

ORLANDO NAVAL TRAINING CENTER
ORLANDO, FLORIDA

NEIGHBORHOOD GENERAL

KEY ELEMENTS

DEVELOPMENT BLOCKS

DEVELOPMENT STANDARDS

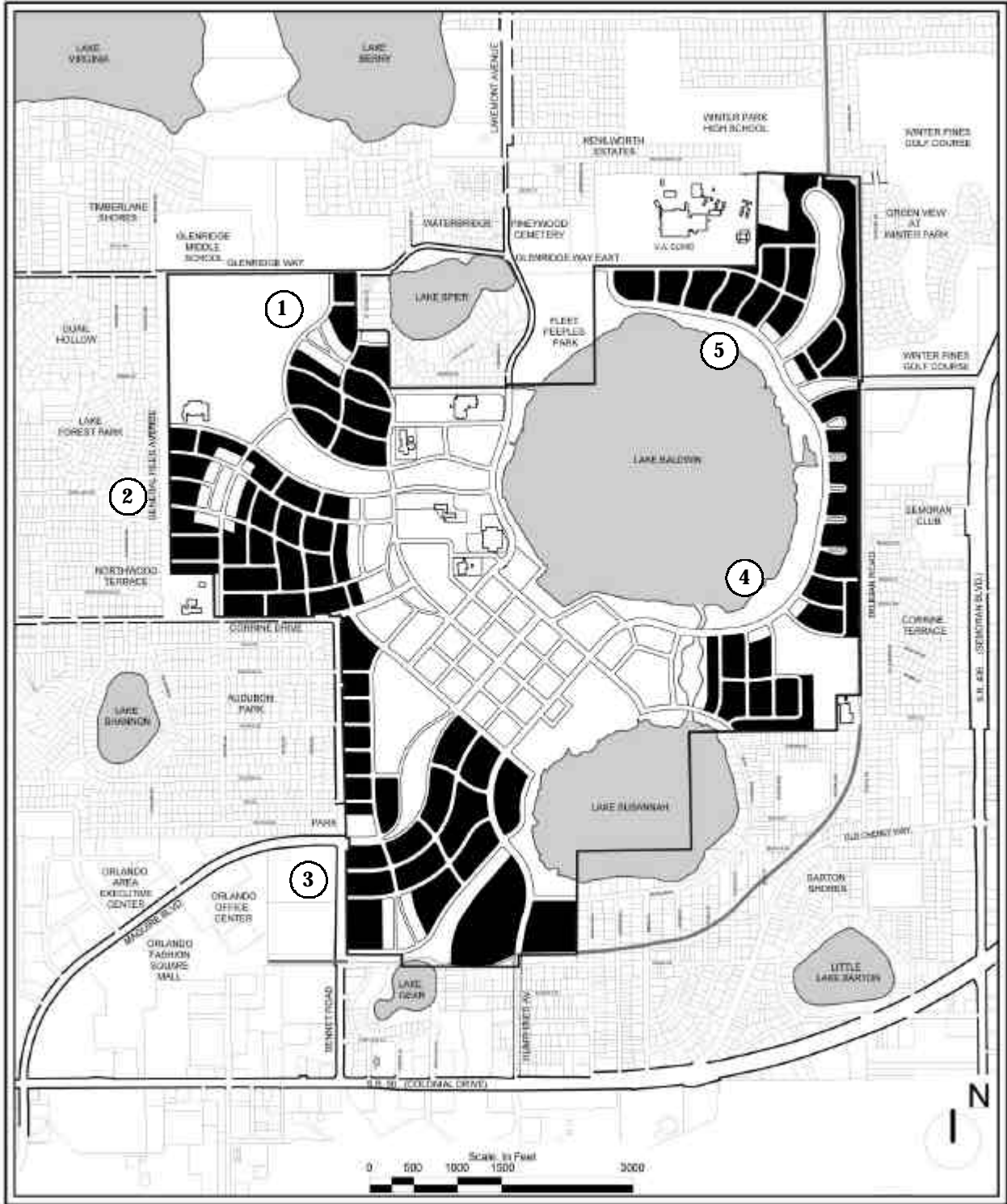
ARCHITECTURAL STANDARDS

LANDSCAPE STANDARDS

PERMITTED USES

PROHIBITED USES

PARKING



Neighborhood General

NEIGHBORHOOD GENERAL

9.1 Key Elements

Residential neighborhoods will be developed to reflect the character and quality of traditional Orlando neighborhoods, such as Lake Davis, Delany Park and Thorton Park. Five residential neighborhoods have been identified in the master plan. Each neighborhood follows the city's vision of being based on a ten minute walk diameter from end to end (approx. 2,000' to 2,600'). Most of these neighborhoods are within a ten minute walk of the Village Center. All of the neighborhoods address the Great Park System and Lakes System and will tie into the pedestrian paths and bikeways which lead to the Village Center.

Mix of Uses

All neighborhoods will have a mix of attached and detached housing, civic uses and recreational facilities. Some neighborhoods will also include office and retail.

Public Spaces

All neighborhoods will have a small, ±1 acre neighborhood park. All streets will be lined on both sides with sidewalks, street trees and continuous landscaped parkways.

Urban Design Character

Buildings will have a primary orientation to the street and parks. Deep setbacks from the street are seen as exceptions created by unusual conditions (i.e. existing trees). Garages will orient to the alleys, or set back from the face of the house if they address the street.

Transportation & Access

Streets will be continuous rather than ending in cul-de-sacs unless specific site constraints exist. Neighborhoods will connect to each another, to the park system and to the Village Center. Existing neighborhoods will also be linked to the Great Park System and Village Center. Sidewalks will be on both sides of all streets.

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

9.2 Development Blocks

Detached Housing

- Maximum block size: 260' x 400' to 600'.

Attached Housing

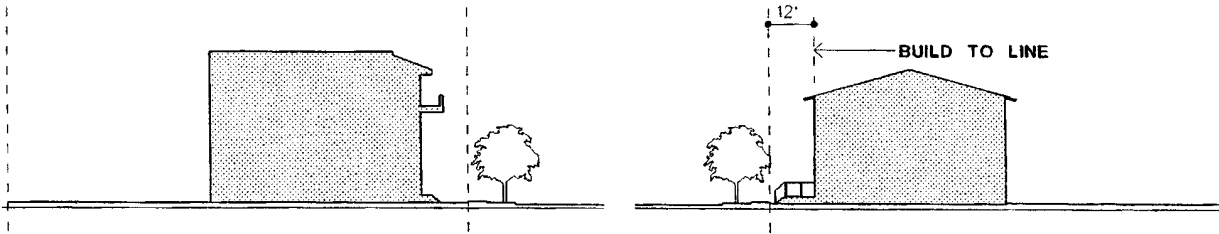
- Maximum block size: 200'- 300' width x 300'- 500' length.

NEIGHBORHOOD GENERAL

9.3 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 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 | <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 (15' minimum floor to ceiling height)• A 20'- 25' high cornice line must be established by all buildings. |

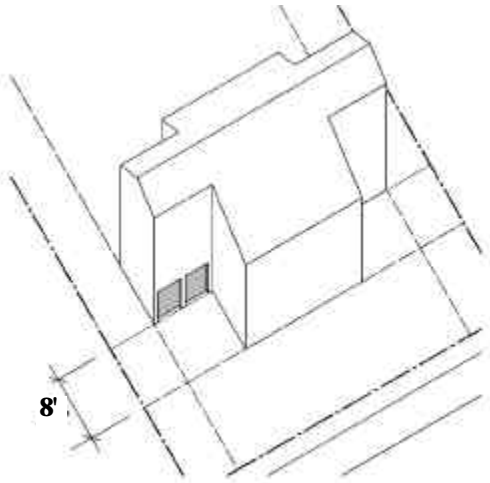
NEIGHBORHOOD GENERAL



Setbacks/ Build-to Line/ Encroachments

9.4 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.
- Development along Maguire Boulevard, as it connects to the Village Center, shall be developed in a signature fashion as a distinctive entrance into the community. This area shall be considered an anomaly for development purposes.
- Detached housing garage orientation: Garages facing the street shall be sited at least 8' behind the front facade of the house as a sidewing except for anomaly situations identified as part of a neighborhood planning process.
- Refer to Appendix C-F for additional requirements.



Garage as a side wing to the house

9.5 Landscape Standards

- See Appendix G for further regulations and requirements.

NEIGHBORHOOD GENERAL

9.6 Permitted Uses

- Commercial**
- Clinics
 - Eating and drinking establishments. (outdoor dining be allowed on commercial streets)
 - Sale of alcoholic beverages in conjunction with eating drinking establishments shall be subject to Chapter 5 Section 4B. (1) City of Orlando LDC

- 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

- 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

- Recreation**
Indoor(uses)
- 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

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9.7 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

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9.7 Prohibited Uses

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- Service, Personal**
- Automobile quick wash
 - Body piercing establishments
 - Funeral Homes
 - In-House carpet servicing
 - Tattoo parlors
 - Any similar service use

Service, Business
(Primary use)

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- Additional Prohibited Uses**
- 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

NEIGHBORHOOD GENERAL

9.8 Parking

- On-street parking will occur on all neighborhood streets.
- Off-street parking for each residential unit will be provided.
- All off-street parking will be located behind buildings.
- Tandem parking is allowed.