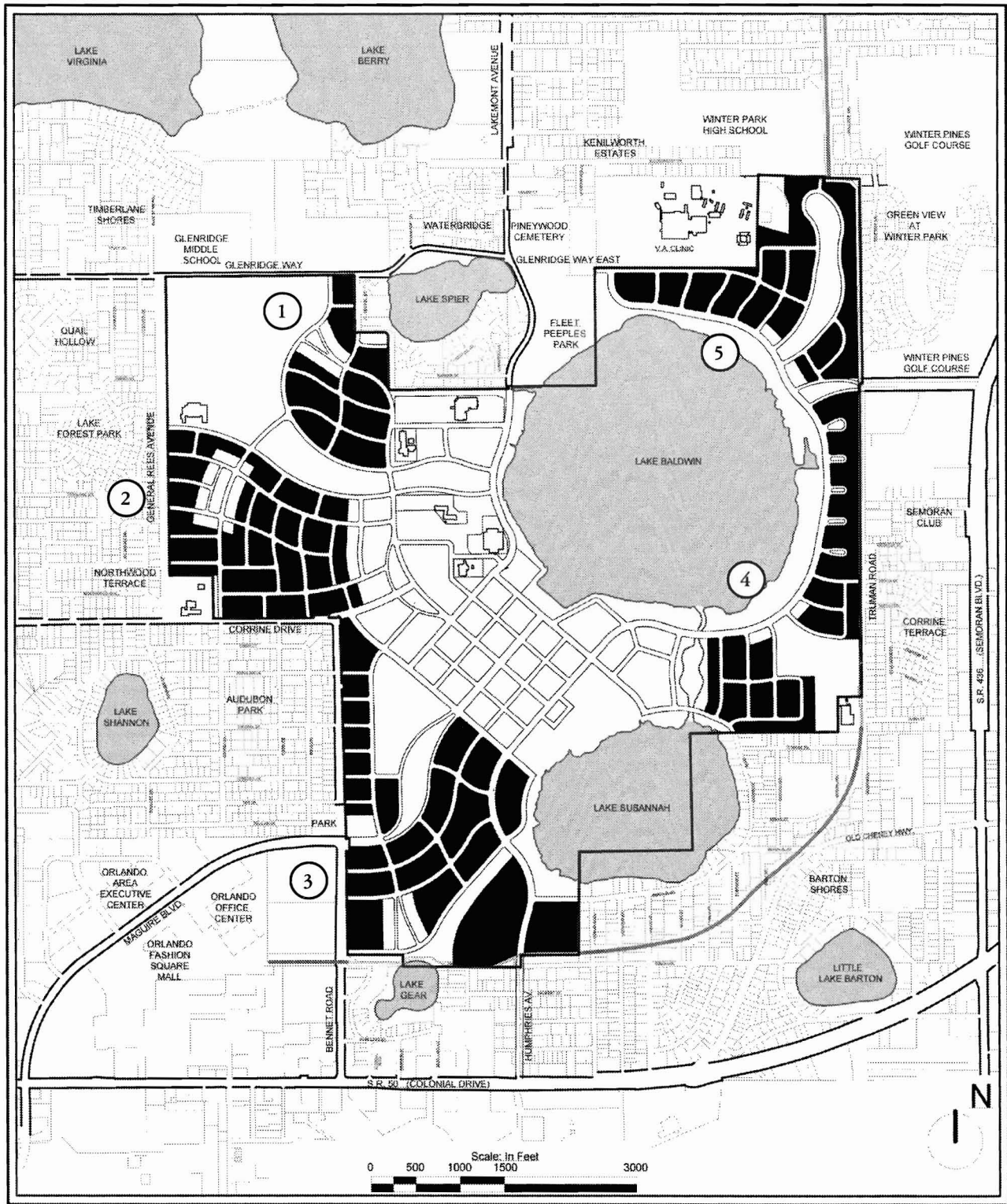


ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA

NEIGHBORHOOD GENERAL
DEVELOPMENT STANDARDS

KEY ELEMENTS
DEVELOPMENT BLOCKS
DEVELOPMENT STANDARDS
ARCHITECTURAL STANDARDS
LANDSCAPE STANDARDS
PERMITTED USES
PROHIBITED USES
PARKING



Neighborhood General

NEIGHBORHOOD GENERAL DEVELOPMENT STANDARDS

9.1 Key Elements

Residential neighborhoods will be developed to reflect the character and quality of traditional Orlando neighborhoods, such as Lake Davis, Delany Park and Thorton Park. Five residential neighborhoods have been identified in the master plan. Each neighborhood follows the city's vision of being based on a ten minute walk diameter from end to end (approx. 2,000' to 2,600'). Most of these neighborhoods are within a ten minute walk of the Village Center. All of the neighborhoods address the Great Park System and Lakes System and will tie into the pedestrian paths and bikeways which lead to the Village Center.

Mix of Uses

All neighborhoods will have a mix of attached and detached housing, civic uses and recreational facilities. Some neighborhoods will also include office and retail.

Public Spaces

All neighborhoods will have a small, ±1 acre neighborhood park. All streets will be lined on both sides with sidewalks, street trees and continuous landscaped parkways.

Urban Design Character

Buildings will have a primary orientation to the street and parks. Deep setbacks from the street are seen as exceptions created by unusual conditions (i.e. existing trees). Garages will orient to the alleys, or set back from the face of the house if they address the street.

Transportation & Access

Streets will be continuous rather than ending in cul-de-sacs unless specific site constraints exist. Neighborhoods will connect to each another, to the park system and to the Village Center. Existing neighborhoods will also be linked to the Great Park System and Village Center. Sidewalks will be on both sides of all streets.

Refer to appendix A-G for further regulations and requirements.

9.2 Development Blocks

Detached Housing

- Maximum block size: 260' x 400' to 600'.

Attached Housing

- Maximum block size: 200'- 300' width x 300'- 500' length.

NEIGHBORHOOD GENERAL
DEVELOPMENT STANDARDS

9.3 Development Standards

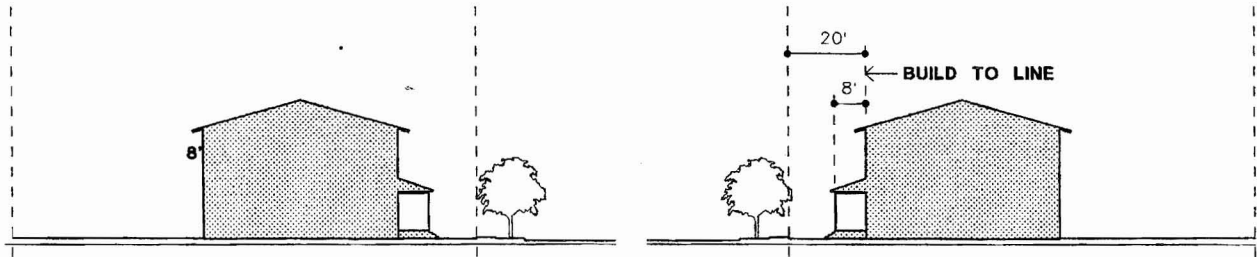
Attached Housing	
Lot/Building Site Sizes	<ul style="list-style-type: none">• max building width: 200'• min building width: 18'
Lot Coverage	<ul style="list-style-type: none">• max impervious surface area: 80%
Setbacks	<ul style="list-style-type: none">• 12' minimum front setback/build-to line• 0' minimum side setback• 3' minimum rear setback• 40' minimum front-to-front• 24' minimum rear-to-rear• 20' minimum building separation required between attached housing buildings or after every 8 townhouse units• 5' minimum setback from the street R.O.W. for all parking lots• 20' minimum setback from the Planned Development site boundary required for principal structures
Encroachment	<ul style="list-style-type: none">• balconies, porches, stoops, roof overhangs may encroach upon setback area
Frontage	<ul style="list-style-type: none">• a minimum of 60% of block width must be building frontage• a minimum of 50% of block width on secondary streets shall be building frontage. The remaining required building frontage may consist of arcades, walls or hedges.• a minimum of 80% of buildings on the block should conform to the build-to line• parking lots must be screened from streets with a 2' to 4' high wall or hedge
Building Height	<ul style="list-style-type: none">• max height: 3 stories• max height: 5 stories adjacent to the V.A. Clinic in neighborhood #5• building heights are encouraged to step up at block corners• entry level to be located a minimum of 18" above the sidewalk (except where this requirement creates a design inconsistent with the design principles of this PD or is in conflict w/ ADA requirements)

NEIGHBORHOOD GENERAL
DEVELOPMENT STANDARDS

9.3 Development Standards

	Detached Housing
Lot/Building Site Sizes	<ul style="list-style-type: none">• max lot width: 100'• min lot width: 40'• corner lots should be 10-15' wider than mid-block lots
Lot Coverage	<ul style="list-style-type: none">• max impervious surface area: 60%
Setbacks	<ul style="list-style-type: none">• 20' minimum front setback/build-to line• 5' minimum side setback for principal structure• 3' minimum side setback for accessory structures• 20' minimum rear setback for principal structure• 3' minimum rear setback for accessory structures• corner lots shall have a minimum street side yard setback of 12'• 20' minimum setback from the Planned Development site boundary required for principal structures
Encroachment	<ul style="list-style-type: none">• balconies, porches, verandahs, stoops, roof overhangs may encroach upon setback area by 8'
Frontage	<ul style="list-style-type: none">• a minimum of 80% of all housing units on the block should conform to the build-to line
Building Height	<ul style="list-style-type: none">• max height: 3 stories• entry level to be located a minimum of 18" above the sidewalk

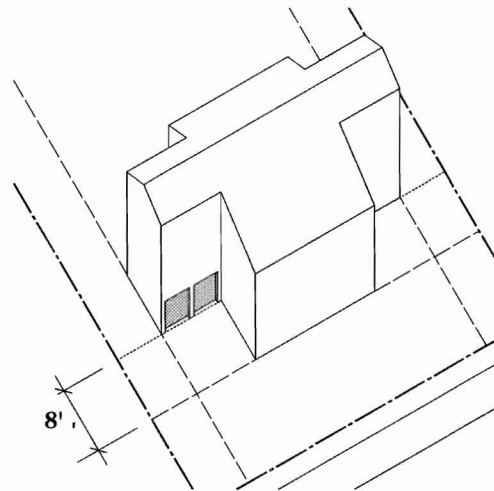
NEIGHBORHOOD GENERAL DEVELOPMENT STANDARDS



Setbacks/ Build-to Line/ Encroachments

9.4 Architectural Standards

- Attached housing shall be designed to reduce the monolithic nature of the structure.
- Attached housing will be expressed as individual units. Roof forms, balconies, covered entries, and facades shall accentuate smaller unit massing.
- Attached housing shall reflect the character, scale, and massing of buildings in the neighborhood.
- The maximum development module for attached housing shall be a dimension similar to the buildable width of a detached housing lot. This may range from 30' to 45' to 60' in width and shall be used as fundamental units of the exterior expression to strengthen the residential character of the community.
- Development along Maguire Boulevard, as it connects to the Village Center, shall be developed in a signature fashion as a distinctive entrance into the community. This area shall be considered an anomaly for development purposes.
- Detached housing garage orientation: Garages facing the street shall be sited at least 8' behind the front facade of the house as a sidewing except for anomaly situations identified as part of a neighborhood planning process.
- Refer to Appendix C-F for additional requirements.



Garage as a side wing to the house

9.5 Landscape Standards

- See Appendix G for further regulations and requirements.

NEIGHBORHOOD GENERAL
DEVELOPMENT STANDARDS

9.6 Permitted Uses

Commercial

-
- Civic**
Community
Related uses
including
the following
- Churches
 - Civic and institutional
 - Clubhouses
 - Community centers
 - Fire Station
 - Law enforcement
 - Post offices
 - Public Libraries
 - Public parks and plazas
 - Recreational centers
 - Studios for art, dance, music and photography
 - Any other similar civic use

-
- Office**
Business or
Professional
Offices including
the following
(Primary use)
- Home Occupation
 - Any other similar office use
 - Limited office use will be permitted in Neighborhood #3, see Campus District for permitted uses.

Recreation
Indoor(use)

-
- Residential**
- Accessory apartment or cottage
 - Adult Congregate Living Facility
 - Attached housing
 - Detached housing
 - Family day care home
 - Garage apartment
 - Model
 - Any other similar residential use

NEIGHBORHOOD GENERAL
DEVELOPMENT STANDARDS

9.7 Prohibited Uses

Commercial	<ul style="list-style-type: none"> • Adult entertainment • Auto Service Station • Child care center • Drive-in facility • Eating and drinking establishments • Entertainment services • Family Day Care Center • Hospitals and clinics • Hotel/motel 	<ul style="list-style-type: none"> • Model home center, commercial • Parking garages and lots (principal use) • Plasmapheresis facilities • Recreational Vehicle Park • Vertiports • Whole blood facilities • Recreational use, outdoor • Any similar commercial use
Office Business or Professional Offices including the following (Primary use)	<ul style="list-style-type: none"> • Accounting, tax and bookkeeping • Architectural, engineering, planning and surveyors • Business Consulting • Counselors and family services • Dental and Medical • Estate, trust planning and management • Governmental • Holding and Investments 	<ul style="list-style-type: none"> • Insurance • Management consulting • Legal services • Public relations • Real Estate • Security and commodity brokers • Travel agencies • Any similar office use
Recreation Indoor Use	<ul style="list-style-type: none"> • Amusement center • Bowling lanes • Billiard parlor • Clubs and lodges • Discotheques and dance halls 	<ul style="list-style-type: none"> • Game Room • Skating rinks • Shooting range • Theaters • Any similar recreation use
Residential	<ul style="list-style-type: none"> • Community Residential Home • Emergency shelter • Emergency shelter home for children • Group housing • Mobile home dwelling • Multiplex dwelling • Nursing home • Residential - Office mixed development • Treatment & Recovery facility • Any similar residential use 	
Retailing, Intensive	<ul style="list-style-type: none"> • Open air markets • Utility trailer rental • Vehicle sales and rental • Any similar retailing use 	
Retailing, Light Specialized Retail including the following	<ul style="list-style-type: none"> • Antique shops • Appliance stores • Art shops • Bicycle shops • Bookstores • Department stores • Drug stores • Florists • Furniture stores • Gift shops • Groceries • Hardware stores • Jewelry stores 	<ul style="list-style-type: none"> • Music shops • Newsstands • Office supplies • Paint and wallpaper • Plumbing fixtures • Photo stores • Plumbing fixtures • Radio stores • Retail building materials • Retail plant nurseries • Small equipment rental • Stationary stores • Television stores

NEIGHBORHOOD GENERAL
DEVELOPMENT STANDARDS

9.7 Prohibited Uses

Service, Personal	<ul style="list-style-type: none">• Appliance services• Automobile quick-wash• Barber shops• Beauty shops• Body piercing establishments• Dance Studios• Duplicating services• Funeral Homes• Health spas• In-House carpet servicing• Laundromats	<ul style="list-style-type: none">• Laundromats• Massage establishments• Photographic studios• Radio repair• Shoe repair• Tailoring• Tattoo parlors• Television repair• Veterinary clinic• Watch and clock repair• Any similar service use
Service, Business (Primary use)	<ul style="list-style-type: none">• Answering Service• Court Reporter Service• Decorating Service• Secretarial Service• Stenographer Service	<ul style="list-style-type: none">• Software-Program Development• Translator• Writing and Resume Service• Any other similar service use
Additional Prohibited Uses	<ul style="list-style-type: none">• Agriculture• Billboards• Communication Towers• Escort services• Industrial use• Junk yard• Manufacturing and processing, Heavy• Manufacturing and processing, Light• Service, Entertainment• Service, Intensive• Service, Passenger Vehicle/Major Vehicle Repair	

**NEIGHBORHOOD GENERAL
DEVELOPMENT STANDARDS**

9.8 Parking

- On-street parking will occur on all neighborhood streets.
- Off-street parking for each residential unit will be provided.
- All off-street parking will be located behind buildings.
- Tandem parking is allowed.