)	MAXIMUM BLDG. COVER (%)
FOXMOOR UNIT 3	R-1	8,250	25	25	6	25	35	700+DEED950	75	110	40%
GARDENA FARMS PUBLIC / SEMI-PUBLIC	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
GEORGETOWNE UNIT 1	PUD	5,000	20	15	10	15	35	1,200	50	100	40%
GEORGETOWNE UNIT 2 See Restrictions for Building and Swimming Pool Requirements	PUD	5,000	20	15/25 Lots 102-105	10	15	35	1,200	50	100	40%
GEORGETOWNE UNIT 3	PUD	5,000	20	15	10	15	35	2,200	50	100	40%
GLEN EAGLE UNIT 1	PUD	14,000	30	20	10	25	35	2,200	100	140	40%
GLEN EAGLE UNIT 2	PUD	14,000	30	20	10	25	35	2,200	100	140	40%
GLEN EAGLE UNIT 3	PUD	14,000	30	20	10	25	35	2,200	100	140	40%
GLEN EAGLE UNIT 4	PUD	14,000	30	20	10	25	35	2,200	100	140	40%
GRAND RESERVES B2904 P1291 (SEE PAGE 14)	PUD	SEE PLAT	35	30/25 Wetland	20	20	35	SEE PLAT	SEE PLAT	SEE PLAT	40%
GREENBRIAR 1	PUD	3,000	20	15	0-10	10	35	SEE PLAT	30	100	40%
GREENBRIAR 2	PUD	4,400	20	6	0-10	10	35	SEE PLAT	44	100	40%
GREENSPPOINT (HIGHLANDS)	PUD	5,000	10	10	0	10	35	1,100	50	100	40%
HACIENDA	R-T	4,000	15	5	7.5	10	22	900	50	SEE PLAT	SEE PLAT
HERITAGE PARK TOWNHOMES	C-1	1,700	20-25.7 (SEE PLANS)	15	0	0	35	1,000	20	90	75%
HIGHLANDS GLEN	PUD	2,496	25	10	0	15	35	1,000	24	104	40%
HIGHLAND LAKE PH 1	PUD	SEE DEED	20	10	3	15	35	1,000	50	100	40%
HIGHLAND LAKE PH 2	PUD	SEE DEED	20	10	3	15	35	1,000	50	100	40%
HIGHLAND VILLAGE 1	PUD	4,725	30	30	0	15	35	1,000	38	100	40%
HIGHLAND VILLAGE 1 2nd REPLAT	PUD	4,725	30	30	0	15	35	1,000	38	100	40%
HIGHLAND VILLAGE 2	PUD	4,500	20	10	0	15	35	1,000	38	100	40%
HIGHLANDS SEC 1	PUD	6,750	25	25	7.5	15	35	1,000	75	90	40%
HIGHLANDS SEC 1 REPLAT TRACT F	PUD	6,750	25	25	7.5	15	35	1,000	75	90	40%
HIGHLANDS SEC 4	PUD	6,750	25	25	5	15	35	1,000	75	90	40%
HIGHLANDS SEC 5	PUD	6,750	25	25	7.5	15	35	1,000	75	90	40%
HIGHLANDS SEC 6 DUPLEX	PUD	9,000	25	25	7.5	15	35	1,000	75	120	40%
HIGHLANDS SEC 6 1 REPLAT	PUD	3,700	25	25	7.5	15	35	1,000	37	100	40%
HOWELL CREEK RESERVE PH 1	PUD	9,000	20	20	5	20	35	1,200	75	120	40%
HOWELL CREEK RESERVE PH 2	PUD	9,000	20	20	5	20	35	1,200	75	120	40%
HOWELL CREEK RESERVE PH 3	PUD	9,000	20	20	5	20	35	1,200	75	120	40%
HIGHLAND PATIO HOMES	PUD	SEE DEED	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
MOUNT GREENWOOD UNIT 1   SFR (R-1A REGULATIONS)	PUD	8,000	25	25	7.5	15	35	1,100	75	110	40%
MOUNT GREENWOOD UNIT 2   TOWNHOME	PUD	1,200	10	10	0/10	10	35	650	20	70	40%

# Winter Springs Planned Unit Development Standards

SUBDIVISION NAME	ZONING DISTRICT	MINIMUM LOT SIZE (SF)	FRONT YARD SETBACK (FT)	REAR YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	CORNER SETBACK (FT)	MAXIMUM HEIGHT (FT)	MINIMUM LIVING AREA (SF)	MINIMUM LOT WIDTH (FT)	LOT DEPTH (FT)	MAXIMUM BLDG. COVER (%)
MOUNT GREENWOOD UNIT 3   COMMON AREA	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
MOUNT GREENWOOD UNIT 4   TOWNHOME	PUD	1,200	10	15	0/10	10	35	650	20	70	40%
MOUNT GREENWOOD UNIT 5   PATIO HOME -SFR	PUD	3,500	20	15	0/5	15	35	900	46	85	40%
NORTHERN OAKS (SEE DA)	R-1	7,800	25	20	5	15	35	2,500 - 4,990	60	130	50%
OAK FOREST UNIT 1	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 2	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 2A	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 2B	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 3	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 4	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 5	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 6	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 7	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
OAK FOREST UNIT 8	PUD	7,500	25 ft. or no farther than 40 ft. from the front lot line	7.5	7.5	15	35	1,100	75	100	40%
PARKSTONE	PUD	6,000	20	20	5	15	35	1,200	50	120	60%
PARKSTONE UNIT 2	PUD	6,000	20	20	5	15	35	1,200	50	120	60%
PARKSTONE UNIT 3	PUD	6,000	20	20	5	15	35	1,200	50	120	60%
PARKSTONE UNIT 4	PUD	6,000	20	20	5	15	35	1,200	50	120	60%
RESERVES AT TUSCAWILLA PH 1	PUD	15,000	20	25	7.5	15	35	2,000	100	150	40%
RESERVES AT TUSCAWILLA PH 1A	PUD	15,000	20	25	7.5	15	35	2,000	100	150	40%
RESERVES AT TUSCAWILLA PH 2	PUD	15,000	20	25	7.5	15	35	2,000	100	150	40%

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SEVEN OAKS	PUD		25	15	5	10	3 STORIES	-	-	-	45%
SHEOAH SEC 1 CONDO	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
SHEOAH SEC 2 CONDO	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
SHEOAH SEC 3 CONDO	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
ST. JOHNS LANDING DEED RESTRICTED	PUD	14,700	20	25	5	15	35	2,000	105	140	40%
STONE GABLE	PUD	5,500	20	20	5	15	35	1,100	50	110	40%
SOUTHERN OAKS	R-1A	8,000	25	25	7.5	15	35	1,500	SEE DA	SEE DA	40%
THE OAKS SUB	PUD	6,000	20	10	3	15	35	1,100	50	120	40%
TUSCA OAKS	PUD	6,000	20	25	5	15	35	1,100	50	120	40%
TUSCANY PLACE PHASE 1	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
TUSCAWILLA CROSSINGS/SEE FINAL ENGINEERING/DA*	DEVELOPMENT STANDARDS   T-3	*	10	3	3	*	1-3 STORIES	1,500 - 4,990	30-100	50-175	60%
TUSCAWILLA CROSSINGS TRANSECT (T3) SEE FINAL ENGINEERING/DA*	TC	*	10	3	3	*	1-3 STORIES	1,500 - 4,990	30-100	50-175	60%
TUSCAWILLA CROSSINGS TRANSECT (T4) SEE FINAL ENGINEERING/DA*	TC	*	4 to 18	3	3	*	2-4 STORIES	1,500 - 4,990	18-90	50-150	70%
TUSCAWILLA CROSSINGS TRANSECT (T5) SEE FINAL ENGINEERING/DA*	TC	*	8 max	3	0-24	*	2-5 STORIES	1,500 - 4,990	18-180	30-160	100%
TUSCAWILLA CROSSINGS ACCESSORY BUILDING SETBACKS SEE FINAL ENGINEERING/DA*											
TRANSECT T-3	TC	*	20	3	0-3	*	*	*	*	*	60%
TRANSECT T-4	TC	*	20	3	0-3	*	*	*	*	*	70%
TRANSECT T-5	TC	*	20	3	0	*	*	*	*	*	100%
BUNGALOWS Lots 34'-70' in width	TC	*	*	*	*	*	*	*	*	*	*
TUSCAWILLA BRAEWICK PH1 TOWNHOMES	PUD	2,080	0	0	0	10	35	1,000	26	80	100%
TUSCAWILLA PLAZA CONDO	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT
TUSCAWILLA TRAIL SUB D	PUD	43,210	30	24	25	15	35	2,000	290	149	40%
WINTER SPRINGS UNIT 2	PUD	14,600	35	30	20	35	35	2,000	80	200	40%
WINTER SPRINGS UNIT 3	PUD	40,000	35	20	20	25	35	2,000	100	400	40%
TUSCAWILLA UNIT 5	PUD	43,560	35	20	20	25	35	2,000	100	150	40%
TUSCAWILLA UNIT 6	PUD	15,000	35	30	10	25	35	1,500	100	187.5	40%
TUSCAWILLA UNIT 7	PUD	15,000	35	10	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 8	PUD	15,000	35	10	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 9A	PUD	15,000	35	10	10	25	35	1,500	80	187.5	40%

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TUSCAWILLA UNIT 9B	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 11	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 11A	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 11B	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 12	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 12A	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 13	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 14A	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 14B	PUD	15,000	35	30	10	25	35	1,500	80	187.5	40%
TUSCAWILLA UNIT 14C	PUD	SEE PLAT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT
STONE GABLE COMMERCIAL - A	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	70%
STONE GABLE RESIDENTIAL	PUD	5,500	20	20	5	15	35	1,200	50	110	60%
WEDGEWOOD TENNIS VILLAS	PUD	5,000	15	20	0 (Zero Lot Lines - PLAT)	15	35	1,100	50	100	40%
WEDGEWOOD UNIT 1	PUD	5,500	15	15	0	10	35	1,100	50	110	40%
WEDGEWOOD UNIT 2	PUD	5,500	15	15	0	10	35	1,100	50	110	40%
WEDGEWOOD UNIT 3	PUD	5,500	15	15	0	10	35	1,100	50	110	40%
WILDWOOD	PUD	SEE PLAT	0	0	0	0	35	1,000	SEE PLAT	SEE PLAT	100%
WICKLOW GREENS AT TUSCAWILLA	PUD	14,000	25	20	7.5	13	35	2,000	100	140	40%
WINTER SPRINGS UNIT 2	PUD	14,600	35	30	20	35	35	1,500	73	200	40%
WINTER SPRINGS UNIT 3	PUD	40,000	35	20	20	25	35	2,000	100	400	40%
WINTER SPRINGS UNIT 4	PUD	15,000	35	10	10	25	35	1,500	80	187.5	40%
WINTER SPRINGS VILLAGE	TC	SEE PLANS	T3	T3	T3	T3	30	SEE PLAN	SEE PLAN	SEE PLAN	60%
WOODSTREAM TOWNHOME	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	35	1,000	SEE PLAT	SEE PLAT	40%
WOODSTREAM REPLAT	PUD	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	SEE PLAT	35	1,000	SEE PLAT	SEE PLAT	40%

\* Lot coverage includes coverage by all principal and accessory buildings and structures. This includes the house, all accessory buildings/structures, including all concrete. Pavers are excluded from lot coverage calculations (driveway area for code required parking/garage access and front walk leading to the main entrance of the home). The pool (water) itself is not considered as lot coverage (unless pool covered by a solid impervious roof), but the surrounding decks/patios are considered in lot coverage calculations, if they are not constructed with

DISCLAIMER: This document has been created to serve as a guide to Planning and Zoning information only. Although every effort is made to assure the accuracy of this document, it is recommended that you verify all information prior to any permit submittal with the actual documents located in the Community Development office (06/2021).