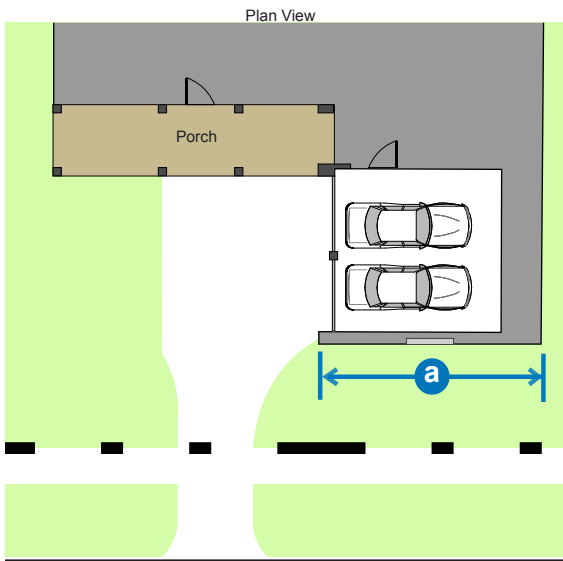
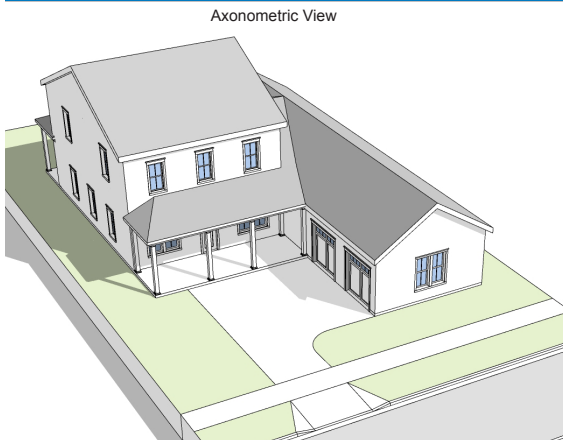


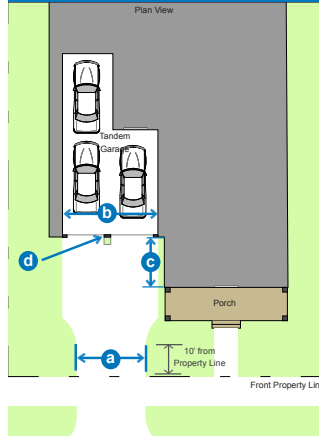
# HORIZON WEST CODE UPDATES

Figure (V4) J Loaded Garage Example



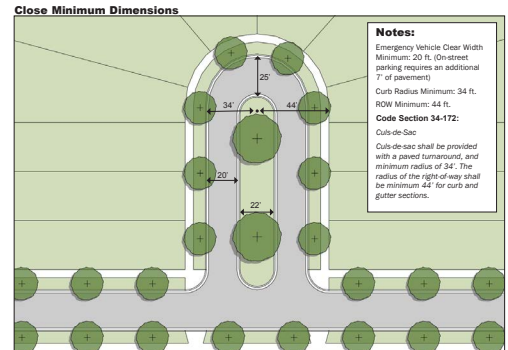
- a** Street-facing facade of J Loaded Garages shall incorporate architectural elements and features consistent with the adjacent front facade.

Figure (V3) Garage & Driveway Design.



- a** Driveway width maximum is 12' for the first 10' of the front setback
- b** Garage width (measured at interior) shall not exceed 50% of the front facade
- c** Garage setback (measured from front of residence): 7' with porch, 10' without porch
- d** Garage door plane inset minimum of 12" from front face of exterior wall plane

Close Culs-de-Sac Alternative



**Introduction:**

A Close is a design alternative to the standard culs-de-sac. A Close generally incorporates an elongated center island which may feature turf, seating, shade, and paved walkways. The roadway curbs on both sides of a close island must maintain the emergency vehicle minimum curve and curb radii - as well as a clear width between adjacent parked cars, as cited above.

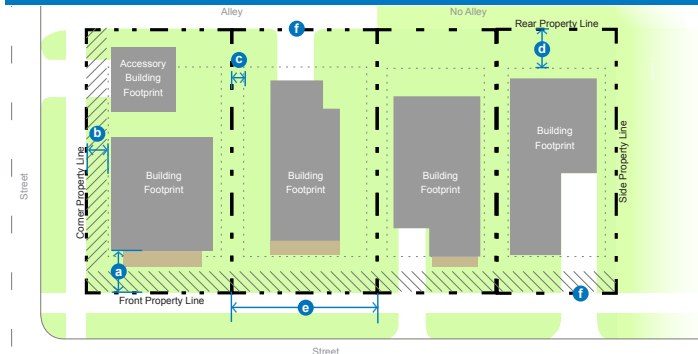
Final design of 'close' type culs-de-sac shall be reviewed and approved by Orange County Fire Rescue office. The advantage of a close, rather than a standard culs-de-sac, is improved aesthetics within the public realm in situations where streets cannot otherwise connect due to existing hydrology, or property conditions.

**Typical Close Design Elements:**

- On Street Parking
- Close Island Amenities
- Shade Trees



Figure (V7) Site and Building Requirements.



## PROJECT PROFILE

### Client

Orange County Government

### Year Adopted

N/A

### Project Area

103 Sq. Miles

### Project Duration

6 months

## Horizon West Code Updates, Orange County, FL

Horizon West in western Orange County is a special planning area where rapid growth was intended to take place following the construction of Orlando's western beltway. Over the years the development in this part of the county has followed a better pattern of development than has occurred historically within the county with more connected street systems, a balance of open space, and a mix of uses. Working with various stakeholders, including homebuilders who must comply with the code regulations, a series of updates were made to the original code in order to better facilitate good residential and community design while still being responsive to shifting market demands in the real estate industry. Clear and simple graphics translate complex design regulations into an easy to understand document.

