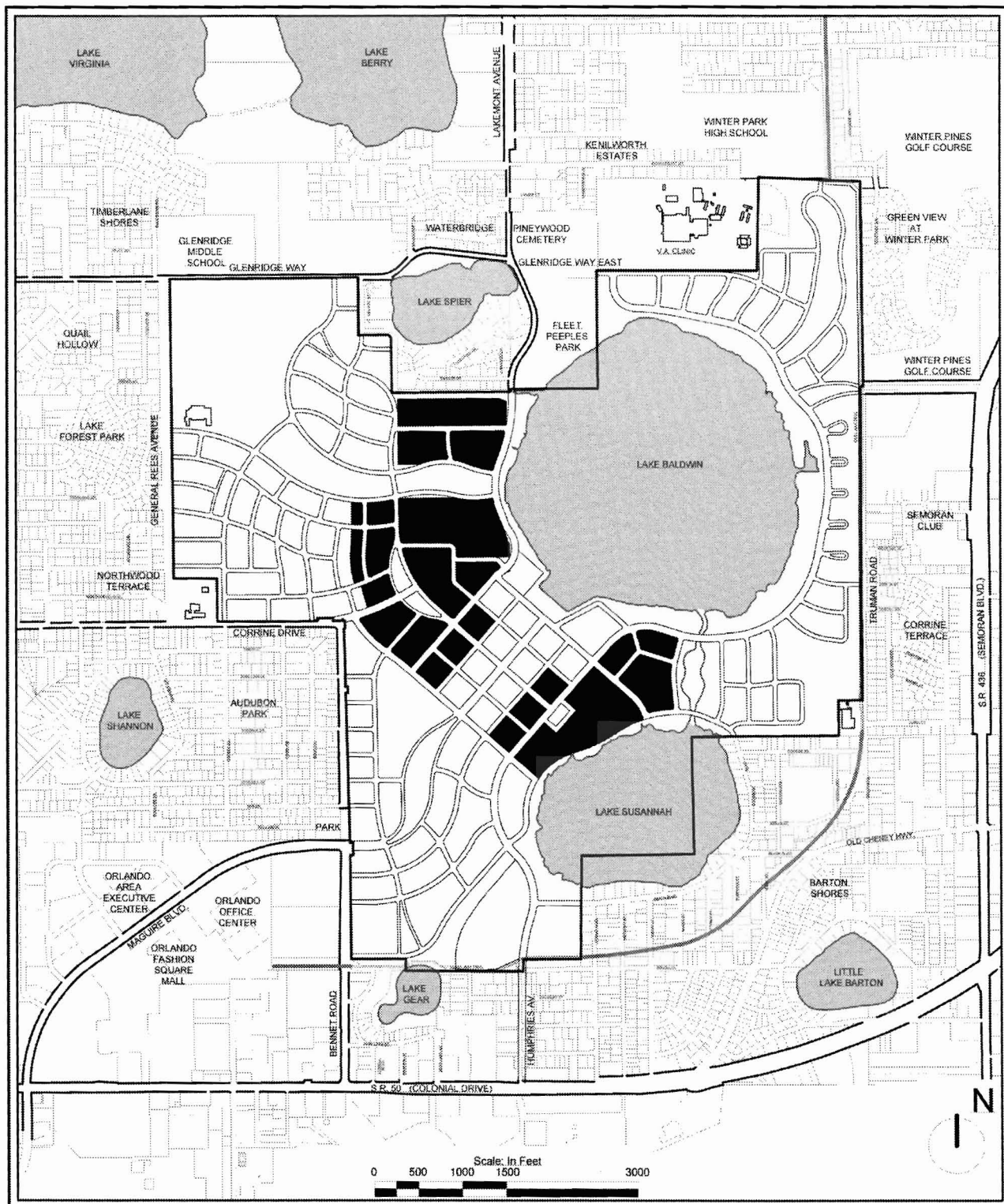


ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA

THE VILLAGE CENTER GENERAL
DEVELOPMENT STANDARDS

KEY ELEMENTS
ILLUSTRATIVE VILLAGE CENTER PROGRAM
DEVELOPMENT BLOCK
DEVELOPMENT STANDARDS
ARCHITECTURAL STANDARDS
LANDSCAPE STANDARDS
PERMITTED USES
PROHIBITED USES
PARKING

ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA



Village Center General

THE VILLAGE CENTER GENERAL
DEVELOPMENT STANDARDS

7.1 Key Elements

The general intent of the Guidelines for the Village Center General Area is to encourage the development of a vital, pedestrian-oriented district that can support a variety of residential, retail, commercial and entertainment uses.

The key elements proposed in the Village Center General Area include the following:

Mix of Uses

Street-oriented retail and restaurants with professional office and apartments above will face commercial streets. Attached housing will range in density and unit type per block. Full-block attached housing projects of similar scale and expression are discouraged, except along park edges. Various projects per block introducing architectural variation are strongly encouraged.

Public Spaces

The Village Center General area includes a large public open space at the termination of Corrine Drive. The Village Center General area also fronts Lake Baldwin, Lake Susannah, and the greenbelt (resourced-based park).

Urban Design Character

All buildings and entrances should be oriented to the street frontage to reinforce the pedestrian-oriented character. All buildings will build to a build-to line.

Pedestrian Connections

Key pedestrian paths shall be located along waterfront edges and parkways.

Transportation

The transportation system shall be based on the coordination and confluence of all modes of transportation, i.e. walking, bicycling, automotive, bus and shuttle bus, to occur in the Village Center.

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

7.2 Development Block

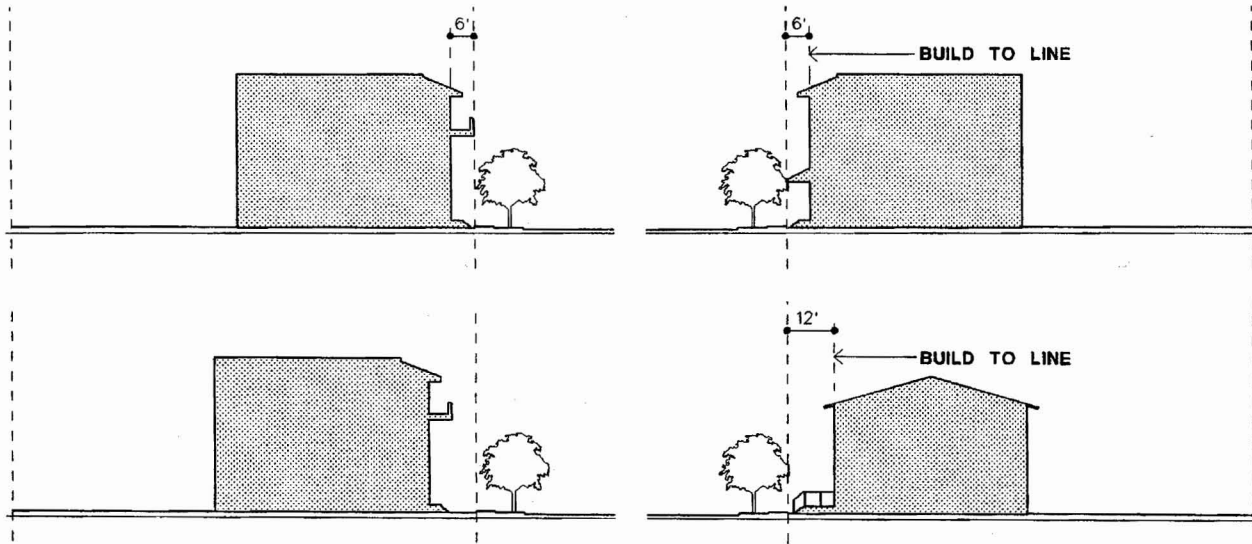
- Block size will generally range between 300'x300' to 400'x400'
- Block size may be larger than Village Center Core blocks in order to accommodate existing buildings and parking lots.

THE VILLAGE CENTER GENERAL AREA
DEVELOPMENT STANDARDS

7.3 Development Standards

Lot/Building Site Sizes	<ul style="list-style-type: none">• development block should be divided into smaller building sites, wherever possible• max width: building site can extend up to full block, but to the greatest extent possible, single buildings should not exceed 200'
Lot Coverage	<ul style="list-style-type: none">• max impervious surface area: 85%• parking lots must comply with landscape standards in Appendix G
Setbacks	<ul style="list-style-type: none">• 6' to 12' front setback/build-to line• 0' minimum side setback• 3' minimum rear setback• 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, awnings, covered entries, arcades, stoops, porches, roof overhangs may encroach upon setback area
Frontage	<ul style="list-style-type: none">• a minimum of 75% of block width on street types VC-3, VC-5, and Res-1 must be building frontage• a minimum of 80% of all buildings on a block facing street types VC-3, VC-5, and Res-1 should conform to the build-to line• all buildings shall have their principal pedestrian entrance facing the street• free-standing pergolas, arcades walls or hedges may substitute building frontage.• parking lots shall not be adjacent to waterfront frontages• parking lots must be screened from streets with a 2' to 4' high wall or hedge
Building Height	<ul style="list-style-type: none">• a variety of building heights can occur within a block• max height: 5 stories• min height: 2 stories

THE VILLAGE CENTER GENERAL DEVELOPMENT STANDARDS



Setbacks/ Build-to Line/ Encroachments

7.4 Architectural Standards

- For commercial uses, the ground floor elevation shall include an appropriate amount of transparency to engage the public realm. The particular amount shall be determined in the neighborhood planning process based on the particular design of the street frontage.
- Drive-thru facilities are prohibited for all eating and drinking establishments.
- Drive-thru facilities will be limited to bank and savings institution use. These may only be located at the rear of a building, in a parking lot or in a parking garage. Drive-throughs may only be accessed via service streets, parking lots or parking garages.
- Refer to appendices A-F for further guidelines

7.5 Landscape Standards

- Refer to Appendix G

**THE VILLAGE CENTER GENERAL AREA
DEVELOPMENT STANDARDS**

7.6 Permitted Uses

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| Commercial | <ul style="list-style-type: none">• Clinics• Eating and drinking establishments. (outdoor dining will be allowed on commercial streets)• Sale of alcoholic beverages in conjunction with eating and drinking establishments shall be subject to Chapter 58, Section 4B, (1) City of Orlando LDC | <ul style="list-style-type: none">• Family day care center• Hotel/motel• Live-Work• Any other similar commercial use |
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| Civic
Community
Related uses
including
the following | <ul style="list-style-type: none">• Civic Clubs• Clubhouses• Community Centers• Fire Station• Law enforcement• Meeting halls• Municipal or government buildings• Museums and galleries• Performing arts auditoriums and facilities | <ul style="list-style-type: none">• Post Office• Public Libraries• Public parks and plazas• Public restroom facilities• Public safety office• Recreation centers• Religious institutions• Schools• Any other similar civic use |
|---|--|--|

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| 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, trusts planning and management• Governmental• Holding and Investments | <ul style="list-style-type: none">• Home occupation• Legal services• Management consulting• Public relations• Real estate, rental services• Security and commodity brokers• Temporary professional• Any other similar office use |
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|----------------------------------|--|
| Recreation
Indoor(use) | <ul style="list-style-type: none">• Billiard parlor• Bowling lanes• Clubs and lodges• Theaters• Any other similar recreation use |
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|--------------------|---|
| Residential | <ul style="list-style-type: none">• Accessory apartment or cottage• Adult Congregate Living Facility• Attached housing (including above ground floor commercial and office uses).• Family day care home• Garage apartment• Model• Residential -Office mixed development• Any other similar residential use |
|--------------------|---|

THE VILLAGE CENTER GENERAL
DEVELOPMENT STANDARDS

7.6 Permitted Uses

Retailing, Light

Specialized Retail
including
the following

- Antique shops
- Appliance stores
- Art/craft/hobby stores
- Bakery, retail
- Bank and savings institutions
- Bicycle shops
- Bookstores
- Clothing stores
- Computer store and service
- Department stores
- Drug stores
- Furniture stores
- Florist
- Gift shops
- Groceries
- Hardware stores
- Jewelry stores
- Liquor stores
- Luggage stores
- Music stores
- Newsstands
- Office supplies
- Optical goods, eyeglass stores
- Paint and wallpaper stores
- Pet stores
- Photo stores
- Plumbing fixtures
- Radio stores
- Specialty shops
- Stationary stores
- Television stores
- Any other similar retail use

Service, Personal

Personal Service
Shops including
the following

- Appliance services
- Barber shops
- Beauty shops
- Dance studios
- Duplicating services
- Dry cleaning (no cleaning on premise)
- Health Spas
- Laundromats
- Massage establishment
- Physical fitness facilities
- Photographic studios
- Radio repair
- Shoe repair
- Tailoring
- Television repair
- Veterinary clinic
- Watch and clock repair
- 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)
- Bed and breakfast, subject to Section 58.916, City of Orlando LDC
- Open air markets (occasional use)
- Service, entertainment
- Street vending (occasional use)

THE VILLAGE CENTER GENERAL AREA
DEVELOPMENT STANDARDS

7.7 Prohibited Uses

Commercial	<ul style="list-style-type: none">• Adult entertainment facilities• Auto Service Station• Entertainment services• Hospitals• 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)	
Recreation Indoor Use	<ul style="list-style-type: none">• Amusement center• Discotheques and dance halls• Game Room• Skating rinks• Shooting range• 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• Nursing home• Treatment and Recovery facilities• Any similar residential use
Retailing, Intensive	<ul style="list-style-type: none">• Utility trailer rental• Vehicle Sales and rental• Any similar retailing use
Retailing, Light Specialized Retail including the following	<ul style="list-style-type: none">• Retail building materials• Retail plant nurseries• Small equipment rental• Any similar retailing use

THE VILLAGE CENTER GENERAL
DEVELOPMENT STANDARDS

7.7 Prohibited Uses

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- Service, Personal**
- Automobile quick wash
 - Body piercing establishments
 - Funeral Homes
 - In-House carpet servicing
 - Tattoo parlors
 - 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, Intensive
 - Service, Passenger Vehicle/Major Vehicle

THE VILLAGE CENTER GENERAL AREA DEVELOPMENT STANDARDS

7.8 Parking

- Minimum or maximum parking requirements will not be established, however every attempt should be made in the development of the Village Center General Area to minimize the size of surface parking areas.
- Tandem parking is allowed.
- On-street parking may be used to meet parking requirements
- On-street parking will occur on all commercial streets in the Village Center General Area.
- Parking lots shall be developed behind buildings to the greatest extent possible.
- Parking lots shall be accessed from service streets to the greatest extent possible.
- Shared parking lots, easily accessible from service streets may occur.
- Shared parking-decks, accessible from the service streets of the Village Center General Area, are also permissible.
- Exterior wall materials for parking-decks should be compatible with the exterior wall materials utilized for adjacent buildings.
- Street frontages for parking-decks should incorporate either liner buildings or landscaping, including trees and shrubbery, to create a soft planting edge compatible with the adjoining street landscape.