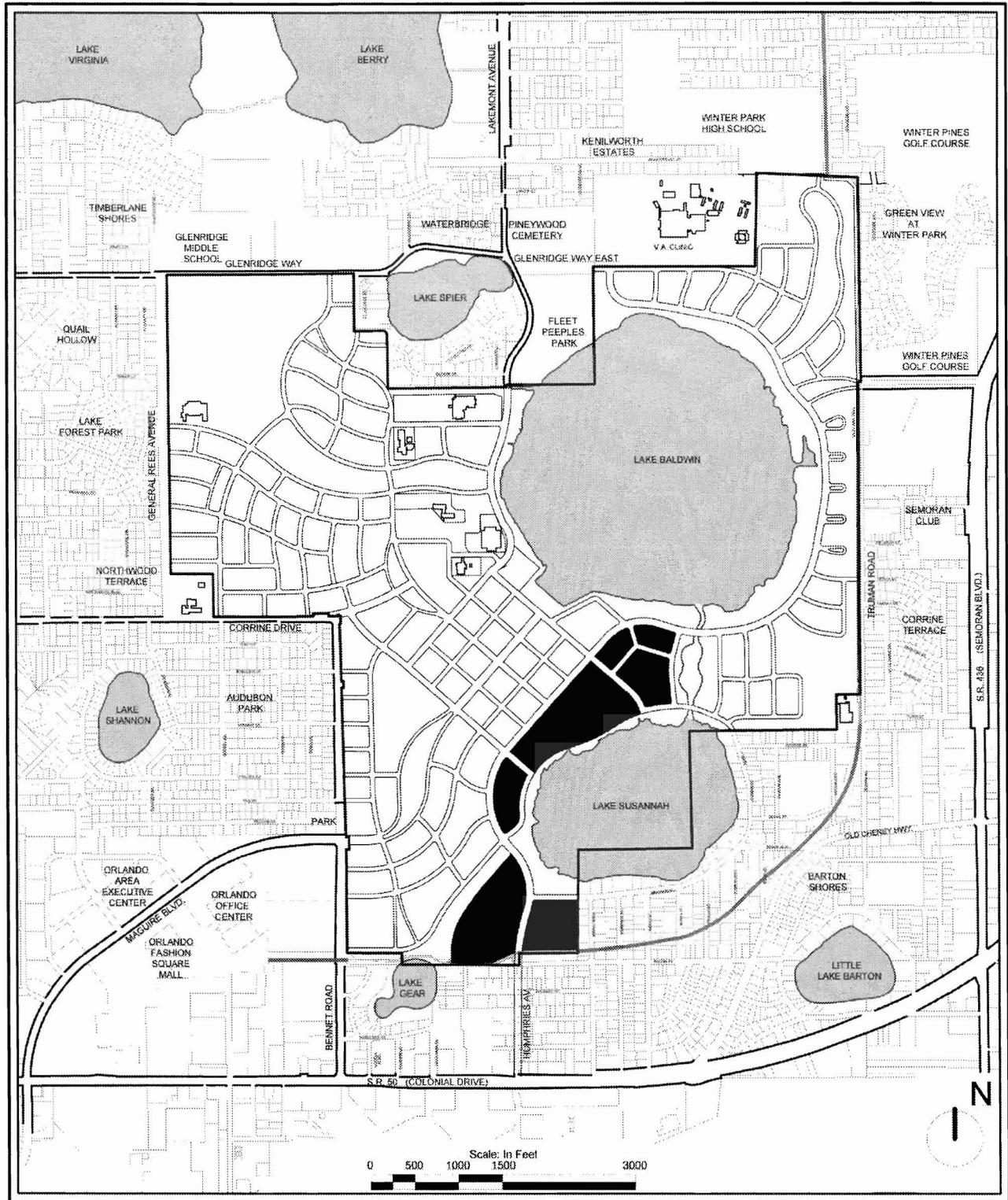


ORLANDO NAVAL TRAINING CENTER  
ORLANDO, FLORIDA

---

CAMPUS DISTRICT OVERLAY  
DEVELOPMENT STANDARDS

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



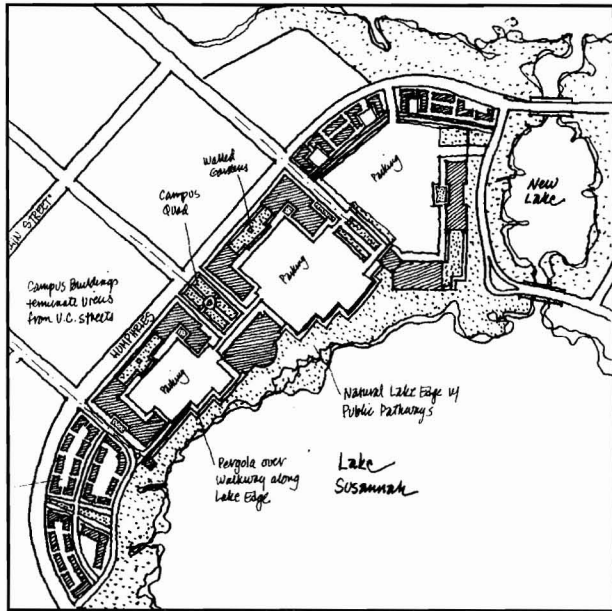
Village Center General

## CAMPUS DISTRICT OVERLAY DEVELOPMENT STANDARDS

### 10.1 Key Elements

The intent of the Campus District is to achieve a campus community in character similar to an academic setting, such as Rollins College. The concept is one of academic or office campus adjacent to a village center. Fundamental principles for this district include:

- A variety of building massing, including larger buildings located in a garden setting
- Buildings clustered around courtyards, small gardens, public greens and the Great Park System
- Buildings connected to each other by arcades, pergolas, walls or hedges.
- Parking located in the mid block areas, and screened from the street view
- Buildings which front the Humphries Avenue and the Village Center as well as Lake Susannah
- A reserved public open space/park edge along Lake Susannah providing continuous public access
- Housing integrated within the campus developments



---

CAMPUS DISTRICT OVERLAY  
DEVELOPMENT STANDARDS

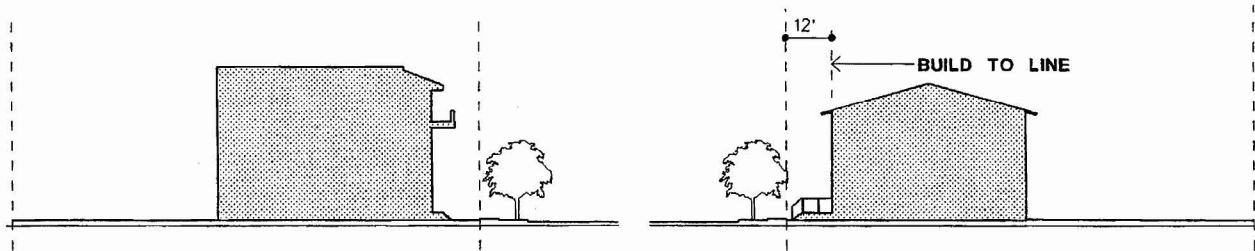
**10.2 Development Standards**

---

Lot/Building Site Sizes	<ul style="list-style-type: none"><li>• max width: building site can be up to full block</li></ul>
Lot Coverage	<ul style="list-style-type: none"><li>• max impervious surface area: 85%</li></ul>
Setbacks	<ul style="list-style-type: none"><li>• 12' minimum front setback/build-to line from all streets</li><li>• 75' minimum setback from normal high water along Lake Susannah edge</li> <li>• 20' minimum setback from the Planned Development site boundary required for principal structures</li> <li>• 5' minimum setback from the street R.O.W. for all parking lots</li></ul>
Encroachment	<ul style="list-style-type: none"><li>• arcades, awnings, trellises, covered entries, balconies, stoops, roof overhangs may encroach upon the setback area</li></ul>
Frontage	<ul style="list-style-type: none"><li>• a minimum of 70% of block width must be building frontage</li><li>• free-standing pergolas, arcades, walls or hedges may substitute building frontage</li> <li>• parking lots must be screened from streets with a 2' to 4' high wall or hedge</li></ul>
Building Height	<ul style="list-style-type: none"><li>• max height: 8 stories</li></ul>

---

CAMPUS DISTRICT OVERLAY  
DEVELOPMENT STANDARDS



*Setbacks/ Build-to Line/ Encroachments*

### 10.3 Architectural Standards

- Residential may be used to reinforce the edge of Humphries Avenue and to shield views of surface parking where office uses are not possible.
- Within the setback along the Lake Susannah public open space, a continuous covered walkway and landscape should be provided between buildings to shield views of surface parking behind.
- Courtyards, gardens or other public spaces should be used to terminate streets leading from the Village Center. These termination areas may be used as one way loops to serve as drop off points for buildings surrounding these spaces, or as access to surface parking behind. Street parking may be provided in these loops.
- Refer to appendices A-F for further guidelines.

### 10.4 Landscape Standards

- See Appendix G for further regulations and requirements.

**CAMPUS DISTRICT OVERLAY  
DEVELOPMENT STANDARDS**

**10.5 Permitted Uses**

<b>Commercial</b>	<ul style="list-style-type: none"><li>• Clinics</li><li>• Eating and drinking establishments, (outdoor dining will be allowed on commercial streets)</li><li>• Sale of alcoholic beverages in conjunction with eating and drinking establishments shall be subject to Chapter 58, Section 4B, (1) City of Orlando LDC</li></ul>	<ul style="list-style-type: none"><li>• Family day care center</li><li>• Hotel/motel</li><li>• Live-Work</li><li>• Any other similar commercial use</li></ul>
<b>Civic</b> Community Related uses including the following	<ul style="list-style-type: none"><li>• Clubhouses</li><li>• Community Centers</li><li>• Fire Station</li><li>• Law Enforcement</li><li>• Public Libraries</li></ul>	<ul style="list-style-type: none"><li>• Public parks and plazas</li><li>• Recreation centers</li><li>• Religious institutions</li><li>• Any other similar civic use</li></ul>
<b>Office</b> Business or Professional Offices including the following (Primary use)	<ul style="list-style-type: none"><li>• Accounting, tax and bookkeeping</li><li>• Architectural, engineering, planning and surveyors</li><li>• Business consulting</li><li>• Counselors and family services</li><li>• Dental and medical</li><li>• Estate, trusts planning and management</li><li>• Governmental</li></ul>	<ul style="list-style-type: none"><li>• Holding and Investments</li><li>• Legal services</li><li>• Management consulting</li><li>• Public relations</li><li>• Real estate, rental services</li><li>• Security and commodity brokers</li><li>• Temporary professional</li><li>• Any other similar office use</li></ul>
<b>Recreation</b> Indoor(use)	<ul style="list-style-type: none"><li>• Clubs and lodges</li><li>• Any other similar recreation use</li></ul>	
<b>Residential</b>	<ul style="list-style-type: none"><li>• Accessory apartment or cottage</li><li>• Adult Congregate Living Facility</li><li>• Attached housing (including above ground floor commercial and office uses).</li><li>• Detached housing</li><li>• Family day care home</li><li>• Garage apartment</li><li>• Model</li><li>• Residential -Office mixed development</li></ul>	

---

CAMPUS DISTRICT OVERLAY  
DEVELOPMENT STANDARDS

**10.5 Permitted Uses**

- 
- Retailing, Light**  
Specialized Retail  
including  
the following
- Bakery, retail
  - Bank and savings institutions
  - Bookstores
  - Computer store and service
  - Florist
  - Gift shops
  - Newsstands
  - Office supplies
  - Stationary stores
  - Any other similar retail use

- 
- Service, Personal**  
Personal Service  
Shops including  
the following
- Barber shops
  - Beauty shops
  - Dry cleaning (no cleaning on premise)
  - Duplicating services
  - Health Spas
  - Laundromats
  - Massage establishment
  - Physical fitness facilities
  - Photographic studios
  - Shoe repair
  - Tailoring
  - Any other similar service use

- 
- Service, Business**  
(Primary use)
- Answering service
  - Court reporter service
  - Decorating service
  - Secretarial service
  - Stenographer service
  - Software-program development
  - Translator
  - Writing and resume service
  - Any other similar service use

- 
- Other Uses**
- Art festivals (occasional use)
  - Open air markets (occasional use)
  - Street vending (occasional use)

CAMPUS DISTRICT OVERLAY  
 DEVELOPMENT STANDARDS

10.6 Prohibited Uses

<b>Commercial</b>	<ul style="list-style-type: none"> <li>• Adult entertainment facilities</li> <li>• Auto Service Station</li> <li>• Entertainment services</li> <li>• Hospitals</li> <li>• Plasmapheresis facilities</li> <li>• Recreational Vehicle Park</li> <li>• Vertiports</li> <li>• Whole blood facilities</li> <li>• Recreational use, outdoor</li> <li>• Any similar commercial use</li> </ul>	
<p><b>Office</b>                  Business or Professional                  Offices including the following                  (Primary use)</p>		
<p><b>Recreation</b>                  Indoor Use</p>	<ul style="list-style-type: none"> <li>• Amusement center</li> <li>• Bowling lanes</li> <li>• Discotheques and dance halls</li> <li>• Game Room</li> <li>• Skating rinks</li> </ul>	<ul style="list-style-type: none"> <li>• Billiard parlor</li> <li>• Clubs and lodges</li> <li>• Shooting range</li> <li>• Theaters</li> <li>• Any similar recreation use</li> </ul>
<b>Residential</b>	<ul style="list-style-type: none"> <li>• Community Residential Home</li> <li>• Emergency shelter</li> <li>• Emergency shelter home for children</li> <li>• Group housing</li> <li>• Mobile home dwelling</li> <li>• Nursing home</li> <li>• Treatment and Recovery facilities</li> <li>• Any similar residential use</li> </ul>	
<b>Retailing, Intensive</b>	<ul style="list-style-type: none"> <li>• Utility trailer rental</li> <li>• Vehicle sales and rental</li> <li>• Any similar retailing use</li> </ul>	
<p><b>Retailing, Light</b>                  Specialized Retail including the following</p>	<ul style="list-style-type: none"> <li>• Antique shops</li> <li>• Appliance stores</li> <li>• Art shops</li> <li>• Bicycle shops</li> <li>• Department stores</li> <li>• Drug stores</li> <li>• Furniture stores</li> <li>• Groceries</li> <li>• Hardware stores</li> <li>• Jewelry stores</li> </ul>	<ul style="list-style-type: none"> <li>• Luggage stores</li> <li>• Paint and wallpaper</li> <li>• Plumbing fixtures</li> <li>• Radio stores</li> <li>• Retail building materials</li> <li>• Retail plant nurseries</li> <li>• Small equipment rental</li> <li>• Television stores</li> <li>• Any similar retailing use</li> </ul>



---

CAMPUS DISTRICT OVERLAY  
DEVELOPMENT STANDARDS

**10.6 Prohibited Uses**

---

**Service, Personal**

- Appliance services
- Automobile quick-wash
- Funeral Homes
- In-House carpet servicing
- Radio repair
- Television repair
- Veterinary clinic
- Watch and clock repair
- Any similar service use

---

**Service, Business**  
(Primary use)

---

**Additional  
Prohibited Uses**

- 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

---

CAMPUS DISTRICT OVERLAY  
DEVELOPMENT STANDARDS

### 10.7 Parking

- Parking within the Campus District should be provided behind buildings in mid-block locations.
- Where density does not allow buildings to be placed along the build-to line, parking should be screened by means of pergolas, arcades, hedges, garden walls or other urban edges.
- Clearly demarcated pedestrian paths from within the surface parking areas connecting to buildings or covered walkways should be provided wherever possible.
- Landscaping within protected planting islands, should be provided within surface parking lots for shade, visual relief, and to break large surface areas into smaller areas.
- On street parking should be provided on streets within the Campus District.
- On street parking may be used to meet parking requirements.