

ORLANDO NAVAL TRAINING CENTER  
ORLANDO, FLORIDA

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**VILLAGE CENTER CORE  
DEVELOPMENT STANDARDS**

KEY ELEMENTS

ILLUSTRATIVE VILLAGE CENTER PROGRAM

DEVELOPMENT BLOCK

DEVELOPMENT STANDARDS

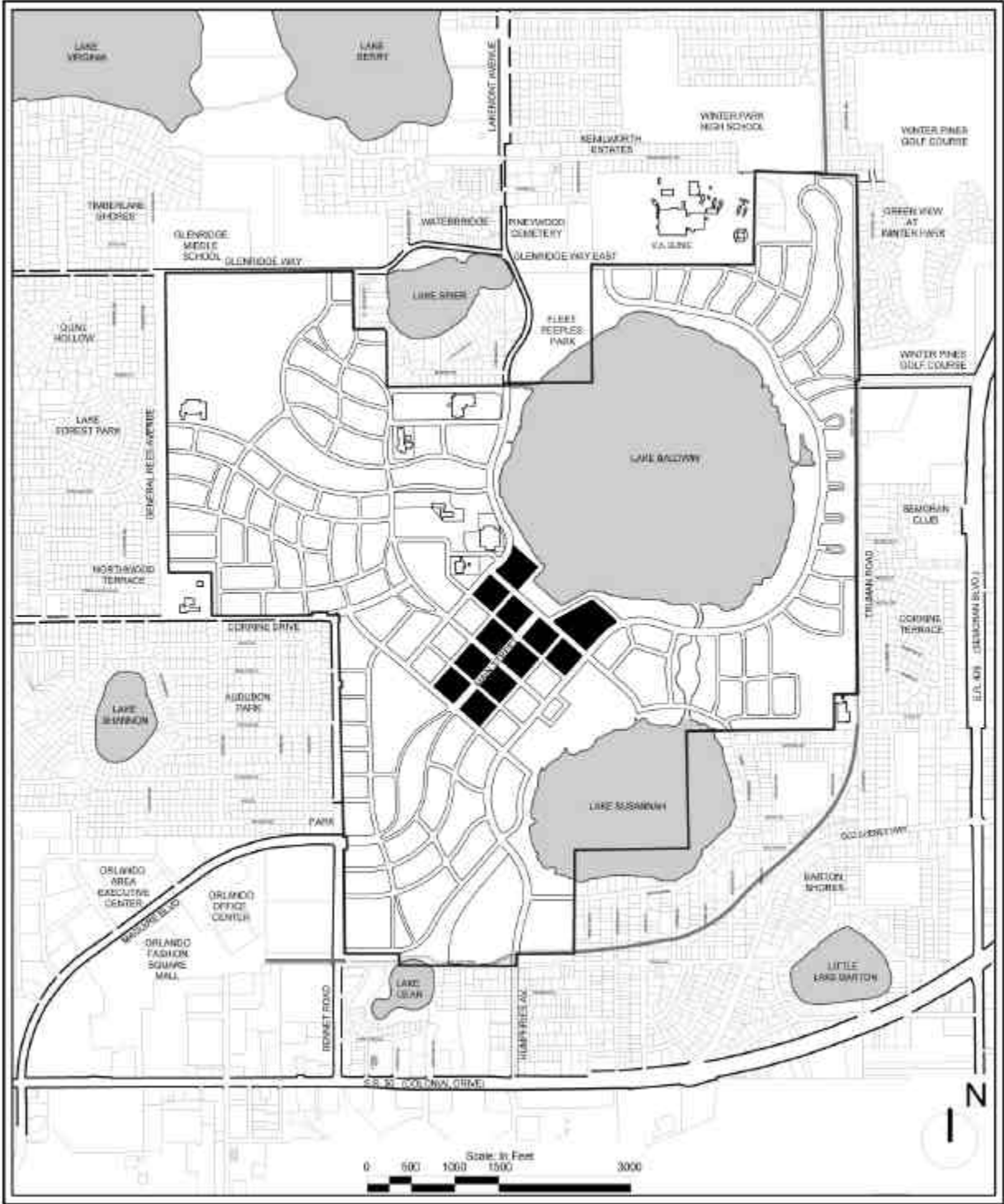
ARCHITECTURAL STANDARDS

LANDSCAPE STANDARDS

PERMITTED USES

PROHIBITED USES

PARKING



Village Center Core

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## THE VILLAGE CENTER CORE AREA

### 6.1 Key Elements

The general intent of the Guidelines for the Village Center is to encourage the development of a vital, pedestrian-oriented district that can support a variety of residential, retail, commercial and entertainment uses.

The key elements proposed in the Village Center include the following:

#### **Mix of Uses**

Street-oriented retail and restaurants with professional office and apartments above will face commercial streets.

#### **Public Spaces**

The plan is oriented around Main Street that leads to Lake Baldwin. The proposed Village Center Core includes a Harbor and Village Green oriented towards Lake Baldwin as the primary public gathering space.

#### **Urban Design Character**

All buildings and entrances will orient to Main Street to reinforce the pedestrian-oriented character. All buildings will generally build to a build-to line.

#### **Housing**

Mixed-use buildings, such as retail with apartments or office above, are anticipated along Main Street and other streets in the Village Center Core Area.

#### **Grocery**

A grocery store will be integrated into the development along Main Street.

#### **Pedestrian Connections**

Key pedestrian paths are proposed along waterfront edges and parkways.

#### **Transit Connections**

The proposed transportation plan anticipates the coordination and confluence of all modes of transportation, i.e. walking, bicycling, automotive, bus and shuttle bus, to occur in the Village Center Core.

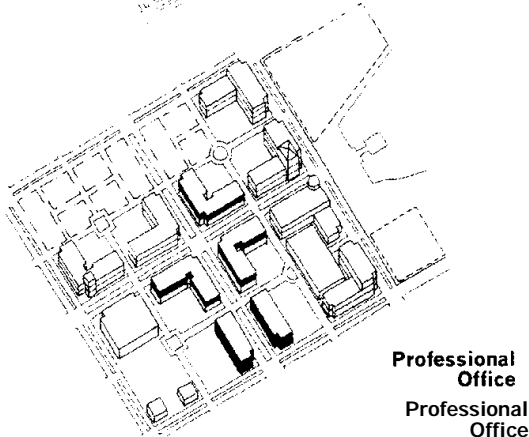
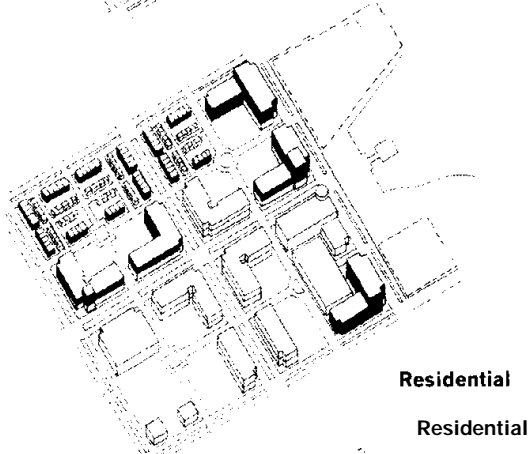
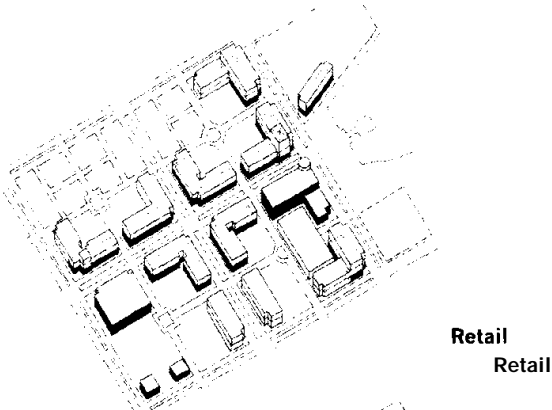
Refer to appendix A-G for further regulations and requirements.

**THE VILLAGE CENTER CORE AREA**

**6.2 Illustrative Village Center Program**

- Residential 550 units
- Retail 350,000 s.f.  
*(including grocery, cinema)*
- Professional Office 200,000 s.f.

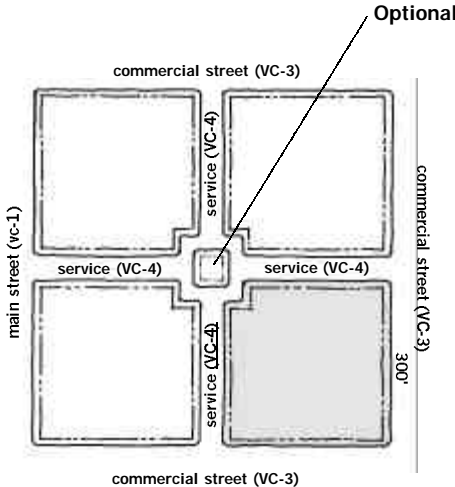
This illustrative program reflects anticipated development. Actual development will be subject to GMP policy s.16.5.



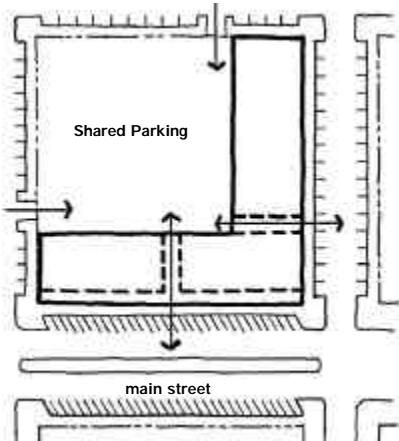
**THE VILLAGE CENTER CORE AREA**

**6.3 Development Block**

- Block size will generally range between 300' x 300' to 400' x 400'
- The small block size is intended to create a more intimate, pedestrian scale in the Village Center.



*An optimal Village Center Core development block*



*Access & egress for a Village Center Core development block*

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**THE VILLAGE CENTER CORE AREA**

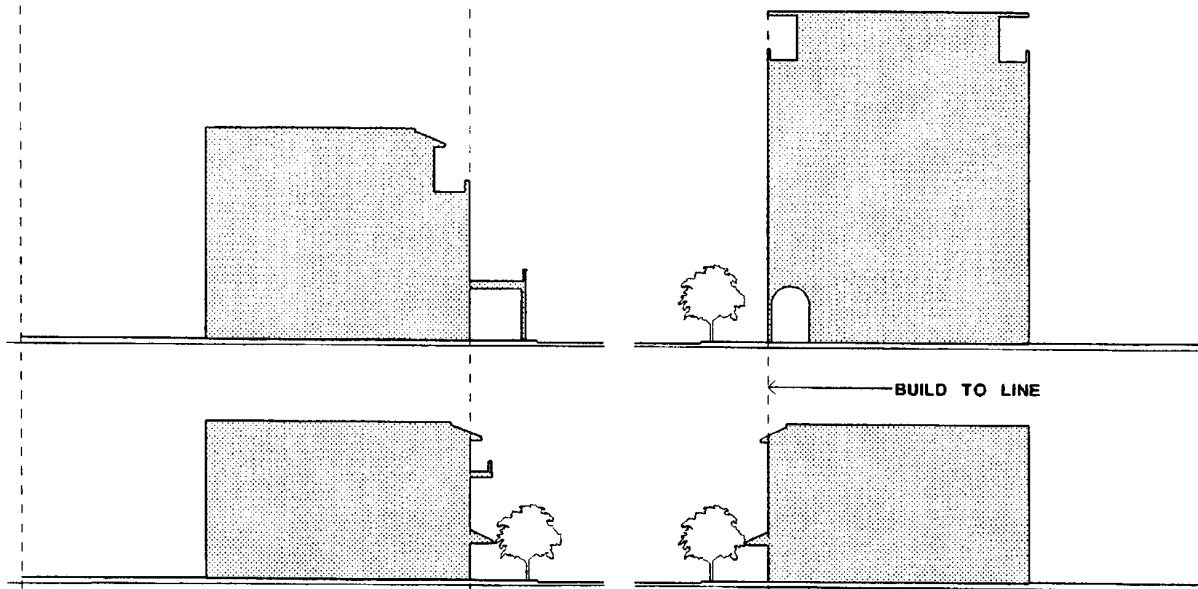
**6.4 Development Standards**

- 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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**THE VILLAGE CENTER CORE AREA**



*Setbacks/ Build-to Line/ Encroachments*

**6.5 Architectural Standards**

- The ground floor elevation shall achieve a minimum of 60% transparency.
- Uses above the ground floor shall achieve no greater than 35% transparency.
- Drive-thru facilities are prohibited for all eating and drinking establishments.
- Drive-thru facilities will be limited to bank and savings institution use. These may only be located at the rear of a building, in a parking lot or in a parking garage. Drive-throughs may only be accessed via service streets, parking lots or parking garages.
- Refer to appendices A-F for further guidelines

**6.6 Landscape Standards**

- Refer to Appendix G.

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## THE VILLAGE CENTER CORE AREA

### 6.7 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
- 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(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
  - Model
  - Residential -Office mixed development
  - Any other similar residential use
- Family day care center
  - Hotel/motel
  - Live-Work
  - Any other similar commercial use
- Post Office
  - Public Libraries
  - Public parks and plazas
  - Public restroom facilities
  - Public safety office
  - Recreation centers
  - Religious institutions
  - Schools
  - Any other similar civic use
- Home occupation
  - Legal services
  - Management consulting
  - Public relations
  - Real estate, rental services
  - Security and commodity brokers
  - Temporary professional
  - Any other similar office use

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## THE VILLAGE CENTER CORE AREA

### 6.7 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)

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**THE VILLAGE CENTER CORE AREA**

**6.8 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>
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<b>Office</b> Business or Professional Offices including the following (Primary use)	
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<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>
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<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>
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<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>
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<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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**THE VILLAGE CENTER CORE AREA**

**6.8 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

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## THE VILLAGE CENTER CORE AREA

### 6.9 Parking

- Minimum or maximum parking requirements will not be established, however every attempt should be made in the development of the Village Center Core plan to minimize the size of surface parking areas.
- Tandem parking is allowed.
- On street parking may be used to meet parking requirements.
- On-street parking will occur on all streets in the Village Center.
- Parking lots shall be developed behind buildings.
- Parking lots shall not be adjacent to Main Street the Harbor or the Village Green frontages.
- Shared parking lots, easily accessible from service streets may occur.
- Shared parking-decks, accessible from the service streets of the Village Center, are also permissible.
- Exterior wall materials for parking-decks should be compatible with the exterior wall materials utilized for adjacent buildings.
- Street frontages for parking-decks should incorporate either liner buildings or landscaping, including trees and shrubbery, to create a soft planting edge compatible with the adjoining street landscape.

