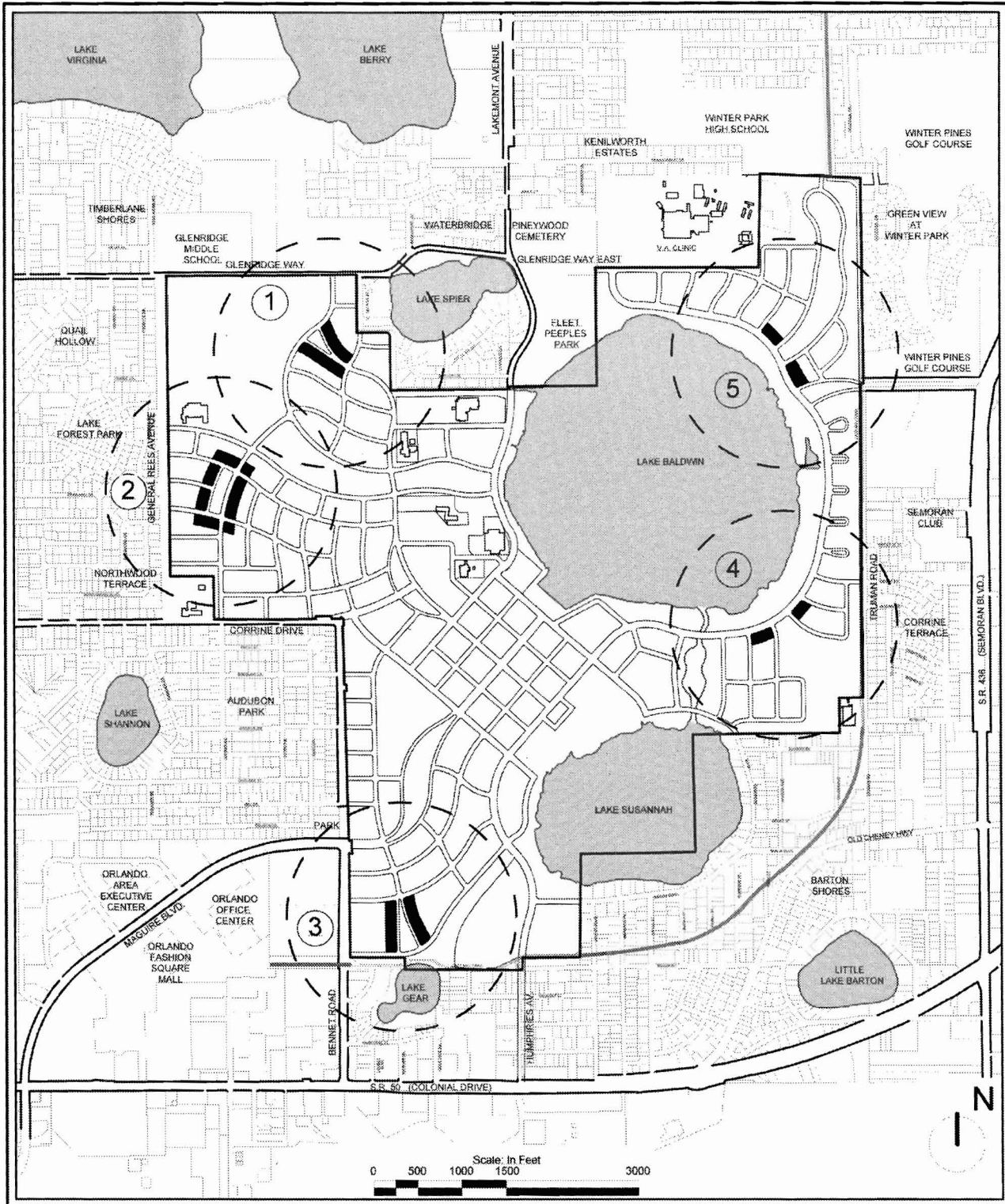


ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA

NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS

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



Neighborhood Center

NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS

8.1 Key Elements

The neighborhood centers will establish the focus and identity for each individual neighborhood.

Mix of Uses

Neighborhood centers will have a variety of uses including; housing, retail, commercial, office, civic uses and recreational facilities.

Public Spaces

Neighborhood Centers will include or be adjacent to a small, neighborhood park. All streets will be lined on both sides with sidewalks and street trees.

Urban Design Character

All buildings will build to a frontage line to define the neighborhood center. Higher density housing and a tighter setback requirement will distinguish it from the surrounding lower density neighborhoods.

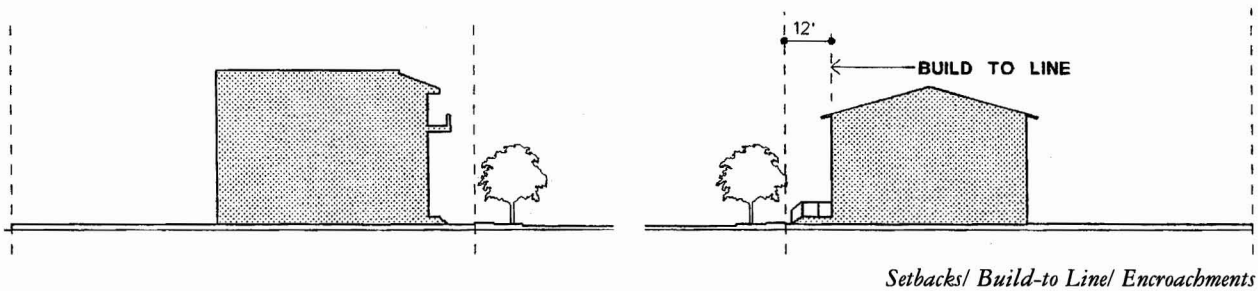
Refer to Appendix A-G for further regulations and requirements.

**NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS**

8.2 Development Standards

	Attached Housing/Commercial/Civic	Detached Housing
Lot/Building Site Sizes	<ul style="list-style-type: none"> max building width: 150' min building width: 18' 	<ul style="list-style-type: none"> max lot width: 65' 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: 80% parking lots must comply with landscape standards in Appendix G 	<ul style="list-style-type: none"> max impervious surface area: 60%
Setbacks	<ul style="list-style-type: none"> 0' to 12' 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 	<ul style="list-style-type: none"> 12' to 20' 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, awnings, covered entries, stoops, porches, roof overhangs may encroach upon setback area 	<ul style="list-style-type: none"> balconies, covered entries, stoops, porches, roof overhangs may encroach upon setback area
Frontage	<ul style="list-style-type: none"> a minimum of 65% 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 all 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 	<ul style="list-style-type: none"> a minimum of 80% of all buildings on the block should conform to the build-to line
Building Height	<ul style="list-style-type: none"> max height: 4 stories min height: 2 stories 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) 	<ul style="list-style-type: none"> max height: 4 stories min height: 2 stories entry level to be located a minimum of 18" above the sidewalk

NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS



8.3 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.

- 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 frontages.
- Refer to Appendix C-F for additional requirements.

8.4 Landscape Standards

- See Appendix G for further regulations and requirements.

**NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS**

8.5 Permitted Uses

Commercial	<ul style="list-style-type: none">• 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• Family day care center• Live-Work• Any other similar commercial use
Civic Community Related uses including the following	<ul style="list-style-type: none">• 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)	<ul style="list-style-type: none">• Counselors and family services• Home occupation• Insurance• Real estate• Any other similar office use
Recreation Indoor(use)	
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).• Detached housing• Family day care home• Garage apartment• Model• Residential -Office mixed development

NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS

8.5 Permitted Uses

Retailing, Light
Specialized Retail
including
the following

- Antique shops
- Bakery, retail
- Bookstores
- Convenience grocery
- Florists
- Newsstands
- Stationary stores
- Any other similar retail use

Service, Personal
Personal Service
Shops including
the following

- Barber shops
- Beauty shops
- Dance studios
- Dry cleaning (no cleaning on premise)
- Laundromats
- Photographic studios
- Radio repair
- Shoe repair
- Tailoring
- Television repair
- 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)

**NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS**

8.6 Prohibited Uses

Commercial	<ul style="list-style-type: none"> • Adult entertainment facilities • Auto Service Station • Entertainment services • Hospitals and clinics • Hotel/motel • Parking garages and lots (principal use) • Plasmapheresis facilities • Recreational Vehicle Park 	<ul style="list-style-type: none"> • Recreational use, outdoor • Vertiports • Whole blood facilities • Any similar commercial use
<p>Office Business or Professional Offices including the following (Primary use)</p>		
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 • 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 	
<p>Retailing, Light Specialized Retail including the following</p>	<ul style="list-style-type: none"> • Appliance stores • Art stores • Banks and savings institutions • Bicycle shops • Department stores • Drug stores • Furniture stores • Gift shops • Groceries • Hardware stores • Jewelry stores • Liquor stores • Luggage stores 	<ul style="list-style-type: none"> • Music shops • Office supplies • Paint and wallpaper • Photo stores • Plumbing fixtures • Radio stores • Retail building materials • Retail plant nurseries • Small equipment rental • Specialty shops • Television stores • Any similar retailing use

NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS

8.6 Prohibited Uses

Service, Personal

- Appliance services
- Automobile quick-wash
- Body piercing establishments
- Duplicating services
- Funeral Homes
- Health spas
- In-House carpet servicing
- Massage establishments
- Tattoo parlors
- Veterinary clinic
- 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

NEIGHBORHOOD CENTERS
DEVELOPMENT STANDARDS

8.7 Parking

- On-street parking will occur on all Neighborhood Center streets.
- Off-street parking for each residential unit will be provided.
- All off-street parking will be located behind buildings.
- Tandem Parking is permitted.
- On-street parking may be used to meet parking requirements.