

Duplex and Tandem

Development & Design Standards



Standards & Review Guidebook

PURPOSE

As “The City Beautiful”, Orlando’s vision is defined by a focus on its amenities. One of the key elements of that vision is strong urban design. Attention to building design encourages an aesthetically appealing and safe place to live. Traditional residential features such as porches, gable roofs, bay windows, color, texture and materials provide human scale that contribute to a sense of ownership and comfort.

The purpose of this document is to provide design guidance for duplex and tandem development undertaken in the City of Orlando. There are existing residences within city limits that do not conform to some of the guidance provided in this document. However, the guidelines are for new construction and renovations to existing structures.

PROCESS & REVIEW

While not required, the following are recommended by staff:

1. Pre-application meeting with City staff. Applicant should bring preliminary sketch of site plan, proposed lot lines, and elevations, if available. Staff will provide preliminary comments and an application for appearance review.
2. After submittal of the appearance review application (\$275 fee), staff will prepare a Letter of Determination identifying conditions of approval.
3. Applicant can submit revised plans that meet the conditions of approval.
4. Applicant prepares full set of building permit plans.

Applicants have the option to submit directly for building permit review. However, any changes requested as part of the building permit appearance review may impact other aspects of the permit application, such as drainage calculations or structural design. This can delay approvals, so obtaining appearance review first can save time overall.

Design solutions and schematic drawings included in the document are intended to illustrate the text and are not design examples to be copied or imitated. There may be other design solutions not shown in the Guidelines that will also result in a successful project. The Guidelines do not mandate specific architectural styles.

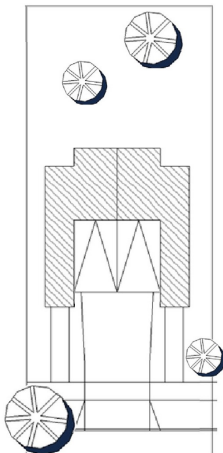
Duplex and Tandem Development

Disclaimer: This document is a summary of Orlando City Code requirements for duplex and tandem development. It is not intended as a substitute for reading the City code. If there are conflicts between this summary and City code, the code requirement applies. Code citations are provided in parentheses. City code is available at www.municode.com.

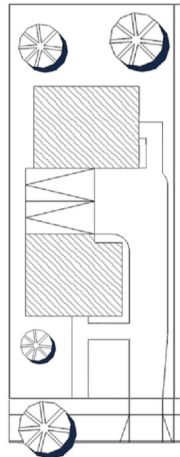
DEFINITIONS(66.200)

Dwelling, Two Family (or Duplex) A single structure on a single lot or building site containing two dwelling units, each of which is totally separated from the other by a wall or ceiling, and the space on either side of this wall shall contain heated living space and/or a garage.

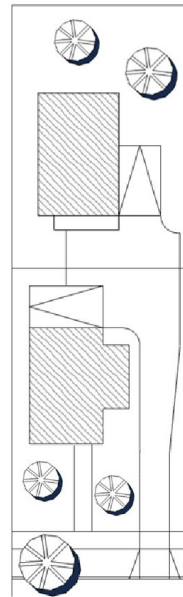
Side-by-side Duplex:
Any building site with one unit adjacent to the other.



Front-to-Back Duplex:
Any building site with one unit behind the other.

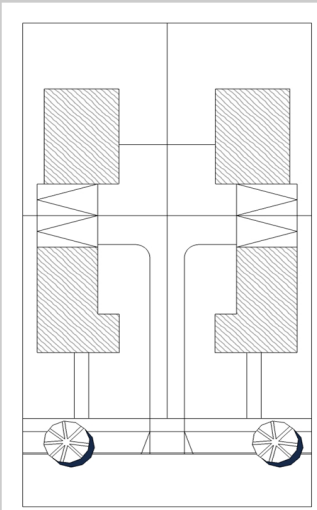


Tandem Single Family Development:
Two detached single family units located on a conventional single family building site that has been split into two fee simple lots.



DEFINITIONS (66.200)

Court Home Development: Two abutting duplex and/or tandem building sites are designed with a shared driveway.



Floor Area Ratio (FAR) is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built.

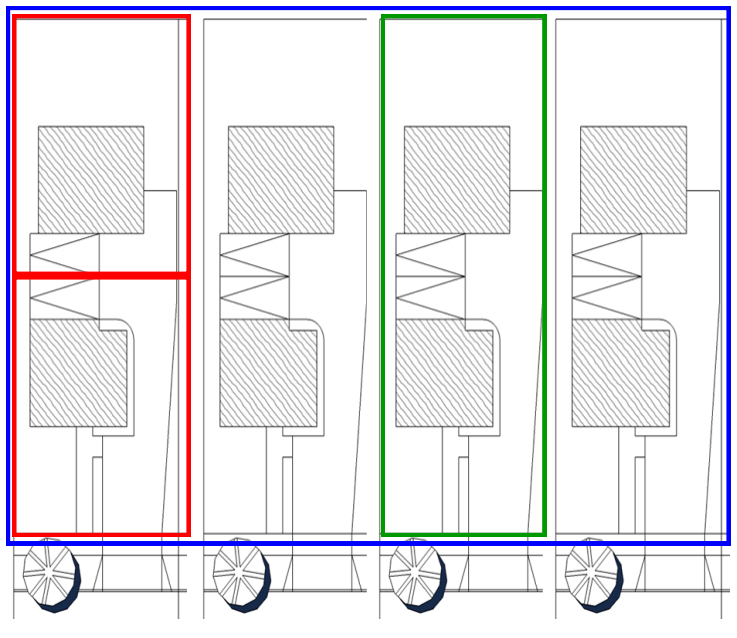
As a formula: Floor area ratio = (total covered area on all floors of all buildings on a certain plot, gross floor area) / (area of the plot)

Included within such calculation shall be the attic spaces providing structural head room of at least 5.5 feet; interior balconies or mezzanines; and any other space reasonably usable for any purpose except parking, no matter where located within a building.

Lot: An area of land with specific boundaries that has an assigned parcel ID number. This term includes tract and parcel. (Red lots below)

Building Site: Any group of one or more lot(s) or parcel(s) occupied or intended for development as a unit. (Green building site below)

Development Site: The property under consideration for a development, which may contain one or more Building Sites and shall be under single ownership at the time of application. (Blue development site below)



BUILDING STANDARDS

Requirement (58.110 Fig. 1A)	R-2A	R-2B
Max. floor area ratio (FAR)	0.50 (0.40 in CSP*)	
Min. lot area	5500 sq. ft.	5000 sq. ft.
Min. lot width	50 ft. (57.5 ft. on corner lot platted after 2/4/59)	
Min. lot depth	110 ft.	100 ft.
Min. building site frontage	25 ft.	
Max. number of units per lot	2 units	Up to 16 units per acre
Min. front setback	25 ft.	20 ft.
Min. side setback	5 ft.	
Min. street side setback	15 ft. (20 ft. for a garage (61.302(f)(3)))	
Min. rear setback	25 ft. (May reduce to 20 ft. for certain front-to-back duplexes and tandems. (58.515(f)))	
Max. impervious surface ratio (ISR)	0.55 total and 0.40 in the front yard (61.302(f)(2))	0.60 total and 0.40 in the front yard
Max. height	30 ft. max. (35 ft. outside Traditional City)	
Corner Lots	Duplex Prohibited	Duplex Allowed

Overlay Districts

- Traditional City (TC)
- Historic Preservation (HP)
- Airport Noise (AN)

Porches

- Inside the Traditional City, a porch may extend up to 8 feet (6 feet in CSP*) into the front setback and up to 5 feet into the street side yard setback. (62.600)
- A second story porch may also encroach, except in CSP.

* CSP = Colonialtown Special Plan area (62.497)

R-2A 1—2 Family District.

The R-2A district is intended to conserve the general character of established neighborhoods which have developed over time as a mixture of single family homes, duplexes and houses with garage apartments and accessory apartments. New development in this district is encouraged to maintain the prevailing bulk, height, setbacks and general design of the surrounding neighborhood. (58.231)

R-2B 1—5 Family District.

The R-2B district is intended to conserve the general character of established neighborhoods which have developed over time as a mixture of single family homes, duplexes, small apartment buildings of 3—5 units, garage apartments and accessory apartments. New development in this district is encouraged to maintain the prevailing bulk, height, setbacks and general design of the surrounding neighborhood. (58.231)

Duplex and tandems are typically located in R-2A or R-2B districts and are also allowed in R-3A, R-3B, O-1 and other districts. Refer to the City code for standards in these districts.

Duplex setbacks are measured from the perimeter of the building site.

See page 7 for tandem setbacks

PARKING AND DRIVEWAYS

Required Parking

- Units less than 1500 sq. ft.: One legal parking space required behind the front setback (61.240, Figure 26)
- Units greater than or equal to 1500 sq. ft.: Two legal parking spaces required behind the front setback. (61.240, Figure 26)
- Spaces accessed from the street side lot line must be set back at least 20 feet (61.302(f)(3))
- Each space must be a minimum of 9 ft. wide by 18'6" deep (61.309, Figure 17). If a wall is adjacent to the space (side of house or interior of garage), space must be one foot wider for each adjacent wall (LDC2016-00377).
- Improved surface required (no grass or gravel) (61.303(a))
- If adjacent to the front façade of the house, must be separated by a two-foot wide landscaping buffer (61.302(g)).

Open-Air Parking Spaces in the Traditional City

- May not have living space above. If living space is above, it is regulated as a carport (62.600(e)(2)).
- May have an open air balcony up to 8 feet deep above (62.600(e)(2)). See p.#, ex.#

Garages and Carports in the Traditional City

- Must not occupy more than 50% of the linear front façade (62.600(e)(1)).
- Front-facing structures must be recessed 5 feet from the front façade (62.600(e)(5)).

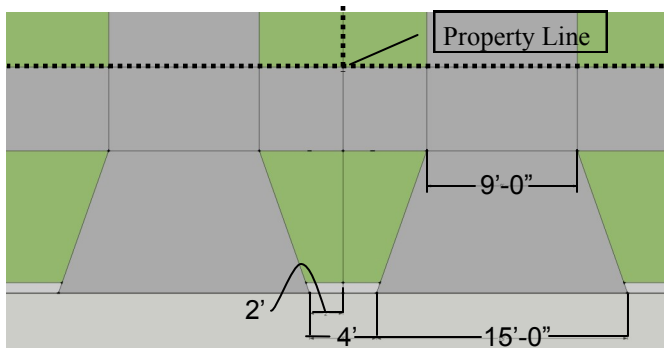
Driveways

- At the property line, the minimum driveway width is 7 ft. and the maximum is 18 ft. (61.240)
- The average driveway width, measured at the front setback and again at the point 5 feet from the front property line, varies by lot width and must not exceed (61.302(f)(1)):

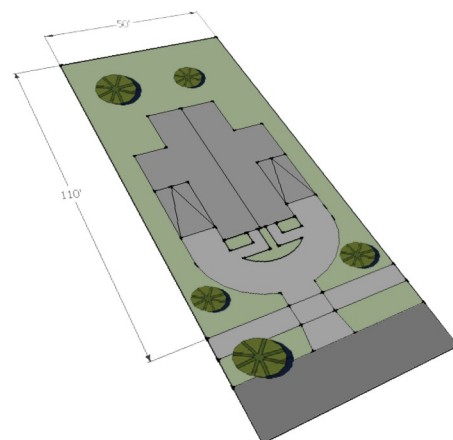
Lot Width	Driveway width
< 40 feet	12 feet
40.01 to 46.67 feet	14 feet
46.68 to 53.33 feet	16 feet
53.34 to 60.00 feet	18 feet
60.01 to 66.67 feet	20 feet
66.68 to 73.33 feet	22 feet
> 73.34 feet	24 feet

- Driveway must be minimum 2 feet from the side property lines (61.302(g)).
- Driveways must not be shaped like a tuning fork (see below) (61.240).
- Maximum impervious surface in the front yard is 0.40 (61.302(f)(2)).
- One curbcut is allowed, minimum of 13 feet wide including flares (61.240)
- A second curbcut is allowed with a minimum on-site separation of 42 feet (61.240)
- On a major thoroughfare, additional restrictions may apply (see Chapter 61, Part 1).

Driveway Separation



Tuning fork not allowed



LOT SPLITS

A typical 50' by 110' lot may be split into two separate fee simple lots for duplex or tandem development (58.518).

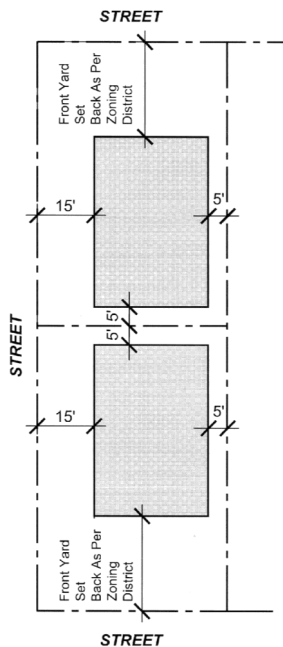
- Lot split may occur before or after development.
- Minimum size for each new lot is 2000 sq. ft.
- Lot lines must be drawn such that existing and new development meet code for setbacks, ISR, FAR and other standards.
- A cross-access easement is required for a shared driveway or a driveway that crosses over a lot line.
- An ownership and maintenance agreement is required for common areas and structures such as party walls, driveways or roofs.

Process for creating two lots

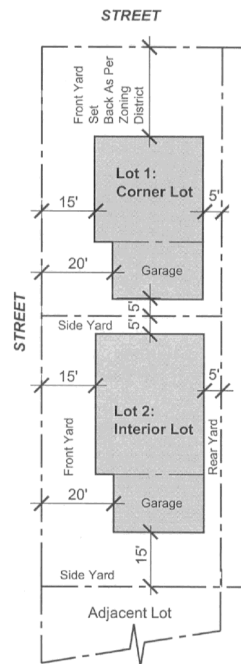
- Pre-application meeting is required.
- City surveyor will determine if the site is eligible for a lot split (shorter process) or if a subdivision plat is required (longer process).

TANDEM SETBACKS (58.516 Figure 8)

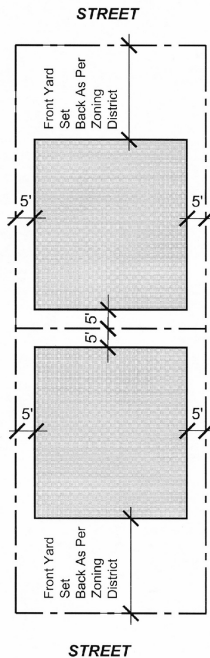
THROUGH CORNER LOT - After
(Subdivided into Two Lots)



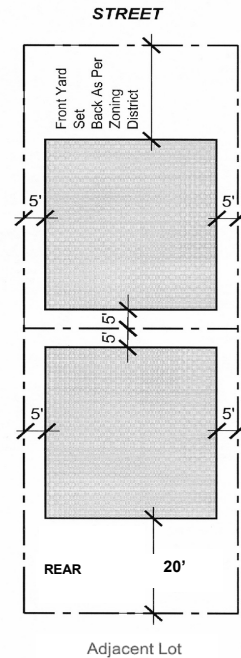
CORNER LOT - After
(Subdivided into Two Lots)



THROUGH INTERIOR LOT - After
(Subdivided into Two Lots)



INTERIOR LOT - After
(Subdivided into Two Lots)



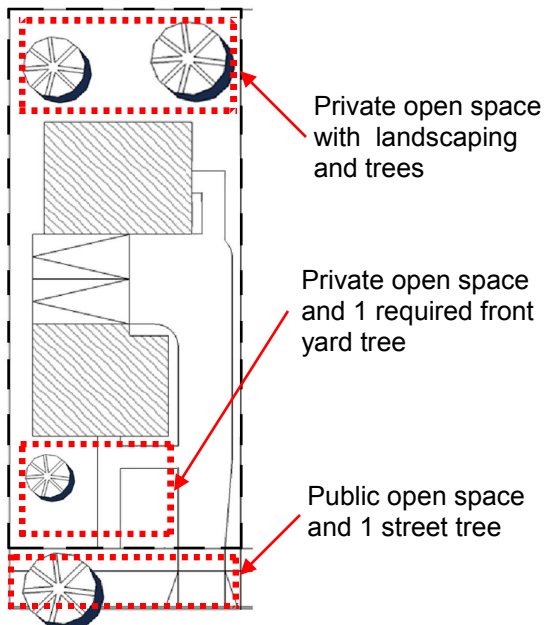
LANDSCAPING AND STREET TREES



Canopy Tree: Typically grows taller than the house and provides the majority of shade in residential areas. Examples include magnolia, oak, maple and elm.
*Laurel Oaks are strongly discouraged.



Understory Tree: Typically smaller than a canopy tree. May be ornamental or seasonally flowering. Examples include crepe myrtle, holly, and certain palm trees.



Street Trees

- Canopy street trees must be planted approximately 50 feet on center (61.226 and 60.216).
- If power lines or other restrictions mean that canopy trees cannot be planted, understory trees must be planted instead at a spacing of 30 to 45 feet on center (60.216).
- For each canopy street tree that is replaced by understory street trees, an onsite canopy tree is required (58.515 (g)).

On-site Landscaping

- For lots less than 6,001 sq. ft., 2 canopy trees are required, of which 1 must be in the front yard (60.223(c)).
- For lots 6,001 sq. ft. to 10,000 sq. ft., 3 canopy trees are required, of which 1 must be in the front yard (60.223(c)).
- For lots 10,001 sq. ft. to 14,000 sq. ft., 4 canopy trees are required, of which 2 must be in the front yard (60.223(c)).
- See section 60.223(c) for lots greater than 14,000 sq. ft.
- All other landscaping requirements in Chapter 60, Part 2F must be met.

Trees should be planted in the front and rear of properties to encourage tree canopy to soften the built environment and to encourage the continuity of the landscape pattern.

Designing for private and communal open space provides residents with quality usable private outdoor living areas for recreational and outdoor activities.

The sequence of open space provides a clear but subtle transition from the public realm to the private realm. The architecture and landscape design also provide “eyes on the street.”

APPEARANCE REVIEW

New residential construction and substantial enlargement/improvement remodeling projects must conform with the duplex and tandem development standards. To ensure that each duplex and tandem dwelling is harmonious and architecturally compatible with existing residential structures in the surrounding neighborhood, an appearance review is required.

A number of factors will contribute to a successful Appearance Review process. These include:

Variety in Design

The building styles and trends in the city of Orlando have evolved over time. Some new development has suffered from a stripped down look with little or poorly designed architectural detail. The intent of these guidelines is to enrich the visual quality of the city's neighborhoods by encourage interesting architectural detail.

In order to qualify as a different façade elevation, dwellings must have different roofline configurations and at a minimum of four other architectural elements listed on the next page (Anti-Monotony Standard).

Compatibility

In some neighborhoods, the architectural style is more defined than in others and on some buildings it is more apparent than others. New development should respect the features that contribute to the developed form. The intent is not to mimic the architecture of any area but to reflect the features that provide dominant architectural character on the block face.

Architectural Style

Each building must have consistent architectural elements that create a recognizable architectural style. All architectural elements, details, features, and finishes on the exterior of the building must be both consistent and compatible with the architectural style employed. Architectural elements and variations shall not be restricted to a single façade.

ANTI-MONOTONY STANDARDS (58.717(A))

Duplexes or tandem dwellings with identical front elevations must not be located on adjacent building sites. Simple reverse configurations of the same elevation on adjacent building sites are not sufficient. In order to qualify as a different façade elevation, dwellings must have different roofline configurations. In addition, at least four of the following architectural elements must be different from the adjacent building site(s):

- Architectural banding, trim, or cornice detail
- Window trim, the number of mullions or muntins, or shutters
- Window size and placement
- A covered entryway or front porch design
- Building projections and recesses
- Decorative roofline elements such as brackets or chimneys
- Façade articulation such as bay windows or dormers
- Exterior color and material
- One and two-story units
- Other generally accepted architectural elements, as determined appropriate by the Appearance Review Officer



Architectural elements that differ:

- Rooflines
- Distinctive paint schemes
- Window size and placement
- Building materials
- Window trim and shutters
- Decorative roof & façade elements

YES



MIRROR IMAGE STANDARDS (58.517(B))

Side-by-side duplexes must not be mirror images. The left side and right side of the building must be designed to include a variety of architectural features. The intent is to ensure each duplex development is harmonious and architecturally compatible with the existing residential structures in the surrounding neighborhood. The left and right side of the building must include variety in at least three of the following elements:

- Roof style
- Architectural banding, trim, or cornice detail
- Window trim, the number of mullions or muntins, or shutters
- Window size and placement
- A covered entryway or front porch design
- Balconies or Juliette balconies
- Building projections and recesses
- Decorative roofline elements such as brackets or chimneys
- Façade articulation such as bay windows or dormers
- One and two-story units
- Other generally accepted architectural elements, as determined appropriate by the Appearance Review Officer

Architectural elements that differ:

- Rooflines
- Covered front porch
- Building projections and recesses
- Window size and placement is different
- Window trim, the number of mullions or muntins, or shutters
- Façade articulation

NO



YES

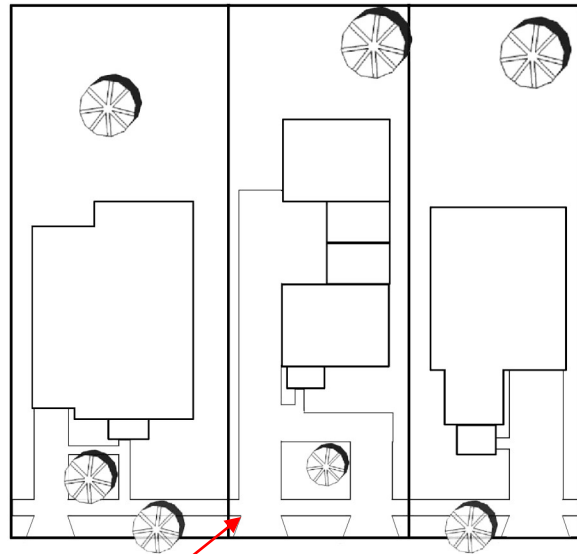


SITE COMPATIBILITY (58.517(C))

Duplex and tandem development should be compatible with the surrounding neighborhood. The following factors will be considered:

- Logic of overall design
- Site plan
- Landscaping and pervious surface
- Driveway design, circulation and parking
- Environmental features and tree preservation
- Alignment of curb cut(s) to maximize ability to plant street trees and preserve on-street parking
- Compliance with the Traditional City standards and requirements for residential development in section 62.600, of this Code.
- Compatibility with adjacent land uses
- Features of existing development and neighborhood form

NO



- Front yard setback is not compatible
- Parking in front w/ dual driveway
- No street tree

Front-to-Back
Duplex



YES

Year built: 2004

1924

2011

1926

New development should respect the features that contribute to the developed form. The architectural elements that create a harmonious block are:

- Similar rhythm of setbacks
- Porches are similar height
- Windows have similar proportions
- Driveways on the side lead to rear garages

The intent is not to mimic the architecture of any area, but to reflect the features that provide dominate architectural character on the block face.

ARCHITECTURAL STYLE (58.517 (D))

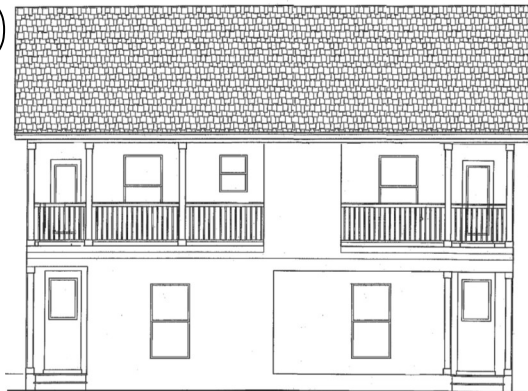
Each building must have consistent architectural elements that create a recognizable architectural style that is evident on the front and sides of the building. The following architectural elements must be both consistent and compatible with the architectural style employed:

- Roof type, pitch, form, material and overhang
- Exterior elevation, materials and finishes
- Window proportions, groupings, trim, muntins and details
- Column size, taper, base and moulding
- Balcony width and depth
- Porch width, depth, elevation and railings
- Chimney details
- Dormers/parapets
- Brackets, shutters, railings, rafter tails and decorative details
- Transparency
- Building projections and recesses
- Entryway and front door design
- Garage placement and door design
- Exterior lighting
- Incorporation of architectural features into any fire separation wall
- Other generally accepted architectural elements, as determined appropriate by the Appearance Review Officer

NO



NO



Interior Side Elevations—choose 1 (58.517(e)):

- Minimum of 10% transparency on each story below the roof line; or
- Moving the wall plane in or out by at least 2 feet according to the following requirements:
 - Must be on both floors of building.
 - Must be at least six feet long. A second is required if the building is longer than 36 feet.
 - Must meet setbacks.

YES



- Cohesive architectural style
- Detailing adds interest

ARCHITECTURAL STYLE—BEST PRACTICES

Garages



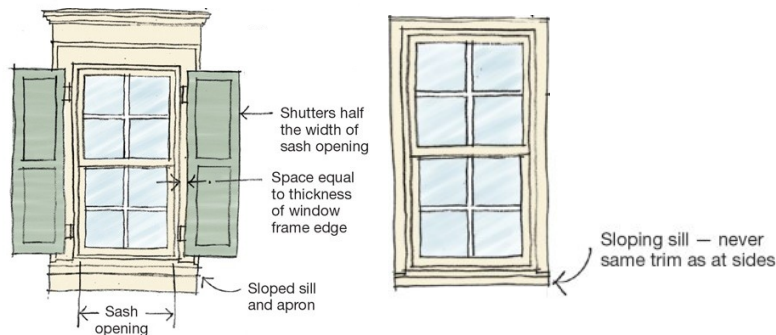
- Set back from front façade
- Lower roofline than main structure
- Roof overhang creates shadowlines
- Transparency adds interest

Porches



- Ground floor elevated at least 18" above grade
- Separate roofline
- Distinct columns
- Railing
- Minimum 6' depth
- No living space above

Windows



- Spacing is logical
- Proportions fit the architectural style
- Inset to create sills and shadow lines
- Trim from distinct materials, not carved into EIFS and painted
- Mullion pattern appropriate to architectural style
- Limited number of window shapes
- Shutters, if used, should be proportional so that they can appear functional

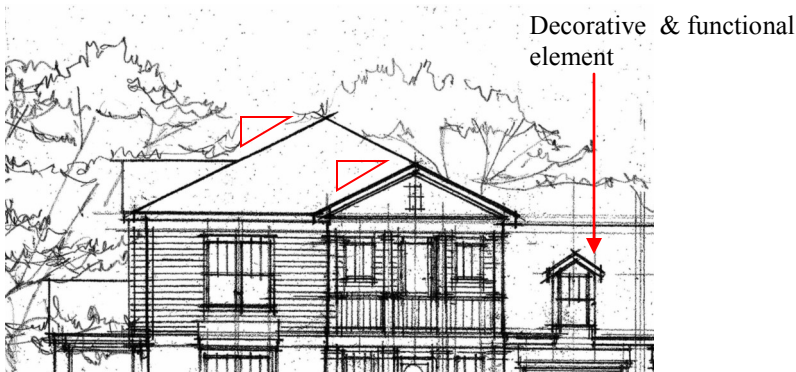
ARCHITECTURAL STYLE—BEST PRACTICES

Materials



- Should be durable and appropriate for the climate
- Should be appropriate for the style chosen
- EIFS should be minimized. Hardie board or true stucco is preferred. If EIFS is used, seams should be logical and incorporated into the architecture.
- Should wrap around the front and sides of the building and terminate at a logical stopping point, such as an architectural feature.

Roofs



- Pitch and materials should be appropriate for the style chosen
- Avoid massive hip or gable roofs on single story buildings.
- Create sheltering overhangs.

Entrances



- Should face the street
- Should be under a sheltering element such as a porch or awning
- Should be connected to a walkway that leads to the sidewalk
- Transparency preferred.
- If the front door is needed to meet minimum transparency, it must not be swapped out for a solid door.

ARCHITECTURAL STYLE—BEST PRACTICES

Side Elevations



Mass separation per unit

First and second floor transparency

The proportion and massing of the building must relate favorably to the form, proportions and massing of the existing building pattern on the street.

Architectural interest



Variation of roof heights and window details and material change

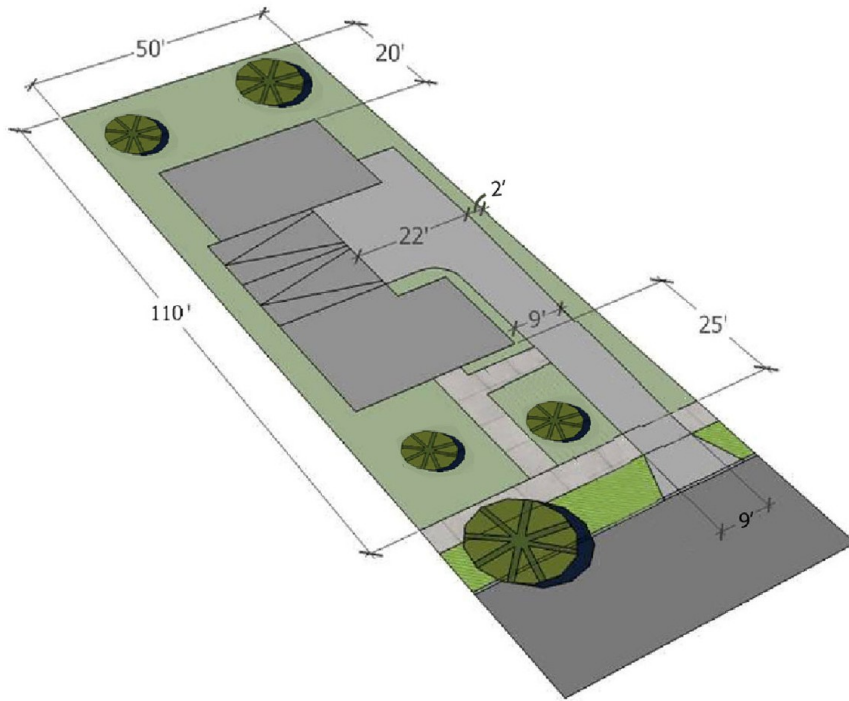
Architectural elements and variations must extend past the front façade and wrap to the side elevations. The front and both sides of a building must display similar levels of quality and architectural interest.

First and second floor transparency

Mass separation per unit

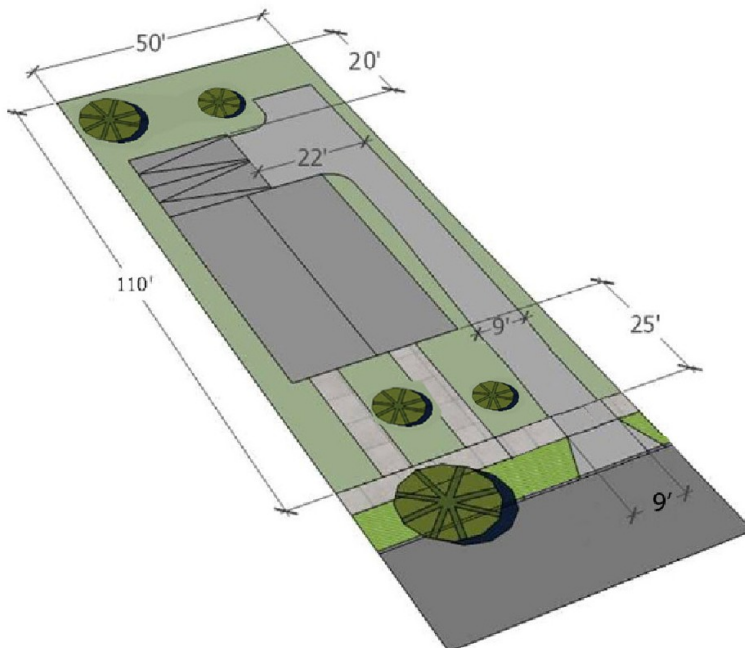
EXAMPLES: SMALL LOTS (50' x 110')

#1: FRONT-TO-BACK DUPLEX, SIDE GARAGES



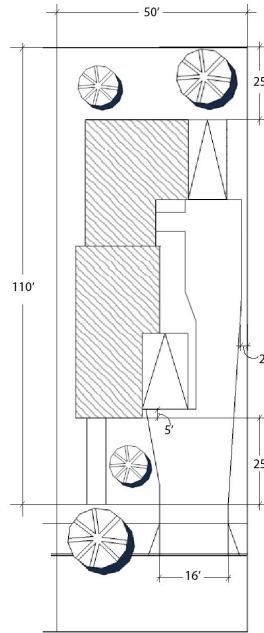
<p>ISR = .55%</p> <p>Front yard ISR = 40%</p> <p>Living space = 2750 sq. ft.</p> <p>FAR = 0.50</p>
--

#2: SIDE-BY-SIDE DUPLEX, REAR GARAGES

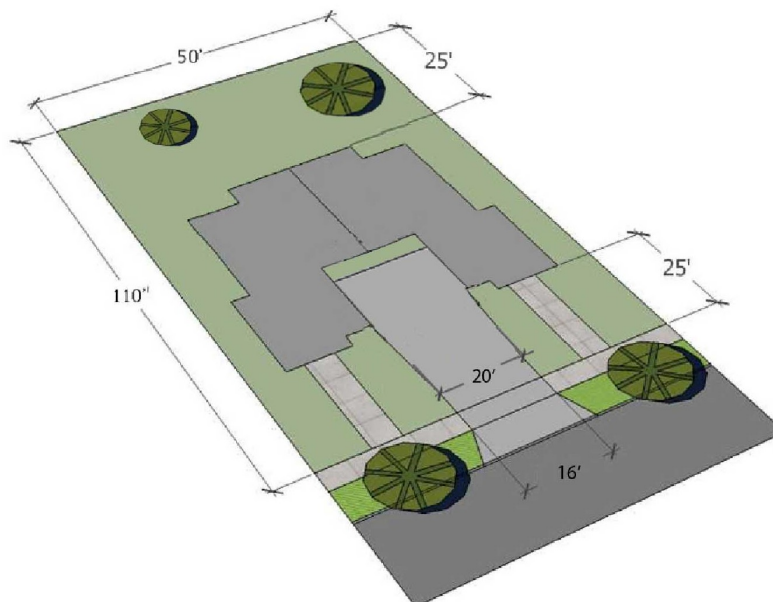


EXAMPLES: SMALL LOTS (50' x 110')

#3: FRONT-TO-BACK DUPLEX, SEPARATED GARAGES

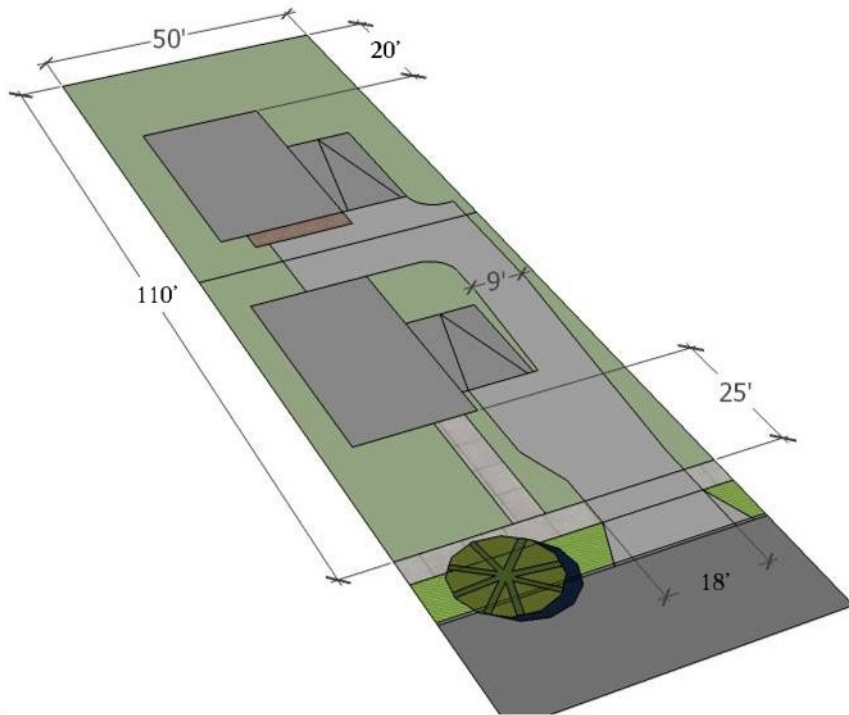


#4: SIDE-BY-SIDE DUPLEX, NO GARAGES



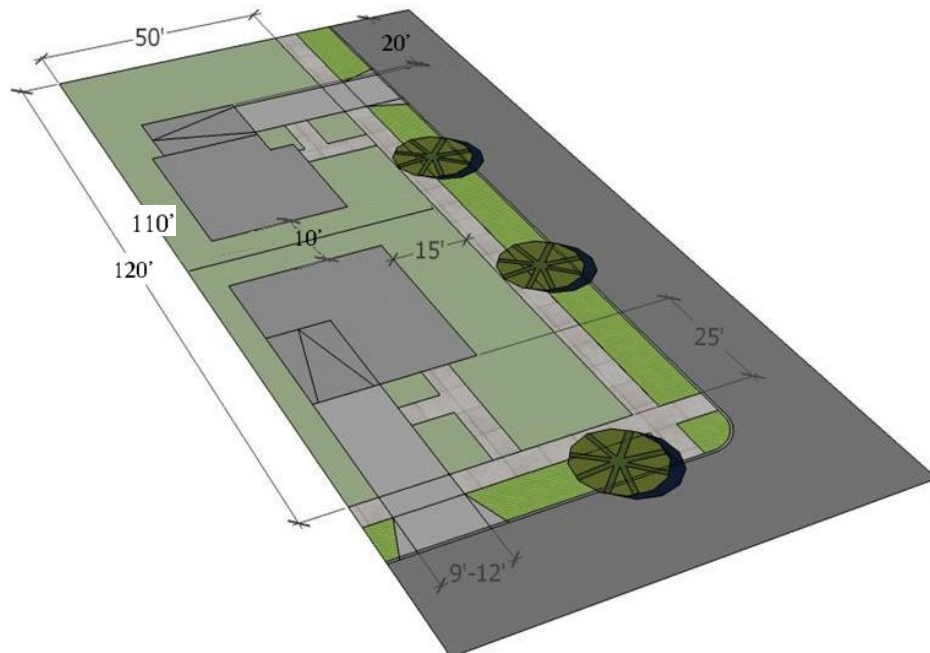
EXAMPLES: SMALL LOTS (50' x 110')

#5: FRONT-TO-BACK TANDEM, INTERIOR LOT



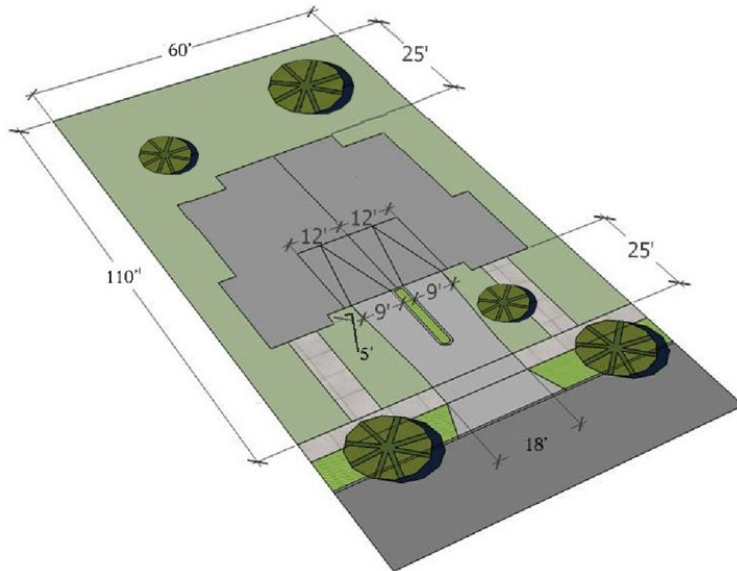
<p>ISR = <u>.55%</u> Front yard ISR = <u>40%</u> Living space = 2750sq. ft. FAR = <u>0.50</u></p>
--

#6: FRONT-TO-BACK TANDEM, CORNER LOT

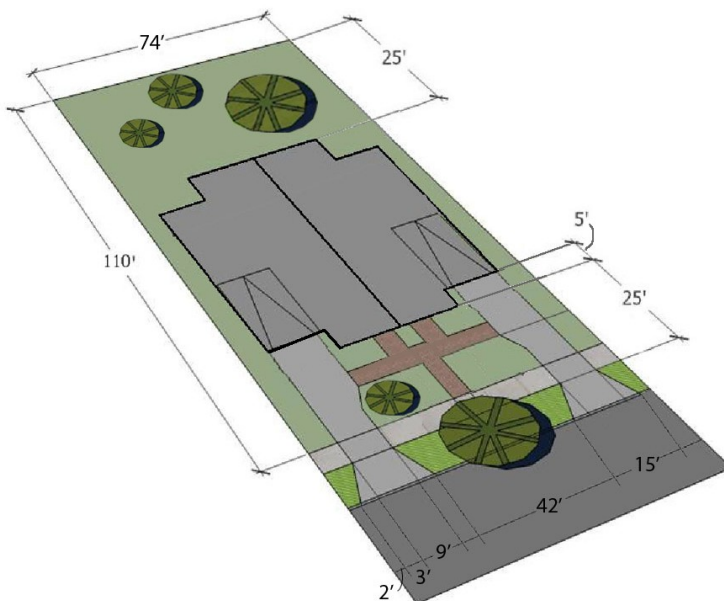


EXAMPLES: WIDE LOTS (60' X 110' OR MORE)

#7: SIDE-BY-SIDE DUPLEX, ONE DRIVEWAY

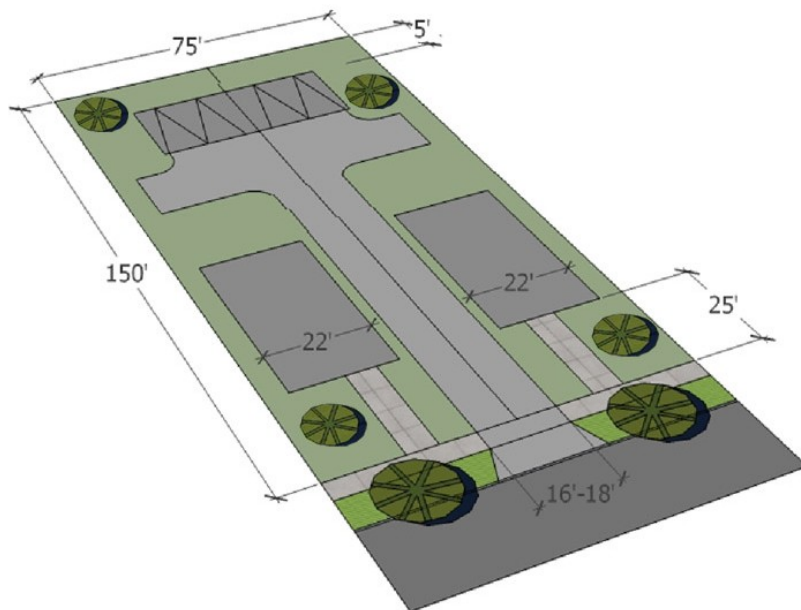


#8: SIDE-BY-SIDE DUPLEX, TWO DRIVEWAYS

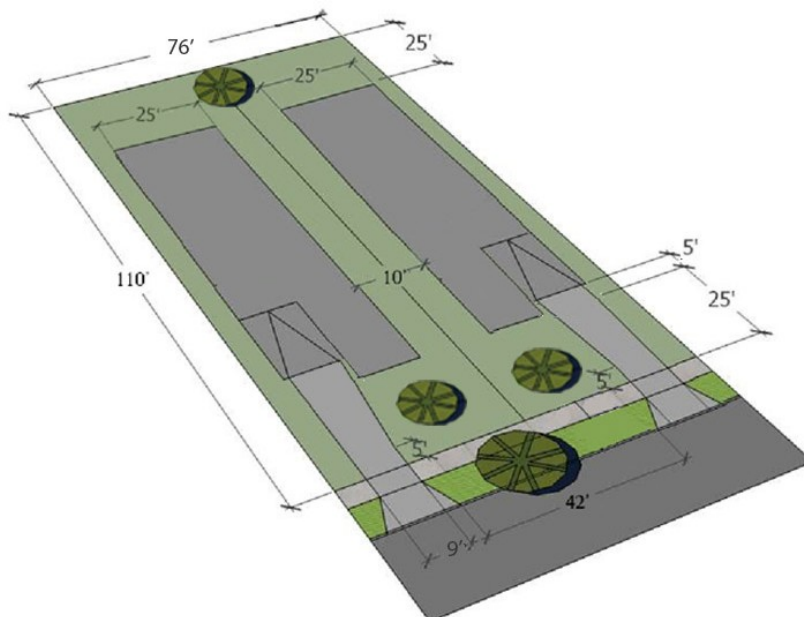


EXAMPLES: WIDE LOTS (60' X 110' OR MORE)

#9: SIDE-BY-SIDE TANDEM, ONE DRIVEWAY

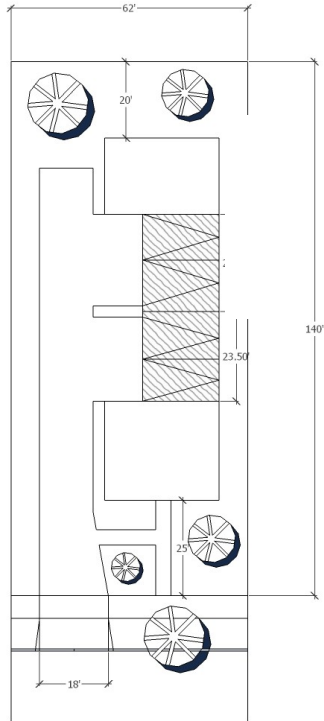


#10: SIDE-BY-SIDE TANDEM, TWO DRIVEWAYS

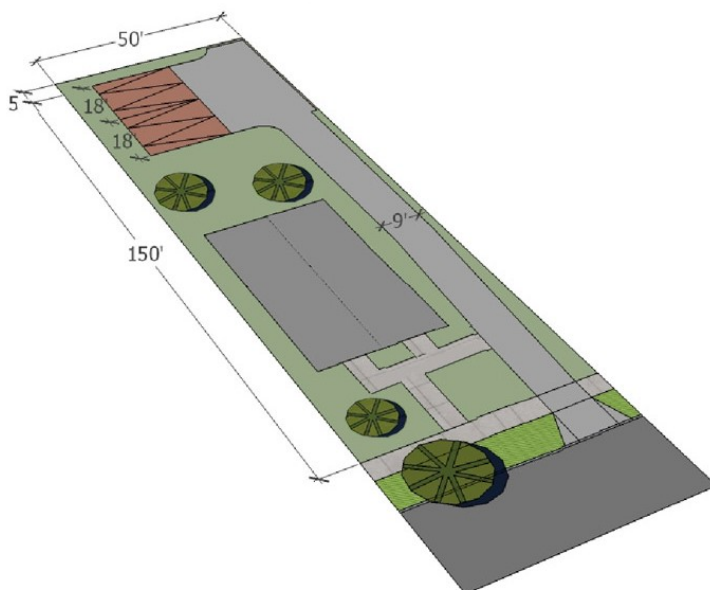


EXAMPLES: DEEP LOTS (50' x 150' OR MORE)

#11: FRONT-TO-BACK DUPLEX, 2 PARKING SPACES EACH

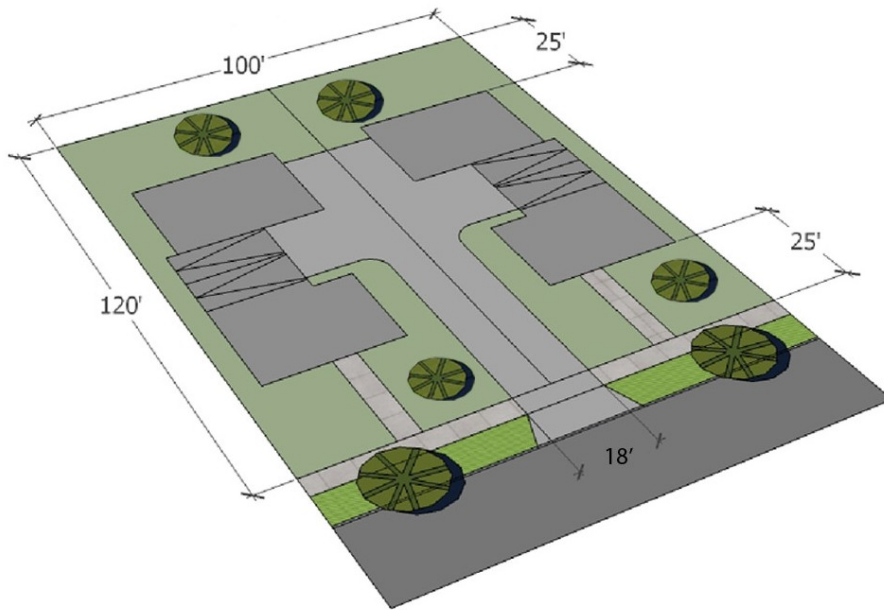


#12: SIDE-BY-SIDE DUPLEXES, 2 PARKING SPACES EACH

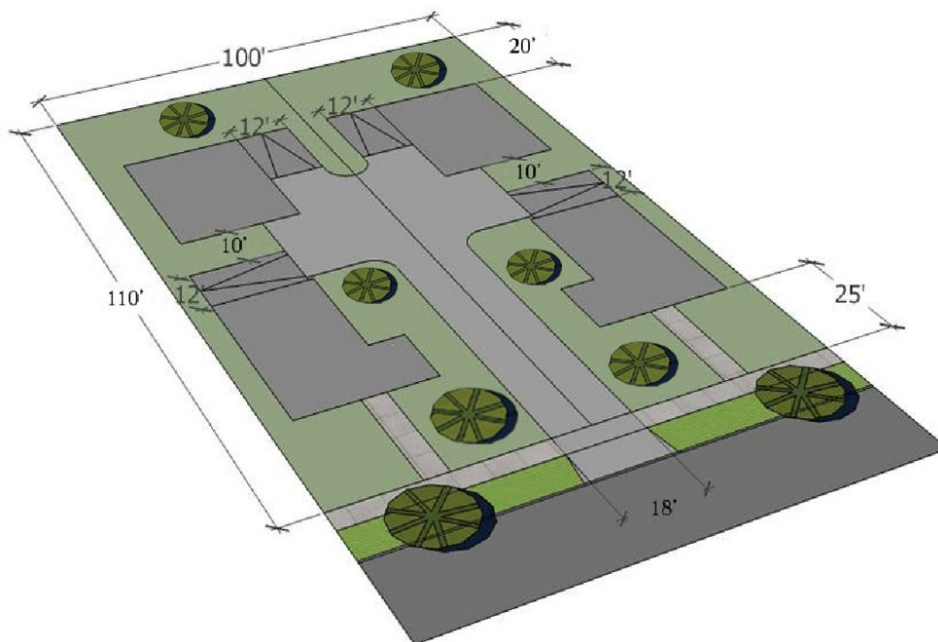


EXAMPLES: DOUBLE LOTS (100' X 110' OR MORE)

#13: COURT HOME DUPLEX

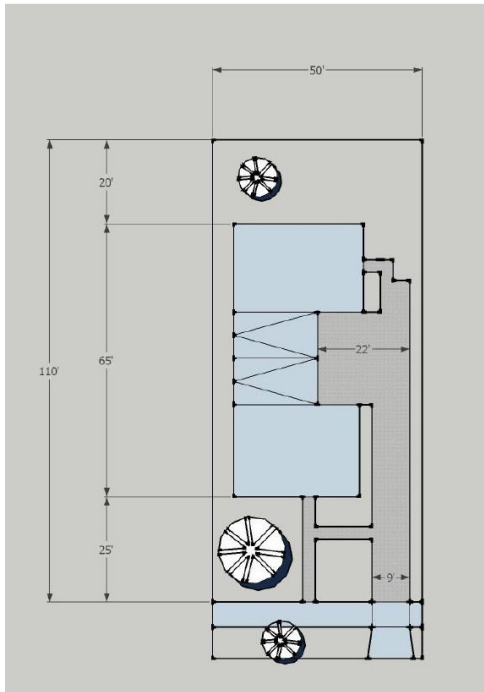


#14: COURT HOME TANDEM



CALCULATION EXAMPLES

#15: FRONT-TO-BACK DUPLEX, SMALL LOT



LAND DEVELOPMENT
CALCULATIONS

SMALL LOTS
50' X 110'

FRONT TO BACK DUPLEX

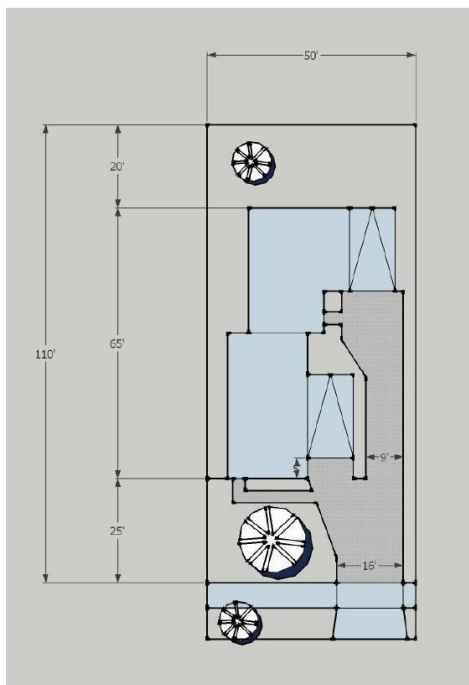
LOT SIZE : 5500 SQFT
UNIT 1: 1302 SQFT
UNIT 2: 1320 SQFT

FAR: .47 CODE .50 MAX

ISR: .46 CODE .55 MAX

* LIVING SPACE NOT ABOVE GARAGE IN EXAMPLE

#16: FRONT-TO-BACK DUPLEX, SMALL LOT



LAND DEVELOPMENT
CALCULATIONS

SMALL LOTS
50' X 110'

FRONT TO BACK DUPLEX

LOT SIZE : 5500 SQFT
UNIT 1: 1320 SQFT
UNIT 2: 1320 SQFT

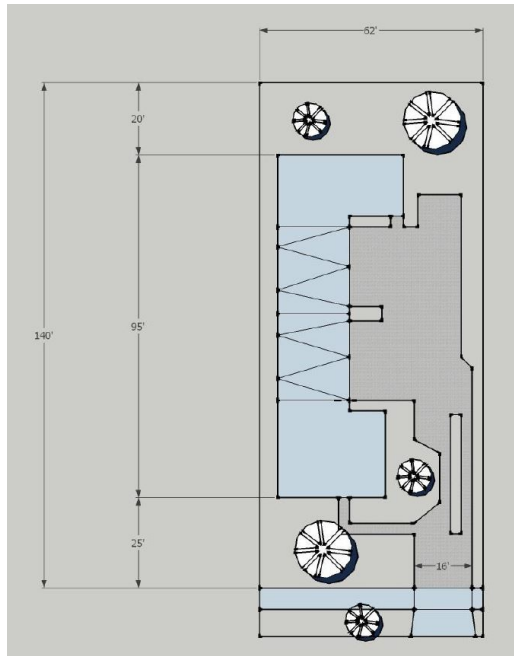
FAR: .48 CODE .50 MAX

ISR: .48 CODE .55 MAX

* LIVING SPACE NOT ABOVE GARAGE IN EXAMPLE

CALCULATION EXAMPLES

#17: FRONT-TO-BACK DUPLEX, LARGE LOT



LAND DEVELOPMENT
CALCULATIONS

LARGE LOTS
62' X 140'

**FRONT TO BACK DUPLEX
2 CAR GARAGE**

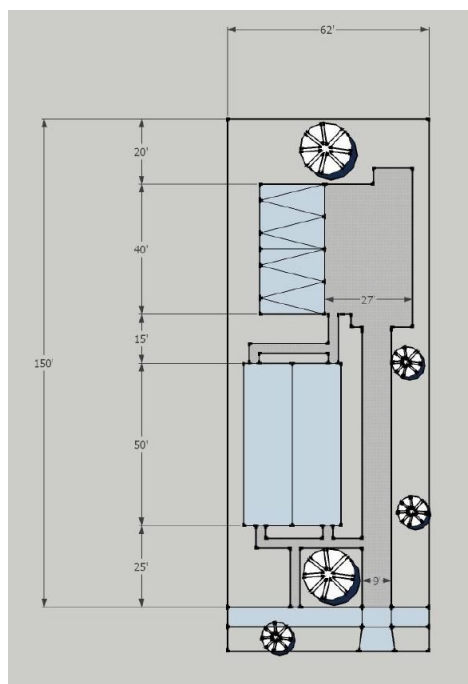
LOT SIZE : 8680 SQFT
UNIT 1: 2040 SQFT
UNIT 2: 1790 SQFT

FAR: .44 CODE .50 MAX

ISR: .53 CODE .55 MAX

* LIVING SPACE NOT ABOVE GARAGE IN EXAMPLE

#18: SIDE-BY-SIDE DUPLEX, LARGE LOT



LAND DEVELOPMENT
CALCULATIONS

LARGE LOTS
62' X 150'

**SIDE BY SIDE DUPLEX
2 CAR DETACHED GARAGE**

LOT SIZE : 9300 SQFT
UNIT 1: 1500 SQFT
UNIT 2: 1500 SQFT

FAR: .32 CODE .50 MAX

ISR: .48 CODE .55 MAX

* LIVING SPACE NOT ABOVE GARAGE IN EXAMPLE