

Impact Fee Office

Guide for Impact Fee Assessments



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What Are Impact Fees?

Impact fees are charges assessed on new development to help pay for public infrastructure required to accommodate the new development. Impact fees are generally charged at the issuance of a project's building permit. For certain types of land uses, the impact fee ordinances allow payment to occur prior to the authorization of pre-power or issuance of a project's certificate of occupancy. The total impact fee for a project is the sum of the School, Law Enforcement, Fire, Parks, and Transportation impact fees, as well as the water and sewer capital charges.

Payment of Impact Fees

Impact fees are due and payable when the permit is in the "Ready to Issue" status. Impact Fees can be paid on [FastTrack](#) or at the cashier's booth.

Calculation of Impact Fees

Impact Fees are assessed at the rate in effect on the date of the submittal of a legally sufficient application. The calculations are conducted by an impact fee staff determination of land use type according to impact fee categories for Law, Fire, Transportation, School, and Parks & Recs in [Chapter 23](#) of the Orange County Code.

- [Law Enforcement Impact Fee](#)
- [Fire/Rescue Services Impact Fee](#)
- [Transportation Impact Fee](#)
- [School Impact Fee](#)
- [Parks and Recreation Impact Fee](#)

Impact fees that are reviewed by square feet are for the following types:

- Law: Gross square feet
- Fire: Living area square feet
- Transportation: Generally calculated using gross floor area, except as noted.
 - *Gross floor area* (GFA) shall mean that area within the outside faces of principal exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room, regardless of their use, that are under roof and enclosed. Unroofed and roofed, unenclosed spaces outside the principal exterior walls should be excluded from the area calculations.
 - Retail use is calculated on gross leasable area square feet.
- School: Heated / cooled living area square feet
- Parks & Recs: Dwelling units only

An impact Fee Calculator with up-to-date rates can be found on our [Home Page](#).

Impact Fee Permit Reviews

All Vertical building permits (new construction, alterations, use permits) are reviewed by the impact fee section. Structures determined to be assessed will be charged in accordance with the impact fee rate schedule found in Chapter 23 of the Orange County Code (the “Code”), as may be amended by the Orange County Board of County Commissioners (the “BCC”). The rate schedule may be found on the Orange County Ordinances, Impact Fee Brochure, online website or the Orange County Fee Directory.

Change of Use and Alterations

Business Tax Receipts are issued by the Orange County Tax Collector. However, the process for obtaining a BTR begins with a review by the Orange County Zoning Division to ensure the proposed use is allowed in a particular location. Once approved by the Orange County Business Tax Receipt Office and Zoning Department then you may proceed to the Division of Building Safety.

A [Use Permit](#) may also be required. This permit is to confirm that the building you want to occupy is consistent with the building code requirements for that use. If you are changing the use of the space or the ownership of the business, a new Use Permit is required.

Any proposed change of use, which term or phrase shall include a change, redevelopment or modification of the character, type or intensity of use could have an increased impact on public facilities or services. Exemptions for the previous use shall be applied to the permit and the difference would be assessed. The applicant shall provide evidence that establishes the existence of such use. Exemption credits are granted based on the highest previous use using the currently active impact fee rates.

Change of use development includes:

- Single Family Homes additions or alterations changing tier categories.
- Commercial use or alteration permits where the use has changed.

Process

- Impact fees are paid when the permit is issued.
- For a change of use, credits will be applied for the previous use of the structure.
- Alterations of an existing structure where the use and total footprint/size are not changed are exempt.

Commercial New Construction

Commercial Impact Fees provide one way to help ensure that existing residents will not bear the cost of capital improvements and services necessitated by new development. Commercial development is assessed transportation, fire and law enforcement impact fees.

Process

- Impact fees are paid when the permit is issued.
- For a change of use, credits will be applied for the previous use of the structure.
- Exemptions for the replacement of previous structures on the property must be indicated by referencing the Demolition permit number on the Building Permit Application.
- Notwithstanding that there may be an increase in travel and/or traffic generation associated with the use, any project that meets or exceeds the definition of "affordable" pursuant to F.S. § 163.31801(11), as may be amended or superseded, may be exempted from all or a portion of the payment of impact fees, provided the level and duration of such affordability is documented to the county's satisfaction prior to the granting of any such impact fee exemption. Please contact Housing@ocfl.net.
- Impact fee credits can be applied to the building permit when an executed Assignment Letter request is emailed to ImpactFees@ocfl.net.
- To request an impact fee Assignment letter template, please email ImpactFees@ocfl.net for our most up to date version.
- For more information on Impact Fee Grants, please view our brochure for [Impact Fee Grant Information](#).
- A Commercial Deferred Impact Fee Application must be submitted to the Impact Fee office prior to issuance of the building permit to defer impact fees to certificate of occupancy or pre-power.
 - Commercial and Multifamily projects with a permit valuation of at least \$1,000,000.00 may defer impact fees according to the Orange County Impact Fee Ordinance.

Residential New Construction

Residential Impact Fees provide one way to help ensure that existing residents will not bear the cost of capital improvements and services necessitated by new development. Residential development is assessed transportation, fire, law enforcement, parks & recreation and school impact fees.

Residential development includes:

- Single Family Residence (includes Manufactured Home)
- Mobile Home (Private Property or Mobile Home Park)
- Senior Adult Housing (Attached & Detached)
- Accessory Dwelling Units
- Multi-Family Housing
 - Low-Rise, 1-2 Floors
 - Mid-Rise, 3-10 Floors
 - High-Rise, > 10 Floors
- Townhomes and Duplex

Process

- Impact fees are paid when the permit is issued.
- Exemptions for the replacement of previous structures on the property must be indicated by referencing the Demolition permit number on the Building Permit Application.
- Impact fee credits can be applied to the building permit when an executed Assignment Letter request is emailed to ImpactFees@ocfl.net.
- To request an impact fee Assignment letter template, please email ImpactFees@ocfl.net for our most up to date version.
- A Residential Deferred Impact Fee Application must be submitted to the Impact Fee office prior to issuance of the building permit to defer impact fees to certificate of occupancy or pre-power.
 - Single Family Homes: all impact fees can be deferred to C/O.
 - Duplex: all impact fees can be deferred to C/O.
 - Mobile Homes: only law enforcement impact fee can be deferred.
- A multi-family project can use the Commercial Deferred Impact Fee Application form to submit to the Impact Fee office prior to the issuance of the building permit to defer impact fees to certificate of occupancy or pre-power.
 - Multifamily projects with a permit valuation of at least \$1,000,000.00 may defer impact fees according to the Orange County Impact Fee Ordinance.
 - Multi-family Projects can only defer law, fire, transportation, and parks impact fees, school impact fees are due at permit issuance.
 - Multi-family projects that are considered certified affordable housing may defer all impact fees.

Deferral Impact Fee Program

Provided an impact fee deferral form has been executed and the service charge required under subsection (b)(3) has been paid. *No service charge is applicable to a single-family residential unit.

Land Use	Impact Fees to Defer	Deferred Fees Must Be Paid Prior To:
Single Family Residence* <i>SFR, Duplex, Townhome (Single-family attached units)</i>	Law	CO
	Fire	CO
	Transportation	CO
	School	CO
	Parks & Recs	CO
Mobile Home*	Law (only)	CO
Multi-Family Commercial Project	Law	Pre-power, TCO, or CO, whichever comes first
	Fire	Pre-power, TCO, or CO, whichever comes first
	Transportation	TCO, or CO, whichever comes first
	Parks & Recs	TCO, or CO, whichever comes first
Multi-Family Commercial Project Certified Affordable*	Law	Pre-power, TCO, or CO, whichever comes first
	Fire	Pre-power, TCO, or CO, whichever comes first
	School	Pre-power, TCO, or CO, whichever comes first
	Transportation	TCO, or CO, whichever comes first
	Parks & Recs	TCO, or CO, whichever comes first
New Commercial Project with a permit valuation of at least \$1,000,000.00	Law	Pre-power, TCO, or CO, whichever comes first
	Fire	Pre-power, TCO, or CO, whichever comes first
	Transportation	TCO, or CO, whichever comes first

*No service charge is applicable to a single-family residential units, mobile homes, or affordable housing projects.

Non-Profit Impact Fee Grant Information

The Board of County Commissioners created the [*Non-Profit Impact Fee Grant Program*](#) to help with the costs of constructing facilities to provide community services.

To be eligible for an impact fee grant, your organization must:

- Be a non-profit organization, exempt from taxation under Section 501(c)(3) of the U.S. Internal Revenue Service (IRS) Code.
- Provide services to Orange County residents, including (but not limited to) criminal justice diversion, substance abuse treatment, after-school programs, homeless shelters, or healthcare counseling.
- Allow Orange County residents equal opportunity to benefit from your organization's services.

Examples of previously approved projects include:

- Daycare/classroom facility
- Dependency treatment center
- Family life center
- Youth services center
- Recreational facility

You may apply once you have filed a building permit application with the County's Building Safety Division (the building permit application number will be required for the grant application).

- It is important to file your [*impact fee grant application*](#) and allow it to be processed before your building permit has been issued and before you have paid your impact fees, because grants cannot be used to refund fees that your organization already has paid. It takes about 45 to 60 days to process a grant application.

The application form is available on our website and requests the following information:

- Information about your organization.
- A description of your organization's mission, history, services, and clientele
- An organization budget for the current fiscal year
- Proof of your tax-exempt status/copy of IRS 501(c)(3) certificate.
- Budget summary of the proposed project
- Information about your construction project:
 - The purpose and size of your project
 - Whether fees will be charged for the services provided in your new facility.
 - The building permit application number for your project
 - The estimated impact fees for your project

The applications are distributed to certain staff for review for compliance with the rules and intent of the program. These departments will make a recommendation to the BCC to approve or deny a request.

Impact fees are due at the time of building permit issuance. The impact fee grants cannot be utilized until officially approved by the Orange County Board of Commissioners. If the applicant chooses to pull their building permit prior to BCC approval, the grant application is voided and is not retroactive. Payment of grant cannot be retroactive. If the impact fee was already paid, it cannot be applied.

Impact Fee Committee

The Impact Fee Committee (IFC) was established to advise the BCC and address impact fee issues, including the alternative impact fee process.

The IFC membership shall consist of the following persons or their designees:

- i. Chairperson to be appointed by the County Administrator or a designee;
- ii. Manager of the Traffic Engineering Division;
- iii. Manager of the Planning Division;
- iv. Manager of the Transportation Planning Division;
- v. Manager of the Fiscal and Operational Support Division of the Plan PEDS Department.
- vi. An attorney from the County Attorney's Office shall act as legal counsel to the IFC, shall attend the IFC meetings, and shall assist the IFC in the performance of its responsibilities.

The responsibilities of the IFC are as follows:

- i. To Advise Orange County generally regarding impact fee issues,
- ii. Review, and approve or deny, alternative impact fee methodologies and studies,
- iii. Oversee all other issues related to maintaining an appropriate system of monitoring and compliance for all aspects of alternative impact fees,
- iv. Hear appeals of staff determinations regarding impact fee exemptions, refunds, or discounts,
- v. Hear appeals from denials of "good faith" refunds pursuant to Sec. 23-95(h), Orange County Code, and
- vi. Addressing other impact fee issues.

For more information about the Impact Fee Committee, please visit the [IFC website](#).

Credit Accounts

Credit accounts may be used to reduce the amount of impact fees due when a permit is issued.

Transportation Credit Accounts (TCA) are generally assigned credits under the terms of a Road Network Agreement in an amount equal to (i) the actual, reasonable incurred cost of off-site improvements for impact fee eligible transportation improvements or (ii) contributions of land, money, or services for such off-site improvements contributed or previously contributed. TCA credits may be applied against any transportation impact fee assessed. TCA credits are non-refundable unless it directly specified in the Road Network Agreement. TCA credits are able to be transferred to other TCA accounts within the same Transportation Impact Fee Zone.

For more information on transportation credit accounts please view the [Transportation Impact Fee code](#) or the [Roadway Agreement Committee's website](#).

School Credit Accounts (SCA) are assigned credits for the conveyance of land and/or by a Capacity Enhancement Agreement (CEA), or other agreement, between an applicant and the Orange County School Board ("School Board") committing to mitigation determined to be necessary by the School Board to avoid or mitigate overcrowding individual schools impacted by the proposed residential development. SCA credits may be used against any school impact fee assessed. Refunds for SCA credits must go through the School Board.

For more information on school credit accounts please view the [School Impact Fee code](#).

Reservation Accounts

Reservation Accounts are established by the Concurrency Management Official (CMO) to ensure that public facilities and services (Roads and mass transit, Schools, Utilities, including water, wastewater, and stormwater, Solid waste, and Parks) needed to support development be available "concurrent" with the impacts of that development. The concurrency process involves determining whether adequate capacity exists for the facilities listed above, and then reserving capacity for the project.

A capacity reservation fee, as established by resolution of the board of county commissioners, is required to be paid to the county as a condition of capacity reservation in the amount equivalent to the then-applicable impact fees calculated on the basis of the capacity reserved for the term of the Transportation capacity reservation certificate (TCRC) or School capacity reservation certificate (SCRC). A capacity reservation is not a pre-payment of impact fees. It is a payment required to reserve capacity for the project. Reservation accounts are refundable. TCRC Refunds are processed by the Concurrency Management Office and SCRC Refunds are processed by the OCSB. If the Reservation Account has not yet been built out, a 10% Administrative fee will be charged.

For more information regarding reservation accounts or the Concurrency process, please visit the [Concurrency website](#) or email Concurrency@ocfl.net.

Exemptions of Impact Fees

Impact Fee exemptions are provided for all impact fee types located in Chapter 23 of Orange County Code. Please use the links below to see if the project qualifies for the variety of exemptions allowed.

Types of impact fee exemptions provided by definitions according to code:

- Certified Affordable Housing Multi-family Projects (housing requirements must be met)
- Additional Dwelling Units
- School impact fee exemption for age-restricted homes (documentation required)
- County facilities constructed for nonproprietary governmental purposes shall mean facilities constructed by or for the county to be used for governmental purposes but shall exclude Orange County Utilities Department and Orange County Convention Center Facilities.
- Law and Fire impact fee exemption for expansions of or additions to existing structures, provided that such expansion or addition does not require the issuance of a certificate of occupancy.
- Additions to existing single family homes less than 1000 square feet.
- Demolition and Previous use Exemptions: Reconstruction or replacement of a previously existing structure if the replacement structure is of the same land use as the original structure and does not increase the impact on public facilities beyond the original structure.

Please review our code for more specific information of exemptions for all impact fee types below:

- [Law Enforcement Impact Fee Exemptions](#)
- [Fire/Rescue Services Impact Fee Exemptions](#)
- [Transportation Impact Fee Exemptions](#)
- [School Impact Fee Exemptions](#)
- [Parks and Recreation Impact Fee Exemptions](#)

ADU – Additional Dwelling Unit

Impact Fee Type	<= 1500 SF	> 1500 SF
Law	Exempt	Current Single-Family Rate
Fire	Exempt	Current Single-Family Rate
Parks	Exempt	Current Single-Family Rate
Transportation	Exempt	Exempt
School	Exempt	Exempt

Affordable Housing Projects

Applicable exemptions are found in the law, fire, transportation, school, and parks impact fee codes. Any Impact Fee Exemption Agreement for affordable housing projects must be recommended by Housing and Community Development Division to the Orange County Board of County Commissioners ("BCC") and Orange County Public Schools (OCPS); and, once approved by the BCC, will be eligible for impact fee exemptions in accordance with the terms of the agreement. Please contact Housing@ocfl.net for additional information to see if a project qualifies for these exemptions.

Transportation Impact Fees

The purpose of this article is to enable the county to allow growth and development to proceed in the county in compliance with the adopted Comprehensive Plan, and to regulate growth and development so as to require growth and development to share in the burdens of growth by paying its pro rata share for the reasonably anticipated costs of major transportation network system improvements.

Transportation Impact Fee Schedule

Current Rates are available online at the [Impact Fee Home Page Website](#) and available on the [brochure](#).

[The impact fee calculator](#) is available on our website and are used to calculate impact fees based on the day it is accessed.

Determination of Land Use Types

Determination of land use. In the event that the land use for which the building permit is proposed is not listed within the listed categories, the director of the Planning, Environmental, and Development Services department or his or her designee shall make a determination as to the appropriate land use designation. Pursuant to Administrative Regulation 4.01, any such determination may be appealed to the impact fee committee, upon payment of a nonrefundable processing fee, for the committee's determination of an appropriate land use and corresponding transportation impact fee assessment.

Transportation District Area

Transportation district areas are verified by a mapping system. To find your Transportation District Area (Urban, Suburban, or Rural), please use this [link Orange County InfoMap Public \(ocfl.net\)](#) and follow layers: Land Development, Restrictions, and select Transportation Districts; display the legend (click on the icon directly to the right of the checked box). Once selected, use the Search Tools to find your Parcel ID and confirm district using the displayed layers.

- Urban
- Suburban
- Rural

Transportation Land Use Types

Transportation land use types of the transportation impact fee code are based on ITE 10th Edition Land Use Codes (LUC). These are categorized by land use group, then land use type. Additional Land use types are included after this table.

RESIDENTIAL:		
210	Single Family (Detached) - 1,200 sf or less	du
210	Single Family (Detached) - 1,201 to 2,000 sf	du
210	Single Family (Detached) - 2,001 to 3,500 sf	du
210	Single Family (Detached) - greater than 3,500 sf	du
220	Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors)	du
221	Multi-Family Housing (Mid-Rise, 3-10 Floors)	du
222	Multi-Family Housing (High-Rise, >10 Floors)	du
225	Student Housing (Within ½ mile of Campus)	bedroom
225	Student Housing (Over 1/2 mile from Campus)	bedroom
231	Mid-Rise Residential w/1st Floor Commercial	du
232	High-Rise Residential w/1st Floor Commercial	du
240	Mobile Home Park	du
251	Retirement Community/Age-Restricted Single-Family (Detached)	du
252	Retirement Community/Age-Restricted Single-Family (Attached)	du
265	Time Share	du
LODGING:		
310	Hotel/Tourist Hotel	room
320	Motel	room

RECREATIONAL:		
<u>430</u>	Golf Course	acre
<u>437</u>	Bowling Alley	1,000 sf
<u>443</u>	Movie Theater	1,000 sf
<u>491</u>	Racquet Club	1,000 sf
<u>492</u>	Health/Fitness Club	1,000 sf
n/a	Dance Studio (Martial Arts/Music Lessons)	1,000 sf
INSTITUTIONAL:		
<u>522</u>	School	1,000 sf
<u>560</u>	Public Assembly	1,000 sf
<u>565</u>	Day Care	1,000 sf
<u>590</u>	Library	1,000 sf
MEDICAL:		
<u>610</u>	Hospital	bed
<u>620</u>	Nursing Home	1,000 sf
<u>640</u>	Animal Hospital/Veterinary Clinic	1,000 sf
OFFICE:		
<u>710</u>	General Office 50,000 sf or less	1,000 sf
<u>710</u>	General Office 50,001-100,000 sf	1,000 sf
<u>710</u>	General Office 100,001-200,000 sf	1,000 sf
<u>710</u>	General Office greater than 200,000 sf	1,000 sf

<u>720</u>	Small Medical/Dental Office (10,000 sf or less)	1,000 sf
<u>720</u>	Medical/Dental Office	1,000 sf
<u>732</u>	Post Office	1,000 sf

RETAIL:

<u>815</u>	Free-Standing Discount Store	1,000 sf
<u>816</u>	Hardware/Paint Store	1,000 sf
<u>820</u>	Retail/Tourist Retail: 50,000 sf or less *	1,000 sf
<u>820</u>	Retail/Tourist Retail: 50,001-100,000 sf *	1,000 sf
<u>820</u>	Retail/Tourist Retail: 100,001-200,000 sf *	1,000 sf
<u>820</u>	Retail/Tourist Retail: 200,001-300,000 sf *	1,000 sf
<u>820</u>	Retail/Tourist Retail: 300,001-400,000 sf *	1,000 sf
<u>820</u>	Retail/Tourist Retail: 400,001-500,000 sf *	1,000 sf
<u>820</u>	Retail/Tourist Retail: 500,001-1,000,000 sf *	1,000 sf
<u>820</u>	Retail/Tourist Retail: 1,000,001-1,200,000 sf *	1,000 sf
<u>820</u>	Retail/Tourist Retail: greater than 1,200,000 sf *	1,000 sf
<u>840/841</u>	New/Used Auto Sales	1,000 sf
<u>850</u>	Supermarket	1,000 sf
<u>853</u>	Convenience Market w/Gas Pumps	1,000 sf
<u>862</u>	Home Improvement Superstore	1,000 sf
<u>863</u>	Electronics Superstore	1,000 sf
<u>880/881</u>	Drug Store	1,000 sf

SERVICES:		
<u>911</u>	Bank/Savings Walk-In	1,000 sf
<u>912</u>	Bank/Savings Drive-In	1,000 sf
<u>925</u>	Drinking Place	1,000 sf
<u>931</u>	Quality Restaurant	1,000 sf
<u>932</u>	High-Turnover Restaurant	1,000 sf
<u>934</u>	Fast Food Restaurant w/Drive-Thru	1,000 sf
<u>942</u>	Auto Service	1,000 sf
<u>944</u>	Gas Station with or w/o Convenience Market <2,000 sq ft	fuel pos.
<u>945</u>	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.
<u>960</u>	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.
<u>947</u>	Self-Service Car Wash	wash station

INDUSTRIAL:

<u>110</u>	General Light Industrial	1,000 sf
<u>140</u>	Manufacturing	1,000 sf
<u>150</u>	Warehouse	1,000 sf
<u>151</u>	Mini-Warehouse	1,000 sf
<u>154</u>	High-Cube Transload and Short-Term Storage Warehouse	1,000 sf

Additional Land Use Types

Impact Fee Land Use Type	Land Use
High Turnover Restaurant	Bakery (with tables and chairs)
Hospital	Home for Abused Children Jail
Light Industrial	Equestrian Center Laboratory Testing Facilities Secure Transportation Cash Handling and Security (pistol range, truck maintenance garage, locker and locker storage bathrooms) Sewage Treatment Facility Unmanned Structures
Medical Office	Laboratory Testing Facilities
Mini Warehouse	Kennels Mausoleums Residence in Mini Warehouse
Multifamily	Dormitory (by dwelling unit if does not qualify as student housing) Fraternity (by dwelling unit if does not qualify as student housing)
Office	Catering when Food/Drink is not served (only preparation) Guard House Secure Transportation, Cash Handling and Security (offices, loading/receiving, money room, vault rooms, coin wrapping/sorting and coin storage) Towing Company Utilities and Customer Account Offices
Post Office	Federal Express
Public Assembly	Camp, Church, Concession Stands in Parks, Funeral Home, Restrooms in Parks
Racquet Club	Skateboard and Skating Rinks
Retail	Bakery (w/o tables and chairs), Beauty Salon, Car Rental, Catering when Food is Served (banquet hall, ballroom, conference and assembly room), Flower Shop, Full Service Car Wash, Heavy Machinery Sales and Rental, Palm Reader, Tailor Shop, Theme Park
Warehouse	USPS Distribution Center

Adopted Transportation Land Use Code for Transportation Impact Fees Sec. 23-92 (2021-36)

ITE LUC	LAND USE	UNIT	DESCRIPTION	Examples
RESIDENTIAL:				
210	Single Family (Detached) - 1,200 sf or less	du	A single-family detached housing site includes any single-family detached home on an individual lot.	Nursing homes with 5 or fewer persons
210	Single Family (Detached) - 1,201 to 2,000 sf	du		
210	Single Family (Detached) - 2,001 to 3,500 sf	du		
210	Single Family (Detached) - greater than 3,500 sf	du		
220	Multi-Family Housing/Townhouse (Low-Rise, 1-2 Floors)	du	Includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors).	
221	Multi-Family Housing (Mid-Rise, 3-10 Floors)	du	Includes apartments, townhomes and condominiums located within the same building with at least three other dwelling units and that have between 3-10 levels (floors).	
222	Multi-Family Housing (High-Rise, >10 Floors)	du	Includes apartments, townhomes and condominiums that have >10 levels(floors).	
225	Student Housing (Within ½ mile of Campus)	bedroom	Is a part of an apartment complex that serves college/university students.	
225	Student Housing (Over 1/2 mile from Campus)	bedroom		
231	Mid-Rise Residential w/1st Floor Commercial	du	Mixed-use multifamily housing buildings that have between 3-10 levels (floors) and include retail space on 1st level.	
232	High-Rise Residential w/1st Floor Commercial	du	Mixed-use multifamily housing buildings that have >10 levels (floors) and include retail space open to the public on 1st level.	
240	Mobile Home Park	du	Manufactured homes that are sited and installed on permanent foundations; typically includes community facilities.	
251	Retirement Community/Age-Restricted Single-Family (Detached)	du	Detached independent living developments inclusive of amenities that generally lack on-site health facilities (little to no medical supervision). Includes retirement communities, age-restricted housing, and active adult communities.	
252	Retirement Community/Age-Restricted Single-Family (Attached)	du	Attached independent living developments inclusive of amenities that generally lack on-site health facilities (little to no medical supervision). Includes retirement communities, age-restricted housing, and active adult communities.	
265	Time Share	du	Multiple purchasers buy interest in the same property and each purchaser receives the right to use the facility for a period of time each year. The shared property is commonly a vacation or recreational condominium.	
LODGING:				
310	Hotel/Tourist Hotel	room	A place of lodging that provides sleeping accommodations and supporting facilities such as restaurants, banquet rooms, convention facilities, pools, and retail/services shops.	
320	Motel	room	A place of lodging that provides sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting space and few facilities.	
RECREATIONAL:				
430	Golf Course	acre	Includes 9-, 18-, and 36-hole municipal courses. Includes ranges and clubhouses with a pro-shop, restaurant, lounge, and banquet facilities.	
437	Bowling Alley	1,000 sf	A recreational facility that includes bowling lanes. A small lounge, restaurant and/or snack bar, video games, and pool tables may also be available.	
443	Movie Theater	1,000 sf	Consists of audience seating, typically less than 10 screens, a lobby, and refreshment stand.	
491	Racquet Club	1,000 sf	A privately-owned facility that primarily caters to racquet sports. May also provide ancillary facilities such as swimming pools, saunas, weight rooms, snack bars, and retail stores. These are membership clubs that allow access to the general public for a fee.	
492	Health/Fitness Club	1,000 sf	A privately-owned facility that primarily focuses on individual fitness/training. It typically provides exercise classes; weightlifting, fitness equipment, spas, locker rooms; and small restaurants/snack bars. They may include ancillary facilities such as swimming pools, saunas, tennis courts, and limited retail. These are membership clubs that allow access to the general public for a fee.	24 Fitness, LA Fitness

n/a	Dance Studio (Martial Arts/Music Lessons)	1,000 sf		
INSTITUTIONAL:				
522	School	1,000 sf	Private school, not associated with OCPS.	
560	Public Assembly	1,000 sf	A building in which public worship services are held; it may include meeting rooms, classrooms, and occasionally, dining, catering, or party facilities.	Camp, Church, Concession Stands in Parks, Funeral Homes, Restrooms in Parks
565	Day Care	1,000 sf	A facility where care for pre-school age children is provided normally during daytime hours. Includes classrooms, office, eating areas, and playgrounds. Some centers provide after-school care for school-age children.	
590	Library	1,000 sf	A private facility (not public libraries, exempt under code) that consists of shelved books, meeting/reading rooms, and meeting rooms.	
MEDICAL:				
610	Hospital	bed	An institution where medical or surgical care and overnight accommodations are provided to patients.	Home for abused children, Jail
620	Nursing Home	1,000 sf	Any facility whose primary function is to provide care for persons who are to care for themselves. Skilled nurses and aides are present 24 hrs. a day. Occupied by residents who do little to no driving.	
640	Animal Hospital/Veterinary Clinic	1,000 sf	A facility that specializes in the medical care and treatment of animals.	
OFFICE:				
710	General Office 50,000 sf or less	1,000 sf	Houses multiple tenants; it is a location where affairs of businesses, or professional firms are conducted.	Catering when food/drink is not served (only preparation), Guard house, Secure Transportation, Cash Handling and Security (offices, loading/receiving, money room, vault rooms, coin
710	General Office 50,001-100,000 sf	1,000 sf		
710	General Office 100,001-200,000 sf	1,000 sf		
710	General Office greater than 200,000 sf	1,000 sf		
720	Small Medical/Dental Office (10,000 sf or less)	1,000 sf	A facility that provides diagnosis and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care.	Laboratory Testing Facilities
720	Medical/Dental Office	1,000 sf		
732	Post Office	1,000 sf	A federal building that contains windows for mailing packages, sorting and distributing facilities for mail.	FedEx
RETAIL:				
815	Free-Standing Discount Store	1,000 sf	It does not contain a full-service grocery department, offers centralized cashiering and sells products advertised at discount prices. Often only building on-site with related service station.	Bulk sales - Costco, Sams Club
816	Hardware/Paint Store	1,000 sf	A free-standing building that sells hardware and paint supplies.	Ace Hardware
820	Retail/Tourist Retail: 50,000 sf or less *	1,000 sf	A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.	Shopping Centers – Multi-tenant retail buildings, Bakery (w/o tables and chairs), Beauty Salon, Car Rental, Catering when Food is Served (banquet hall, ballroom, conference and assembly room), Flower Shop, Full Service Car Wash, Heavy Machinery Sales and Rental, Palm Reader, Tailor Shop, Theme Park. Automated care wash, Restaurants in a multi-tenant retail building peripherally located in a retail center with shared parking, Dollar Store, AutoZone
820	Retail/Tourist Retail: 50,001-100,000 sf *	1,000 sf		
820	Retail/Tourist Retail: 100,001-200,000 sf *	1,000 sf		
820	Retail/Tourist Retail: 200,001-300,000 sf *	1,000 sf		
820	Retail/Tourist Retail: 300,001-400,000 sf *	1,000 sf		
820	Retail/Tourist Retail: 400,001-500,000 sf *	1,000 sf		
820	Retail/Tourist Retail: 500,001-1,000,000 sf *	1,000 sf		
820	Retail/Tourist Retail: 1,000,001-1,200,000 sf *	1,000 sf		
820	Retail/Tourist Retail: greater than 1,200,000 sf *	1,000 sf		
840/841	New/Used Auto Sales	1,000 sf	New/used car sales dealership is the primary business; however auto services, parts sales may also be included.	
850	Supermarket	1,000 sf	A free-standing retail store selling a complete assortment of food, food preparation, and wrapping materials. Includes products and services such as bakeries, floral arrangements, limited bank services, photo centers, pharmacies.	Publix, Non-bulk grocery sales – Considered a “full-service grocery department” that holds fresh fruits/meats and may provide specialty services that focus on only food sales.

853	Convenience Market w/Gas Pumps	1,000 sf	Gas Stations with convenience store >2000 sf and <10 fueling positions.	
862	Home Improvement Superstore	1,000 sf	A free-standing facility that specializes in the sale of home improvement merchandise. Centralized cashiering. Building range in size from 50,000-200,000 gross sf.	Lowes, Home Depot
863	Electronics Superstore	1,000 sf	A free-standing facility that specializes in the sale of electronic merchandise including TVs, home appliances and computers.	Best Buy
880/881	Drug Store	1,000 sf	A pharmacy/drugstore is a retail facility that primarily sells prescription (and non-) drugs with and without drive-thru. They may also sell cosmetics, toiletries, limited food and general merchandise.	CVS, Walgreens
SERVICES:				
911	Bank/Savings Walk-In	1,000 sf	A free-standing building with its own parking lot. These banks do not have drive-in lanes but usually contain non-drive-through ATMs.	
912	Bank/Savings Drive-In	1,000 sf	Provides banking facilities for motorists who conduct financial transactions from their vehicles; may also serve patrons who walk in building. Drive-in lanes may or may not provide ATMs.	
925	Drinking Place	1,000 sf	Contains a bar where alcoholic beverages and food are sold, and some type of entertainment, such as music, television screens, pool tables, video games. Establishments that specialize in serving food but also have bars are not included in this land use.	
931	Quality Restaurant	1,000 sf	High quality, full-service eating establishments with a typical duration of stay of at least an hour. Generally do not serve breakfast, some do not serve lunch; all serve dinner. Often requests/requires reservations and is generally not a part of a chain. Patrons wait to be seated, are served by waiter, order from menus and pay for meals after they eat. While some sites have lounge or bars, they are ancillary to the restaurant.	Christner's
932	High-Turnover Restaurant	1,000 sf	Consists of sit-down, full-service eating establishments with typical duration of stay of an hour. Moderately priced and frequently belongs to a restaurant chain. Generally serve lunch and dinner; may be open for breakfast and sometimes open 24 hours a day. General do not take reservations/ Patrons commonly wait to be seated, are served by a waiter, order from menus and pay after they eat. Some facilities may contain a bar for food and alcoholic drinks.	Applebee's, Dennys, Bakery (with tables and Chairs)
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	Contains drive-through windows. Some are open for breakfast, all are open for lunch and dinner, some open 24 hours a day and high turnover rates for eat-in customers. They do not provide table service. Patrons usually order at a cash register and pay before they eat.	Site plans show a drive-thru lane, McDonalds, Taco Bell, Chick-fil-a, Dunkin Donuts, Starbucks, Popeyes
942	Auto Service	1,000 sf	Houses numerous businesses that provide automobile-related services, such as repair and servicing, stereo installation, and seat cover upholstering.	
944	Gas Station with or w/o Convenience Market <2,000 sq ft	fuel pos.	Gas Stations with convenience store is < 2000 gross sf and fueling positions; where the primary business is the fueling of motor vehicles.	Please use LUC 853 for Gas Stations with convenience store >2000 sf and <10 fueling positions.
945	Gas Station w/Convenience Market 2,000-2,999 sq ft	fuel pos.	Gas Stations with convenience store is 2000-3000 sf and at least 10 fueling positions	
960	Gas Station w/Convenience Market 3,000+ sq ft	fuel pos.	Gas Stations with convenience store is >3000 sf and at least 10 fueling positions	
947	Self-Service Car Wash	wash station	Allows manual cleaning of vehicles by providing stalls to park and wash vehicles.	Car wash with bays, does NOT include automated car wash facilities (retail)
INDUSTRIAL:				
110	General Light Industrial	1,000 sf	Typical light industrial activities include printing, material testing, and assembly of data processing equipment.	Water treatment facilities (utilities), Equestrian Center Laboratory Testing Facilities Secure Transportation Cash Handling and Security (pistol range, truck maintenance garage, locker and locker storage bathrooms) Sewage Treatment Facility Unmanned Structures
140	Manufacturing	1,000 sf	A facility where the primary activity is the conversion of raw materials or parts into a finished product. These facilities generally have office, warehouse, research, and associated functions.	
150	Warehouse	1,000 sf	A facility primarily devoted to the storage of materials.	USPS Distribution Center

151	Mini-Warehouse	1,000 sf	A building in which a number of storage units or vaults are rented for the storage of goods. Typically referred to as "self-storage" facilities.	Self-storage facilities, Kennels, Mausoleums, Residence in Mini Warehouse
154	High-Cube Transload and Short-Term Storage Warehouse	1,000 sf	A building that has at least 200,000 gross sf floor area, has a ceiling height of > 24 ft, and is primarily used for the storage and/or consolidation of manufactured goods (pallet loads) prior to their distribution to retail locations or other warehouses. Typically has a high level of on-site automation and logistics management. They typically have little storage duration. They have high-efficiency distribution facilities often with custom. Special features built into structure for movement of large volumes of freight with only short-term storage of products.	Amazon Distribution Centers