RESIDENTIAL BUILDING & ZONING STANDARDS FORUM

AGENDA

- Welcome
- Overview of Electronic Plan Processing
- 10 Most common building code violations
- Residential Zoning Standards
  - Brief History
  - Overview
  - Step by Step Guide
- Questions & Examples
INTRODUCTIONS

CITY OF WINTER PARK
BUILDING AND PERMITTING SERVICES DEPARTMENT

- George Wiggins, CBO
  Director/Building Official
- Doug Diebler, CBO
  Assistant Building Official
- Kristopher Stenger, AIA
  Manager
- Ashley Ong
  Code Analyst
ELECTRONIC PLAN REVIEW

PROCEDURES

- Email permit application
- Payments by credit card over the phone
- Upload electronic documents
- Provide 1 signed and sealed set
- Review permit comments online
- Upload response to Comments
- Issue permit
ELECTRONIC APPLICATIONS

http://cityofwinterpark.org/Pages/Departments/Building_and_Permitting_Services/Permit_Application_Forms_and_Resources.aspx
Hello,

The City of Winter Park Building & Permitting Services Department has shared «401 S Park Ave (10-2344)>> with you. Access the link below to download/upload or view documents pertaining to this application.

Click here.

For Applicable Forms please visit:
Permit Application Forms and Resources

For Permit Tracking please visit:
Check Permit Status

For additional questions please email:
permits@cityofwinterpark.org

Thank you!

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WPCloud - City of Winter Park
http://cityofwinterpark.org
ELECTRONIC PERMITTING

https://permits.cityofwinterpark.org/
PERMITTING TRACKING

https://wpk13.ci.winter-park.fl.us/Click2GovBP/SelectPermit.jsp
MOST COMMON BUILDING CODE VIOLATIONS

2010 FLORIDA RESIDENTIAL BUILDING CODE

- FYI 2012 FBC IN EFFECT 12/31/14
- 1) CARBON MONOXIDE PROTECTION
- 2) STAIR TREAD AND RISER DIMENSIONS
- 3) GARAGE PROTECTION
- 4) EMERGENCY EGRESS SIZE AND LOCATIONS
- 5) COORDINATION OF TRUSS ENGINEERING, FRAMING PLAN, FOUNDATION PLAN
MOST COMMON BUILDING CODE VIOLATIONS

2010 FLORIDA RESIDENTIAL BUILDING CODE

- 6) TERMITE PROTECTION
- 7) MANUAL J AND AHRI CERTIFICATION NO.
- 8) FIREPLACE/GRILLS DOCUMENTATION
- 9) PRODUCT APPROVAL DOCUMENTATION
- 10) COORDINATION OF BUILDING PLANS WITH ENERGY CALCULATIONS
RESIDENTIAL BUILDING & ZONING STANDARDS

OVERVIEW

- IMPERVIOUS AREA
- FLOOR AREA RATIO
- FRONT YARD LANDSCAPE COVERAGE
- SETBACKS
- BUILDING HEIGHTS
- SIDEWALL ARTICATION
RESIDENTIAL BUILDING & ZONING STANDARDS

STEP BY STEP GUIDE R-1A, R-1AA, R-1AAA

- SETBACK COVERAGE WORKSHEET
- PROPERTY INFORMATION
- MOST INFORMATION CAN BE GATHERED FROM OCPAFL.ORG
  - ZONING (PURD AND R-2 DIFFER)
  - LOT AREA
  - LOT WIDTH
  - ADJACENT PROPERTY ZONING
  - STREETS
RESIDENTIAL BUILDING & ZONING STANDARDS

IMPERVIOUS AREA

- INCLUDES BUILDING FOOTPRINT, DRIVEWAYS, SIDEWALKS, PATIOS, SWIMMING POOL, A/C PADS
- ALLOWABLE COVERAGE
  - 2 STORY 50% OF LOT AREA
  - 1 STORY 60% OF LOT AREA
  - LOT AREA IS AREA WITHIN PROPERTY LINES
FRONT YARD LANDSCAPE COVERAGE

- FRONT YARD IS AREA FROM FRONT PROPERTY LINE TO FRONT BUILDING FACE
- CAN NOT EXCEED 50% OF FRONT YARD AREA
FRONT YARD LANDSCAPE COVERAGE
RESIDENTIAL BUILDING & ZONING STANDARDS

FLOOR AREA RATIO

- IS BASED UPON A PERCENTAGE OF THE LOT AREA
- INCLUDES AREAS ALL UNDER SOLID ROOF INCLUDING GARAGES
- AREAS WITH CEILINGS OVER 17.5FT COUNT TWICE
- EXCEPTIONS FOR UP TO 400 S.F OF OPEN FRONT PORCH AND UP TO 500 S.F OF OPEN OR SCREENED REAR/SIDE PORCH MAY BE EXEMPTED WITH RECORDED DEED COVENANT
- UP TO 200 S.F OF CONDITIONED ATTIC IS EXEMPTED
FLOOR AREA RATIO

- A RELATIONSHIP IS SET BETWEEN THE F.A.R. AND SIDE SETBACKS
- THE BASE MAXIMUM F.A.R. SETS INITIAL SIDE SETBACKS
- BASE F.A.R. MAY INCREASE UP TO 5% WITH AN INCREASE IN THE SIDE SETBACK
FLOOR AREA RATIO

- Lots under 11,600 S.F. have a base F.A.R. of 38% and max. of 43%
- Lots between 11,600 S.F. and 13,600 S.F. have a base F.A.R. of 4,500 S.F. and max. of 5,200 S.F.
- Lots over 13,600 S.F. have a base F.A.R. of 33% and max. of 38%
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SETBACKS

- FRONT
- SIDES
- REAR
- CORNER

- WALLS OVER 12FT IN HEIGHT FROM GRADE MUST MEET SECOND FLOOR SETBACK REQUIREMENTS.
FRONT SETBACK

- Based upon average of front setback for adjacent two properties on either side
- Properties with more than double setback excluded from calculation
- Minimum 25ft if not established
- One story front porches may encroach 5ft into front setback
Drop if ........
50% greater or
50% less than
Other homes
FRONT FACING GARAGES

- FRONT WALL OF GARAGE MUST BE LOCATED AT LEAST 2 FT BEHIND OR 2 FT IN FRONT OF MAIN WALL OF HOME WITH A MAXIMUM OF 2 DOORS NO GREATER THAN 9FT WIDE.

- OR

- GARAGE WALL FACE MUST BE SET BACK AT LEAST 4 FT BEHIND FRONT BUILDING WALL

- FOR AN EXISTING HOME 1 GARAGE DOOR MAY BE PERMITTED UP TO 18FT WIDE WITH ARCHITECTURAL DESIGN FEATURES IN THE DOOR
GARAGE FRONT SETBACK
REAR SETBACK

- 25FT TO THE FIRST FLOOR WALL
- 35FT TO THE SECOND FLOOR WALL

- LAKEFRONT LOTS REQUIRE LAKE SIDE SETBACK BASED ON THE AVERAGE OF LOTS W/I 200 FT & IN NO CASE LESS THAN 50FT FROM ORDINARY HIGH WATER ELEVATION
REAR SETBACK

25'

35'
LOT WIDTH

(FOR THE PURPOSE OF DETERMINING SIDE SETBACKS)

- LOT WIDTH IS TYPICALLY THE WIDTH AT THE FRONT SETBACK LINE (FRONT BLDG WALL LOCATION)
- FOR ODD SHAPED LOTS IT IS THE AVERAGE OF THE WIDTH BETWEEN THE FRONT AND REAR SETBACK LINES
SIDE SETBACKS
INTERIOR LOTS - FIRST FLOOR SIDE SETBACK

- FIRST FLOOR IS 12.5% OF LOT WIDTH
- LOTS UNDER 60FT MAY BE 7.5FT (2 ALTERNATES)
- FOR LOTS REQUIRING MORE THAN 10FT SETBACKS THE SIDE SETBACK CAN STILL BE 10FT IF SIDE WALL HEIGHT IS 11FT FROM GRADE WITH GABLE ENDS LIMITED TO 24FT IN WIDTH & HEIGHT
INTERIOR SECOND FLOOR SIDE SETBACK

- SECOND FLOOR SETBACK IS 17.5% OF LOT WIDTH
- FOR LOTS UNDER 60FT, SECOND FLOOR SETBACK IS 12.5FT (2 ALTERNATES)
INCREASED SETBACKS FOR INCREASE F.A.R.

- LOTS UNDER 11,600 S.F. & OVER 13,600 S.F.: INCREASE 1&2 STORY SETBACKS BY 1% OF LOT WIDTH FOR EACH 1% INCREASE IN F.A.R. (I.E. 39% F.A.R. = 1\textsuperscript{ST} FLR 13.5% & 2\textsuperscript{ND} FLR 18.5%)

- LOTS BETWEEN 11,600 S.F. AND 13,600 S.F. 1&2 STORY SETBACKS INCREASE 1% FOR EACH 140 S.F. INCREASE IN F.A.R.
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CORNER LOTS

- THE NARROWEST STREET FACING SIDE IS CONSIDERED THE FRONT YARD & THE OTHER IS CONSIDERED A STREET SIDE YARD FOR THE PURPOSE OF SETBACK DETERMINATION

- TO DETERMINE FRONT SETBACK: USE THE AVERAGE OF THE THREE ADJACENT PROPERTIES
CORNER LOTS

- STREET SIDE FACING SETBACKS ARE
  - 15FT FOR LOTS UNDER 65FT IN WIDTH
  - 20FT FIRST FLOOR AND 22.5FT TO THE SECOND FLOOR FOR LOTS BETWEEN 65-75FT IN WIDTH
  - 25FT FOR LOTS OVER 75FT IN WIDTH

1ST & 2ND FLOOR REAR SETBACKS MAY BE REDUCED BY 5 FT
BUILDING HEIGHT

- MEASURED FROM AVG. EXISTING GRADE AT FRONT OF STRUCTURE
- LIMITED TO 30FT TO HIGHEST POINT
- LOTS OVER 80FT WITH 20FT SETBACKS LIMITED TO 35FT
- ROOF WITH >8:12 PITCH MAY EXCEED AN ADDITIONAL 2FT
- ELEVATION CERTIFICATE REQUIRED AT FINAL FRAMING INSPECTION
BUILDING HEIGHT

8:12 +slope

30’ maximum height

Lots up to 80’ wide
SIDEWALL ARTICULATION CONCERNS
SIDEWALL ARTICULATION SOLUTIONS

36’ max. length
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SIDEWALL ARTICULATION

- REQUIRED ON ONE STORY STRUCTURES, BOTH FLOORS OF 2 STORY WALLS, AND FIRST FLOOR ONLY ON 2 STORY STRUCTURES WITH OFFSET SECOND FLOOR
- FIRST FLOOR WALLS/ROOF LINE MAY NOT EXTEND MORE THAN 36FT WITHOUT A 2FT OFFSET IN THE WALL PLANE FOR MORE THAN 6FT.
- ARCHITECTURAL FEATURES SUCH AS FIREPLACES, BAY WINDOWS MAY ENCROACH INTO SIDE SETBACK BETWEEN 6-8FT IN WIDTH
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SIDEWALL ARTICULATION ALTERNATE PROVISIONS

- FOR EXISTING HOMES ONE STORY SIDE WALLS LESS THAN 48FT MAY EXTEND 12 ADDITIONAL FEET
- ONE STORY SIDE ENTRY GARAGE SETBACK 24 FEET FROM THE SIDE LOT LINE WITH ENTRY DOORS RECESSED 8”
- WALLS NOT TO EXCEED 48FT MAY HAVE GLAZED OPENINGS RECESSED 2” COVERING 25% OF THE WALL AREA
- OPEN OR SCREENED PORCH ON A ONE STORY HOME WITH A ROOF ARTICULATION AT PORCH
- ARTICULATION BREAKS OF 12” INCLUDING ROOF LINE COMBINED WITH THE USE OF CONTRASTING MATERIALS WITH A MIN. 3” DEPTH.
THANK YOU FOR ATTENDING

WE WELCOME YOUR QUESTIONS OR COMMENTS