



TO: Planning & Zoning Commission

RE: Modifications/Amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orlando/Packerland Planned Development District

FROM: Todd Gerbers, Director of Planning & Code Compliance

DATE: October 5, 2026

ISSUE: Discussion and action on modifications/ amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orland/Packerland Development District

RECOMMENDATION: Staff recommends approval.

GENERAL INFORMATION

With single family dwelling values continuing to increase, the market has been showing the need for some more affordable housing options for first-time buyers. At the request of a developer, the Village approved modifications to the PDD # 2 zoning district in 2024 to allow for the construction of a single-family subdivision that had slightly smaller lot widths and area. This agenda item is recommending a few modifications to the existing ordinance.

BACKGROUND

The development mentioned above is the Enclave Subdivision off of S. Pine Tree Rd. That development is nearing completion, and both the developer and some of the new residents/owners have informed Village Staff that this type of development has been wonderful addition to the area and are very pleased with its success. Village Staff is proposing the additions to the existing zoning code permitting the use for two-family residential structures within similar developments since the current PDD # 2 currently permits “One-Family and Two-Family Residential” in this zoning district. Although two-family residential may be a permitted use, any development or plat would still require P & Z Commission and Village Board approval prior to being developed. This is consistent with any development within this zoning district as all land uses within PDD # 2 are required to be approved for that use to be cohesive with adjacent and surrounding uses.

RECOMMENDATION/CONDITIONS

Staff recommends approval of the modifications / amendments to the Zoning Ordinance, Chapter 295, Article XIV, PDD #2: Orland/Packerland Development District for One-Family and Two-Family Residential of the Village Zoning Code as submitted.

295-149 (PDD #2 Orlando/Packerland Planned Development District

Single-family and two-family transitional residential (STFTR)

A. Permitted uses. Single-Family and two-family dwellings are permitted in the District.

B. Lot requirements.

(1) Lot area. Single-family lots shall have a minimum density of 7,500 square feet, and two-family lots shall have a minimum density of 8,700 square feet, unless otherwise approved by the Village Board through the plat approval process.

(2) Lot frontage. No single-family or two-family lot is to be less than 55 feet in width.

(a) Exception. Lots located on a cul-de-sac may be reduced so long as the lot width complies with the minimum 55 feet at the front setback line, and such lots maintain the minimum 7,500 or 8,700 square feet in area based on the proposed residential structure.

C. Height regulations. All structures must be designed so as to ensure adequate air, light and privacy for all residents. Maximum height restrictions are 35 feet, unless otherwise approved by the Site Review Committee.

D. Building setbacks. All structures must meet the minimum setback requirements of 23 feet for front yards, five feet for each side yard, 25 feet for rear yards, driveways four feet off property lines, maximum curb cut of 26 feet with 20 feet at the right-of-way, and no detached accessory or utility buildings and no outside storage.

E. Building size.

(1) Minimum size of a one-story dwelling shall be 1,000 square feet for a building in the single-family designation.

(2) Minimum size of a two-story dwelling shall be 1,500 square feet with a minimum of 750 square feet on the first floor.

F. Parking. As outlined under "Parking" within section 295-149 F. (Single-family and two-family residential (SFR)) of this chapter.