

1 **AN ORDINANCE OF THE CITY OF ORLANDO, FLORIDA,**
2 **RELATING TO ZONING AND THE DEVELOPMENT OF**
3 **LAND; AMENDING CHAPTER 62 OF THE CITY’S LAND**
4 **DEVELOPMENT CODE TO CREATE THE SEMORAN**
5 **BOULEVARD SPECIAL PLAN OVERLAY DISTRICT;**
6 **PROVIDING DEVELOPMENT STANDARDS WITHIN THE**
7 **DISTRICT RELATING TO BUILDING DESIGN AND**
8 **ARCHITECTURE, STREETScape, LANDSCAPING,**
9 **ACCESS MANAGEMENT, PARKING, SIGNS, AND**
10 **PROHIBITED AND RESTRICTED USES; PROVIDING**
11 **FOR SEVERABILITY, CODIFICATION, CORRECTION**
12 **OF SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.**

13
14 **WHEREAS**, Section 163.3202(1), Florida Statutes, requires that the City of Orlando,
15 Florida (the “City”) adopt or amend and enforce land development regulations that are consistent
16 with and implement the City’s adopted comprehensive plan; and
17

18 **WHEREAS**, Section 163.3201(3), Florida Statutes, encourages the use of innovative
19 land development regulations and requires that all land development regulations be combined
20 into a single land development code for the City; and
21

22 **WHEREAS**, from time to time, amendments and revisions to the City’s adopted
23 comprehensive plan (the “Growth Management Plan”) and progress in the field of planning and
24 zoning make it necessary or desirable to amend or revise the land development regulations of the
25 City; and
26

27 **WHEREAS**, the Mayor established the Semoran Boulevard Task Force to study the
28 Semoran Boulevard Corridor and to make recommendations for a Special Plan Overlay District
29 pursuant to Part 2X, Chapter 58, Code of the City of Orlando, Florida (the “Orlando City
30 Code”); and
31

32 **WHEREAS**, the Semoran Boulevard Task Force studied the Semoran Boulevard
33 corridor at regular meetings during 2009 and 2010, and in the summer of 2010 recommended a
34 *Semoran Boulevard Vision Plan* (Support Document – July 2010, Community Planning Studio,
35 Economic Development Department, City of Orlando), which was subsequently approved by the
36 City’s Municipal Planning Board (the “MPB”) and the City Council of the City of Orlando,
37 Florida (the “Orlando City Council”); and
38

39 **WHEREAS**, at its regularly scheduled meeting of December 21, 2010, the MPB
40 recommended to the Orlando City Council that the provisions of this ordinance are consistent
41 with the applicable provisions of the City’s adopted Growth Management Plan, are in the best
42 interest of the public health, safety, and welfare, are in harmony with the purpose and intent of
43 the City’s Land Development Code, will not result in disorderly and illogical development
44 patterns, and will not result in incompatible land uses; and
45

46 **WHEREAS**, the Orlando City Council hereby finds and determines that this ordinance is
47 consistent with the applicable provisions of the City’s adopted Growth Management Plan, is in
48 the best interest of the public health, safety, and welfare, is in harmony with the purpose and
49 intent of the City’s Land Development Code, will not result in disorderly and illogical
50 development patterns, and will not result in incompatible land uses; and
51

52 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE**
53 **CITY OF ORLANDO, FLORIDA:**
54

55 **SECTION 1. CHAPTER 62, AMENDED.** Chapter 62, Code of the City of Orlando,
56 Florida, is hereby amended to read as follows:
57

58 *****
59

60 **Secs. 62.4089 – 62.494. Reserved.**
61

62 **Sec. 62.408. Semoran Boulevard Special Plan.**
63

64 (a) Relationship to the Growth Management Plan. The GMP encourages
65 incorporating the positive design elements of the Traditional City into existing commercial
66 districts located outside of the Traditional City. (Urban Design Element Goal 2, Objectives 2.1
67 and 2.2, and Policy 2.2.1) The City prepared the Semoran Boulevard Vision Plan and this
68 Special Plan to implement these objectives and policies.
69

70 (b) Objectives. The primary purpose of the Semoran Boulevard Special Plan is to
71 preserve and strengthen commercial land uses and redevelopment opportunities within the
72 Semoran Boulevard corridor, to enhance pedestrian safety and the “Main Street” character of the
73 corridor, and to give the corridor a unified, consistent image so that it has the feel of a
74 recognizable district, while also improving the visibility of businesses within the corridor.
75

76 The specific objectives of this Special Plan are as follows:
77

78 1. Create a more welcoming and attractive public environment, and make
79 businesses more visible and accessible to their customers by providing special standards for
80 landscaping, fences, and building setbacks.
81

82 2. Give each row of small office buildings a more unified appearance by
83 providing special standards for landscaping, fences, signs, and building setbacks.
84

85 3. Set maximum standards for building height, mass, and scale that reflects
86 allowable intensities and densities while ensuring logical transitions from activity centers and
87 mixed use corridors to residential neighborhoods.
88

89 4. Support a pedestrian-oriented “Main Street” character through urban design
90 standards.
91

92 5. Establish building setback standards to allow for adequate streetscape
93 treatment, sidewalk widths, landscaping, and other desirable design features.
94

95 (c) **Applicability.** The regulations of this Special Plan apply to land designated with the
96 Semoran Boulevard Special Plan overlay district. These regulations apply in addition to all other
97 applicable regulations of the City’s Land Development Code. If a regulation of this Special Plan
98 conflicts with another regulation of the Land Development Code, the provision in this Special
99 Plan will supersede. The Special Plan area is depicted in Figure 62.408-1.

100
101 [Drafter’s note to the editor: Please insert Figure 62.408-1, attached to this ordinance as “Exhibit
102 ‘A’,” here.]
103

104 (d) **Support document.** The regulations of this Special Plan are intended to implement
105 the recommendations of the *Semoran Boulevard Vision Plan* (Support Document – July 2010,
106 Community Planning Studio, Economic Development Department, City of Orlando). In cases of
107 uncertainty, the Planning Official shall refer to the *Vision Plan* to clarify the intent of the
108 regulations contained within this Special Plan.

109
110 (e) **Development standards applying throughout the district.** The following
111 development standards apply throughout the Semoran Boulevard Special Plan overlay district:
112

113 1. **Public Visibility Zone and Unrestricted Zone.** A “Public Visibility Zone” is
114 hereby established on both sides of Semoran Boulevard. The Public Visibility Zone consists of
115 the area located between the Semoran Boulevard street right-of-way and an imaginary line
116 running generally parallel to the Semoran Boulevard street right-of-way line and located ten feet
117 behind the Semoran-facing façade of the principal building on property visible from Semoran
118 Boulevard. This zone does not include the area within ten feet of the principal building itself.
119 For a graphical representation of the Public Visibility Zone, see Figure 62.408-2. The remainder
120 of any given building site is hereby designated as the “Unrestricted Zone.”
121

122 2. **Street Tree Line.** A “Street Tree Line” is hereby established on both sides of
123 Semoran Boulevard from Brosche Road on the north to Curry Ford Road on the south. The
124 Street Tree Line is an imaginary line running parallel to and set back 15-feet from the right-of-
125 way line of Semoran Boulevard or the Semoran Boulevard service road right-of-way line where
126 applicable. Along this line, street trees must be planted and maintained by the property owner in
127 the following manner:
128

129 i. The street trees required by this part are in lieu of all other canopy and
130 understory trees that would be normally be required within 30-feet of the adjacent Semoran
131 Boulevard right-of-way by the Land Development Code. Except for the street trees required by
132 this part, canopy and understory trees are prohibited within 30-feet of the Semoran Boulevard
133 right-of-way or the Semoran Boulevard service road right-of-way line where applicable.
134

135 ii. The street trees must be planted at intervals of not less than 65-feet and
136 not more than 100-feet apart.
137

138 iii. All street trees must be selected from the following list of tree species,
139 and must also conform to the following minimum dimensional standards:

140
141 A. Shumard Oak (*Quercus shumardii*) – At time of planting, the
142 tree must be at least 14-feet tall, with at least a 4-inch caliper, and have a clear trunk to at least 6-
143 feet above the ground.

144
145 B. “High-Rise” Live Oak (*Quercus virginiana*) – At time of
146 planting, the tree must be at least 14-feet tall, with at least a 4-inch caliper, and have a clear trunk
147 to at least 6-feet above the ground.

148
149 C. Red Maple (*Acer rubrum*) – At time of planting, the tree must
150 be at least 14-feet tall, with at least a 4-inch caliper, and have a clear trunk to at least 6-feet
151 above the ground.

152
153 D. Cabbage Palm (*Sabal palmetto*), Ribbon Fan Palm (*Livistona*
154 *chinensis*), or Date Palms (*Phoenix sylvestris*, *Phoenix dactylifera*, or *Phoenix canariensis*) – At
155 time of planting, the tree must have a clear trunk to at least 16-feet above the ground and must be
156 planted in an odd-numbered cluster of three or more.

157
158 iv. Beginning one year after installation, street trees must be maintained at
159 a minimum clear trunk height of 8-feet, and beginning five years after installation, must be
160 maintained at a minimum clear trunk height of 10-feet.

161
162 v. Street trees must be planted so that at least three of the same species are
163 placed together in a row, with a preference for at least seven or more, irrespective of lot lines.
164 Wherever practicable, street trees should match the size and species of those directly across the
165 street.

166
167 vi. Palms are only allowed where necessary to match nearby trees or
168 where site-specific conditions prevent the use of other permitted species.

169
170 vii. Existing trees, including those of non-permitted species, may be
171 retained in lieu of conforming to the requirements of this part where the following standards are
172 met:

173
174 A. The tree is within 5-feet of the Street Tree Line.

175
176 B. The tree is within 5-feet of the required spacing interval.

177
178 C. The tree must be trimmed and maintained to have an upright
179 trunk and full crown shape with branches that do not interfere with utility lines or grow beneath
180 utility lines.

181
182 viii. Because site-specific conditions may prevent the placement of
183 required street trees at precisely the required intervals along the Street Tree Line, the Planning

184 Official may approve minor modifications to the street tree location requirements of this part.
185 Where such a modification is considered, the Planning Official should approve the request if the
186 proposal conforms to the alternative location standards for existing trees found at section 62.408
187 (e) 2. vii., of this Code, and where such modification would not be inconsistent with the
188 overarching purpose and intent of the *Semoran Boulevard Vision Plan*.

189
190 ix. Land within 30-feet of the Semoran Boulevard right-of-way may not
191 be counted toward the calculation of tree requirements applicable to the remainder of the
192 building site.

193
194 x. All existing trees made non-conforming by this part must be removed,
195 and new conforming trees must be installed, within three years of the effective date of this
196 ordinance.

197
198 **3. Other landscaping requirements within the Public Visibility Zone.** Within
199 the Public Visibility Zone on all sites, the following landscaping requirements apply:

200
201 i. All shrubs, hedges, and groundcover, including that required by the
202 Land Development Code, are restricted to species having a natural growing height of not more
203 than 2-feet above the ground, and in any event must be maintained at no more than 2-feet above
204 the ground.

205
206 ii. All shrubs, hedges, and groundcover must be selected from the
207 following list of species:

208
209 A. African Iris (*Morea iridoides*).

210
211 B. Muhly Grass (*Muhlenbergia capillarensis*).

212
213 C. Flax Lily (*Dianella spp.*).

214
215 D. “Gold Mound” Lantana (*Lantana camara*).

216
217 E. Lavender Lantana (*Lantana montevidensis*).

218
219 F. Dwarf Yaupon Holly (*Ilex vomitoria*).

220
221 G. Creeping Fig (*Ficus pumlia*).

222
223 H. Other species approved by the Planning Official of similar
224 dimensional and aesthetic characteristics.

225
226 iii. All existing shrubs, hedges, and groundcover made non-conforming
227 by this part must be removed, and new conforming shrubs, hedges, and groundcover must be
228 installed, within two years of the effective date of this ordinance.

229

230 4. Fencing and screening within the Public Visibility Zone. Fences and walls
231 are prohibited within the Public Visibility Zone, except for the following:

232
233 i. Fences or walls of not more than 3-feet in height used exclusively for
234 the purpose of enclosing an outdoor seating area of a restaurant.

235
236 ii. Retaining walls.

237
238 iii. Existing fences and walls on building sites where the principal use is
239 multifamily residential or religious institution.

240
241 All existing fences and walls made non-conforming by this part must be removed or brought into
242 compliance with this part within two years of the effective date of this ordinance.

243
244 5. The Unrestricted Zone. Within the Unrestricted Zone, all the regular and
245 applicable Land Development Code requirements for landscaping, parking lot landscaping,
246 fencing, and screening apply, except for the following:

247
248 i. Except for required street trees, all other trees are prohibited within 30-
249 feet of the Semoran Boulevard right-of-way. Trees not conforming to this part must be removed
250 within two years of the effective date of this ordinance.

251
252 ii. Where appropriate in order to soften and beautify a principal building's
253 Semoran-facing façade, the Planning Official may require a hedgerow or other similar planting
254 in front of the principal building's Semoran-facing façade. This requirement may be applied as a
255 condition of any building permit for exterior work on the same building site or at anytime upon
256 90-days notice by the Planning Official. Plantings required by this part must be consistently
257 maintained in a healthy and vibrant condition.

258
259 [Drafter's note to the editor: Please insert Figure 62.408-2, attached to this ordinance as "Exhibit
260 'B'," here.]

261
262 (f) Development standards in Mixed Use Corridors and Activity Centers. The
263 following development standards apply to all property designated on the City's official zoning
264 map series as MU-1, MU-2, AC-1, AC-2, R-3B, and parts of planned development districts with
265 an underlying zoning designation of Mixed Use or Activity Center.

266
267 1. Hardscape and knee-wall on Semoran Boulevard. Property abutting the
268 westside of Semoran Boulevard from Kalmia Drive on the north to Andora Street on the south,
269 and abutting the eastside of Semoran Boulevard from Dahlia Drive on the north to Curry Ford on
270 the south, are hereby made exempt from the regular parking lot landscaping requirements of the
271 Land Development Code for parking areas located within 5-feet of the Semoran Boulevard right-
272 of-way. In lieu of those requirements, the respective owners of such properties must install and
273 maintain the hardscape and knee-wall described in the *Semoran Boulevard Special Plan Design*
274 *and Technical Specifications Manual* adopted by Council concurrently with this ordinance.
275

276 i. Within the hardscape zone required by this part, the City may install
277 and approve the private installation of street furniture. Appropriate street furniture includes
278 potted plants and trees, benches and chairs, and trash receptacles. Such street furniture is subject
279 to the following regulations:

280
281 A. In order to maintain a consistent and orderly appearance, the
282 design, color, and location of all street furniture is subject to review and approval by the
283 Planning Official.

284
285 B. Not more than two pieces of street furniture may be located in
286 front of any one principal building.

287
288 C. Street furniture approved pursuant to this part is prohibited
289 from the adjacent public sidewalk.

290
291 D. Each piece of privately donated street furniture may contain a
292 single plaque identifying the donor. The plaque may be no larger than 8” by 5”, must be
293 monochromatic, and must be designed and located on the furniture so that it is functionally
294 visible to pedestrians but not passing motorists.

295
296 **2. Build-to Line.** A “Build-to Line” is hereby established adjacent to Semoran
297 Boulevard. The line runs parallel to and 15-feet from both the eastside and westside of the
298 Semoran Boulevard right-of-way. The Semoran-facing facades of principal structures on
299 property abutting the Semoran Boulevard right-of-way must be along this line. Properties zoned
300 with the R-3B designation are exempt from this part.

301
302 **i. Purpose and intent.** The purpose of the Build-to Line is to support a
303 pedestrian-oriented “Main Street” character within the Semoran Boulevard Special Plan area.
304 Because the hardscape and knee-wall required by section 62.408 (f) 1., of this Code, will occupy
305 the area within 5-feet of the Semoran Boulevard right-of-way, and because the Unrestricted Zone
306 includes the area within 10-feet of a principal building, the area in front of the Semoran-facing
307 façade of a principal building that conforms to the Build-to Line will not be subject to the
308 requirements of the Public Visibility Zone. Also, because the Build-to Line is established at the
309 same setback as the Street Tree Line, street trees will not be required or permitted in the area in
310 front of any principal building that conforms to the Build-to Line. The intent is to create a
311 walkable “Main Street” character along Semoran Boulevard in which the “walls” of the “outdoor
312 room” consist of a mixture of principal building façades and street trees running along the same
313 setback line.

314
315 **ii. Applicability.** The requirements of this part apply to all new principal
316 buildings. Existing buildings undergoing substantial enlargement must be built towards the
317 Build-to Line, but need not be built to the Build-to Line unless undergoing a substantial
318 improvement. A building conforms to this part if at least 50% of its Semoran-facing façade is
319 built along the Build-to Line.

321 3. Restaurant district rear-access driveway. Commercial parcels on the
322 eastside of Semoran between Costa Del Sol Street on the north and La Costa Drive on the south
323 should be connected by a continuous rear-access driveway. The purpose of this part is to provide
324 vehicular connectivity between these parcels that is safer and easier than movements to and from
325 Semoran Boulevard. For this reason, any building permit for a substantial enlargement or
326 improvement to buildings on these parcels must be conditioned on the construction and
327 improvement of this rear-access driveway to City-approved design and engineering standards.
328 The permit must also be conditioned on the conveyance and recording of cross-access, joint-use,
329 and City-services easement, the form and substance of which is subject to review and approval
330 by the City Attorney. The property owners along this driveway are responsible for the proper
331 maintenance of this driveway.

332
333 (g) Development standards in Office Districts. The following development standards
334 apply to all property designated on the City’s official zoning map series as O-1 or O-2, and parts
335 of planned development districts with an underlying zoning designation of O-1 or O-2.

336
337 1. Unified Office Districts. There are hereby established three distinct office
338 districts within the Semoran Boulevard Special area. For the purposes of this Special Plan, the
339 three districts shall be known as the Semoran Office District North, Semoran Office District
340 South, and the Curry Ford Office District. The districts are depicted in Figure 62.408-3.

341
342 [Drafter’s note to the editor: Please insert Figure 62.408-3, attached to this ordinance as “Exhibit
343 ‘C’,” here.]

344
345 2. Signs. Notwithstanding any contrary regulation within the Land Development
346 Code, the following signs are the only signs allowed within the three Unified Office Districts.

347
348 i. Monument signs. Each building site may have one monument sign. If
349 the building site consists of more than one platted lot as of the effective date of this ordinance,
350 then the site may have one monument sign for each platted lot. Monument signs must be at least
351 12-foot square, but no more than 20-foot square, and may not be more than 6-foot tall. The
352 monument sign must be located as close as possible to the center of the platted lot and 10-foot
353 from the adjacent right-of-way. All monument signs must be built and maintained in accordance
354 with the *Semoran Boulevard Special Plan Design and Technical Specifications Manual* adopted
355 by Council concurrently with this ordinance.

356
357 ii. Building-mounted signs. Each principal building may have one
358 building-mounted sign. All building-mounted signs must be built and maintained in accordance
359 with the *Semoran Boulevard Special Plan Design and Technical Specifications Manual* adopted
360 by Council concurrently with this ordinance.

361
362 All existing signs made non-conforming by this part must be removed within five years of the
363 effective date of this ordinance.

364
365 3. Street furniture. Within the pedestrian zone running along the Semoran
366 Boulevard service road in the Semoran Office District North, the City may install and approve

367 the private installation of street furniture. Appropriate street furniture includes potted plants and
368 trees, benches and chairs, and trash receptacles. Such street furniture is subject to the following
369 regulations:

371 i. In order to maintain a consistent and orderly appearance, the design,
372 color, and location of all street furniture is subject to review and approval by the Planning
373 Official.

374 ii. No more than one piece of street furniture may be located in front of
375 any one principal building.

376 iii. Each piece of privately donated street furniture may contain a single
377 plaque identifying the donor. The plaque may be no larger than 8" by 5", must be
378 monochromatic, and must be designed and located on the furniture so that it is functionally
379 visible to pedestrians but not passing motorists.

382 4. **Public Visibility Zone on Curry Ford Road.** A Public Visibility Zone is
383 hereby established within the Curry Ford Office District. All the requirements that apply to the
384 Public Visibility Zone within the Unified Office Districts along Semoran Boulevard apply to the
385 Public Visibility Zone within the Curry Ford Office District, except for the requirement of a
386 Street Tree Line.

387 5. **Semoran Office District North sidewalk.** Because there is a sidewalk in the
388 Semoran Boulevard right-of-way and a pedestrian zone along the easternmost 5-feet of the
389 Semoran Boulevard service road within the Semoran Office District North, sidewalks are
390 prohibited on the westside of the Semoran Boulevard service road.

391 6. **Existing single family homes within the Office Districts.** The purpose of
392 this part is to allow existing single family homes to remain within the Unified Office Districts
393 while encouraging an appearance that is compatible with the Public Visibility Zone throughout
394 the Semoran Boulevard Special Plan area.

395 i. If an existing single family home is changed to any other allowable use,
396 all requirements of the Public Visibility Zone must be met, even if the site later reverts back to a
397 single family use.

398 ii. Single family homes with chain-link fencing existing as of the effective
399 date of this ordinance and within the Public Visibility Zone, may retain such fencing, as long as
400 the fencing meets the regular height limitations for fencing in an O-1 zoning district. Fencing
401 slats are prohibited, and all lawful fencing must be maintained in good order, including straight
402 and well-kept posts with caps and top-rails that are also straight and orderly. All other types of
403 fencing are prohibited, but may be replaced with chain-link fencing if such fencing was in place
404 as of the effective date of this ordinance.

405 iii. Existing single family homes may have shrubs and hedges within the
406 Public Visibility Zone. Such shrubs and hedges must be maintained at or below 4-feet in height
407

413 when located in the front yard and street side yards, and at or below 6-feet in height in the rear
414 yard and non-street side yards. They must also be maintained out of public rights-of-way,
415 including sidewalks.

416
417 iv. Trees 3-inches or greater in caliper and existing within the Public
418 Visibility Zone as of the effective date of this ordinance may remain as long as the site is used as
419 a single family dwelling. However, all such trees must be maintained at a minimum clear-trunk
420 height of 8-feet. Street trees shall not be required. However, all new trees and landscaping must
421 conform to the requirements of the Public Visibility Zone, and if any affected site is changed to
422 an allowable use other than a single family home, all of the trees and landscaping on the site
423 must conform to all of the requirements of the Public Visibility Zone.

424
425 v. As of the effective date of this ordinance, the building sites shown in
426 Figure 62.408-4 consist of single family homes. Each of these existing single family homes
427 front on Lido Street or Pecos Street and have street side yards facing Semoran Boulevard.
428 Whenever each of the sites are changed to any allowable use other than a single family home, a
429 neighborhood entry wall must be built along the west property line of the site. The wall must
430 extend from the street right-of-way to at least 10-feet behind the façade of the principal building
431 facing that street. The wall must be finished concrete block construction and must conform to
432 the height regulations that would ordinarily apply to a wall in an O-1 district. The wall design is
433 subject to review and approval by the Planning Official and must be maintained in accordance
434 with final approved plans. Adjacent walls must match each other.

435
436 [Drafter’s note to the editor: Please insert Figure 62.408-4, attached to this ordinance as “Exhibit
437 ‘D’,” here.]

438
439 vi. All existing fences and landscaping made non-conforming by this part
440 must be removed within three years of the effective date of this ordinance.

441
442 **7. Cross access and joint use driveways within the Office Districts.**
443 Individual parcels within the Unified Office Districts should be connected by a continuous rear
444 and side-access driveways as described in the *Semoran Boulevard Vision Plan*. The purpose of
445 this part is to provide vehicular connectivity between these parcels that is safer and easier than
446 movements to and from Semoran Boulevard. For this reason, any building permit for a
447 substantial enlargement or improvement to buildings on these parcels, or any change in use on a
448 site, must be conditioned on the construction and improvement of the appropriate rear and side-
449 access driveway to City-approved design and engineering standards. The permit or use change
450 must also be conditioned on the conveyance and recording of cross-access, joint-use, and City-
451 services easement, the form and substance of which is subject to review and approval by the City
452 Attorney. The property owners along these driveways are responsible for the proper
453 maintenance of the driveways.

454
455 i. In the Semoran Office District North, one objective of the unified
456 access and circulation system is to achieve driveway spacing that conforms to the Florida
457 Department of Transportation’s minimum driveway spacing requirement for Semoran Boulevard
458 so that the barrier between the existing service road and Semoran Boulevard can be removed and

459 driveways will have direct access to Semoran Boulevard. To achieve this objective, the Planning
460 Official may require closure and removal of driveways such that certain existing platted lots will
461 have no driveway directly onto Semoran Boulevard, but will access Semoran Boulevard via the
462 cross access and joint use driveway system.

463
464 ii. Sites where the City-approved cross access and joint use driveway has
465 been built, and associated easements properly conveyed, may, in addition to all the uses normally
466 allowed by-right in the site's respective office zoning district, be used for the following:

467
468 A. Any non-residential use normally allowed in the site's zoning
469 district but which otherwise would not be permitted by virtue of the sites inadequate parking
470 required for such a use.

471
472 B. Personal services uses by conditional use permit, provided that
473 no more than 49% of existing platted lots within each Unified Office District be used for such
474 use.

475
476 8. **Front yard parking.** Sites where the City-approved cross access and joint use
477 driveway has been built, and associated easements properly conveyed, may have one parking
478 space in front of the principal building.

479
480 9. **Building setbacks and impervious surface ratio.** The following minimum
481 building setbacks and maximum impervious surface ratio apply in the Unified Office Districts:

482
483 i. Front yard setback – 20-feet.

484
485 ii. Side yard setback – 5-feet, if no driveway is located in the side yard.

486
487 iii. Street side yard – 15-feet.

488
489 iv. Impervious surface ratio – 0.85.

490
491 (h) **Uses prohibited in the Semoran Boulevard overlay district.** The following uses
492 are prohibited within all zoning districts within the Semoran Boulevard Special Plan overlay
493 district:

494
495 1. Labor pools and labor halls as defined by Chapter 448, Florida Statutes.

496
497 2. Any business in which a material part of its service includes loaning money
498 secured by vehicle titles (often known as "car-title loans"), but not including financial institutions
499 such as banks, credit unions, trust companies, consumer finance, and retail installment lenders.

500
501 3. Any business commonly known as "check cashing" establishment, or any
502 business in which a material part of its service includes offering loans secured by future
503 employment wages or other compensation (often known as "payday loans," or "pay day
504 advances"), but not including retail businesses which provide a check cashing service as an

505 incidental part of their business and financial institutions such as banks, credit unions, and trust
506 companies.

507
508 4. Tattoo, body art, and body piercing establishments.

509
510 5. Pawnshops, as defined by the Florida Pawnbroking Act, except that such shops
511 lawfully existing within the Semoran Boulevard Special Plan overlay district as of the effective
512 date of this ordinance may perform substantial improvements and substantial enlargements.

513
514 6. Bail bond agencies, as defined by Chapter 648, Florida Statutes.

515
516 7. Flea markets.

517
518 8. Automobile sales and rentals.

519
520 9. Fortune tellers, tarot card readers, palm readers, psychics, and like
521 establishments.

522
523 10. Mobile food vending.

524
525 (i) **Special design standards.** The following design rules apply throughout the Semoran
526 Boulevard Special Plan overlay district:

527
528 1. Pedestrian-oriented entrances facing the street are required of all principal
529 buildings.

530
531 2. Drive-throughs, including drive-through lanes, are prohibited between
532 buildings and public streets.

533
534 (j) **Appearance review required.** To implement the regulations of this Special Plan,
535 appearance review is required before the issuance of any building permit within the Semoran
536 Boulevard Special Plan overlay district.

537
538 **SECTION 2. SEVERABILITY.** If any provision of this ordinance or its application to
539 any person or circumstance is held invalid, the invalidity does not affect other provisions or
540 applications of this ordinance which can be given effect without the invalid provision or
541 application, and to this end the provisions of this ordinance are severable.

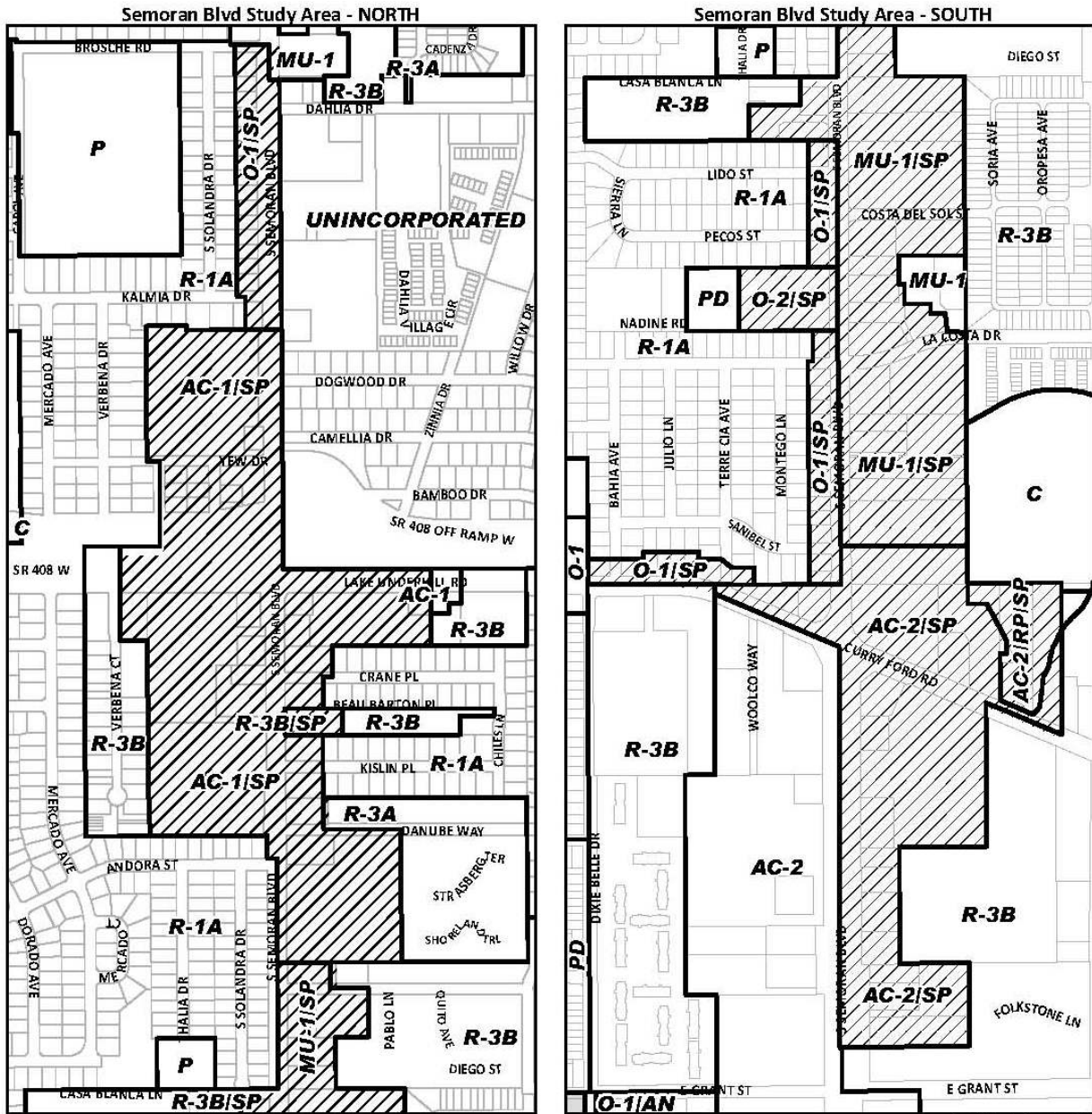
542
543 **SECTION 3. CODIFICATION.** The City Clerk and the City Attorney shall cause the
544 Code of the City of Orlando, Florida, to be amended as provided by Section 1 of this ordinance
545 and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to
546 facilitate the finding of the law.

547
548 **SECTION 4. SCRIVENER'S ERROR.** The City Attorney may correct scrivener's
549 errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

550

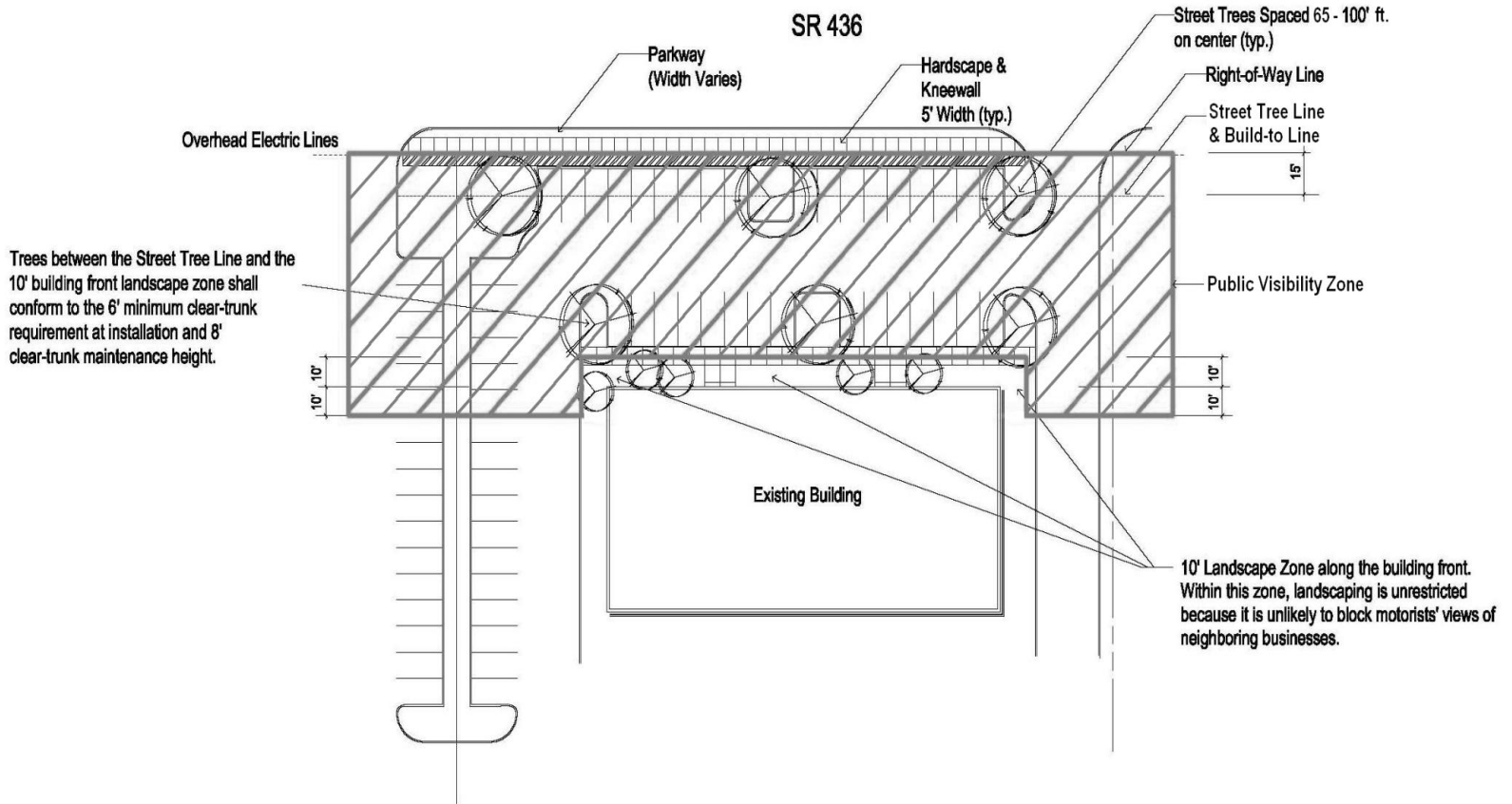
Ordinance No. 2011-15

Figure 62.408-1



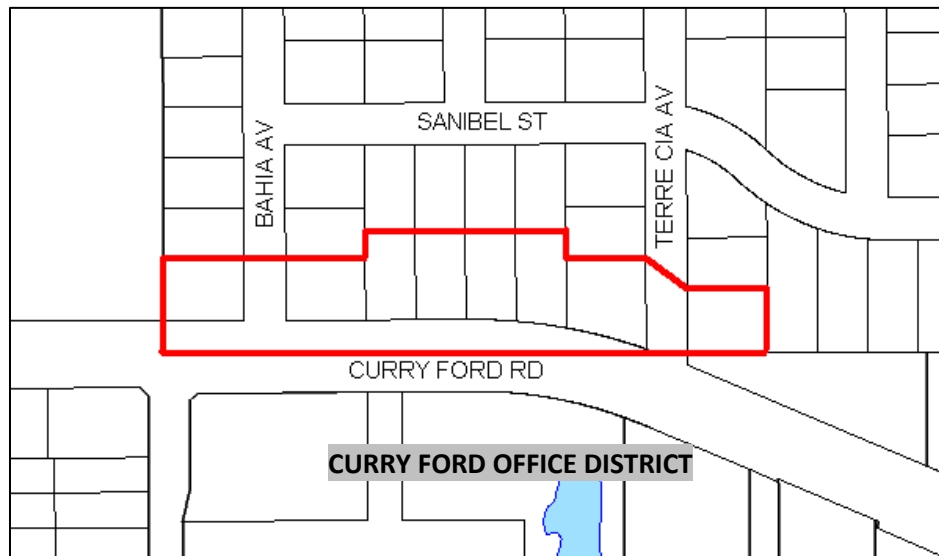
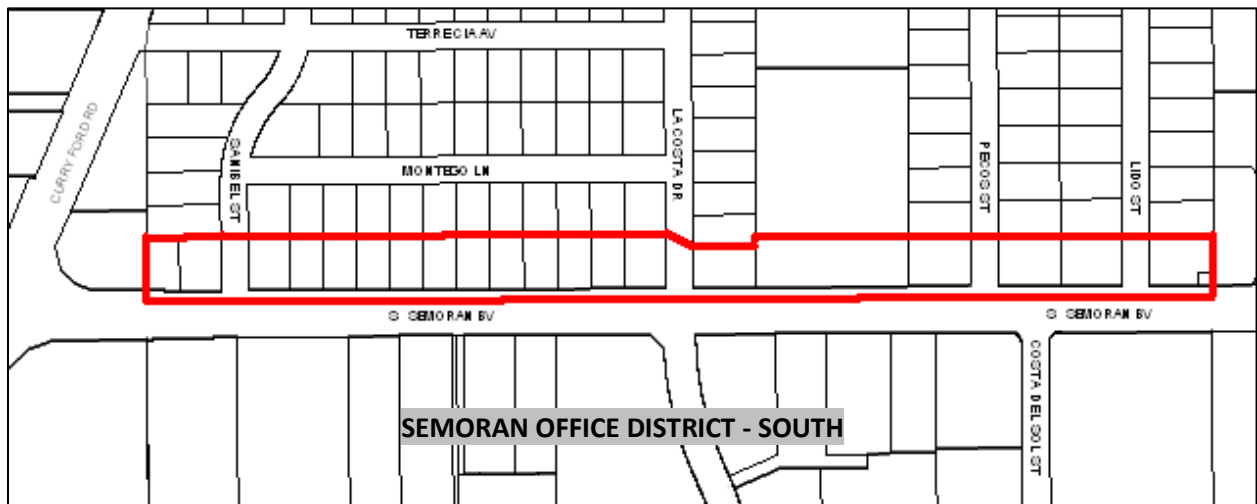
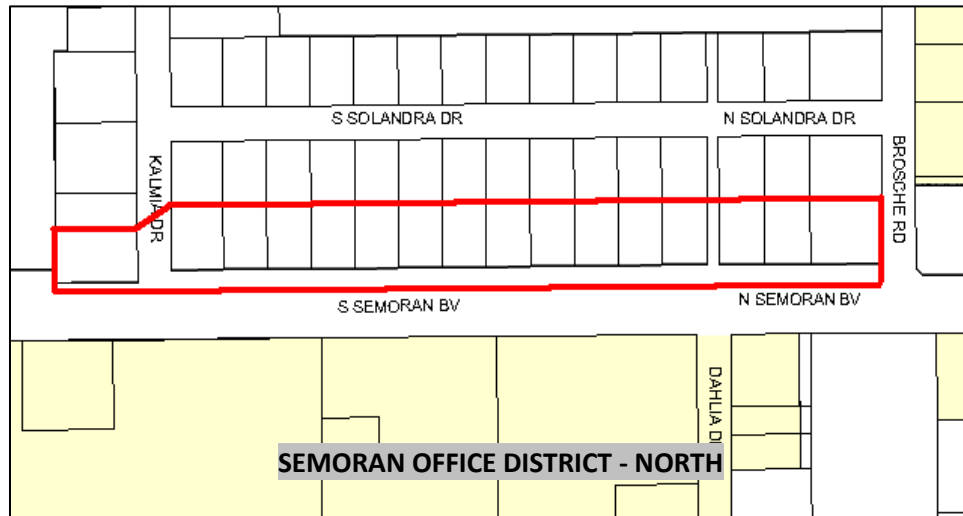
Ordinance No. 2011-15

Figure 62.408-2



Ordinance No. 2011-15

Figure 62.408-3



Ordinance No. 2011-15

Figure 62.408-4

