

Development Rights within the project. Exemptions to the minimum density of a parcel may be approved by the County Manager if it is determined that environmental site constraints, or parcels of limited scale preclude achieving the net density of the parcel but the density is met on an overall development basis. Density shall not apply nor be calculated for lot splits.

4. Accessory living units. For the purposes of determining compliance with minimum and maximum density requirements, accessory living units meeting the standards provided in this Code are not applied toward density counts.
5. Calculating net density. Net density shall be calculated by multiplying the allowable density by the developable residential acreage. The developable acreage consists of the residential acreage, less road right-of-way (ROW) for Boulevards, Avenues and Multi-Modal Corridors (framework ROW), land for regional public recreation and open space areas in excess of the County’s minimum requirements, stormwater systems designated by a water management district as “works of the district,” natural water bodies, wetlands except as noted in the Osceola County Comprehensive Plan and any non-residential use area that may be developed in accordance with areas implementing the encouraged Traditional Neighborhood Development and Smart Growth principles.

D. RESIDENTIAL DEVELOPMENT STANDARDS

Standards	US	US-M	LDR	MDR	MDR-M	HDR
Residential density	Max. 2 du / 1 ac	Max. 2 du / 1 ac	3 to 8 du / 1 ac	8+ to 18 du / 1 ac	8+ to 18 du / 1 ac	18+ du / 1 ac
Minimum Lot Area ¹	0.5 ac	0.5 ac	N/A	N/A	N/A	N/A
Building height for residential structures	3 stories	3 stories	3 stories	N/A	3 stories	N/A
Front setback ²	10	10	10	10	10	N/A
Rear setback ³	25	25	5	15	10	0/5/25
Interior side setback ⁴	10	10	5	5	5	0
Street side setback	15	15	10	10	10	20
Accessory buildings, from principal structure ⁵	5	5	5	5	3	3

Notes:

- ¹ Minimum lot area does not apply to attached single family product.
- ² For front facing garages, the garage door must be placed a minimum of twenty-five feet (25’) off the perimeter property boundary, and for lane access garages, twenty-five feet (25’) from edge of pavement. Rear garage access shall be required for all single family detached lots with a lot width less than forty five (45) feet.
- ³ Rear setbacks in the HDR District, if adjacent to commercial or HDR may be zero feet (0’); if abutting a right of way or utility way, shall be five feet (5’); and if abutting a single family residential district, shall be twenty-five feet (25’).
- ⁴ For a zero lot line product or an attached single family product, a minimum ten-foot (10’) building separation between structures must be demonstrated.
- ⁵ Accessory uses listed as ancillary in the siting standards shall be placed at a minimum, five feet (5’) or three feet (3’), as listed above, behind the front entry of the principal structure and a minimum of five feet (5’) from rear and side property lines. Accessory structures such as garage(s), accessory living units, carport(s) or like uses are exempt from this requirement, as are barn(s) in the ARE District.