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**NEIGHBORHOOD CENTERS**

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



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## NEIGHBORHOOD CENTERS

### 8.1 Key Elements

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

#### **Mix of Uses**

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

#### **Public Spaces**

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

#### **Urban Design Character**

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

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

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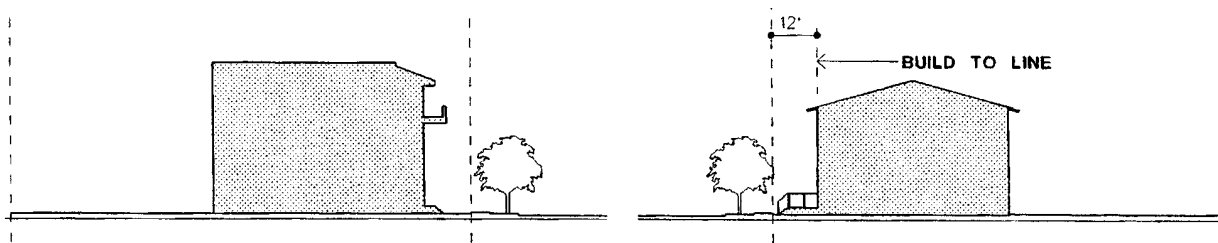
# NEIGHBORHOOD CENTERS

## 8.2 Development Standards

- Lot/Building Site Sizes
  - 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
  - max impervious surface area: 100%
  - parking lots must comply with landscape standards in Appendix G
  
- Setbacks
  - 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
  - balconies, awnings, covered entries, arcades, roof overhangs may encroach into the public sidewalk zone
  - stoops may not encroach upon public sidewalk zone
  
- Frontage
  - 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 a the block facing commercial streets (VC-1, 2, 3) should conform to the 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 2' to 4' high wall or hedge
  
- Building Height
  - a variety of building heights can occur within a block
  - max height: 7 stories
  
  - min height: 1 large story specialty use building (15' minimum floor to ceiling height)
  - A 20'- 25' high cornice line must be established by all buildings.

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## NEIGHBORHOOD CENTERS



*Setbacks/ Build-to Line/ Encroachments*

### 8.3 Architectural Standards

- Attached housing shall be designed to reduce the monolithic nature of the structure.
- Attached housing will be expressed as individual units. Roof forms, balconies, covered entries, and facades shall accentuate smaller unit massing.
- Attached housing shall reflect the character, scale, and massing of buildings in the neighborhood.
- The maximum development module for attached housing shall be a dimension similar to the buildable width of a detached housing lot. This may range from 30' to 45' to 60' in width and shall be used as fundamental units of the exterior expression to strengthen the residential character of the community.

- For commercial uses, the ground floor elevation shall include an appropriate amount of transparency to engage the public realm. The particular amount shall be determined in the neighborhood planning process based on the particular design of the street frontages.
- Refer to Appendix C-F for additional requirements.

### 8.4 Landscape Standards

- See Appendix G for further regulations and requirements.

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**NEIGHBORHOOD CENTERS**

**8.5 Permitted Uses**

<b>Commercial</b>	<ul style="list-style-type: none"> <li>• Clinics</li> <li>• Eating and drinking establishments. (outdoor dining will be allowed on commercial streets)</li> <li>• Sale of alcoholic beverages in conjunction with eating and drinking establishments shall be subject to Chapter 58, Section 4B. (1) City of Orlando LDC</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 2</li> </ul>
<b>Civic Community Related uses including the following</b>	<ul style="list-style-type: none"> <li>• Civic Clubs</li> <li>• Clubhouses</li> <li>• Community Centers</li> <li>• Fire Station</li> <li>• Law enforcement</li> <li>• Meeting halls</li> <li>• Municipal or government buildings</li> <li>• Museums and galleries</li> <li>• Performing arts auditoriums and facilities</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> </ul>
<b>Office Business or Professional Offices including the following (Primary use)</b>	<ul style="list-style-type: none"> <li>• Accounting, tax and bookkeeping</li> <li>• Architectural, engineering, planning and surveyors</li> <li>• Business consulting</li> <li>• Counselors and family services</li> <li>• Dental and medical</li> <li>• Estate, trusts planning and management</li> <li>• Governmental</li> <li>• Holding and Investments</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> </ul>
<b>Recreation Indoor(use)</b>	<ul style="list-style-type: none"> <li>• Billiard parlor</li> <li>• Bowling lanes</li> <li>• Clubs and lodges</li> <li>• Theaters</li> <li>• Any other similar recreation use</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> </ul>
<b>Residential</b>	<ul style="list-style-type: none"> <li>• Accessory apartment or cottage</li> <li>• Adult Congregate Living Facility</li> <li>• Attached housing (including above ground floor commercial and office uses).</li> <li>• Family day care home</li> <li>• Garage apartment</li> <li>• Motel</li> <li>• Residential -Office mixed development</li> <li>• Any other similar residential use</li> </ul>	<ul style="list-style-type: none"> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> <li>• 1</li> </ul>

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## NEIGHBORHOOD CENTERS

### 8.5 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

**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

**Service, Business**

(Primary use)

- Answering service
- Court reporter service
- Decorating service
- Secretarial service
- Stenographer service

**Other Uses**

- Art festivals (occasional use)
- Bed and breakfast, subject to Section 58.916,  
City of Orlando LDC

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**NEIGHBORHOOD CENTERS**

**8.6 Prohibited Uses**

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

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## NEIGHBORHOOD CENTERS

### 8.6 Prohibited Uses

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

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

### 8.7 Parking

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

