

Land Development

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The Land Development folder contains planning and zoning related information:

Airport Noise Zones



[Enlarge](#)

This layer depicts noise zones for both Orlando Executive and International Airports. The zones are coded A-E per Orange County Land Development code (LDC) Section 58.372 (see <http://www.municode.com/>). See also www.orlandoairports.net/noise/Index.htm for further details.

The Greater Orlando Aviation Authority compiled this data.

Conservation Areas

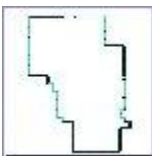


[Enlarge](#)

This layer depicts Orange County conservation areas, including rankings for areas. A conservation area is a tract of land that has been awarded protected status in order to ensure that natural features, cultural heritage or biota are safeguarded. A conservation area may be a nature reserve, a park, a land reclamation project, or other area.

Orange County Planning Division is responsible for this data.

Econ Protection Area



[Enlarge](#)

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This layer depicts the boundary of the protection area for the Econlockhatchee River and its tributaries in Orange County.

Orange County Environmental Protection Division is responsible for this data.

Future Land Use Orange County



[Enlarge](#)

This layer depicts the Future Land Use designation for all properties within unincorporated Orange County and those that have been annexed by a city but have not yet adopted a new Future Land Use designation. This layer is updated as amendments to the Comprehensive Plan are processed in accordance with Chapter 163, Florida Statutes. It includes the current Future Land Use designation, the date of the Board of County Commissioners adoption hearing, the effective date for the amendment and amendment numbers.

The Planning Division is responsible for this data.

Future Land Use Orlando



[Enlarge](#)

This layer depicts the conceptual future land use designation for properties within the City of Orlando, as well as those that are not currently in the City of Orlando but could be annexed by the City in the near future. All information obtained from this layer should be confirmed with the City of Orlando Planning Division.

Growth Centers Orange County



[Enlarge](#)

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This layer displays areas designated on the Orange County Future Land Use Map and in the Comprehensive Plan (Comp Plan) that allow urban development in the Rural Service Area. These areas are located adjacent to the boundaries of unincorporated Orange County and urban development located outside the County. This urban development has occurred through the extension of urban services and facilities from the adjacent local government. The Comp Plan requires that all rezonings within Growth Centers be to a classification of Planned Development in order to promote an appropriate mixture of land uses.

The Planning Division is responsible for this data.

Horizon West Boundary

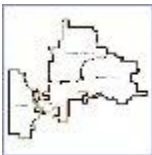


[Enlarge](#)

This layer depicts the overall boundary for Horizon West, a planning area in southwest Orange County composed of several mixed-use villages. The Horizon West Sector Plan was approved through the Orange County Comprehensive Plan in agreement with the Florida Department of Community Affairs. The Sector Plan includes a conceptual long-term build-out overlay and detailed specific area plans.

The Planning Division is responsible for this data.

Horizon West Villages



[Enlarge](#)

This layer depicts the boundaries for each approved Village within Horizon West.

The Planning Division is responsible for this data.

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Rural Settlements



[Enlarge](#)

This layer shows areas designated on the Orange County Future Land Use Map recognizing existing "semi-rural" development patterns. Policies relating to Rural Settlements provide additional protections to these areas. Rural Settlements may also be designated as Preservation Districts. Some of these communities are of historical character and significance, and all are located in the County's Rural Service Area where public utilities and other services are not required.

The Planning Division is responsible for this data.

Tosohatchee State Park



[Enlarge](#)

This layer shows the area comprising the Tosohatchee State Park.

The 28,000 acres of Tosohatchee border 19 miles of the St. Johns River in east Orange County. The land was purchased in 1977 under Florida's Environmentally Endangered Lands program to preserve its aesthetic qualities and the extensive wetlands essential to water cleansing and storage areas for the St. Johns River.

The Florida Fish and Wildlife Conservation Commission (www.floridaconservation.org) is the agency responsible for the park.

Transportation Impact Fees



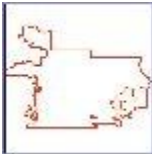
[Enlarge](#)

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This layer contains the Transportation Impact Fee Zones for all of Orange County. These are benefit areas developed from commuting patterns in both outlying suburban areas as well as corridors into the urban area. For more information see [ImpactFees](#).

The Planning Division is responsible for this layer.

Urban Service Areas

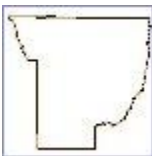


[Enlarge](#)

This layer shows areas where Orange County has decided public utilities and other services that are needed to support urban development can efficiently and economically be provided over a 20-year span.

The Planning Division is responsible for this data.

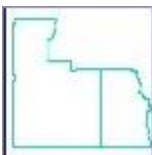
Wekiva Protection Area



[Enlarge](#)

This layer depicts the boundary of the Wekiva Protection Area within Orange County which was adopted in 1988 by Florida Statute 369.303 to protect the resources of the Wekiva River System. Protection zones adjacent to the watercourses in the Wekiva River System shall be sufficiently wide to prevent harm to the Wekiva River System, including water quality, water quantity, hydrology, wetlands, and aquatic and wetland-dependent wildlife species.

Wind Speed Building Regulation



[Enlarge](#)

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This layer represents wind speed building regulation areas for Orange County. These are areas established by the county in accordance with State building codes. They are used to regulate building and construction practices for protection against high winds. For more information see www.dca.state.fl.us/fbc.

The Orange County Division of Building Safety is responsible for this data.

Zoning Designations Orange County



[Enlarge](#)

This layer depicts the current zoning designation for property located in unincorporated Orange County. Zoning is implemented through Chapter 38 of the Orange County Code (see www.municode.com).

The Zoning and Planning Divisions are responsible for this layer. It is updated at least monthly.

Zoning Designations Orlando



[Enlarge](#)

This layer depicts the current zoning designation for property located in the City of Orlando. All information obtained from this layer should be confirmed with the City of Orlando Planning Division.

Zoning Overlay Districts Orange County



[Enlarge](#)

This layer depicts areas with additional regulations superimposed over the current zoning requirements to address special land use needs.



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The Orange County Zoning and Planning Divisions are responsible for this data.