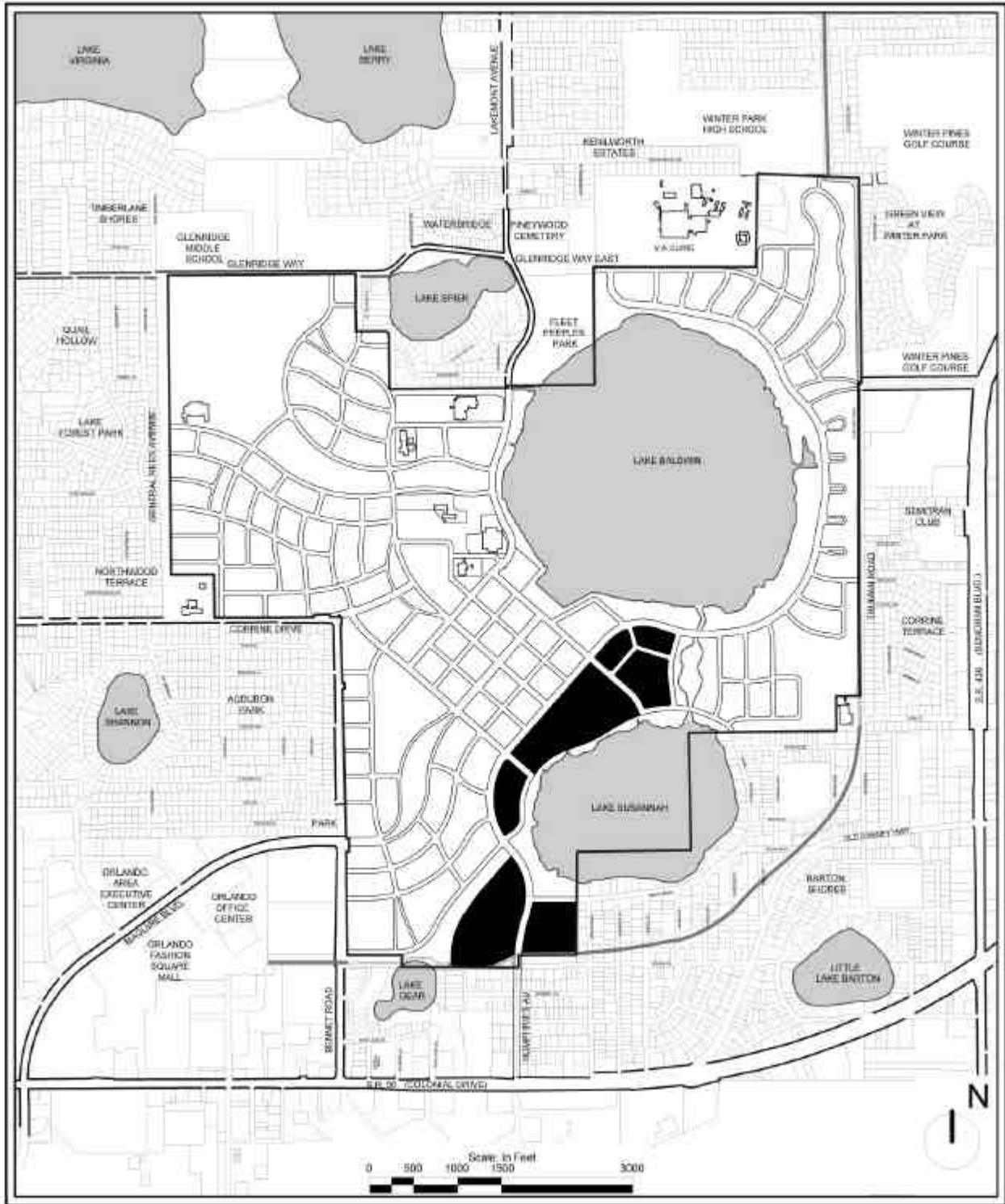


ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA

CAMPUS DISTRICT OVERLAY

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



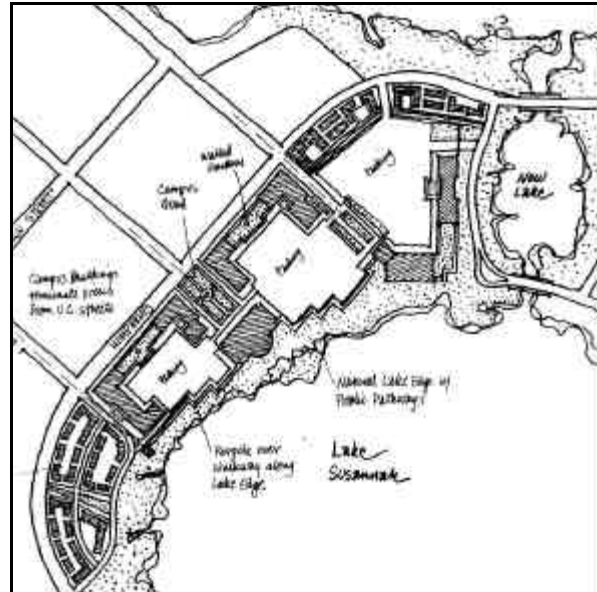
Village Center General

CAMPUS DISTRICT OVERLAY

10.1 Key Elements

The intent of the Campus District is to achieve a campus community in character similar to an academic setting, such as Rollins College. The concept is one of academic or office campus adjacent to a village center. Fundamental principles for this district include:

- A variety of building massing, including larger buildings located in a garden setting
- Buildings clustered around courtyards, small gardens, public greens and the Great Park System
- Buildings connected to each other by arcades, pergolas, walls or hedges.
- Parking located in the mid block areas, and screened from the street view
- Buildings which front the Humphries Avenue and the Village Center as well as Lake Susannah
- A reserved public open space/park edge along Lake Susannah providing continuous public access
- Housing integrated within the campus developments

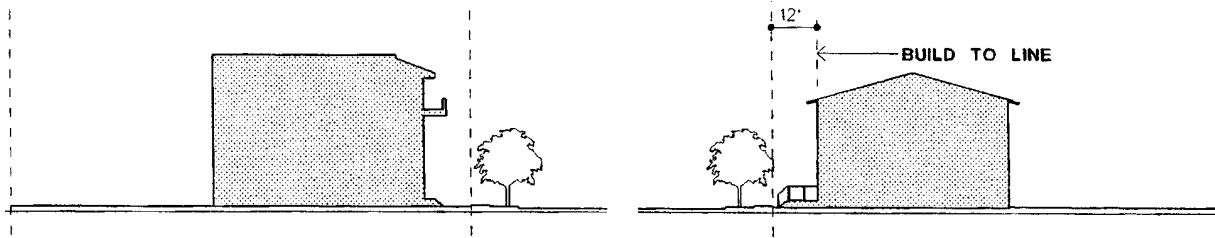


CAMPUS DISTRICT OVERLAY

10.2 Development Standards

- | | |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot/Building Site Sizes | <ul style="list-style-type: none">• development block should be divided into smaller building sites, wherever possible• max width: building site can extend up to full block but to the greatest extent possible, single buildings should not exceed 200' |
| Lot Coverage | <ul style="list-style-type: none">• max impervious surface area: 100%• parking lots must comply with landscape standards in Appendix G |
| Setbacks | <ul style="list-style-type: none">• 0' front setback/build-to line• 0' minimum side setback• 0' minimum rear setback
• 5' minimum setback from the street R.O.W. for all parking lots |
| Encroachment | <ul style="list-style-type: none">• balconies, awnings, covered entries, arcades, roof overhangs may encroach into the public sidewalk zone• stoops may not encroach upon public sidewalk zone |
| Frontage | <ul style="list-style-type: none">• a minimum of 85% of block width on commercial streets (VC-1, VC-2, VC-3) must be building frontage• a minimum of 90% of all facades of the block facing commercial streets (VC-1, 2, 3) should conform to build-to line
• all buildings shall have their principal pedestrian entrance facing the street• retail/commercial frontage is required at the street level along Main Street (at full build-out)• parking lots may not front Main Street• parking lots shall not be adjacent to the Harbor or the Village Green frontages• parking lots must be screened from streets with a 4' high wall or hedge |
| Building Height | <ul style="list-style-type: none">• a variety of building heights can occur within a block• max height: 7 stories
• min height: 1 large story specialty use building (1 minimum floor to ceiling height)• A 20'- 25' high cornice line must be established on buildings. |

CAMPUS DISTRICT OVERLAY



Setbacks/ Build-to Line/ Encroachments

10.3 Architectural Standards

- Residential may be used to reinforce the edge of Humphries Avenue and to shield views of surface parking where office uses are not possible.
- Within the setback along the Lake Susannah public open space, a continuous covered walkway and landscape should be provided between buildings to shield views of surface parking behind.
- Courtyards, gardens or other public spaces should be used to terminate streets leading from the Village Center. These termination areas may be used as one way loops to serve as drop off points for buildings surrounding these spaces, or as access to surface parking behind. Street parking may be provided in these loops.
- Refer to appendices A-F for further guidelines.

10.4 Landscape Standards

- See Appendix G for further regulations and requirements.

CAMPUS DISTRICT OVERLAY

10.5 Permitted Uses

- Commercial**
- Clinics
 - Eating and drinking establishments. (outdoor dining will be allowed on commercial streets)
 - Sale of alcoholic beverages in conjunction with eating and drinking establishments shall be subject to Chapter 58, Section 4B, (1) City of Orlando LDC
- Family day care center
 - Hotel/motel
 - Live-Work
 - Any other similar commercial use

- Civic**
Community
Related uses
including
the following
- Civic Clubs
 - Clubhouses
 - Community Centers
 - Fire Station
 - Law enforcement
 - Meeting halls
 - Municipal or government buildings
 - Museums and galleries
 - Performing arts auditoriums and facilities
- Post Office
 - Public Libraries
 - Public parks and plazas
 - Public restroom facilities
 - Public safety office
 - Recreation centers
 - Religious institutions
 - Schools
 - Any other similar civic use

- Office**
Business or
Professional
Offices including
the following
(Primary use)
- Accounting, tax and bookkeeping
 - Architectural, engineering, planning and surveyors
 - Business consulting
 - Counselors and family services
 - Dental and medical
 - Estate, trusts planning and management
 - Governmental
 - Holding and Investments
- Home occupation
 - Legal services
 - Management consulting
 - Public relations
 - Real estate, rental services
 - Security and commodity brokers
 - Temporary professional
 - Any other similar office use

- Recreation**
Indoor(use)
- Billiard parlor
 - Bowling lanes
 - Clubs and lodges
 - Theaters
 - Any other similar recreation use

- Residential**
- Accessory apartment or cottage
 - Adult Congregate Living Facility
 - Attached housing (including above ground floor commercial and office uses).
 - Family day care home
 - Garage apartment
 - Motel
 - Residential -Office mixed development
 - Any other similar residential use

CAMPUS DISTRICT OVERLAY

10.5 Permitted Uses

Retailing, Light

Specialized Retail
including
the following

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

Service, Personal

Personal Service
Shops including
the following

- Appliance services
- Barber shops
- Beauty shops
- Dance studios
- Duplicating services
- Dry cleaning (no cleaning on premise)
- Health Spas
- Laundromats
- Massage establishment
- Physical fitness facilities
- Photographic studios
- Radio repair
- Shoe repair
- Tailoring
- Television repair
- Veterinary clinic
- Watch and clock repair
- Any other similar service use

Service, Business

(Primary use)

- Answering service
- Court reporter service
- Decorating service
- Secretarial service
- Stenographer service
- Software-program development
- Translator
- Writing and resume service
- Any other similar service use

Other Uses

- Art festivals (occasional use)
- Bed and breakfast, subject to Section 58.916, City of Orlando LDC
- Open air markets (occasional use)
- Service, entertainment
- Street vending (occasional use)

CAMPUS DISTRICT OVERLAY

10.6 Prohibited Uses

Commercial	<ul style="list-style-type: none">• Adult entertainment facilities• Auto Service Station• Entertainment services• Hospitals• Plasmapheresis facilities• Recreational Vehicle Park• Vertiports• Whole blood facilities• Recreational use, outdoor• Any similar commercial use
Office Business or Professional Offices including the following (Primary use)	
Recreation Indoor Use	<ul style="list-style-type: none">• Amusement center• Discotheques and dance halls• Game Room• Skating rinks• Shooting range• Any similar recreation use
Residential	<ul style="list-style-type: none">• Community Residential Home• Emergency shelter• Emergency shelter home for children• Group housing• Mobile home dwelling• Nursing home• Treatment and Recovery facilities• Any similar residential use
Retailing, Intensive	<ul style="list-style-type: none">• Utility trailer rental• Vehicle Sales and rental• Any similar retailing use
Retailing, Light Specialized Retail including the following	<ul style="list-style-type: none">• Retail building materials• Retail plant nurseries• Small equipment rental• Any similar retailing use

CAMPUS DISTRICT OVERLAY

10.6 Prohibited Uses

-
- | | |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Service, Personal | <ul style="list-style-type: none">• Automobile quick wash• Body piercing establishments• Funeral Homes• In-House carpet servicing• Tattoo parlors• Any similar service use |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Service, Business
(Primary use)

-
- | | |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Additional Prohibited Uses | <ul style="list-style-type: none">• Agriculture• Billboards• Communication Towers• Escort Services• Industrial use• Junk yard• Manufacturing and processing, Heavy• Manufacturing and processing, Light• Service, Intensive• Service, Passenger Vehicle/Major Vehicle |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

CAMPUS DISTRICT OVERLAY

10.7 Parking

- Parking within the Campus District should be provided behind buildings in mid-block locations.
- Where density does not allow buildings to be placed along the build-to line, parking should be screened by means of pergolas, arcades, hedges, garden walls or other urban edges.
- Clearly demarcated pedestrian paths from within the surface parking areas connecting to buildings or covered walkways should be provided wherever possible.
- Landscaping within protected planting islands, should be provided within surface parking lots for shade, visual relief, and to break large surface areas into smaller areas.
- On street parking should be provided on streets within the Campus District.
- On street parking may be used to meet parking requirements.

