

# Flexible Development Standards Permit



The purpose of the Flexible Development Standards is to provide the Director with the authority to allow deviations from the minimum development standards for setbacks and height as otherwise set forth in the County of Orange Zoning Code, provided that certain conditions exist. The intent of Zoning Code section 7-9-124 is to promote the orderly and efficient development and redevelopment of property within the County.



## What is a Flexible Development Standards Permit?

The Flexible Development standards apply to multifamily developments that are in one of the following base multifamily or mixed-use zoning districts.

- R2 "Multifamily Dwellings" District
- R3 "Apartment" District
- R4 "Suburban Multifamily Residential" District
- MX "Mixed-Use" District

## Flexible Development Standards Permit Regulations

A Flexible Development Standards Permit (FDSP) allows the deviation of required setbacks and/or maximum building height, where such requirements would preclude a properties' ability to meet the minimum density standards established by the base zoning district.

**Setbacks:** A reduction in the required setbacks set forth in Sec 7-9-32.3 and Sec 7-9-36.3, may be requested for a minimum of five (5) feet or up to a ten percent (10%) reduction, whichever is greater.

**Height:** Requests for height increases may be made for up to sixty-five (65) feet in height.

A FDSP is a Planning Application that requires approval prior to Building Permit Application.

- There are two ways to obtain a FDSP:
  1. As a stand alone permit as a Miscellaneous Planning Application/Pre-Planning Application; **or**
  2. In conjunction with another Planning Application such as a Site Development Permit or Use Permit.

## How to obtain a Permit?

- FDSP can be applied for at <https://myoceservices.ocgov.com/>.
- Required documentation to be submitted with the application:
  - \* Application Information
  - \* Owner/Agent Authorization Letter
  - \* Letter of Project Proposal/Justification Letter
  - \* Plans
  - \* Title Report
  - \* Site Photos
  - \* Technical Studies (if applicable)
  - \* Water Quality Management Plan Checklist



## How to Apply

Apply for a permit, track permit status, or access a variety of other County services at any time:

[myOCeServices.ocgov.com](https://myOCeServices.ocgov.com)