

ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA

DEFINITIONS

INTERPRETATION
DEFINITIONS

DEFINITIONS

Interpretation

Shall; Should; May, Includes

The work "shall" or "will" is mandatory; the word "should" is directive but not necessarily mandatory; the word "may" is permissive. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Measurement of Distances

Unless otherwise specified, all distances shall be measured horizontally and at right angles to the line in relation to which the distance is specified.

Conflicts

The particular shall control the general. In case of any difference of meaning or implication between the text of this Planned Development and any caption, figure, illustration, summary table, or illustrative table, the text shall control.

Interpretation of Undefined Terms

Terms not otherwise defined herein shall be interpreted first by reference to the City of Orlando's adopted Growth Management Plan, if specifically defined therein; secondly, by the City of Orlando Land Development Code; thirdly, by the Congress of New Urbanism Lexicon; and fourthly, by reference to generally accepted engineering, planning, or other professional terminology if technical; and otherwise according to common usage, unless the context clearly indicates otherwise.

Definitions

Abutting (or Adjoining)

Touching and sharing a common point or line. This term shall not be deemed to include parcels which are across the street from each other.

Accessory Use

A use which is subordinate in purpose, area and extent to the principal use served; contributes primarily to the comfort and convenience of the owners, occupants, employees, customers, or visitors of the principal use; and is located within the building housing the principal use served.

Accessory Service

This term shall be deemed to include accessory service uses, accessory private garages, home occupations, accessory tennis courts, and ground-mounted satellite dish antennas. However, required parking facilities shall not be deemed to be an accessory use.

Adjacent

Near to but not necessarily touching.

Adult Entertainment Facility

Any adult bookstore, adult dancing establishment or adult motion picture theater as defined in Chapters 31A, 37 and 43 of the City Code; or any commercial physical contact establishment as defined in Chapter 66 of the City of Orlando LDC.

DEFINITIONS

Amusement Center

Any establishment which provides, within a building, amusement or recreation for a fee or admission charge, including coin-operated games and similar devices.

This term includes skating rinks, billiard parlors, indoor tennis, racquetball and game rooms.

Antique Store

A store which carries antiques as its exclusive or primary form of inventory. Antiques shall be characterized as items having some intrinsic vintage value.

Appeal

A request for a review of an administrative interpretation or a review of a decision made by any administrative official or board or commission.

Applicant

An authorized person who files an application.

Architectural Enhancement

The physical result of the application of skill and taste according to aesthetic principals to the architectural embellishment of a building, the placement of works of art in the interior or exterior spaces of the building, or special landscape treatments such as parks, plazas or atriums.

Automobile Service Station

Any building, structure or land used for automotive maintenance, servicing, repair, tune-ups, car washing, or towing.

Awning

A sheltering screen, usually of canvas fabric, supported and stiffened by a rigid frame, extending over or before any place which has windows, doors, outside walks or the like, and providing shelter or protection against the weather.

Backlit Awning

A fireproofed, enclosed, illuminated space frame structure designed in awning form.

Bank

(See Savings Institution)

Bed and Breakfast Facility

An accessory use in which a room(s) or lodging unit (or units) and "continental" breakfast service only is provided to guest clients, for lengths of stay ranging from one night to seasonal, by the owner of the principal structure living on-site.

Berm (or Earth Mound)

Earth contoured so as to form a mound above the general elevation of the adjacent ground or surface.

DEFINITIONS

Bicycle Parking Space, Class I

A completely enclosed parking space or controlled access area designated so that an unauthorized person cannot remove a bicycle from it.

Bicycle Parking Space, Class II

A parking space which includes a device which locks both wheels and the frame. The user may have to provide the lock.

Bicycle Parking Space, Class III

A parking space which includes a rack or other fixed object to which a bicycle may be secured with the user's own lock.

Bike Lane

A portion of a roadway (typically 5'-0") which has been designated by signing and paving markings for the preferential or exclusive use by bicycles.

Bike Paths

Off-street facilities used by bicycles or by other users if properly designed. Bicycle paths may be located within the right-of-way of parallel roadways but are often located in separate rights-of-way or open space.

Bikeway

Bikeways are appropriate facilities for bicycling. Bikeways include bicycle paths, bicycle lanes, bicycle routes, wide curb lanes and paved shoulders.

Block

A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter, or other name through which it is identified.

Block Face

That portion of a Block which abuts an individual street.

Buffer (or Buffering)

The use of any man-made or natural materials or open space in any fashion designed to limit the effects of one land use upon adjoining land uses.

Buffer Yard

A unit of land, together with a specified type and amount of planting and any structures thereon, which may be required between land uses to eliminate or minimize conflicts between land uses.

Build-to Line

A line appearing graphically or stated as a setback dimension along which its facade must be placed.

Building

Any permanent structures designed or built for the support, shelter or protection of persons, animals, chattels or property of any kind. This term does not include awnings, canopies, or similar structures.

DEFINITIONS

Building Permit

Any building or construction permit required under the Orlando Building Code.

Building Plane

An exterior flat or level surface of a building, such as a building wall.

Building Restriction Line

A line following the rear of any required yard setback, establishing the minimum allowable distance between the nearest portion of any building and the lot line when measured perpendicularly thereto.

Building Site

Any group of one or more lot(s) or parcel(s) occupied or intended for development as a unit, whether or not as part of a larger Development Site. Building site area does not include surface water bodies or floodways, but does include wetlands. Should the building site contain more than one lot or parcel intended for separate fee-simple sale after development, interior lot setback and yard requirements shall apply to each individual lot, and any applicable building site setback requirements will be established from the building site perimeter.

Where the building site will be retained in single ownership after development, interior lot setback and yard requirements shall be disregarded and any applicable setback requirements shall be established from the building site perimeter, provided that all lots or parcels contained within a building site shall be bound

together by location of principal structure(s), replatting, or an instrument approved by the City Attorney as to form and legality and recorded in the Public Records of Orange County, Florida.

Caliper

The outside diameter of a tree trunk. The measurements are made based on: nursery-grown trees up to 4" in diameter are measured 6" above the ground line; nursery grown trees greater than 4" diameter are measured 12" above the ground line and existing on-site trees are measured 4' above the ground line.

Church (or Religious Institution)

A facility primarily intended for the conducting of organized religious worship services and permitted associated accessory uses.

City

The City of Orlando, Florida and its authorized agents.

City Council

The City Council of the City of Orlando, Florida

Civic Use

This shall include community centers, meeting halls, recreation centers, clubhouses, schools, public libraries, religious institutions museums and galleries. Performing arts auditoriums and facilities, and municipal or government buildings.

DEFINITIONS

Civic Club

Buildings and facilities owned and operated by a corporation or association of persons for civic, social, fraternal or recreational purposes and not operated or maintained primarily for profit.

Clinic

A facility which provides treatment which requires observation and recovery normally lasting 1 - 5 hours, for illness, injury, abnormality or pregnancy. Such facilities may also provide examination, diagnosis, ambulatory care and outpatient services, but do not provide overnight care. This term includes drug clinics.

Commercial Use

Any one of the following uses:

- Adult entertainment facilities
- Auto service station
- Family day care center
- Drive-in facility
- Eating and drinking establishments
- Entertainment services
- Hospitals and clinics
- Hotel/Motel
- Intensive retailing
- Intensive services
- Light retailing
- Model home center, commercial
- Neighborhood convenience store
- Parking garages and lots (principal use)
- Personal services

- Plasmapheresis facilities
- Recreation, Indoor
- Recreation, Outdoor
- Recreational Vehicle Park
- Vertiports
- Whole Blood Facilities

Common Area

Any part of a development designed and intended to be used in common by the owners, residents or tenants of the development. These areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the owners, residents or tenants.

Common Improvements

All streets, driveways, parking bays, and other vehicular use areas, and all uses, facilities, structures, buildings, and other improvements, or portions thereof, which are designed and provided for the common use, benefit, and enjoyment of all residents or occupants of all or a designated portion of a development or neighborhood, or for the protection of adjacent property.

Common Open Space

All open space, or portions thereof, including landscaping, screening, and buffering, which is part of a Common Area.

DEFINITIONS

Common Ownership

Ownership of common open space or common improvements which grants at least some undivided and common rights in such lands or improvements to the residents or occupants of a development or a neighborhood either directly, or indirectly through shares or other interests in the property of a separate legal entity.

Community Center

A building used for recreational, social, educational and cultural activities, usually owned and operated by a public or non-profit group or agency.

Community Development District

A Community Development District (CDD) is an independent special taxing district created and authorized by Chapter 190, Florida Statutes. The statutory purpose of a CDD is to plan, finance, construct and/or acquire, operate, and maintain community-wide infrastructure in planned community developments.

Conditional Use

A specific use which may be approved by the City Council, after review by the Municipal Planning Board, through a quasi-judicial review process. Conditional uses would not be appropriate if permitted throughout the zoning district, but when subject to appropriate limitations, conditions and safeguards, would promote the public health, safety, welfare, convenience and comfort.

Connection (Vehicular)

A driveway, street, turnout, or other means of providing for property access to or from controlled access facilities. For the purpose of access, two one-way connections to a property may constitute a single connection.

Connection Spacing, Minimum

The minimum allowable distance between connections, measured from the closest edge of pavement of the first connection to closest edge of the second connection along the right-of-way line. Where the right-of-way or connection is skewed or offset, this distance can be measured along the traveled way.

Conservation Use

Uses within land and water areas designated for the purpose of conserving or protecting natural resources or environmental quality such as open space, nature study, passive recreation, wildlife habitat, nature preserve, wetlands protection and mitigation areas and other similar uses. In order to accomplish this objective, the following uses shall be permitted:

- a. Public passive parks;
- b. Public lands designated for open space or conservation;
- c. Open space buffers between incompatible land uses;
- d. Private recreational or open space lands which have had development rights conveyed to the public, or for which a covenant is executed insuring that only open space or passive park uses shall be permitted;

DEFINITIONS

- e. Water conservation areas, potable water well fields, retention/detention ponds, other stormwater control structures and public improvements, approved by the City Engineer as long as the conservation area is not detrimentally impacted;
- f. Detached housing and customary accessory buildings.

County

Orange County, Florida, and its authorized agents.

Curb

The stone or concrete boundary at the edge of the pavement of a street, which also usually includes gutters.

Day Care Center

See Family Day Care Center

Development

Except where the context otherwise requires, "development" shall mean the performance of any building or mining operation, the making of any material change in the use or appearance of any structure or land, the division of land into two or more parcels, and any construction of improvements or the alteration of land from a natural state to facilitate a residential, commercial, business, industrial, or public use.

Development Site

The property under consideration for a development,

which may contain one or more Building Sites and shall be under single ownership at the time of application. Should the Development Site contain more than one Building Site, any applicable Development Site setback requirements shall be established from the Development Site Perimeter.

Doorway

An opening in an exterior building wall sized to admit humans including doors, archways, loggia and other similar openings.

Drip Line

That area circumscribed on the ground by a vertical line extended from the outermost extremities of a tree's branches to the ground.

Drive-Thru Facility

Any use which by design, physical facilities service or procedure encourages or permits customers to receive services, obtain goods or be entertained while remaining in their motor vehicles. This term includes "drive-in" and "drive-up" facilities.

Driveway Approach

That portion of the driveway within the street right-of-way between the curb and the property line, including the sidewalk section.

Dwelling Unit

See Housing Unit

Easement

Any strip of land for public or private utilities, drainage,

DEFINITIONS

sanitation, access, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

Eating and Drinking Establishment

Any establishment selling food and/or drink for consumption on the premises, whether or not the food is cooked on the premises, including restaurants, taverns, cocktail lounges, lunch counters and refreshment stands selling prepared foods for immediate consumption.

Effective Date

The date on which a regulation or standard took effect.

Elevation

The perimeter surface of a building set approximately parallel to a Lot Line. Elevations are subject to setbacks and height restrictions.

Encroachment

Any structure or object occupying, projecting into or obstructing any portion of a designated public right-of-way, yard, floodplain or floodway, buffer yard, landscaped area or any other designated area in which the structure or object is not permitted, including but not limited to: Building or other materials, all or portions of permanent or temporary buildings or other structures, fences and ornamental structures, and where appropriate to the context, vehicles; but excluding federally approved public mailboxes where permitted

and approved driveways as permitted by this Planned Development and city code.

Existing (Use, Structure or Activity)

Any use, structure or activity in legal existence on or before the original effective date of a regulation.

Expansion (of a Use, Structure or Activity)

Any increase in the amount of floor area or building site area for an existing use, structure or activity.

Exterior Features

Includes the architectural style, general design and general arrangement of the exterior of a building or other structure, the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures and other features of the building site such as trees, parking, sidewalks, etc.

Facade

Exterior wall of a structure.

Facade - Non-principal

The exterior wall(s) of a structure that do not face a public right-of-way.

Facade - Principal

The exterior wall(s) of a structure that face a public right-of-way.

Family

One or more persons occupying a single housing unit

DEFINITIONS

and living as a single housekeeping unit, provided that unless all members are related by blood, marriage, adoption or foster care responsibility, no such family shall contain over five persons.

Family Day Care Center

Any facility whatsoever which cares for one or more clients not related to the operator by blood, marriage, adoption or foster care responsibility whether children or adults, away from the client's own home, for periods of less than twenty-four hours per day per client. Occasional extended stays may also be provided. Such facilities may be for profit or non-profit.

This term includes Day Care Center, Child Care Center, Nursery Schools and Kindergartens, when not accessory to an elementary school; but does not include Group Care Facilities, Residential Social Service Facilities, any center under the jurisdiction of the State Board of Public Instruction, or any private school except those solely below first-grade level.

Family Day Care Home

An occupied residence in which child care is regularly provided for no more than five (5) preschool children from more than one (1) unrelated family and which receives payment. The maximum number of five (5) preschool children includes preschool children living in the home and preschool children received for day care who are not related to the resident caregiver. Elementary school siblings of the preschool children

received for day care may also be cared for outside of school hours provided the total number of children, including the caretaker's own and those related to the caregiver, does not exceed ten (10)

Farmer's Market

Any light retailing use held in an open area or structure, whether periodically, occasionally or continuously, where one or more individual sellers offer principally agricultural produce for sale to the public.

Floodway

The channel of a river or other water course and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Front Door

The entrance into the principal building on the building site facing the street.

Greenspace

A landscaped area of a minimum of 1/10 of an acre. A Greenspace shall be used only for passive recreation or a visual amenity. Greenspaces may include landscaping around public utilities, lake edges, entry features to a neighborhood, and landscaped road median.

Ground Cover

Plants, other than turfgrass, normally reaching an

DEFINITIONS

average maximum height of twenty four inches (24") at maturity.

Habitable Floor

Any floor area usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor area usable only for storage purposes is not a "habitable floor."

Health Spa

An establishment, the principal purpose of which is the improvement of physical health and well-being of individuals through the use of physical exercise and/or physical therapy, utilizing facilities such as exercise equipment, steambaths, vapor baths and pools.

This term does not include massage establishments, commercial physical contact establishments or other adult entertainment establishments.

Hedge

A series of shrubs planted in a manner so as to form a continuous visual screen.

Height (of a Building or Structure)

The vertical distance from the ground level to the highest point of a structure. When applied to a building, height shall be measured to the highest point of the coping of a flat roof or to the mean height level

between eaves and ridge for gable, hip or gambrel roofs. Where no ground level has been established the height may be measured from the mean elevation of the finished lot grade at the front of the building or structure.

Home Occupation

Any gainful occupation, profession or use conducted by the occupant of a housing unit, when the activity is carried on as an accessory use within the occupant's housing unit. This shall exclude uses listed in section 58.939 of the City of Orlando's LDC.

Housing, Accessory Apartment

A housing unit which is an accessory use within a detached housing in a residential district.

Housing, Accessory Cottage

A housing unit which is an accessory use and located in an accessory building.

Housing, Attached (Townhouse/ Rowhouse)

A housing unit which is subdivided into one or two family housings, each of which has at least its own front or rear yard and is attached to abutting housings by approved masonry party or partition walls, thus creating distinct and non-communicating one or two family housings.

Housing, Attached (Two-Family or Duplex)

Any group of two housing units occupying a single lot or building site, whether composed of one or more

DEFINITIONS

than one principal building.

Housing, Attached (Multi-Family)

Any group of three or more housing units occupying a single building site, whether composed of one or more than one principal building.

Housing, Detached (Single Family)

A housing designed for and occupied exclusively by one family.

Housing, Garage Apartment

A housing unit which is an accessory use and located in an accessory building which provides parking for motor vehicles, with kitchenette and sanitary facilities, but having partial separation within the room for the sleeping area.

Housing, Model

A residential structure used for demonstration or sales purposes within a residential development under active development, open to the public for sales purposes, and not occupied as a housing unit.

Housing, Unit

A room or rooms connected together and constituting a separate, independent housekeeping establishment for one family only, for occupancy periods of no less than thirty (30) consecutive days, and containing independent cooking and sleeping facilities.

Housing, Commercial

A room or rooms connected together and constituting

a separate, independent unit, for an occupancy period of no less than seven (7) consecutive days and no more than 29 consecutive days, and containing independent cooking and sleeping facilities. Any unit occupied for less than seven (7) consecutive days shall be classified as a motel.

Impervious Surface Area

The area of ground covered by any part of a building, street, vehicular use area, or any other structure, improvement, facility or material which prevents or severely restricts natural percolation of moisture. This includes all asphalt and brick surfaces, and areas devoted to any outdoor storage and/or display of materials and merchandise, but does not include residential accessory swimming pools. Gravel surfaces shall be considered impervious when used for a vehicular use area, and porous otherwise. Unpaved vehicular use areas shall also be considered impervious, except those designated and approved for occasional vehicular use only. Wooden patios shall be considered pervious.

Impervious Surface Ratio (ISR)

The Impervious Surface Area divided by the Site Area.

Improvements (or Site Improvements)

Any grading, filling, or excavation of unimproved property; additions or alterations to existing buildings or other structures requiring alterations to the ground; the construction of new buildings or other structures, including parking lots; and street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains,

DEFINITIONS

street names, signs, landscaping, permanent reference monuments (P.R.M.s), permanent control points (P.C.P.s) or any other improvement.

Intensity (of Use)

The bulk or mass of a use upon a building site or development site.

Intensity (of Scale)

The bulk or mass of a building or buildings on a development site, as expressed by relative scale of the building elements.

Industrial Use

Any of the following types of uses:

- Heavy manufacturing and processing
- Intensive services
- Light manufacturing and processing
- Wholesaling and warehousing

Irrigation System

An artificial watering system designed to transport and distribute water to plants.

Land Clearing

Removal of all trees and/or vegetation from the land surface to mineral soil.

Land Use

A description of how land is occupied or utilized. The terms "land use" and "use of land" shall be deemed also to include building use and use of building.

Land Use Regulation

Any ordinance or resolution controlling the use, development, maintenance or transfer of real property.

Landscaping

Landscaping shall consist of, but not be limited to grass, ground covers, shrubs, vines, hedges, trees, berms and architectural landscape features and material.

Light Retailing

see Retailing, Light.

Live-Work

A rear yard, flexible commercial building type with one integrated or attached dwelling in the form of a loft or rear apartment.

Loading Berth (Off-Street)

An off-street storage space, either outside or within a building, used for the parking of commercial vehicles during loading or unloading.

Lot

The least fractional part of land having limited fixed boundaries, and (when part of a subdivision) having an assigned number, letter or other name through which it is identified. This term includes tract and parcel.

Lot, Corner

A lot whose lines are adjacent to two or more streets from their point of intersection.

Lot Coverage

The maximum area of a lot which may be occupied by

DEFINITIONS

a structure. Lot coverage is expressed as a ratio. Arcades, open porches, decks and stoops are excluded from the calculation.

which has been recorded in the Public Records of Orange County, Florida; or a parcel of land the deed of which was recorded in the Public Records of Orange County, Florida, on or before February 4, 1959.

Lot Depth, Mean

The mean distance from the front street line of the lot to its opposite rear line, measured in the mean general direction of the side lines of the lot.

Lot, Reverse Corner

A corner lot the street side lot line of which is substantially the continuation of the front lot line of the first lot to its rear.

Lot Frontage

The linear distance measured along the narrow dimension of a lot adjoining a street right-of-way.

Lot, Reverse Frontage

A through lot or corner lot intentionally designed so that the front lot line faces a local street rather than facing a parallel or perpendicular major thoroughfare.

Lot Frontage, Primary

That side of the lot abutting a street along the narrow dimension of the lot.

Lot, Through

An interior lot having frontage on two parallel or approximately parallel streets.

Lot Frontage, Secondary

That side of the lot abutting a street which is not the primary frontage.

Lot Width, Mean

The mean distance from a side line of the lot to its opposite side line, measured in the mean general direction of the front and rear lines of the lot.

Lot, Interior

A lot other than a corner lot.

Major Streets Plan

Includes all collectors, arterials, and limited access roads but does not include local roads.

Lot Line (or Property Line)

Any legal boundary of a lot. Where applicable, the lot line may coincide with the right-of-way line.

Massing

The width, volume and proportions of a building and its parts.

Lot of Record

A lot which is included in a subdivision the plat of

DEFINITIONS

Marquee

A permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

Mean Lot Depth

see Lot Depth, Mean.

Mean Lot Width

see Lot Width, Mean.

Mean Sea Level (MSL)

The average height of the sea for all stages of the tide. Also referred to as National Geodetic Vertical Datum (NGVD).

Median, Non-Restrictive

A median or painted centerline which does not provide a physical Barrier between center traffic turning lanes or traffic lanes traveling in opposite directions. This includes roadways with continuous center turn lanes and undivided roads.

Median, Restrictive

The portion of a divided roadway or divided driveway separating vehicular traffic traveling in opposite directions. Restrictive medians include physical barriers that prohibit movement of traffic across the median such as a concrete barrier, a raised concrete curb and/or island, and a grassed or swaled median.

Mixed Use

Any one of the following uses:

- mixed residential/office use
- mixed office/commercial use
- mixed residential/commercial use
- any other similar mixture of uses

Motel

An establishment consisting of a group of attached or detached lodging units having bathrooms and designed primarily for transient automobile tourists. A motel generally provides automobile parking facilities convenient to the lodging rooms and may or may not furnish customary hotel services such as restaurants, dining rooms, meeting rooms, cocktail lounges and similar uses.

Multi-family (Residential Use)

See Housing, Attached

Museum (or Art Gallery)

A building or structure used for the housing and display of historical objects, artifacts and visual arts. See also Public Benefit Use.

Native Plant Community

An indigenous association of plants identified by one or more prominent species or a characteristic physical attribute. In Central Florida, native plant communities include pine flatwoods; hydric mesic and xeric ammochs; sand pine scrub; wetlands and cyprus domes; prairies; sandhills; and hardwood forest.

DEFINITIONS

Neighborhood Center

Neighborhood Center shall mean that portion of an urban village which allows neighborhood retail use, convenience goods, personal services, office uses and public uses. The neighborhood center shall be oriented toward the neighborhood green.

Neighborhood Plan

The master plan for a particular neighborhood or district which provides specific design standards and guidelines regulating the development and use of the property.

New (Use, Structure or Activity; or New Construction)

Any use, structure or activity for which the “Start of Construction” commenced.

Office

A room, studio, suite or building in which a person transacts his business or carries on his stated occupation. However, this term does not include any facility involving manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products; or the sale or delivery of any materials, goods or products which are physically located on the premises.

This term includes administrative, business and professional offices, and radio and television studios, as well as medical, dental and governmental offices.

Office, Governmental

An office of any department, commission, independent agency or instrumentality of the United States, the State of Florida, Orange County, the City of Orlando or any other governmental unit.

Office, Medical and Dental

An office in which the principal use is the dispensing of health and /or dental services.

Open Air Market

Any retailing use held in an open area or structure, whether periodically, occasionally or continuously, where one or more individual seller offer goods or agricultural products for sale to the public. This term includes flea markets and fruit and vegetable stands, but does not include roadside agricultural stands.

Open Space

Any contiguous area of ground of at least fifty (50) square feet which is not covered by any building, street or right-of-way, vehicular use area, or recreational structure.

Outdoor Cafe

An area adjacent to an establishment whose principal use and function is eating or drinking non-alcoholic beverages. This area may be at ground level or on an upper story balcony; in either case the outdoor cafe shall have access to the public sidewalk.

DEFINITIONS

Overlay Zoning District

A zoning district which is intended to be applied on the regulatory plan only in conjunction with other districts in which land may be classified, and having the affect such lands may be used only as qualified by the regulations of the overlay district(s).

Palm

A self-supporting woody plant of tropical or sub-tropical species commonly marked by a simple and terminal crown of large leaves.

Parapet

A low, protective wall constructed as the continuation of the exterior wall to a building and placed along the entire perimeter of the roof of a building.

Parking Aisle (or Aisle)

An area within a parking facility intended to provide ingress and egress to parking spaces.

Parking Space (Off-Street)

An independently accessible off-street storage space, either outside or within a structure, for the parking of motor vehicles.

Parking Facility

Any off-street area or structure for the parking of motor vehicles.

Parking Lot

An off-street, ground-level area for the parking of

motor vehicles.

Parking Module

A standard of agreement of parking spaces containing two tiers of spaces and a parking aisle.

Parkway

The unpaved, sodded portion of a street right-of-way between the adjoining private property and facility intended to provide ingress and egress to parking spaces.

Passenger Shelter

A covered waiting area, often with benches that provides protection to transit passengers from inclement weather.

Pavement

That part of a street composed of vehicular travel lanes having an improved surface of asphalt, concrete, brick or other paving materials.

Pavement Width

The width of the pavement of a street, as measured from edge to edge. But excluding the curbs if any.

Pedestrian Access

An improved surface which connects the public right-of-way with private property or a building entrance.

Pedestrian Cover

DEFINITIONS

Fixed cover that extends either from the building facade or over windows and building openings serving as protection from sun and rain.

Permitted Use

A use which is specifically authorized by right in a particular zoning district.

Phase

A designated portion of a larger development, which is to be constructed as a unit and which is so designed that it can stand on its own even if the other phases of the development are never constructed.

Planting, Site Specific

The selection of plant material that is best suited to withstand the physical growing and soil conditions which are found in a particular location and microclimate.

Plat (or Subdivision Plat)

A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with applicable requirements. This term includes Replats, Amended Plats and Revised Plats.

Plat, Final

The final map of all or a portion of the subdivision which is presented to the appropriate reviewing authority for final approval, and if approved, shall be filed with the Clerk to the Circuit Court of Orange

County.

Plat, Preliminary

The preliminary map indicating the proposed layout of the subdivision which is submitted to the Town Design Review Committee with an appeal if necessary to the Municipal Planning Board.

Plaza

A small paved pedestrian area, provided with seating and landscaping. Plazas shall be used primarily for passive recreation, visual amenity and may contain seating and tables. Plazas shall be adjacent to or within the Village Center, a public right-of-way, a Public Benefit Use, or another Open Space Use.

Porch Depth

The dimension of a porch or arcade measured forward from the facade.

Porch Width

The dimension of a porch or arcade measured as a percentage of the facade lot width.

Principal Use or Structure

The primary or predominant use or structure of any lot, as distinguished from accessory uses and structures.

Private Street Owner

Any and all persons, partnerships, trusts, organizations, or corporations which own the fee title to the private

DEFINITIONS

street in question, or have an undivided interest herein.

Public Benefit Use

Any use necessary for the public health, convenience, safety or welfare for purposes such as public utilities; any municipal or state purpose; community centers; educational, philanthropic, charitable or religious uses; civic clubs; public or private schools (except family day care centers); and public or private parks or playgrounds; and accessory caretaker's quarters for any such use.

Public Entrance

An entrance to a structure that is maintained accessible to the public and free of encumbrances that might interfere with its use by the public.

Public Land

Any property owned by a public body such as the City of Orlando, Orange County, State of Florida and Orlando Utilities Commission. This definition shall include utility corridors.

Public Open Space Use

A landscaped or naturalistic area used primarily for passive recreation, active recreation, visual amenity or for purposes of environmental conservation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, and native plant community conservation areas and preserves, public parks, and stormwater facilities that are visual amenities. An Open Space Use is accessible to all residents. An Open Space Use does not include uses requiring

membership. An Open Space Use may be privately owned, owned in common, or publicly owned.

Real Property (or Property)

This term shall include any lands, tenements and hereditaments other than a public right-of-way.

Recreation (Use), Indoor

Any of the following types of uses:

- Amusement center
- Billiard parlor
- Bowling lanes
- Clubs and lodges
- Discotheques and dance halls
- Game room
- Skating rinks
- Theaters
- any similar recreation use

Restaurant

See: Eating and Drinking Establishment

Recreation (Use), Outdoor

Any premises (whether public or private) where the principal use is the provision of outdoor amusements, sports, games, athletic facilities, or other out-door recreational facilities and/or services except golf courses.

DEFINITIONS

This term includes skeet and gun clubs, gun ranges, golf driving ranges, miniature golf, go-cart tracks, and water slides; but does not include golf courses or any Public Benefit Use.

Residential Use

Any of the following uses:

- Accessory apartment
- Adult Congregate Living Facility
- Attached housing
- Community Residential Home
- Detached housing
- Emergency shelter
- Emergency shelter home for children
- Family Day Care Home
- Group Housing
- Mobile home dwelling
- Multiplex dwelling
- Nursing home
- Residential – Office mixed development
- Treatment and recovery facility

Retailing (Use)

An establishment where the principal use is the selling or renting of goods or merchandise to the general public in small lots (as opposed to bulk quantities) for personal or household consumption, and rendering of services incidental to the sale of such goods. This term includes Light Retailing, Intensive Retailing, Banks and Savings Institutions, but does not include Service Uses, Eating and Drinking Establishments, or any Industrial Use.

Retailing, Intensive

Any of the following types of retailing uses:

- open air markets
- utility trailer rental
- vehicle sales and rental
- any similar retailing use

Retailing, Light

Any of the following types of retailing uses:

- antique shops
- appliance stores
- art shops
- banks and savings institutions
- bicycle shops
- bookstores
- department stores
- drug stores
- furniture stores
- florists
- gift shops
- groceries
- hardware stores
- jewelry stores
- liquor stores
- luggage stores
- music shops
- newsstands
- office supplies
- optical goods, eyeglass stores
- paint and wallpaper
- photo stores
- plumbing fixtures
- radio stores

DEFINITIONS

- retail bakery
- retail building materials
- retail plant nurseries
- small equipment rental
- specialty shops
- stationery stores
- small equipment rental
- specialty shops
- television stores
- any similar retailing use.

Right-of-Way (R.O.W.)

The strip of land owned or controlled by the City or another governmental agency over which the public has a right of passage, including the streets, parkways, medians, sidewalks constructed thereon.

Right-of-Way, Drainage

The lands required for the installation of storm water sewers or drainage ditches, or required along a natural stream or water course for preserving the channel and providing for the flow of water therein to safeguard the public against flood damage.

Right-of-Way Line

The lot line dividing a street and a lot. For Public streets the right-of-way line shall be the existing lot line; for private streets the street line shall be the edge of the curb, or the edge of the legally described street, whichever is greater.

Roof Line

The juncture of the roof and the perimeter wall of the structure.

Rowhouse

See: Housing, Attached (Townhouse/ Rowhouse)

Savings Institution (or Bank)

Any premises where the principal use is concerned with such activities as banking, savings and loans, loan companies or investment companies.

Scale

The apparent height, size and bulk of a structure compared to the height of adjacent buildings and to the height of a human and/or the apparent height, size and bulk of the components of the facade compared to the apparent height, size and bulk of structure.

School

A facility used for education or instruction in any branch of knowledge, and including the following: elementary, middle, and high schools, whether public or private; colleges, community colleges and universities, vocational and professional schools giving instruction in vocational, professional, technical, industrial, musical, dancing, dramatic, artistic, linguistic, scientific, religious or other special subjects.

Service (Use)

An establishment where the principal use is the provision of services for individuals, business and

DEFINITIONS

government establishments and other organizations; as opposed to the selling of goods or merchandise.

This term includes Personal Services, Entertainment Services and Intensive Services, but does not include Retailing Uses, Eating and Drinking Establishments, Residential Social Service Facilities, or any Industrial Uses.

Service, Personal

A Service Use primarily engaged in providing services involving the care of a person, his or her apparel, pets, or small appliances, and including any of the following uses:

- automobile quick-wash
- appliance services
- barber shops
- beauty shops
- dance studios
- duplicating services
- funeral homes
- health spas
- in-house carpet servicing
- laundromats
- massage establishments
- physical fitness facilities
- photographic studios
- radio repair
- shoe repair

- tailoring
- television repair
- veterinary clinic
- watch and clock repair
- any similar use.

Setback

The mandatory minimum distance between a property line and a facade or the distance between a lot line and an elevation.

Setback, Front

The distance between a Right-of-Way Line and facade. This distance is given as a requirement or as a minimum. Open porches, balconies, stoops, chimneys and bay windows may be permitted to encroach into the front setback.

Setback, Rear

The distance between the rear lot line and any portion of the principle building.

Setback, Side

The distance between the side lot line and an elevation of the building with the exception of the roof overhangs. Open porches are not permitted to encroach into the side setback.

Sidewalk

An improved walkway intended primarily for pedestrians, usually running parallel to one or both sides

DEFINITIONS

of the pavement of a street.

Signal Spacing, Minimum

The minimum spacing or distance in miles between adjacent traffic signals on a controlled access facility measured from centerline to centerline of the signalized intersection along the traveled way.

Single Family (Residential Use)

See Housing Detached (Single Family)

Smoke

Any visible emission into the open air from any source, except emissions of uncontaminated water vapor.

Special Landscape Treatment

Landscaping that creates a park-like setting or plaza, as opposed to the landscaping requirements normally associated with the siting of a building or parking facility.

Special Significance

Wetlands less than 0.5 acres of special significance shall be those wetlands which are determined to provide essential water quality or drainage function; endangered species habitat or unusual habitat value; or are of a wetland type which is unique or rare within the City limits.

Speed, Posted

The speed limit that is normally posted on a roadway

segment.

Square

A landscaped open area bounded on at least two sides by a public right-of-way. A Square shall be located adjacent to the Village Center or inside the Village Center. A Square shall provide pedestrian use, passive recreation, and visual amenity use only; active recreation uses are prohibited.

Start of Construction

The first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation, including the relocation of a structure. Permanent construction does not include the installation of streets and/or walkways; nor does it include excavation for a basement, footing, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such structure or any part thereof on its piling or foundation.

Story

That portion of a building included between the surface of any finished floor and the surface of the next finished floor above it, or if there be no floor above it, then the space between such floor and ceiling next above it, unless such space is less than 5.5 feet in height. Wherever the height between two finished floors (or finished floor and ceiling) exceeds 25 feet, each height

DEFINITIONS

of 15 feet or portion greater than 5.5 feet thereof shall be construed to be one story.

Street

A public or private vehicular way which affords the principal means of access to abutting property. This term includes any street, avenue, boulevard, road, lane, parkway, place, viaduct, alley or other way which is (a) an existing state, county, or municipal roadway; (b) a street or way shown upon a plat heretofore approved pursuant to law or approved by official action; or (c) a street or way on a plat duly filed and recorded in the office of the Clerk of the Circuit Court of Orange County.

This term also shall be deemed to include all of the land between the right-of-way lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, sidewalks, parking areas, medians, parkways and other areas within the right-of-way. See street type designations in Chapter 5 (Transportation Standards) for further descriptions.

Street, Alley

A minor way which provides a secondary vehicular service access to the back or the side of a building site otherwise abutting on a larger street.

Street, Cul-de-Sac

A street terminated at the end by a vehicular turnaround.

Street, Local

A facility that provides direct access to abutting properties. The only traffic using local roads should be that originating in or traveling to properties within a

neighborhood, office or commercial development.

Street, Private

Any street which is not dedicated to any public body, which provides access to more than one property owned in fee simple, and whose primary function is traffic circulation rather than access to individual parking spaces.

Street, Service

A public or private street or road, auxiliary to and normally located parallel or perpendicular to a controlled access road, which has as its purpose to provide access to a small number of parcels.

Structure

Anything constructed, erected or placed, the use of which requires more or less permanent location on or in the ground or attached to something having a permanent location on or in the ground. Among other things, this term includes buildings, swimming pools, walls, fences and signs; but does not include paving and sidewalks.

Surface Water Body

Any lake, stream, sinkhole or water area, whether natural or man-made, but not including any wetland.

Swimming Pool

Any constructed pool used for swimming or bathing.

DEFINITIONS

over twenty-four (24) inches in depth, or with a surface area exceeding two-hundred fifty (250) square feet.

Temporary Use or Activity

A use permitted for a fixed period of time not over six months in duration, with the intent to discontinue such use at the expiration of the time period.

Theater

A building or part of a building where the principal use is the showing of motion pictures, or of dramatic musical or live performances.

Thoroughfare, Pedestrian

Any public or private pedestrian way designated to provide access to abutting property or the public right-of-way. This term shall include dedicated rights

Townhouse

See: Housing, Attached (Townhouse/ Rowhouse)

Traditional Neighborhood Development (TND)

The neighborhood is a comprehensive planning increment when clustered with others becomes a town, when freestanding it becomes a village. The neighborhood varies in population and density to accommodate localized conditions. Most dwellings are within a five-minute walking distance or 1/4 mile from its center. The streets are laid out in a network, so that there are alternate routes to most destinations.

There are a variety of dwelling types within the neighborhood. Retail and office uses located within the neighborhood may be freestanding or adjacent or part

of a residential unit.

Certain prominent sites are reserved for civic buildings. Open space is provided in the form of specialized squares, playgrounds and parks.

Transfer/Transit Center

Transfer centers enable transit vehicle(s) on two or more routes to come together at the same time, allowing patrons to transfer between the routes. The transfer center has site provisions for patrons transferring within the same mode and for changing travel modes.

Transit Compatible Development

A development that makes provision for transit in the design of the site plan. The design may include provisions for bus turning radii, pavement that can support the weight of transit vehicles, limiting conflicts between pedestrians and transit vehicles and between general traffic and transit vehicles, and facilitating walking between buildings and transit stops. Other factors that may be considered include review of internal roadway and parking area, building placement, garage clearances, as well as recommendations on bus zones, shelter, awnings, lighting fixtures and other improvements.

Tree

Any self supporting woody plant of a species which normally grows, or is capable of growing to an overall height of a minimum of fifteen feet in the central portion of Florida. This term includes canopy trees and understory trees, but does not include shrubs, ground cover or containerized trees and nursery stock trees for

DEFINITIONS

resale in licensed nurseries.

Tree, Canopy

Any self-supporting woody plant of a species which normally achieves an overall height at maturity of 40 feet or more, and a minimum crown spread of 30 feet.

Tree Encroachment

Any intentional or unintentional act which may reasonably be expected to cause a decline in the health of a tree, including:

- damage to the root system by machinery, storage of materials or soil compaction.
- Substantially changing the natural surface grade within the drip line
- excessive paving or building within the drip line.

Tree Health, Good

A healthy vigorous tree. No apparent signs of insect, disease or mechanical injury. Less than 10% dead wood of the total crown area.

Tree Health, Fair

A tree of average condition and vigor for the area. There may be minor insect, disease and/or physiological problems such as decay and mistletoe. There may be a need for some corrective pruning. Less than 30% deadwood of the total crown area.

Tree Health, Poor

A tree which is in a general state of decline, although tree death may not be imminent. The tree shows staghorning (dieback), mechanical, insect and/or disease damage, and may require major repair, pruning and fertilization. More than 40% deadwood of the total crown area.

Tree Removal

Any intentional or unintentional act which may reasonably be expected to cause a tree to decline and die, including:

- severing the trunk
- excessive pruning of the trunk or branching system
- mechanical damage to the branching system
- substantially changing the natural drainage patterns of the building site in a manner reasonably expected to kill the tree
- direct or indirect application of toxic substances or fire to the tree or its root system.

Tree, Understory

Any self-supporting woody plant of a species which normally achieves an overall height at maturity of 15-35 feet and a minimum crown spread of 15 feet, and which can grow beneath larger Canopy Trees.

Turfgrass

Continuous coverage of the ground surface by a grass

DEFINITIONS

species maintained by mowing.

Uplands

Those lands which are not identified as wetlands or open water bodies.

Vehicle

Any device or conveyance for transporting persons or property over the public streets, including, but not limited to, any automobile, motorcycle, motor truck, trailer, van, semi-trailer, tractor-trailer combination and boat or boat trailer.

Vehicular Use Area

An area used for the display or parking of any and all types of vehicles and equipment, whether self-propelled or not, and all land upon which vehicles traverse the property as a function of the principal use.

Village Center

Village Center shall mean that portion of an urban village that allows retail sites, personal services, office use, public use and residential uses. Uniform site development standards shall be applied throughout the village center.

Vine

A climbing or creeping plant which normally requires support.

Wetland

A topographically low-lying area which is inundated with water either permanently, frequently or seasonally, and characterized by wetland hardwood, cypress

bayheads, domes or strands, wet prairie and/or freshwater marsh vegetation, and soils normally rated as very low potential or unsuitable for development. Specifically, those areas determined to be within the jurisdiction of the applicable Water Management District.

Wetland, Altered

A wetland which has been determined to be significantly changed by urbanization, based on plant species, soil types and depth to water table.

Wetland Buffer Zone

Uplands, lakes, or physical barriers adjacent to wetlands which protect natural wetlands habitat, hydrology and water quality by attenuating the adverse impacts of development.

Wetland, Preserved

A wetland which is not a protected Wetland, which has been retained in accordance with Environmental Regulation Agency permits, or wetlands less the 0.5 acres containing endangered species or determined to be of special significance and retained in accordance with Section 63.283 of the Land Development Code.

Wetland, Protected

Those wetlands that have been identified as supporting significant aquatic resources with the City. See Figure C-2A and C-2B of the City of Orlando Growth Management Plan - Conservation Element for the Location of Protected Wetlands.

DEFINITIONS

Wetland, Retained

A wetland or portion of a wetland which is retained in accordance with the requirements of the City of Orlando.

Wheel Stops or Curbs

Permanently secured, durable devices no less than four inches in height, designed to restrict vehicular encroachment.

Xeriscape®

A set of horticultural principals which promote quality landscapes and the efficient use of water through the protection of existing vegetation, the use of appropriate plant material, the grouping of plants according to similar water requirements and other techniques.

Xeriscape® is a registered trademark of the National Xeriscape Council.

Yard

An open space at grade between a building or structure and scale of activity, they act as a transition or buffer between two (2) or more zoning districts.

Yard, Front

A yard extending across the front of a lot, between the side lot lines, and being the minimum horizontal distance between the street right-of-way line and the principal building or any projections thereof other than the projections of uncovered steps, uncovered

balconies or uncovered porches. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

Yard, Rear

A yard extending across the rear of a lot, between the side lot lines, and being the minimum horizontal distance between the rear of the principal building or any projections thereof other than the projections of uncovered steps, uncovered balconies or uncovered porches to the rear lot line. On corner lots the rear yard shall be at the opposite end of the lot from the front yard.

Yard, Side

An open unoccupied space on the same lot with a main building, situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

Yard, Street Side

A yard extending across the side of a corner lot between the rear line of the front yard and the front line of the rear yard, and between the principal building and the street right-of-way line, and being the minimum horizontal distance between the principal building or any projections thereof other than the projections of uncovered steps, uncovered balconies or uncovered porches, to the right-of-way line.

Zoning Variance

A grant of relief from requirements which permits development in a manner otherwise prohibited where specific enforcement would result in unnecessary