

Special Definitions

Ancillary Dwelling Unit - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area to describe a habitable studio or one-bedroom unit located over an attached or detached garage (see Habitable Floor). In order to be considered an ancillary dwelling unit, there must be an entrance separate from the principle structure. Ancillary Dwelling Units shall be under single ownership with the principle structure. Ancillary Dwelling Units do not count against the maximum unit count or in calculating density on the site.

Big Box Retail - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, refers to a retail use specifically permitted and encouraged in the Airport Support District-High and Medium intensity designations (ASD-2 and ASD-1 districts). In the Southeast Plan area, Big Box Retail establishments are considered automobile-oriented Intensive Retailing uses that share common physical characteristics (large warehouse-type facilities) with the pre-dominant industrial land uses located in the Airport Support Districts. Big Box Retail establishments are characterized as greater than 50,000 square feet in size, where the principle use is the selling or renting of goods or merchandise to the businesses and the general public in large lots (bulk quantities) for household or business use and/or consumption, and rendering of services incidental to the sale of such goods.

Block Frontage - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, calculated as the linear feet of a building within 20 feet of the edge of street ROW which has windows and entries oriented to the street.

Block Size, Net - A term used in Chapter 68 and applicable in the Southeast Orlando Sector Plan area. A calculation of the area of a block, with surrounding streets and wetlands setbacks removed. It is assumed that storm water detention is piped to adjacent neighborhood residential areas and open spaces.

Buildable Envelope - The three-dimensional space within which a structure is permitted to be built on a lot and that is defined by maximum height regulations, minimum yard setbacks, and sky exposure plane regulations when applicable.

Civic Use - A term used in Chapter 68 and applicable in the Southeast Orlando Sector Plan area. Civic Use facilities include both public and quasi-public uses such as community centers, meeting halls, recreation centers, clubhouses, schools, public libraries, religious institutions, museums and galleries, performing arts auditoriums and facilities, municipal or government buildings, parks/plazas, daycare, and postal services.

CONVENTIONAL LDC - A term used in LDC Chapter 68 to describe the various standards contained in Chapters 58-67 of this Land Development Code.

Duplex - Any group of two housing units occupying a single lot or building site, whether composed of one or more than one principle building.

Facade - Exterior wall of a structure.

Four-Plex (Quadruplex) - Four attached dwellings in one building in which each unit has two open space exposures and shares one or two walls with adjoining unit or units.

Garden Apartments - A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two or three story multifamily structures, generally built at a gross density of 15-25 dwelling units per net acre, with each structure containing eight to twenty dwelling units and including related off-street parking, open space and recreation.

Grocery (or Full Service Grocery Store) - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, referring to a retail grocery store of greater than 10,000 square feet.

Gross Developable Acreage - The total buildable area within a parcel, including local streets, but excluding public open space, neighborhood parks, schools, and environmental (wetlands, stormwater) constraints. Private on-site open space may further reduce the density of a particular development.

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 (where permitted) 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.

Local-Serving Retail - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, refers to those retail uses allowed within the Village Center/Urban Transit Center designation (VC/UTC district). Local-Serving Retail uses are those listed as consistent with the AC-1 district.

Mixed Use Centers - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, referring to the following designations/districts: Town Center/Urban Transit Center (TC/UTC), Village Center/Urban Transit Center (VC/UTC), Neighborhood Center (NC) and Residential Center. For standards, see Figure 68-C.

Mixed Use Precinct - A term used in Chapter 68 and applicable in the Southeast Orlando Sector Plan area to describe a particular grouping of land uses within the Airport Support District - Medium Intensity designation (ASD-1 District). A Mixed Use Precinct is an area within an ASD-1 district where intensive uses (office, hotel, eating and drinking, retail, civic uses) are clustered around public spaces, with less intensive uses (low intensity office, industrial, distribution) located further from the core area.

Neighborhood Retail - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, refers to those retail uses allowed within the Neighborhood Center designation (NC district). Neighborhood Retail uses are those listed as consistent with the AC-N district.

Net Developable Acreage - The total buildable area within a parcel, excluding local streets, public open space, neighborhood parks, schools, and environmental constraints. Private on-site open space may further reduce the density of a particular development.

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

Parking Bay (Module) - A standard of agreement of parking spaces containing two tiers of spaces and a parking aisle.

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

Podium Apartments/Elderly Housing - A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two to five story multifamily structures, generally built at a gross density of 20-50 dwelling units per net acre, with each structure containing sixteen to thirty dwelling units, with parking accessed from a rear or side parking drive and located under or as part of the principle structure (below-grade or 1/2 level below grade) and away from public view, and including open space and recreation.

Primary Conservation Network - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, the Primary Conservation Network (PCN) is a land use concept that establishes an interconnected open space system that protects wetland communities and habitat for numerous common and protected wild-life species while allowing passive recreation uses such as pedestrian and bike trails. The PCN is illustrated on Chapter 68, Figure 68-B.

Retail Shopping Centers - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, refers to a use prohibited in the Airport Support District-High and Medium intensity designations (ASD-2 and ASD-1 districts). Retail Shopping Centers are those facilities and uses commonly referred to as "strip commercial" centers, or Light Retailing in the Land Development Code, wherein an anchor store (typically a grocery or department store) is co-located with a series of smaller retail outlets either attached or detached.

Single Family (Detached Dwelling) - A one-family dwelling that is not attached to any other dwelling by any other means. In the Southeast Orlando Sector Plan area, applies to Estate Residential, Large-Lot, Standard-Lot, Small-Lot, and Bungalow single family types.

Small Retail/Market - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, refers to those retail uses allowed within the Residential Neighborhood/Residential Center designation (RN district). Small Retail/Market uses consist of the following: Grocery up to 10,000 square feet in size, Retail Bakery, Gift Shops, Florists, Newstands, Eating and Drinking Establishments, Service Uses.

Support Retail and Service Uses - A term used in Chapter 68 and applicable to the Southeast Orlando Sector Plan area, refers to those retail and service uses allowed within the Airport Support District-High and Medium intensity designations (ASD-2 and ASD-1 districts). Support Retail and Service Uses consist of the following: Business, Entertainment, Personal, and Intensive Services, Banks and Savings Institutions, Eating and Drinking Establishments, Intensive Retailing and Convenience Stores, but does not include Light Retailing.

Townhome/Rowhouse - A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Town/Village Green (a.k.a. Square) - A landscaped open area bounded on at least two sides by a public right of way. Greens are used to create a prominent civic component to core commercial areas, and should be between 1 and 3 acres in size. They should be placed at the juncture between the core commercial area and surrounding residential or office uses. Greens provide opportunities for public gathering, such as: multi-purpose lawn areas, tot lots, informal picnic areas, amphitheaters, raised stages and gazebos, larger hardscaped areas, and seating.

TRADITIONAL DESIGN - Land use and development standards that apply in the Southeast Orlando Sector Plan area, as described in Chapter 68 of this Land Development Code.

Tuck-Under Apartments - A building containing three or more dwelling units, including units that are located over the other. More specifically, one or more two or three story multifamily structures, generally built at a gross density of 20-30 dwelling units per net acre, with each structure containing eight to twenty dwelling units, with parking accessed from a rear parking drive and located under or as part of the principle structure (usually in-line), and including open space and recreation.