

ORDINANCE NO. 2018-___

AN ORDINANCE AFFECTING THE USE OF LAND IN ORANGE COUNTY, FLORIDA, REGARDING HORIZON WEST TOWN CENTER; AMENDING SECTION 38-77.1, REGARDING THE HORIZON WEST TOWN CENTER PD CODE LAND USE TABLE; AMENDING SECTION 38-79 REGARDING CONDITIONS FOR PERMITTED USES AND SPECIAL EXCEPTIONS; AMENDING DIVISION 8.5, ARTICLE VIII, OF CHAPTER 38 REGARDING THE HORIZON WEST TOWN CENTER PLANNED DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. Amendments to Section 38-77.1 (“Horizon West Town Center PD Code Land Use Table”). Section 38-77.1 is amended to read as follows, with additions being shown by underlines and deletions being shown by strike-throughs:

Sec. 38-77.1. Horizon West Town Center PD Code Land Use Table.

TOWN CENTER LAND USE TABLE

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
		RESIDENTIAL							
Single-family detached and modular homes with customary accessory		Single-family detached and modular homes with customary accessory uses	P	P	P				1A

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
uses									
Residential storage as a principal use (in an enclosed structure only)		Residential storage as a principal use (in an enclosed structure only)							
Principal residence and accessory buildings in excess of size requirements outlined in Condition #114		Principal residence and accessory buildings in excess of size requirements outlined in Condition #114							
Fences and walls permitted (except subdivision fences and walls) See Section 38-1408 and Town Center Standards		Fences and walls permitted (except subdivision fences and walls) See Section 38-1408 and Town Center Standards	P	P	P	P	P	P	
Accessory buildings, uses and structures		Accessory buildings, uses and structures	P(114)	P(114)					
Screen rooms (single-family residential)		Screen rooms	P(18)	P(18)	P(18)		P(18)		
Screen enclosures		Screen enclosures	P(84)	P(84)			P(84)		
Fee simple duplex and patio homes		Fee simple duplex and patio homes	P	P	<u>P</u>		P		1A
Home occupations		Home occupations	P(8)	P(8)	<u>P(8)</u>		P(8)		
Live-Work Dwelling			P(UNP) (465 156)	<u>P</u>	<u>P</u>	P(165)(159) 9-i	P(465 156) (159)		1A

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
Units (Type 4)			(159)						
Mobile homes as permanent residential dwelling units, including mobile home parks		Mobile homes							
Temporary mobile homes, travel trailers and recreational vehicles (For R.V. parks and campgrounds, see SIC #703)		Temporary mobile homes	P(5)	P(5)	P(5)	P(5)	P(5)		
Chimneys, water & fire towers, church spires, domes, cupolas, stage towers, scenery lofts, cooling towers, elevator bulkheads, smokestacks, flagpoles, and parapet walls.		Chimneys, water & fire towers, church spires, domes, cupolas, stage towers, scenery lofts, cooling towers, elevator bulkheads, smokestacks, flagpoles, and parapet walls.	P(7)	P(7)	P(7)	P(7)	P(7)		
Multifamily Residential		Multifamily Residential	<u>P(UNP)</u>	P(157)	P(157)	P(UNP)(157)	(A)		1C
Transient rental units		Transient rental units		P	P				
Family foster homes (see definition)		Family foster homes (see definition in section 38-1,	P						1A

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
in section 38-1, O.C. Code		O.C. Code							
Garage Apartments on SFR lots		Garage Apartments on SFR lots	P(158)	P(158)	P(158)	P(158)	P(158)		
Swimming pools, Jacuzzis, tennis courts, spas, hot tubs, including appurtenances to such uses		Swimming pools, Jacuzzis, tennis courts, spas, hot tubs, including appurtenances to such uses	P(10)	P(10)	<u>P(10)</u>	<u>P(10)</u>		P(10)	
Community Residential Homes "A" (max. 6 clients, not restricted to 5)		Community Residential Homes "A" (max. 6 clients, not restricted to 5)	P(165)						1A
Community Residential Homes "B" (7 to 14 clients, not restricted to 12 max)		Community Residential Homes "B" (7 to 14 clients, not restricted to 12 max)		<u>P</u>	<u>P</u>		P(156)		1B
Community Residential Homes "C" (greater than 14 clients)		Community Residential Homes "C" (greater than 14 clients)		<u>P</u>	<u>P</u>				1C
Family lot provision		Family lot provision							
Guest house		Guest house							
Short term rental, resort residential, resort villa		Hotel, motel, timeshare or similar uses							
Townhouses and triplexes and		Townhouses and triplexes and quadraplexes	P(165) <u>156)</u>	P(165) <u>156)</u>	P(165) <u>156)</u>		P(165) <u>156)</u>		1A

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
quadplexes with fee simple units		with fee simple units, up to five ^{eight} dwellings per building							
		Townhouses, mansion homes and other housing types with more than five and up to eight dwellings per building	P(156)	P(156)	P(156)		P(156)		1B
Zero side yard development		Zero side yard development	P(165)	P(165)					1C
Boarding, lodging and rooming houses		Boarding, lodging and rooming houses							
Student housing		Student housing		P	P				1C
Single-family transient rental		Single-family transient rental		P	P				
Adult/child day care homes		Adult/child day care homes	P(UNP)(26)	P	P	P	P(470163) (26)		
Family day care homes		Family day care homes		P	P	<u>P</u>	<u>P</u>		1C
Adult/child day care centers		Adult/child day care centers		P	P	<u>P</u>	P		
Tents		Tents							
Single-family unit in conjunction with a commercial use		Single-family unit in conjunction with a commercial use							
Model homes		Model homes	P	P	P	P	P		1A, 1B, 1C
Recreational vehicle or boat storage and parking		Recreational vehicle or boat storage and parking							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
(Residential only)		(Residential only)							
		AGRICULTURE, FORESTRY, & FISHING							
	01	AGRICULTURAL PRODUCTION (crops)							
Wheat, corn, soybeans, etc.	011	Cash grains							
Vegetable farms	0161	Vegetables & Melons		<u>PM</u>	<u>PM</u>	<u>PM</u>			
Truck farms	0161	Vegetables & Melons							
Citrus and fruit crops cultivation	0174	Citrus fruits		<u>PM</u>	<u>PM</u>	<u>PM</u>			
Commercial plant nurseries and, greenhouses (no retailing)	0181	Ornamental nursery products							
Crop farms	0191	General farms, primarily crops							
Washing & packaging of fruit and vegetables		Washing & packaging of fruit and vegetables		<u>PM</u>	<u>PM</u>	<u>PM</u>			
Open air sales of agricultural or farm products		Open air sales of agricultural or farm products							
Outdoor storage of operative agriculturally related equipment		Outdoor storage of operative agriculturally related equipment							
	02	AGRICULTURAL PRODUCTION							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
		N (livestock)							
Commercial kennels		Commercial kennels							
Boarding of horses and ponies and riding stables for commercial purposes; raising of horses and ponies for commercial purposes		Boarding of horses and ponies and riding stables for commercial purposes; raising of horses and ponies for commercial purposes							
Animal stock grazing, stock yards	0211	Beef cattle (grazing)							
Dairy farms	0241	Dairy farms							
Poultry raising or keeping	025	Poultry & eggs							
Raising or keeping of cows, horses & ponies for domestic purposes	0272	Horses & equines							
Commercial aviculture, aviaries	0279	Commercial aviculture							
Bee keeping		Bee keeping							
Breeding, keeping and raising of farm animals (ex., goats, swine, pot-bellied pigs, etc.) for sale or profit (not for domestic purposes)		Breeding, keeping and raising of farm animals (ex., goats, swine, pot-bellied pigs, etc.) for sale or profit (not for domestic purposes)							
Breeding,		Breeding,							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
keeping and raising of farm animals (ex., goats, swine, pot-bellied pigs, etc.) for domestic purposes only		keeping and raising of farm animals (ex., goats, swine, pot-bellied pigs, etc.) for domestic purposes only							
Breeding, keeping, and raising of exotic animals		Breeding, keeping, and raising of exotic animals							
	07	AGRICULTURAL SERVICES							
Grove caretaking, harvesting business	0722								
Veterinarians for livestock	0741	Veterinary services for livestock							
Veterinary service with no outdoor runs or compound	0742	Veterinary services		P	P	P	P(470163) (112)		SB
Veterinary services with outdoor runs or compounds (domestic pets)	0742	Veterinary services							
Animal shelters, boarding kennels, animal pounds, training of animals, with no outdoor runs or	0752	Animal specialties services (not veterinary)		P	P	P			SB

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
outdoor compounds									
Animal shelters, boarding kennels, animal compounds, training of animals, with outdoor runs or outdoor compounds	0752	Animal specialties' services (not veterinary)							
Dog and cat grooming	0752	Animal specialties' services	P(UNP) (162)(112)	P	P	P	P(470163) (112)		5A
Landscaping and irrigation business, lawn care, tree service	0782	Lawn and garden service							
	08	FORESTRY							
Tree farms, including logging	0811	Timber tracts							
Forest nurseries	0831	Forest nurseries							
Silviculture	0851	Forestry services							
Woodchipping, mulching and composting		Woodchipping, mulching and composting							
Hunting preserves, commercial fishing, animal trapping, private/public hunting clubs	09	HUNTING, FISHING & TRAPPING							
		MINING							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
Iron, copper, lead, zinc, prospect & test drilling	010	METAL MINING							
Bituminous coal & lignite mining	012	COAL MINING							
Petroleum & natural gas production	013	OIL AND GAS EXTRACTION							
	014	NONMETALLIC MINERALS, EXCEPT FUELS							
Cement, rock, limestone, crushing and grinding of asphalt, concrete & cement	1422	Crushed and broken limestone							
Cement, concrete, asphalt batch plants		Cement, concrete, asphalt batch plants							
Operation of sand & gravel pits for construction, sand & gravel mining	1442	Construction sand and gravel							
Operation of sand & gravel pits for glassmaking, molding & abrasives	1446	Industrial sand							

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Preparation of phosphate rock	1475	Phosphate rock							
Borrow pits, excavation and fill	1499	Borrow pits							
		CONSTRUCTION							
	016	HEAVY CONSTRUCTION (not bldg. const.)							
Retention, detention, drainage ponds for associated development	1629	Retention/detention	P	P	P	P	P	P	
	017	SPECIAL TRADE CONTRACTORS							
Contractors storage, trade shops, equipment yards, and offices with outdoor storage	017	Special Trade Contractors							
Contractors offices (no outdoor storage or overnight parking of vehicles)		Contractors offices (no outdoor storage or overnight parking of vehicles)		P	P				
		NOTE: ALL RETAIL TRADE USES (SIC GROUP #52—#59) AND SERVICE USES (SIC							

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		GROUP #70—#89) ARE PERMITTED IN INDUSTRIAL ZONING DISTRICTS AS ACCESSORY USES ONLY, UNLESS OTHERWISE PERMITTED, SUBJECT TO COMPLIANCE WITH THE STANDARDS OUTLINED IN CONDITION #106							
		MANUFACTURING							
	20	FOOD, KINDRED PRODUCTS							
Food processing & packaging	203	Canned, frozen & preserved fruits & veggies			<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Meat storage, cutting & distribution, animal slaughtering	2011	Meat packing plants/animal slaughtering							
Dairy products manufacturing	202	Dairy products			<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Ice cream manufacturing	2024	Ice cream & frozen desserts			<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Citrus processing plants	2033	Canned fruits, vegetables, preserves, jams & jellies			<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		

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Bakery products manufacturing, bakery plants	205	Bakery products			<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Candy and confectionery manufacturing	206	Sugar & confectionery products			<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Tallow, grease & lard manufacturing	207	Fats & oils							
Beverage processing & storage, milk bottling & distribution, soft drink bottling	208	Beverages		<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Beverage processing & storage, bottling & distribution of malt beverages	2082	Beverages		<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Tobacco, cigarettes, cigars manufacturing	21	TOBACCO PRODUCTS			<u>PM(170)</u>	<u>PM(170)</u>	<u>PM(170)</u>		
Textile manufacturing	22	TEXTILE MILL PRODUCTS		<u>P(477171)</u>	<u>P(477171)</u>	<u>P(477171)</u>			
Upholstery and dye manufacturing	22	Textile mill products							
Clothing production, cutting, sewing of fabrics, garment	23	APPAREL & OTHER TEXTILE PRODUCTS		<u>P(171)</u>	<u>P(171)</u>	<u>P(171)</u>			

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
manufacturing									
Decorating materials manufacturing	2395	Pleating & stitching		<u>P(171)</u>	<u>P(171)</u>	<u>P(171)</u>			
Wood products manufacturing	24	LUMBER WOOD PRODUCTS		<u>P(171)</u>	<u>P(171)</u>	<u>P(171)</u>			
Building products manufacturing	24	Lumber wood products							
Logging	2411	Logging							
Sawmills and planing mills	2421	Sawmills, planing mills							
Hardwood flooring manufacturing	2426	Hardwood dimension & flooring mills							
Wood awnings, wood shutters, wood railing, window frames	2431	Millwork		<u>PM</u>					
Cabinet makers and manufacturers	2434	Wood kitchen cabinets		<u>PM</u>					
Manufacturing of plywood	2435	Hardwood veneer & plywood							
Mobile Homes manufacturing	2451	Mobile homes							
Manufacturing of prefabricated wood buildings	2452	Prefabricated wood buildings and components							
Manufacturing	25	FURNITURE							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
ing of household, office, public building furniture & fixtures		& FIXTURES							
Cardboard, pulp, & paper manufacturing	26	PAPER & ALLIED PRODUCTS (Paper mills)							
Cardboard containers manufacturing	2631	Paperboard mills							
Printing, bookbinding, publishing plants	27	PRINTING & PUBLISHING		<u>PM</u>					
Manufacturing of chemical products, liquid fertilizer, corrosive acid, pharmaceuticals, soap, cosmetics, glue, explosive, paint, varnish and bulk paint mixing	28	CHEMICALS & ALLIED PRODUCTS							
Manufacturing of bulk organic and inorganic medicinal chemicals	2833	Medicinal chemicals and botanical products		<u>PM</u>					
Fertilizer manufacturing, agricultural	287	Agricultural chemicals							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
chemicals manufacturing									
	29	PETROLEUM COAL PRODUCTS							
Petroleum refining, bulk storage of petroleum products	2911	Petroleum refining							
Asphalt manufacturing	295	Asphalt paving & roofing materials							
Lubricating oils & greases manufacturing	2992	Lubricating oils & greases							
Plastic, rubber & tire manufacturing	30	RUBBER & MISC. PLASTIC PRODUCTS							
Plastic containers manufacturing	3089	Plastics products							
Shoes manufacturing	31	LEATHER PRODUCTS		<u>PM(171)</u>	<u>PM(171)</u>	<u>PM(171)</u>			
Leather processing	3111	Leather products		<u>PM(171)</u>	<u>PM(171)</u>	<u>PM(171)</u>			
Cement, lime, gypsum, plaster manufacturing	32	STONE, CLAY, GLASS PRODUCTS							
Glass products and glass containers manufacturing	32	Stone, clay & glass products							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
Pressed and blown glass	3229	Pressed and blown glass		<u>PM(171)</u>	<u>PM(171)</u>	<u>PM(171)</u>	<u>PM(171)</u>		
Novelties & souvenirs manufacturing	326	Pottery and related products							
Manufacturing of ceramics	3269	Pottery products		<u>PM(171)</u>	<u>PM(171)</u>	<u>PM(171)</u>	<u>PM(171)</u>		
Concrete block and brick manufacturing	3271	Concrete block & brick							
Manufacturing of floor slabs, incinerators, septic tanks & silos	3272	Concrete products							
Blast furnace manufacturing, manufacturing of iron, steel, & aluminum, smelting	33	PRIMARY METAL INDUSTRIES							
Primary metal industries	33	Primary metal industries							
Metal, cans, barrels, tools & hardware manufacturing	34	FABRICATED METAL PRODUCTS							
Metal containers manufacturing	3411	Metal cans & shipping containers							
Testing of sandblasting nozzles	3471	Plating & polishing							
Industrial & commercial	35	INDUSTRIAL &							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
machinery		COMMERCIAL MACHINERY							
Steam, gas, hydraulic engines manufacturing	351	Engines & turbines							
Manufacturing of farm Machinery	352	Farm & garden machinery							
Concrete manufacturing, paving & mixing, temporary asphalt plants	353	Mining machinery, construction							
Computer equipment manufacturing	357	Computer and office equipment		<u>PM</u>	<u>PM</u>				
Machine shops, carburetors, pistons, amusement apparatus manufacturing	359	Miscellaneous industrial equipment		<u>PM</u>	<u>PM</u>				
Electric machinery & equipment manuf., manufacturing & assembly of scientific instruments, manufacturing of household appliances, electronic components & accessories,	36	ELECTRICAL & OTHER ELECTRICAL EQUIP.		<u>PM</u>	<u>PM</u>				

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
burglar alarm apparatus, satellite dishes, electrical fuses									
Building products manufacturing	3648	Lighting equipment							
Instruments for measuring and testing of electricity and electrical signals		Instruments for measuring and testing of electricity and electrical signals		<u>PM</u>	<u>PM</u>				
Semi-conductors and related devices	3674	Semi-conductors and related devices		P	P	P			
Battery manufacturing	3691 3692	Storage and primary batteries							
	37	TRANSPORTATION EQUIPMENT							
Motor vehicle assembly	3711	Motor vehicles & car bodies							
Boat manufacturing	3732	Boat building and repair							
Avionics testing, aircraft maintenance and manufacturing	372	Aircraft & parts		<u>PM</u>	<u>PM</u>				
Boat trailer manufacturing	3799	Transportation equipment							
Parking and storage of dual rear		Parking and storage of dual rear wheel							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
wheel vehicles		vehicles							
	38	INSTRUMENTS & RELATED PRODUCTS							
Manufacture and assembly of optical instruments	3827	Optical instruments and lenses		P	P	P			
Photographic equipment supplies manuf.	3861	Photographic equipment & supplies		P	P	P			
Manufacturing of watches, clocks & parts	3873	Watches, clocks & parts		<u>PM</u>	<u>PM</u>				
	39	MISC. MANUFACTURING INDUSTRIES							
Toys & sporting goods manufacturing	394	Toys & sporting goods		<u>PM</u>	<u>PM</u>	<u>PM(171)</u>			
Sign manufacturing	3993	Signs & advertising specialties		<u>PM</u>					
		TRANSPORTATION/UTILITIES							
Railroad transportation	40	RAILROAD TRANSPORTATION							
Railroad, bus, taxi, carpool, vanpool, limousine, and ambulance terminals for	41	LOCAL & INTER-URBAN PASSENGER TRANSIT	<u>PM</u>	<u>PM</u>	<u>PM</u>	<u>PM</u>	<u>PM</u>		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
passenger transportation with on-site pick-up and drop-off areas for passengers, shuttle operation (see 7514 for car rental, 4581 for airports, 4231 for truck terminals)									
Railroad, bus, taxi, carpool, vanpool, and ambulance and limousine charter service and storage facilities without on-site pick-up or drop-off areas for passengers	41	LOCAL & INTER-URBAN PASSENGER TRANSIT							
Limousine service, home-based	4119								
Indoor storage of products, furniture, household & commercial goods, machinery, equipment storage of building materials	42	WAREHOUSING		<u>PM</u>	<u>PM</u>	P(30) (111)			
Courier	4215	Courier		<u>P</u>	<u>PM</u>	P	<u>P</u>		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
services		services, except air							
Portable toilet storage	422	Warehousing & storage							
Warehousing	422	Warehousing & storage				P(30) (111)			
Dead storage yard		Dead storage yard							
Cold storage frozen food lockers	4222	Refrigerated warehousing & storage				P(30) (111)			
Self-storage facility	4225	General warehousing & storage		<u>P(173)</u>	<u>P(173)</u>	P(30) (111)(173)			
Bulk storage of petroleum, storage of wrecked automobiles, oil, hazardous chemicals, explosives, gasoline, and ammunition	4226	Special warehousing and storage							
Truck terminals, truck stop, bus, cab, truck repair, storage and terminals, parking and/or storage of trucks	4231	Trucking terminal facilities							
Temporary portable storage containers									
Post office	43	U.S. POSTAL SERVICE		P	P	P	<u>P</u>		
Marinas, commercial	44	WATER TRANSPORT		<u>PM</u>	<u>PM</u>	<u>PM</u>			

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boat rentals, airboat rides		ATION							
Dismantling boats, marine wrecking	4499	Water transportation services							
	45	TRANSPORTATION BY AIR							
Airports, airplane landing facilities, aircraft maintenance, seaplane base	4581	Airports, flying fields & services							
Helicopter landing facility, vertiport, airship/blimp hanger facility and hangers	4581	Airports, flying fields & services		<u>S</u>	<u>S</u>	<u>S</u>			
Pipeline transportation of petroleum & other commodities, underground pipeline unless required to be above ground due to physical conditions	46	PIPELINES, EXCEPT NATURAL GAS							
	47	TRANSPORTATION SERVICES							
Travel agencies, tour brokers and tour	4724	Travel agencies		P	P	P	P		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
operators									
Ticket agencies	4729	Airline, bus, rail, ticket agencies		P	P	P	P		
	48	COMMUNICATIONS							
Cellular telephone sales & service, beeper & pager services	4812	Radio broadcasting stations		P	P	P	P		
	4813	Tele Communication							
Radio, television or movie studios (excluding towers)	4832	Radio broadcasting stations		P	P	P			
Communication towers (See Sec. 38-1427, 38-1390.15)		Communication towers		<u>PM</u>	<u>PM</u>				
Lattice (Ord. No. 95-25, § 2, 8-29-95)				P(UNP)		P(UNP)	P(UNP)	P(UNP)	
Guyed (Ord. No. 95-25, § 2, 8-19-95)				P(UNP)		P(UNP)	P(UNP)	P(UNP)	
Monopole (Ord. No. 95-25, § 2, 8-29-95)				P(UNP)		P(UNP)	<u>P(UNP)</u>	P(UNP)	
T.V. studios (excluding towers)	4822	T.V. broadcasting stations		P	P	P			
Satellite dish service	4841	Cable and other pay television services		P	P	P			

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
	49	ELECTRIC, GAS, SANITARY SERVICES							
<u>Gas substations, TV substations, radio substations, telephone substations</u> <u>Substations, telephone switching stations</u>	49	Substations, telephone switch stations, water plants	<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	
<u>Distribution electric substation</u>	<u>49</u>		<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	<u>P(81)</u>	
<u>Alternative energy devices as an accessory structure or use (wind turbines solar panels, etc.)</u>	<u>49</u>		<u>P(83)</u>	<u>P(83)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P(83)</u>	
Power plants, transfer stations, refuse storage sites, wastewater and water plants, septic disposal sites, line stabilization and dewater, septage and wastewater sludges	49	Power plants, transfer stations, refuse storage sites, wastewater and water plants, septic disposal sites, line stabilization and dewater, septage and wastewater sludge							
Electrical,	49	Electric, gas,							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
gas, sanitary services		sanitary services							
Solid waste management facilities (Ord. No. 2009-11, § 4(App. A), 4-28-09)	4953	Solid waste management facilities						P(UNP) (120)	
Hazardous waste treatment, storage and disposal facilities (Ord. No. 2009-11 , § 4(App. A), 4-28-09)	4953	Hazardous waste treatment, storage and disposal facilities							
Incinerators (Ord. No. 2009-11 , § 4(App. A), 4-28-09)	4953	Incinerators							
Aluminum recycling collection drop-off sites		Aluminum recycling collection drop-off sites							
Clean Tech - renewable energy production; energy management, storage transmission and distribution; green building products; advanced materials and environmental products; environmental				P(172169)	P(172169)	P(172169)	P(172169)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
tal remediation & pollution prevention services & products									
		WHOLESALE TRADE							
Wholesale meat & produce, and soft drink bottling distribution	50	WHOLESALE DISTRIBUTING OF DURABLE AND NONDURABLE GOODS				P			
Wholesale bakeries	50	<u>Wholesale bakeries, with Groceries and related products</u> Wholesale distribution of durable and nondurable goods		P	P	P			
Wholesale distribution of bedding, chairs, desks, mattresses, waterbeds, carpets, lamps, curtains and linens	502	Furniture and home furnishings				P			
Wholesale distribution of awnings, fencing, septic tanks, mobile homes	5039	Construction materials							
Wholesale distribution of irrigation equipment,	5083	Farm and garden machinery and equipment							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
garden machinery, lawn machinery, and power mowers									
Wholesale distribution of electronic parts and equipment	5065	Wholesale distribution of electronic parts and equipment				P			
Wholesale distribution of pumps, pumping equipment, paint spray equipment, chainsaws, cranes, ladders, lift trucks, and tractors	5084	Industrial machinery equipment							
Fireworks, wholesale	5092	Fireworks, wholesale							
Junk, salvage or wrecking yards, sales and storage of wrecked cars	5093	Junk yards (scrap and waste)							
Commercial firewood sales and storage	5099	Miscellaneous durable goods				<u>P</u>			
Wholesale distribution of frozen food	5142	Packaged frozen foods				P			
Wholesale distribution of meat	5147	Meats and meat products				P			
Wholesale distribution of dairy products	5143	Dairy products				P			
Wholesale distribution	5148	Fresh fruits and vegetables				P			

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
of produce and/or plant materials									
Wholesale distribution of bakery products, bottled water, canned goods, soft drinks, and fruits, beverage distributors	5149	Groceries and related products				P			
Wholesale distribution storage of gasoline, liquid petroleum, gas, oil, or other inflammable liquids	5172	Petroleum and petroleum products wholesalers							
<u>Wholesale distribution and/or storage of Beer, Wine, and Distilled Alcoholic Beverages</u>	<u>5182</u>	<u>Beer, Wine and related products</u>			<u>PM</u>	<u>P</u>			
		RETAIL TRADE							
Storage yards for automobiles, trucks, boats, and commercial vehicles (regardless if for sale, lease or not) For storage of wrecked or		Storage yards for automobiles, trucks, boats, and commercial vehicles (regardless if for sale, lease or not) For storage of wrecked or inoperable							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
inoperable vehicles		vehicles							
Outdoor storage and display of equipment, products and merchandise		Outdoor storage and display of equipment, products and merchandise							
	52	BUILDING MATERIALS & GARDEN SUPPLIES							
Lumber and other building materials, building materials storage and sales	521	Lumber and other building materials			P(166) (153_x)	P(166) <u>153</u> (x)			
Paint & wallpaper stores	5231	Paint, glass & wallpaper stores		<u>P</u>	P(166) <u>153</u> (x)	P(166) <u>153</u> (x)	<u>P</u>		
Hardware stores	5251	Hardware stores		P	P(<u>153</u> x)	P(<u>153</u> x)	P		
Nurseries (retail), garden stores	5261	Retail nurseries & garden stores		<u>P</u>	P	P	P		
Mobile home dealers	5271	Mobile home dealers							
	53	GENERAL MERCHANDISE STORES							
Shopping centers (see definitions in Sec. 38-1, O.C. Code)	5311	Shopping center/retail uses are permitted by individual use type and size parameters for each Town Center District. See individual land uses for availability in							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
		each district.							
Big box developments (see definition in Sec. 38-1, O.C. Code)		Big box developments			P(153_x)	P(153_x)			
	54	FOOD STORES							
Convenience food stores, grocery stores with no fuel sales	5411	Grocery stores	P(UNP) (162) P(UNP)	P(UNP) (164) P(UNP) (A)	P(166)	P(166)	P(163)		
Convenience food stores, grocery stores with fuel sales	5411	Grocery stores			P(166) (68) (138)	P(166) (68) (138)	P(163)		
Fruit, produce, flower and vegetable stands	5431	Fruit & vegetable markets	P(UNP) P(162) (87) (137) P(UNP)	P(UNP) P(162) (87) (137) P(UNP)	P(166) (87) (137)	P(166) (87) (137)	P(163) (87) (137)		
Portable food and drink vendors (including hot dog stands)		Portable food and drink vendors (including hot dog stands)	P(UNP) P(162) (87) (137) P(UNP)	P(UNP) P(164) (87) (137) P(UNP) (A)	P(166) (87) (137)	P(166) (87) (137)	P(163) (87) (137)		
Candy stands	5441	Candy, nut & confectionery stores	P(UNP) P(162) (66) P(UNP)	P(UNP) P(164) (66) P(UNP) (A)	P(166) (66)	P(166) (66)	P(163) (66)		
Temporary sales of Christmas trees, sparklers, and pumpkins		Temporary sales of Christmas trees, sparklers, and pumpkins		P		P	P		
Temporary sales of		Temporary sales of							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
automobiles, boats, recreation vehicles, marine vessels, trucks, trailers, motorcycles and all-terrain vehicles		automobiles, boats, recreation vehicles, marine vessels, trucks, trailers, motorcycles and all-terrain vehicles							
Retail bakery shops	5431	Retail bakeries		P(UNP) P(164) (66) P(UNP) (A)	P(166) (66)	P(166) (66)	P(166) (66)		
Specialty food stores	5499	Miscellaneous food stores	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
	55	AUTO DEALERS & SERVICE STATIONS							
Golf cart sales and services		Golf cart sales and service				<u>P</u> (138)(172)			
New & used automobiles, pickups and vans (See condition #138)	5511	New and used car dealers							
Auto parts, tire dealers	5531	Auto & home supply stores			P(166) (67)	P(166) (67)			
Gas stations, automobile service stations	5541	Gasoline stations, except truck stops		<u>P</u>	P(166) (68) (138)	P(166) (68) (138)			
Pump islands for gasoline sales		Pump islands for gasoline sales			<u>PM</u>	<u>PM</u>			
Truck stops	5541	Truck stops							
Boat dealerships,	5561	Boat dealers							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
boat supplies (see condition #138)									
Recreational vehicle and commercial vehicle sales, service & storage (see condition #138)	5561	Recreational vehicle dealers							
Motorcycle dealers (see condition #138)	5571	Motorcycle dealers			<u>PM(174)</u>	<u>PM(174)</u>			
Go-carts, dune buggies, utility trailers (see condition #138)	5599	Automotive dealers			<u>PM(174)</u>	<u>PM(174)</u>			
APPAREL & ACCESSORY STORES									
	56	APPAREL & ACCESSORY STORES							
Bridal shops, dress shops, maternity shops (used or new)	5621	Women's clothing stores			<u>P(466153)</u> <u>x)</u>	<u>P(466153)</u> <u>x)</u>	<u>P</u>		
Clothing stores (used or new)	5651	Family clothing store			<u>P(466153)</u> <u>x)</u>	<u>P(466153)</u> <u>x)</u>	<u>P</u>		
FURNITURE STORES									
	57	FURNITURE STORES							
Furniture stores, vertical blinds	5712	Furniture stores			<u>P(466153)</u> <u>x)</u>	<u>P(466153)</u> <u>x)</u>	<u>P</u>		
Carpet stores	5713	Floor covering stores			<u>P(466153)</u> <u>x)</u>	<u>P(466153)</u> <u>x)</u>	<u>P</u>		
Appliance stores,	5722	Household appliance			<u>P(466153)</u> <u>x)</u>	<u>P(466153)</u> <u>x)</u>			

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
refrigerators, ovens, retail sales of air conditioners & parts (with no outdoor storage)		stores							
Appliance stores, refrigerators, ovens, air conditioners and parts with outdoor storage		Appliance stores, refrigerators, ovens, air conditioners and parts with outdoor storage							
Radio & T.V. sales & service	5731	Radio, T.V. electronic stores			P(166)	P(166)			
Record & tape stores	5735	Record & tape stores	P(UNP)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
	58	EATING & DRINKING PLACES							
Restaurants with no drive-thru or walk-up windows	5812	Eating places	P(UNP) (162)	<u>P(UNP)</u> P(164) <u>P(UNP)</u> (A)	P(166)	P(166)	P(163)		
Restaurants, drive-in restaurants, snack bars, lunch stands, food-vending commissaries (permanent buildings)	5812	Eating places		<u>PM(86)</u>	P(166)	P(166)	<u>PM</u>		
<u>Restaurants with outdoor seating</u>	<u>5812</u>	<u>Eating places</u>	<u>P(UNP)(86)(162)</u>	<u>PM(86)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Snack bars,			P(UNP)	P(UNP)	P(166)	P(166)	P(163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
lunch stands, ice cream, coffee shops			(162)	(A) (164)					
Caterers	5812	Eating places		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Alcoholic beverage sales (see Chapter 4 and Secs. 38-1414 and 38-1415 of O.C. Code). See condition #103				<u>P</u>	P	P	<u>P</u>		
Cocktail lounges, pubs and bars	5813	Drinking places (cocktail lounges)	P(162) P(UNP)	P(UNP) (A) (164)	<u>P(180)</u>	<u>P(180)</u>	<u>P(163)(180)</u>		
<u>Micro-brewers, micro-wineries, craft distilleries, and brew pubs</u>	<u>5813</u>	<u>Drinking places</u>			<u>PM(180)</u>	<u>PM(180)</u>	<u>PM(180)</u>		
	59	MISCELLANEOUS RETAIL							
Drug stores, apothecary shops, pharmacies	5912	Drug stores		P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Liquor stores	5921	Liquor stores			P(166) (126)	P(166) (126)	P(166) (126)		
Pawn shops	5932	Used merchandise stores							
Sporting goods, firearms sales, & bicycle shops	5941	Sporting goods & bicycle shops	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Book stores	5942	Book stores	P(UNP)	P(UNP)	P(166)	P(166)	P(163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
			(162)	(A) (164)					
Office supplies	5943	Office supplies	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Jewelry stores	5944	Jewelry stores	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Ceramic shops, hobby shops	5945	Hobby, toy & game shops	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Photographic supply stores	5946	Camera & photographic supply stores	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Gift shops	5947	Gift, novelty, souvenir shops	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Leather goods	5948	Luggage & leather products stores	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Retail sale of products by T.V., catalog, mail order, telephone, vending machines, or from other temporary locations	596	Nonstore retailers							
Fuel oil dealers, propane gas dealers	598	Fuel dealers							
Florists	5992	Florists	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Tobacco shops	5993	Tobacco stores	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Newsstands, magazine stands	5994	Newsstands	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Optical goods, eyeglass	5995	Optical goods	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
stores									
Art & antique stores	5999	Cell phone stores	P(UNP) (162)	P(UNP) (A) (164)	P(166)	P(166)	P(163)		
Outdoor auctions, auto auctions	5999	Miscellaneous retail							
Indoor auctions	5999	Miscellaneous retail							
Sparklers, retail	5999	Sparklers retail							
Open air markets		Open air markets							
Farmers markets		Open air markets			P(160)	P(160)	<u>PM</u>		
Indoor markets		Indoor markets			<u>P(166)</u>	<u>P(166)</u>	<u>PM</u>		
Spas, hot tubs, pool sales					P(166)	P(166)			
		FINANCE/ INSURANCE REAL ESTATE							
Office use buildings in excess of 1 story in height within 100 feet of the side or rear lot lines of any lot in a single-family residential district		Office use buildings in excess of 1 story in height within 100 feet of the side or rear lot lines of any lot in a single-family residential district		<u>PM</u>	<u>PM</u>	<u>PM</u>	<u>PM</u>		
Banks	60	DEPOSITORY INSTITUTIONS		P	P	P	P(470163)		
Credit bureaus,	61	NONDEPOSITORY		P	P	P	P(470163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
mortgage loan companies, finance offices		INSTITUTIONS							
Pay-day loans, cash advance facilities									
Brokers	62	SECURITY & COMMODITY BROKERS		P	P	P	PS		
Major insurance underwriters	63	INSURANCE CARRIERS		P	P	P	PS		
Brokers, underwriters, insurance agencies	64	INSURANCE AGENTS, BROKERS & SERVICE	P(UNP) (162)	P(164)	P(166)	P(166)	P(163)		
	65	REAL ESTATE							
Real estate offices & agents, apartment finding, rental service, appraisers	6531	Real estate agents & managers	P(UNP) (162)	P	P	P	P(170163)		
Abstract & title services	6541	Title abstract offices	P(UNP) (162)	P(166)	P(166)	P(166)	P(163)		
Cemeteries, mausoleums	6553	Cemetery, subdividers & developers							
	67	HOLDING & OTHER INVESTMENT OFFICES							
Investment offices & companies	672	Investment offices	P(UNP) (162)	P	P(166)	P(166)	P(163)		
Estate planning & management	673	Trusts	P(UNP) (162)	P(166)	P(166)	P(166)	P(163)		
		SERVICES							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
	70	HOTELS & OTHER LODGING PLACES							
Hotels & motels, timeshare units	7011	Hotels & motels, timeshare units		P	P	P	P(161)	P(161)	
Camps & R.V. parks, R.V. resort, campgrounds	703	Camps & R.V. parks							
Bed and breakfast homestay, 6-rooms max (not 5 or 7)	7011	Hotels & motels	P(UNP) (165)	P(UNP) (165)	P(UNP) (165)		P(165) (A)		
Bed and breakfast inn, 7-12 rooms (aka medium-scale)(aka large-scale)	7011	Hotels & motels		P	P		P		
Country inn	7011	Hotels & motels							
	72	PERSONAL SERVICES							
Laundry plants, processing of laundry and dry cleaning, dry cleaning plants	7211	Power laundries							
Laundry & dry cleaning retail	7212	Dry cleaning		P	P	P	P(170 163)		
Laundering (coin-operated)	7215	Coin-operated laundries		P	P	P	P(163)		
Dyeing, dry cleaning plant	7216	Dry cleaning plants							
Carpet &	7217	Carpet &		P					

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
rug cleaning		upholstery cleaning							
Tailoring	7219	Tailoring	P(UNP) (162) (UNP)	P	P	P	P(470163)		
Photographic artists, sculptors, musicians, and studios	7221	Photographic studios, portraits	P(UNP) (162) (UNP)	P	P	P	P(470163)		
Beauty shops, beauty salons	7231	Beauty shops, beauty salons	P(UNP) (162) (UNP)	P	P	P	P(470163)		
Barber shops, hair stylists	7241	Barber shops	P(UNP) (162) (UNP)	P	P	P	P(470163)		
Shoe repair	7251	Shoe repair & shoeshine	P(UNP) (162) (UNP)	P	P	P	P(470163)		
Funeral homes, funeral directors, funeral chapter	7261	Funeral service, except crematories, and embalming		P	<u>P</u>	P			
Crematories (animal or human)(See Ord. 92-41)	7261	Funeral service, crematories, embalming							
Costume rental, dating services, escort services, tanning salons, tattoo parlors, valet parking	7299	Miscellaneous personal services		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Adult entertainment, body scrub parlors	7299	Adult entertainment							
	73	BUSINESS SERVICES							
Advertising	7311	Advertising		P	P	P	P(470163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
agencies		agencies)		
Quick print, duplicating services	7334	Photocopying		P	P	P	P(470163)		
Secretarial services	7338	Secretarial & court reporting		P	P	P	P(470163)		
Exterminating & pest control service, pest control supplies, disinfecting service, fumigating service	7342	Disinfecting & pest control service		<u>P</u>					
Office cleaning, janitorial & maid service, chimney cleaning, window cleaning	7349	Building cleaning & maintenance services		<u>PM</u>					
Rental and storage of heavy construction equipment, bulldozers and cranes	7353	Heavy construction equipment (rental & storage)							
Appliance, T.V., VCF, furniture and vending machine rental with no outdoor storage	7359	Equipment rental & leasing		<u>P</u>					
Equipment rental & leasing with outdoor storage	7359	Equipment; rental & leasing							
Employment agencies (excluding	7361	Employment agencies		<u>P</u>	<u>P</u>				

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
labor pools), nursing registries									
Labor pools and labor halls		Labor pools and labor halls							
Data processing, data entry service	7374	Data processing	P(UNP) (162) (UNP)	P	P	P	P(470163))		
Computer repair and maintenance	7378	Computer maintenance & repair	P(UNP) (162) (UNP)	P	P	P	P(470163))		
Computer software consultants	7379	Computer-related services	P(UNP) (162) (UNP)	P	P	P	P(470163))		
Lie detector services, detective agencies, investigators	7381	Detective & armored car service	P(UNP) (162) (UNP)	P	P	P	P(470163))		
Security operations, burglar and fire alarm monitoring	7382	Security systems services	P(UNP) (162) (UNP)	P	P	P	P(470163))		
Film processing & developing	7384	Photo finishing laboratories	P(UNP) (162) (UNP)	P	P	P	P(470163))		
Justices of the peace, notaries public, bondspersons, credit card service, telephone answering service, and trade shows	7389	Business services		P	P	P	P(470163))		
Call centers		Business services		P	P	P	P(470163))		
Convention facilities		Business services		P	P	P	P(470163))	P(161)	
Auto and	7389	Business							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
vehicle repossession		services							
	75	AUTO REPAIR SERVICES & PARKING							
Truck rental, sales and leasing (see condition #138)	7513	Truck rental & leasing		<u>PM</u>	<u>PM</u>	<u>PM</u>			
Car rental and leasing	7514	Passenger car rental		<u>P</u>	<u>P</u>	<u>P</u>			
Parking lots & parking garages for office, commercial or industrial uses	7521	Automobile parking		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
General auto repair	753	Automotive repair shops		<u>PM</u>		<u>P</u>			
Auto painting and paint and body shop	7532	Auto painting; paint and body shops		<u>PM</u>		<u>P</u>			
Muffler shops	7533	Auto, exhaust repair shops		<u>PM</u>		<u>P</u>			
Automotive lube shops	7549	Automotive services, except repair		<u>PM</u>		<u>P</u>			
Automotive tire dealers (See SIC #5531)				<u>PM</u>	<u>PM</u>	<u>P</u>			
Automotive transmission repair	7537	Automotive transmission repair		<u>PM</u>		<u>P</u>			
Enclosed mechanical garages, bus, cab, truck repair	7538	General automotive repair shops		<u>PM</u>		<u>PM</u>			
Carwashes	7542	Carwashes		<u>PM</u>		<u>PM</u>	<u>PM</u>		
Automobile towing services	7549	Towing services		<u>PM</u>		<u>PM</u>			

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
(does not include the storage, sales or dismantling of wrecked/in operative vehicles), window tinting									
	76	MISCELLANEOUS REPAIR SERVICES							
Radio & T.V. repair, auto radio, VCR and stereo repair	7622	Radio & T.V. repair		P	P	P	P(470163)		
Heating, air conditioning and refrigeration sales & service	7623	Refrigeration service repair		P	P	P	P(470163)		
Electric appliances repair, electric tool repair, telephone repair, washing machine repair	7629	Appliance repair		P	P	P	P(470163)		
Watch & clock repair, jewelry repair	7631	Watch & clock repair		P	P	P	P(470163)		
Furniture stripping and repair, furniture refinishing	7641	Reupholster & furniture repair		<u>P</u>	<u>PM</u>	<u>PM</u>			
Welding shop	7692	Welding repair							
Machine		Machine shops							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
shops									
Locksmiths, lawnmower repair, bicycle repair, sharpening services	7699	Repair services, locksmiths		P	P	P	P(470163)		
	78	MOTION PICTURES							
Video tape editing	781	Motion picture & video tape production		P	P	P	P(470163)		
Music video production, audio-visual motion picture program production, commercial T.V. production	7812	Motion picture & video tape production		P	P	P	P(470163)		
Movie theaters	7831	Motion picture theaters			P	P			
Drive-in theaters	7833	Drive-in theaters							
Video tape rental	7841	Video tape rental			P(166)	P(166)	P(163)		
	79	AMUSEMENT & RECREATION SERVICES							
Dance schools & studios	7911	Dance studios, schools and halls		<u>P</u>	P	P	<u>P</u>		
Playhouses		Theatrical producers			P	P			
Radio & television studios	7922	Theatrical producers		<u>P</u>	P	P	<u>P</u>		
Bowling centers	7922	Bowling centers			P	P			
Stadiums & arenas	7941	Sports clubs (franchise sports)		<u>P(UNP)</u>	<u>P(UNP)</u>	<u>P(UNP)</u>			
Stadiums in	7941	Sports clubs		<u>P</u>	<u>P</u>	<u>P</u>			

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
conjunction with schools		(nonfranchise sports)							
Dog racing, horse racing, race car racing	7948	Racing, including track operation							
Recreational facilities provided by the employer of the district for exclusive use of employees, their families & guests	7991	Recreational facilities provided by the employer of the district for exclusive use of employees, their families & guests	<u>PM(165)</u>	<u>P(166)</u>	<u>P(166)</u>	<u>P</u>	<u>PM(165)</u>		
Health spas, exercising centers, aerobic classes	7991	Physical fitness facilities	<u>P (UNP) (162)(165)</u>	<u>P(166)</u>	<u>P(166)</u>	<u>P</u>	<u>P (163)(165) (167)</u>	<u>PM (167)</u>	
Golf courses	7992	Golf courses						<u>P (UNP)</u>	
Arcades, video game	7993	Coin-operated amusement centers			<u>P</u>	<u>P</u>			
Simulated gambling establishments		Simulated gambling establishments							
Amusement parks	7996	Amusement parks							
Indoor clubs, bowling clubs, private indoor clubs, bridge clubs, indoor recreational uses	7997	Membership sports & recreation clubs (indoor uses)		<u>A</u>	<u>P</u>	<u>P</u>	<u>P (163)</u>	<u>P (UNP)</u>	
Indoor gun	7997	Membership							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
ranges, shooting galleries and ranges		sports & recreation clubs (indoor uses)							
Outdoor clubs, golf and country clubs, private outdoor clubs, tennis clubs, swimming clubs, nonprofit parks and recreation areas, outdoor recreation uses, private recreation areas for a single-family development	7997	Membership sports & recreation clubs (outdoor uses)	<u>PM(165)</u>	<u>P(166)</u>	<u>P(166)</u>		<u>P (UNP)(165)</u>	<u>P (UNP) (167)</u>	
Outdoor gun ranges/private clubs, shooting galleries and ranges	7997	Membership sports & recreation clubs (outdoor uses)							
Fortune tellers, billiard parlors, bingo parlors, indoor skating rinks, karate instruction	7999	Amusement & recreation (indoor uses)		<u>P</u>	<u>P</u>	<u>P</u>			
Golf driving ranges, golf	7999	Amusement & recreation (outdoor uses)	<u>PM(165)</u>	<u>P(172) (166)</u>	<u>P(172) (166)</u>	<u>P(172)</u>	<u>P(UNP) (165)</u>	<u>P(UNP) (167)</u>	

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
cart rentals, ski instruction, swimming pools, tennis courts, little league and softball fields, outdoor skating rinks, amusement rides, paintball operations, day camps, rodeos, and go-cart raceway									
Ticket booths (See Sec. 38-1424)		Ticket booths (See Sec. 38-1424)							
	80	HEALTH SERVICES							
Office and clinics of doctors of medicine	8011	Offices & clinics of medical doctors	P(UNP) (162)	P	P	P	P(470163)		
Ophthalmologists & optometrists, emergency clinics	8011	Offices & clinics of medical doctors	P(UNP) (162)	P	P	P	P(470163)		
Dentists & dental labs	8021	Offices & clinics of dentists	P(UNP) (162)	P	P	P	P(470163)		
Osteopathic physicians	8031	Offices of osteopathic physicians	P(UNP) (162)	P	P	P	P(470163)		
Offices and clinics of chiropractors, optometrists, podiatrists,	804	Office of clinics of other health practitioners	P(UNP) (162)	P	P	P	P(470163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
etc.									
Nursing homes, sanitariums, and convalescent homes and assisted living facilities	805	Skilled nursing care facilities		P	P	P	<u>P</u>		
Ambulatory surgical facilities	8062	General, medical & surgical		P	P	P	<u>P</u>		
Hospitals	8062	Hospitals		P	P	P			
Psychiatric treatment	8063	Psychiatric hospitals		P	P	P			
Cancer hospitals, children's hospitals, maternity, ear, eyes, throat, rehabilitation hospitals, etc.	8069	Specialty hospitals, except psychiatric		P	P	P	<u>P</u>		
Medical laboratories, imaging & testing facilities, etc.	8071	Medical and dental laboratories		P	P	P	<u>P</u>		
Dental laboratories	8072	Medical and dental laboratories		P	P	P	<u>P</u>		
Birthing facilities, alcohol and drug treatment, aids treatment, outpatient clinics, birth control centers	8093	Specialty outpatient facilities		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
	81	LEGAL SERVICES							
Attorneys	8111	Legal services	P(UNP)	P	P	P	P(470163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
services & offices			(162))		
	82	EDUCATIONAL SERVICES							
Private kindergarten, elementary, junior high, middle and high schools	8211	Elementary, & middle & K-12 schools	<u>P(UNP)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Charter schools		Charter schools	<u>P(UNP)(139)</u>	<u>P(139)</u>	<u>P(139)</u>	<u>P(139)</u>	<u>P(139)</u>		
Public and private high schools, colleges & universities	8221	High schools, colleges, & universities & high schools		<u>P(139)</u>	<u>P(139)</u>	<u>P(139)</u>	<u>P(139)</u>		
Public kindergarten schools (see condition #139)	8211	Schools (public)(see condition #139)	<u>P(UNP)(139)</u>	<u>P(139)</u>	<u>P(139)</u>				
Public elementary schools (see condition #139)	<u>8211</u>	Schools (public)(see condition #139)	<u>P(UNP)(139)</u>	<u>P(139)</u>	<u>P(139)</u>	<u>P(139)</u>			
Public middle schools (see condition #139)	8211	Schools (public)(see condition #139)	<u>P(UNP)(139)</u>	<u>P(139)</u>	<u>P(139)</u>	<u>P(139)</u>			
Libraries	8231	Libraries		<u>P</u>	<u>P</u>	<u>P</u>	<u>P(174)</u>		
Technical & trade schools, vocational schools, computer software schools, aviation schools (excluding	824	Vocational schools		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
flying instruction)									
Auto driving instruction, music and drama schools, vocational counseling, exam preparatory schools, ceramics schools, modeling schools, personal development schools, tutoring	8299	Auto driving instruction		P	P	P	<u>P</u>		
<u>vocational counseling, exam preparatory schools, ceramics schools, modeling schools, personal development schools, tutoring</u>				<u>P</u>	<u>P</u>	<u>P</u>			
	83	SOCIAL SERVICES							
Marriage counselors, diet counseling, human services, social services, youth counselors	8322	Individual & family services (except adult day care centers)	P(UNP) (162)	P	P	P	P(474)		
Community centers		Community centers		P	P				
Job	8331	Job training &		P	P	P	P(470)163		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
counseling, job training, skill training workshops, vocational rehabilitation agencies		related services)		
Crisis center, juvenile correction home, training schools for delinquents, drug rehab center and juvenile group homes, children's homes, alcohol rehab centers, halfway homes for delinquents	8361	Residential care							
Community correction centers; juvenile correction homes	8361	Community correction centers; juvenile correction homes							
Privately run adult correctional facilities and prisons	8744	Facilities support management services							
	84	MUSEUMS, BOTANICAL, ZOOLOGICAL							
Museums & art galleries	8412	Museums, art galleries	P(UNP) (462165)	P(166)	P(166)	P	P(474165))		
Botanical zoological gardens &	8422	Botanical zoological gardens	PM(165)	P(166)	P(166)		PM(165)	PM (167)	

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
facilities									
	86	MEMBERSHIP ORGANIZATIONS							
Dorms, frats, sorority houses	8641	Civic, social, fraternal associations		P	P	P(UNP)			
Churches, mosques, synagogues, temples and other religious institutions with or without attendant schools, educational buildings and/or recreational facilities	8661	Religious institutions	P(UNP) (162) (UNP)	P	P	P	P(UNP) (170163) (UNP)		
	87	ENGINEERING & MANAGEMENT SERVICES							
Engineering offices, surveyors	871	Engineering & architectural services	P(UNP) (162) (UNP)	P	P	P	P(170163))		
Architects	8712	Architectural services	P(UNP) (162) (UNP)	P	P	P	P(170163))		
Accountants offices and tax consultants, bookkeeping	8721	Accounting, auditing, bookkeeping	P(UNP) (162) (UNP)	P	P	P	P(170163))		
Research services, public relations councils	873	Research & development, testing services		P	P	P	P(170163))		
Biotechnology research, design,				P(171168))	P(171168)	P(171168)	P(163)		

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
laboratories & testing facilities									
Market researchers, manufacturing representatives	8742	Management consulting services	P(UNP) (162)	P	P	P	P(170163)		
Public relations councils	8743	Public relations services	P(UNP) (162)	P	P	P	P(170163)		
Safety consultants	8748	Business consulting	P(UNP) (162)	P	P	P	P(170163)		
Aerospace or military-related development offices, laboratories or (indoor) testing facilities		Engineering & management services		P(171168)	P(171168)	P(171168)			
	89	SERVICES, not elsewhere classified							
Authors, composers, geologists, actuaries, planners	8999	Services, authors & composers	P(UNP) (162)	P	P	P	P(170163)		
		PUBLIC ADMINISTRATION							
	91	EXECUTIVE, LEGISLATIVE							
Orange County governmental facilities and uses. See Sec. 38-5		Orange County governmental facilities and uses. See Sec. 38-5	<u>SEE</u>	<u>SE</u>	<u>CT</u>	<u>ION</u>	<u>38-</u>	<u>5</u>	
Government offices	911	Executive offices		P	P	P	P(170163)		
	92	JUSTICE, PUBLIC ORDER &							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
		SAFETY							
Courthouses	921	Courts		<u>P</u>	<u>P</u>				
Highway patrols, sheriff's offices, police depts.	9221	Public order and safety		P	P		P(474163)		
Jails, correctional institutions	9223	Correctional institutions							
Fire stations	9224	Fire protection	P(UNP)(162)	P	P		P(474163)		
Public finance & taxation offices	93	PUBLIC FINANCE, TAXATION & MONETARY POLICY		P	P	<u>P</u>	<u>P</u>		
Public health, education, social human resource offices	94	ADMINISTRATION OF HUMAN RESOURCE PROGRAMS		P	P	<u>P</u>	<u>P</u>		
Environmental, housing, urban planning & land management offices	95	ADMINISTRATION OF ENVIRONMENTAL QUALITY & HOUSING PROGRAMS		P	P	<u>P</u>	<u>P</u>		
Housing authorities	9531	Administration of housing programs		P	P	<u>P</u>	<u>P</u>		
Economic development commissions, transportation program, public utilities & agricultural programs	96	ADMINISTRATION OF ECONOMIC PROGRAMS		P	P	<u>P</u>	<u>P</u>		
	97	NATIONAL							

Uses Per Zoning Code	SIC Group	Land Use	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center	Retail/Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space	Category
		SECURITY							
Uses of national defense	971	National security		<u>P</u>	<u>P</u>		<u>P</u>		

30

P = Permitted use

32 S = ~~Permitted by Special Exception required~~

(#) = Conditions apply

34 PM = Permitted with approval of the Planning and Zoning managers

36 P(UNP) = Permitted ~~only if shown/when~~ identified on ~~the an approved~~ UNP (Unified Neighborhood Plan). ~~The UNP is the Town Center's version of a Land Use Plan (LUP)~~

(A) = Ancillary Use Only

38 (S) ~~Special Exception (BZA) required~~

~~(156) Category 1 B Standards: Attached residential limited to eight (8) units per building. Nonresidential uses must front on the following road types: Collector, Parkway or Avenue.~~

~~(157) Category 1 C Standards: MF in a Retail/Wholesale District limited to two hundred twenty five (225) units, and only one (1) MF development (regardless of units) allowed in the R/W District.~~

~~(158) Garage apartments permitted per Town Center development standards.~~

~~(159) Live Work Units Requirements:~~

~~1. No more than two (2) employees, in addition to the resident owner or employee of the business, shall be permitted to work or report to work on site.~~

~~2. A minimum of eighty (80) percent of a structure's street front façade at street level shall be occupied by nonresidential uses.~~

~~3. Live/work units that exceed two thousand (2,000) square feet must have at least two (2) exits.~~

~~4. Loading or unloading associated with a business occupying a live/work unit shall be from the rear of the unit.~~

~~5. A residential use will be permitted within the nonresidential portion of the building for a maximum period of three (3) years from the date of issuance of the certificate of occupancy. No extension of the three year period shall be permitted.~~

~~7. Required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use, plus one (1) space for the residential use.~~

~~8. The external access for the nonresidential component shall be oriented to the street and should have at least one (1) external entrance/exit separate from the living space. The entrance to the business component shall be located on the ground level. Access to the nonresidential component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments.~~

~~9. The live/work unit shall have a minimum ground floor height of thirteen (13) feet.~~

~~(160) Farmers Markets are permitted in property owners association or approved county owned common areas, cannot utilize any required parking areas, can operate only between 10:00 a.m. and 4:00 p.m. on one (1) weekend.~~

~~(161) Hotels/convention facilities permitted for Orange County National Golf Course.~~

~~(162) See Category 2 A, 5 A, 6 A & 9 A Urban Residential Standards: Sites limited to corner lots on parkway or avenue; one (1) per block; six hundred (600) feet spacing between other commercial uses; four (4) on site parking spaces maximum.~~

~~(163) See Category 2 A Corporate Neighborhood Center Standards: Buildings limited to twenty five thousand (25,000) square feet maximum; individual tenants maximum at five thousand (5,000) square feet; one (1) building in the CNC may be up to twenty thousand (20,000) square feet.~~

~~(164) See Category 2 A Campus Mixed Use Standards: Buildings limited to five thousand (5,000) square feet maximum; no multi tenant buildings permitted.~~

- ~~(165) Category 1A Standards: Attached residential limited to five (5) units per building. Nonresidential uses must front on the following road types: collector, parkway or avenue.~~
- ~~(166) See Category 2B Town Center Standards: Seventy five thousand (75,000) square feet maximum per individual use type at any development site (including outdoor storage/display areas).~~
- ~~(167) See Category 3 A Neighborhood Park Standards: See Planning for appropriate uses and locations. (Uses should minimize neighborhood impacts for noise, lighting and parking, and should be centrally located within a ten minute walk for majority of planned homes in neighborhood).~~
- ~~(168) See Category 3 B Town Center Park Standards: See UNP approved uses and locations. (Uses should minimize abutting property impacts for noise, lighting and parking, and have primary frontage on Collector, Parkway or Avenue.)~~
- ~~(169) See Category 3 C Specialty Park Standards: See UNP for approved uses and locations. (Uses shall be located and operated to minimize adverse impacts to adjoining residential uses.)~~
- ~~(170) See Category 5 A & 6 A Corporate Neighborhood Standards: Twenty five thousand (25,000) square feet max building size; five thousand (5,000) maximum square feet tenant size.~~
- ~~(171) See Category 8 A High Tech Standards: Uses allows are those for development, refinement, testing up to and including preproduction manufacturing of advanced technological products.~~
- ~~(172) See Category 8 B Clean Tech Research Standards: See definition of "8 B Industries" for description of allowable uses.~~
- ~~(173) See Category 9 A Elementary Schools Location Standards: Centrally located in the district in which it is located, and adjoining a collector, parkway or avenue.~~
- ~~(174) See Category 9 A Corporate Neighborhood Center Standards: Five thousand (5,000) square feet maximum per use.~~
- ~~(175)[Reserved]~~

40 **Section 2. Amendments to Section 38-79 (“Conditions for permitted uses and**
special exceptions”). Section 38-79 is amended to read as follows with additions being
 42 shown by underlines and deletions being shown by strike-throughs:

44 **Sec. 38-79. Conditions for permitted uses, and special**
exceptions, etc. .

46 The following numbered conditions shall correlate
 48 with the numbers listed in the use table set forth in section 38-
77 and the Horizon West Town Center Land Use Table set
forth in section 38-77.1:

* * *

50

52 (153) Big box development may be permitted subject
 to the following conditions:

* * *

54 x. The following provisions shall apply to
56 the Horizon West Town Center only. Where the provisions of
58 Division 8.5 conflict with any other Code provisions, the
58 provisions of Division 8.5 shall apply:

60 Big box retail buildings shall be permitted within the
62 Retail / Wholesale (RW) and Traditional Town Center (TTC)
64 Districts of the Town Center. Prior to filing a Preliminary
66 Subdivision Plan (PSP) or Development Plan (DP)
68 application, applicants shall meet with Orange County staff to
70 review ingress and egress, building elevations, and any other
70 requirements (as applicable). The requirement for a detailed
70 traffic study addressing impacts within the Horizon West
70 Town Center RW and TTC districts for big box developments
70 may be waived by the Transportation Planning Division if
70 such impacts are or were sufficiently addressed by a PD/UNP
70 traffic study.

72 Big box sites shall be designed to allow for the
74 evolution of a mixed use urban form within a hierarchy of
76 connected blocks, streets, and pedestrian facilities through
78 building orientation, parking area configuration, and access
80 ways and shall have a maximum 2.00 FAR. When located on
82 a primary framework “main” street frontage, the main
84 entrance and storefronts of a big box building shall have direct
86 access and visibility from the primary frontage. When located
88 at a terminus of the primary “framework street” (at a T
90 intersection) the main entrance of the building shall be
92 oriented to the primary framework street. On all other
94 roadways or streets, the primary pedestrian entrance may face
96 surface parking areas. The rear walls of a big box building or
98 service area may abut the road right of way, but shall be
98 designed to mitigate the building mass. All off-street surface
98 parking “sub-lots” shall be defined by pedestrian pathways or
98 greenways that are separated by no more than six (6) rows of
98 one-way angled parking, or no more than four (4) rows of 90-
98 degree two-way drive lane parking configurations. Pedestrian
98 pathways or greenways shall consist of uninterrupted (except
98 at crosswalks) landscaped pedestrian sidewalks and shall
98 connect the sidewalks along the big box structure's foundation
98 to the perimeter rights-of-way sidewalks, transit stops, and all
98 outparcel sidewalks. The Planning and/or Zoning Manager
98 may permit alternatives that are deemed consistent with the
98 intent of this section.

100 In addition to the requirements of Section 38-1390.53
101 (a)&(b) and Section 24-4(k)(2-4), the rear or sides of a Town
102 Center big box building shall be located no closer than one
103 hundred (100) feet from the nearest property line of any
104 single-family detached residential lot. Where there is no street
105 and streetscape separating a big box building and a single-
106 family property line, the minimum 100-foot distance buffer
107 shall include a continuous, uninterrupted, opaque landscape
108 buffer within the fifty (50) feet closest to the single-family
109 property, with approved shade tree species planted at forty
110 (40) feet on-center. In addition, stormwater management or
111 other uses may occur only within the fifty-foot (50') buffer
112 area closest to the big box building. Berms as outlined in
Section 24-4(k)(1) shall not be required.

114 Town Center big box buildings are encouraged to
115 maximize energy and water efficiency, protect air and water
116 quality, and reduce solid waste. Furthermore, big box sites
117 shall be designed to reduce the adverse impacts of large
118 stormwater management areas by incorporating an evolving
119 urban form and by utilizing sustainability best management
120 practices. These practices may include Low Impact
121 Development (LID) techniques, U.S. Green Building Council
122 (USGBC), or ENERGY STAR building techniques (a joint
123 program of the U.S. Environmental Protection Agency and the
124 U.S. Department of Energy).

126 * * *

128 ~~(156) Category 1-B Standards: Attached single-~~
129 ~~family residential limited to eight (8) units per building.~~
130 ~~Nonresidential uses must front on the following types:~~
131 ~~Arterial, Collector, Parkway or Avenue.~~

134 ~~(157) Category 1-C Standards: MF in a~~
135 ~~Retail/Wholesale District limited to ~~two~~three hundred~~
136 ~~twenty-five (225)300 units, and only one (1) MF~~
137 ~~development (regardless of units) allowed in the R/W~~
138 ~~District.~~

140 (158) Garage apartments permitted per Section 38-
1390.56 of the Town Center development standards.

(159) Live-Work Units Requirements:

~~a1.~~ No more than two (2) employees, in addition to the resident owner or resident employee of the business, shall be permitted to work or report to work on-site.

~~b2.~~ A minimum of eighty (80) percent of a structure's street front facade at street level shall be occupied by nonresidential uses.

~~c3.~~ Live/work units that exceed two thousand (2,000) square feet must have at least two (2) exits.

~~d4.~~ Loading or unloading associated with a business occupying a live-work unit shall be from the rear of the unit.

~~e5.~~ A residential use will be permitted within the nonresidential portion of the building for a maximum period of three (3) years from the date of issuance of the certificate of occupancy. ~~No extension of the three year period shall be permitted.~~ Renewal shall require Planning and Zoning manager approval.

~~f6.~~ Required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use, plus one (1) space for the residential use.

~~g7.~~ The external access for the nonresidential component shall be oriented to the street and should have at least one (1) external entrance/exit separate from the living space. The entrance to the ~~business non-residential~~ component shall be located on the ground level. Access to the nonresidential component of each live/work unit shall be clearly separate from the common walkways or entrances to the ~~other~~ residential units within the development, or other residential units in adjacent developments.

~~h8.~~ The live/work unit shall have a minimum ground floor height of thirteen (13) feet.

i. Nonresidential uses permitted in live-work dwelling units and located in the Retail / Wholesale District shall include art gallery; artist studio; professional studio; office (not including dental/medical office and clinic); and other similar activities as determined by the Planning and Zoning Managers.

186 (160) Farmers Markets are permitted in property
owners association or approved county owned common
188 areas, cannot utilize any required parking areas, can operate
only between ~~10:00~~7:00 a.m. and ~~4:00~~10:00 p.m. on one (1)
190 weekend day per week, and must be approved by the Zoning
and Planning Managers. Any utilization of community
192 building indoor space is limited to fifteen (15) percent of the
total FM area.

194 (161) Hotels/Convention Facilities permitted for
Orange County National Golf Course.

196
198 (162) May be permitted by location in a UR district
limited to: Corner lots on parkway or Avenue; one (1) per
block; 600-foot spacing between other nonresidential uses;
200 four (4) on-site parking spaces maximum; one thousand five
hundred (1,500) square feet maximum per site; one (1) tenant
202 maximum per site. See Category 2-A, 5-A, 6-A and 9-A
Urban Residential Standards: Sites limited to: Corner lots on
204 Parkway or Avenue; one (1) per block; 600 foot spacing
between other commercial uses; four (4) on-site parking
206 spaces maximum; one thousand five hundred (1,500) square
feet maximum per site; one (1) tenant maximum per site.

208
210 (163) In a Corporate Neighborhood Center limited to a
minimum thirty thousand (30,000) square feet. See Category
212 2-A Corporate Neighborhood Center Standards: Buildings
limited to: twenty five thousand (25,000) square feet
maximum; individual tenants maximum at five thousand
214 (5,000) square feet; one (1) building in the CNC may be up
to twenty thousand (20,000) square feet.

216
218 (164) In a Corporate Campus Mixed Use District use
may be permitted by location, pursuant to Section 38-1390.23,
220 and limited to a maximum seven thousand five hundred
(7,500) square feet. See Category 2-A Corporate Campus
222 Mixed Use Standards: Buildings limited to: five thousand
(5,000) square feet maximum; No multi-tenant buildings
permitted.

224
226 (165) Uses should minimize neighborhood impacts for
noise, lighting, and parking, and should be centrally located

228 within a ten-minute walk for the majority of planned homes in
229 neighborhood.~~Category 1 A Standards: Attached residential~~
230 ~~limited to five (5) units per building. Nonresidential uses~~
231 ~~must front on the following road types: Collector, Parkway~~
232 ~~or Avenue.~~

233
234 (166) Uses should minimize abutting property
235 impacts for noise, lighting, and parking, and have primary
236 frontage on a Collector, Parkway or Avenue.~~See Category 2-~~
237 ~~B Town Center Standards: seventy five thousand (75,000)~~
238 ~~square feet maximum per individual use type at any~~
~~development site (including outdoor storage/display areas).~~

240 (167) Uses shall be located and operated to minimize
241 adverse impacts to adjoining residential uses. Use may be
242 permitted by location, pursuant to Section 38-1390.23, within
243 an Open Space district. Orange County National Golf Course
244 is permitted within the Open Space district as designated on
245 the Town Center Land Use Plan.~~See Category 3 A~~
246 ~~Neighborhood Park Standards: See Planning for appropriate~~
247 ~~uses and locations. (Uses should minimize neighborhood~~
248 ~~impacts for noise, lighting and parking, and should be~~
249 ~~centrally located within a ten-minute walk for majority of~~
250 ~~planned homes in neighborhood.)~~

251 (168) Uses allowed are those for development,
252 refinement, and testing including preproduction
253 manufacturing of advanced technological products.~~See~~
254 ~~Category 3 B Town Center Park Standards: See UNP~~
255 ~~approved uses and locations. (Uses should minimize abutting~~
256 ~~property impacts for noise, lighting and parking, and have~~
257 ~~primary frontage on Collector, Parkway or Avenue.)~~

260 (169) Uses allowed are for clean tech research,
261 development, testing, and minor manufacturing by non-
262 agricultural based alternative fuels and energy production
263 firms; environmental engineering and consulting firms
264 (including, but not limited to, development of water and
265 wastewater treatment and conservation technology, air
266 purification, environmental testing and analysis,
267 environmental remediation services and the development of
268 biodegradable materials and fabrics); technologies that
269 increase resource use efficiency (including the development of
270 hybrid vehicle technology, light materials for vehicles, and
smart logistics software); nano-technology; the development

272 of “smart construction” and biodegradable materials and
274 fabrics; environmental testing and analysis; and remediation
services. See Category 3 C Specialty Park Standards: See
276 UNP for approved uses and locations. (Uses shall be located
and operated to minimize adverse impacts to adjoining
residential uses.)

278

(170) Permitted with retail when the manufacturing is
280 limited in scale, directly related to the retail use, and the
products are primarily sold within the retail store. See
282 Category 5 A and 6 A Corporate Neighborhood Standards:
Twenty-five thousand (25,000) square feet maximum
284 building size; five thousand (5,000) maximum square feet
tenant size.

286

(171) Uses are limited to small-scale manufacturing of
288 works of art and design when associated with: art gallery,
artist studio, fashion design studio, professional design studio,
290 and other similar activities as determined by the Planning and
Zoning Managers. See Category 8 A High Tech Standards:
292 Uses allows are those for development, refinement, testing
up to and including preproduction manufacturing of
294 advanced technological products.

(172) Limited to golf driving range, swimming pools,
296 baseball batting facility, tennis courts, and other similar
298 activities as determined by the Planning and Zoning Managers
when integrated with and connected to the building(s) where
300 the primary use is retail sales of sporting / fitness products,
entertainment facilities or restaurants. See Category 8 B
302 Clean Tech Research Standards: See Definition of 8 B
Industries for description of allowable uses.

304

(173) Self-storage facilities may be permitted subject
306 to the Village Planned Development Code Sec. 38-
1389(c)(2)(d); provided, however, in town center, self-storage
308 facilities shall have a maximum building length of three
hundred twenty-five (325) feet. See Category 9 A Elementary
310 Schools Location Standards: Centrally located in the district
in which it is located, and adjoining a Collector, Parkway or
312 Avenue.

314 (174) Indoor showroom only. See Category 9 A
316 Corporate Neighborhood Center Standards: five thousand
(5,000) square feet maximum per use.

318 (175) Uses allowed only when internal to a building,
no outside display, storage or production.
320 Reserved.

* * *

322 (180) Micro-breweries, micro-wineries, craft
324 distillery, and brewpubs. Manufacturing operations that
326 produce alcoholic beverages for on-site consumption and off-
site sales, and related uses, may be allowed as an accessory
328 use via a determination by the Planning and Zoning managers
for the following:

330 a. Up to 49% of the floor area for a micro-
332 brewery, micro-winery, or craft distillery (or any
combination thereof); or

334 b. Any micro-brewery, micro-winery,
336 craft distillery, or brewpub shall comply with the
following requirements:

338 1. Maximum Production. The
340 maximum production per calendar year is as
follows:

342 i. As allowed by applicable
344 licenses from the Florida
Department of Business and -
346 Professional Regulation,
Division of Alcoholic
Beverages and Tobacco;

348 ii. Brewpubs-not to exceed 15,000
barrels;

350 iii. Micro-breweries-up to 15,000
barrels;

352 iv. Micro-wineries-up to 100,000
gallons; and

354 v. Craft distilleries-up to 15,000
gallons

356 c. Required parking shall be determined by
358 the square footage for restaurant and manufacturing
portions of the establishment pursuant to Code
Section 38-1476.

398 a Town Center land use plan adopted by the Board of County
400 Commissioners, and now reflected on the overall Horizon
West Special Planning Area Land Use Map.

402 (c) The PD/UNP confirms the location and
403 specific boundaries of any one (1) or more of the six (6)
404 District types. The purpose and intent of each of these
Districts is more fully described in subsequent sections of this
Town Center PD Code.

406 (d) Any addition or deletion of property, or
407 changes to the Neighborhood Planning Area boundaries and
408 land use districts identified on in the originally adopted SAP
409 Town Center land use plan shall be processed considered
410 through the PD/UNP plan review process as described in
411 section 38-1390.13 as an amendment to the Comprehensive
412 Plan. Such changes and adjustments shall be evaluated for
413 consistency with the following, and shown on the Horizon
414 West Special Planning Area Land Use Map when approved:

416 (1) General Village principles outlined in
FLU4.1.1;

418 (2) Minimum densities for each Village
419 summarized in FLU4.1.4;

422 (3) Consistency with Adequate Public
423 Facilities (APF) and open space requirements for each Village
424 identified in FLU4.2.2, FLU4.6.8 and/or APF Ordinance as
425 codified at Division 2, Article XIV, Chapter 30 of the Orange
426 County Code; and

428 (4) Consistency with Village Greenbelt
429 requirements of FLU4.5.1 and Transfer of Development
430 Rights (TDR) provisions for each Village identified in
431 FLU4.5.3, FLU4.5.4 and/or TDR Ordinance as codified at
432 Division 3, Article XIV, Chapter 30 of the Orange County
Code.

434 * * *

436 **Sec. 38-1390.6. Land use determinations and**
437 **interpretations**

438

440 In the event of uncertainty, or where no land use type
441 listed in Section 3 [subdivision III] corresponds with the
442 requested use, then the listed land use type with the most
443 similar characteristics, as determined by the Planning and
444 Zoning Managers, shall apply. Notwithstanding the
445 provisions of Section 30-43, appeals of Planning and Zoning
446 Manager determinations regarding Section 38-77.1, Horizon
447 West Town Center Land Use Table, may be appealed to the
448 Development Review Committee (DRC).

449 * * *

450 **Sec. 38-1390.13. Planned development/unified**
451 **neighborhood plan review (PD/UNP).**

452 PD/UNP review is intended to ensure that the
453 Neighborhood Planning Areas of the Horizon West Town
454 Center are developed in a cohesive, integrated, big-picture
455 manner. Specifically, PD/UNPs shall demonstrate how
456 development within the Neighborhoods can create a sense of
457 community, ensure that wetland areas are not unnecessarily
458 interrupted, that lake and wetland edges are protected, and
459 street and pedestrian/bikeway connectivity will be achieved.
460 PD/Unified Neighborhood Plans will, over time, encompass
461 the entirety of each of the five (5) Neighborhood Planning
462 Areas (NPA) identified ~~through~~ on the ~~Town Center Specific~~
463 ~~Area Plan (TCSAP) land use plan~~ Horizon West Special
464 Planning Area Land Use Map. However, each NPA includes
465 multiple property owners. Therefore, the administrative
466 procedures for implementation of the Town Center Code must
467 anticipate the need for an incremental PD/UNP review,
468 approval and amendment process.

469 The Planned Development (PD) component of the
470 PD/UNP establishes the boundaries of land use districts
471 authorized by the Town Center Code ~~and described through~~
472 ~~the Specific Area Plan Recommended Land Use Plan Map for~~
473 ~~Town Center~~. The PD also establishes the development
474 program of land uses authorized by the ~~SAP~~ and
475 Comprehensive Plan.

476 The Unified Neighborhood Plan component of a
477 PD/UNP includes, but is not limited to, several categories of
478 information such as a Connectivity Analysis and a Stormwater
479 Alternatives Analysis. Several of the required elements may
480 be ~~submitted~~ addressed with the initial PD/UNP submittal for
481 all or a portion of a Neighborhood Planning Area, or deferred

484 and addressed ~~to submittal~~ with each Preliminary Subdivision
486 Plan (PSP) or Development Plan (DP) for all or a portion of
488 the area included in the approved PD/UNP. The purpose of
490 the Connectivity Analysis is to ensure that proposed vehicular
492 and pedestrian facilities provide appropriate and sufficient
494 connections with lands or vehicular/pedestrian facilities that
496 adjoin, are located within the same land use district, or are
498 located within the same Neighborhood Planning Area. The
purpose of the Stormwater Alternatives Analysis is to identify
one (1) or more Low Impact Development techniques which
may be utilized as part of the stormwater management plan,
and to determine opportunities available to create joint use
(master) stormwater retention and detention facilities within
the area of the PD/UNP and/or with other property owners.
The Stormwater Alternatives Analysis does not preclude a
single development from implementing its own on-site
stormwater management system.

500 **Sec. 38-1390.14. When UNP/PD required.**

502 ~~(a)~~—UNP Review is required for every
504 Neighborhood Planning Area (NPA) and/or Land Use District
506 identified on the Town Center land use plan ~~Specific Area~~
508 ~~Plan~~ ~~Recommended Land Use Plan~~. Approval of a
PD/UNP is a required prerequisite to the acceptance for
review of any application for Preliminary Subdivision Plan or
/Development Plan Review for sites within the area of an
approved PD/UNP. ~~Exceptions to this requirement are as~~
~~follows:~~

510 ~~(1)~~—Provided, however, PD/UNP Review is not
512 required for building or development sites contained within an
514 Open Space District designated on the ~~Town Center TCSAP~~
~~Recommended Land Use Plan~~ Horizon West Special Planning
516 Area Land Use Map. Under this circumstance the applicant
may proceed to Preliminary Subdivision Plan or
/Development Plan Review for the subject property.

518 **Sec. 38-1390.15. General requirements.**

520 (a) A Planned Development / Unified
Neighborhood Plan (PD/UNP) may include all or a portion of
one (1) or more Town Center Neighborhood Planning Areas.

522 (b) As part of the A-PD/UNP review, an applicant
524 shall ~~address include~~ all the elements described in section 38-
1390.16. However, the following elements may be deferred
526 by the applicant to the Preliminary Subdivision Plan or
Development Plan stage for any portion of the property
included in the PD/UNP.

528 (1) Master Street Plan and Connectivity
530 Analysis (see section 38-1390.16(a)(4), for additional
information).

532 (2) Master Block Design Element.

534 (3) Proposed Parks and Open Space, Civic
Spaces and Sites, and Gateways Element - Part 2.

536 (4) Stormwater Alternatives Analysis (see
section 38-1390.16(a)(4)d., for additional information).

538 (c) The PD/UNP Application and Review Process
shall be comprised of the following elements:

540 (1) *Pre-Application Conference.* Except
542 where this requirement is specifically waived by the DRC
Chairman, the applicant shall meet with the Development
544 Review Committee prior to submitting the application to
discuss basic procedures and requirements, and to consider the
546 physical characteristics of the Neighborhood Planning Area
(NPA), the proposed development, the policies of the
548 Comprehensive Plan, ~~the principles of the Town Center~~
~~Specific Area Plan (TCSAP)~~, and vehicular and pedestrian
550 connections to adjoining areas within or external to the subject
property, ~~TCSAP~~ the NPA, or the overall Town Center
boundary.

552 (2) *Submittal of the Application.* The
554 applicant shall submit to the Development Review Committee
staff a Planned Development/Unified Neighborhood Plan
556 application which conforms to the requirements specified
558 herein. No application shall be deemed accepted unless it is
complete.

560 (3) *Development Review Committee*
(DRC). Upon acceptance of a complete application, copies
562 shall be forwarded to all members of the DRC. The members
shall meet to review the complete application.

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(4) *Request for Additional Information (if necessary).* If the DRC staff finds that additional information is needed for the proper review of the application, the applicant shall be notified in writing within ten (10) working days following the DRC review meeting for the application, specifying the information needed. Submittal and review of such information shall be the same as for the original application.

(5) *DRC Action.* Following review by the DRC, the application shall be forwarded with a finding of consistency or inconsistency with the adopted Comprehensive Plan and a recommendation for approval or denial (with or without conditions), to the Planning and Zoning Commission (PZC). The applicant shall file the required number of copies of the revised application and supporting documents within ten (10) working days of the DRC review meeting which concludes the application review. Failure to file the necessary documents shall render the application void.

(6) *PZC Action.* A public hearing shall be conducted by the Planning and Zoning Commission to review the PD/UNP application, including any conditions of approval recommended by the Development Review Committee. The PZC shall make a recommendation to the Board of County Commissioners whether to find the application consistent (or inconsistent) with the Comprehensive Plan and approve (or deny) the PD/UNP application.

(7) *BCC Action.* A public hearing shall be conducted by the Board of County Commissioners to review the PD/UNP application, including any conditions of approval recommended by the Development Review Committee and the Planning and Zoning Commission. The BCC shall determine whether the application is, or is not, consistent with the adopted Comprehensive Plan ~~and Town Center Specific Area Plan~~ and shall approve, approve with conditions, or deny the PD/UNP application.

(8) *Conditions.* When the DRC completes the review of any PD/UNP it may recommend appropriate conditions and safeguards in conformity with the intent and provisions of this Code, including any of those listed below. Conditions may be related to:

610 a. *Transportation Connectivity*
specifying modifications to the PD/UNP that maintain or
612 improve connectivity envisioned ~~by~~ within the Town Center
SAP;

614 b. *Block Size/Orientation*
specifying modifications to the PD/UNP that address
616 consistency Code provisions relative to blocks, pedestrian
passageways and connectivity;

618 c. The *phasing of the*
620 *transportation, stormwater or civic space improvements*
required for development of Land Use Districts and/or
622 Neighborhood Planning Areas;

624 d. Provision or extension of
potable water, stormwater, sanitary sewer or other required
626 utility service;

628 e. Provision of public safety
facilities or services;

630 f. *Land Use District Based*
632 *Development Program* elements specifying modifications
that address consistency with the Comprehensive Plan
634 policies for the Town Center;

636 g. *Density or Intensity Bonus*
requests, density or intensity/open space/TDR transfer
638 requests, *proposed use conversions* based on a
conversion/equivalency matrix, specifying modifications that
640 address consistency with: the Comprehensive Plan policies
for Town Center; the Town Center Code; or other provisions
642 of the Orange County Code of Ordinances;

644 h. The *phasing of development*
646 *program elements* of Town Center Land Use Districts;

648 i. Any request for the
establishment of sites and/or areas for uses permitted by
location within the PD/UNP;

650 j. Conditions related to any
652 Agreement required for submittal with the PD/UNP; or

654 k. Modifications to Land Use
656 District boundaries.

658 (d) Communication Towers. All communication
660 towers shall comply with the requirements of section 38-1427
662 of the Orange County Code except that chain link fencing and
664 opaque wall systems are prohibited. Decorative or ornamental
666 metal fencing allowing transparency, with the exposed picket
668 points for security, may be used around the base. Barbed wire,
670 if any, should be on the interior side of the fence. Landscaping
672 requirement may not be waived where adjacent to lands that
674 may be developed or visible from a public right-of-way. In
676 order to further the intent of Section 38-1427(n)(5),
678 camouflage facilities for communication towers shall, when
680 practicable, include architectural elements in building
structures, including, but not limited to, church steeples, clock
towers, bell towers, chimneys, rooftop cupolas, as well as
flagpoles. Communication towers may be a permitted use in
the areas designated as APF parks and schools as well as in
the Corporate Campus Mixed Use, Retail/Wholesale, and
Corporate Neighborhood Center Districts provided the
Planned Development (PD) / Unified Neighborhood Plan
(UNP) has identified communication towers as a permitted
use. Communication towers shall be prohibited in all other
residential districts, designated upland greenbelts (perimeter
upland buffers and open space), wetlands (conservation
areas), and wetland upland buffers.

682 * * *

Sec. 38-1390.18. Preliminary subdivision plan review.

684 Except for mass grading which shall require a
686 development plan, preliminary subdivision plan (PSP) review
688 shall be required ~~only~~ for all single family residential and
690 other developments within the town center where the PD/UNP
692 elements described in section 38-1390.15 ~~have been~~ were
694 expressly deferred to PSP review. Procedural requirements
696 and specifications for PSPs shall be as set forth in chapter 34,
articles III and IV, and modified through the provisions and
additional requirements identified below. The development
review committee (DRC) shall review all PSPs for
consistency with the approved PD/UNP, Town Center PD
Code and other applicable county Code requirements not
otherwise contained herein.

* * *

698

700

~~Modifications to provisions of chapter 34, articles III and IV, applicable to lands within Town Center:~~

702

704

~~(a) — Section 34 131 Preliminary subdivision plan and supporting data. The following modifications and additions to the provisions of section 34 131 are applicable:~~

706

~~(1) — 34 131(b)(9) — The existing Land Use District or districts, the proposed minimum lot size and width, the proposed land use type or types consistent with the land use categories identified in the approved PD/UNP, the development program (in dwelling units, square feet of gross floor area or hotel rooms) applicable for the tract, and proposed residential density and nonresidential floor area ratio based on net developable acreage.~~

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714

~~(2) — 34 131(b)(12) — Adjacent Land Use and/or Zoning Districts on opposite side of right of way.~~

716

~~(3) — 34 131(b)(13) — All requests for variances or waivers shall be noted on plan with appropriate County Code reference and justification.~~

718

720

~~(4) — 34 131(b)(17) — Where more than one (1) setback applies to a lot, the building placement standard or other setback referenced in the Town Center Code shall apply.~~

722

~~(5) — 34 131(b)(17)b. — Indicate by the use of notes the applicable building placement standard or other setbacks for the Land Use District.~~

724

726

~~(6) — 34 131(b)(21) — Location of all sites for permitted by location uses approved with the PD/UNP, or proposed with the PSP. List all approved or proposed compatibility conditions/standards relative to uses permitted by location.~~

728

730

~~(7) — 34 131(b)(22) — List and describe all: requests for district to district, neighborhood planning area to neighborhood planning area requests to transfer elements of a development program; requests for conversion of one (1) development program use type to another utilizing the approved conversion matrix; and, requests for transfers of development rights. Copies of the proposed/executed TDR~~

732

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738 Agreement shall be provided. When the applicant for the PSP
was not the applicant for the PD/UNP, an assignment of
740 development program entitlements authorized by the PD/UNP
applicant or successor shall be provided. The assignment of
742 entitlements shall equal the proposed development program
associated with the PSP.

744 (8) — 34-131(b)(23) — In tabular and/or
graphic form list any requested development program bonus
746 for the provision of workforce housing or additional open
space and provide a justification for each request. Also
748 indicate the Land Use District to which the bonus entitlements
will be assigned.

750 (9) — 34-131(g)(1) — Master Street Plan and
Connectivity Analysis. The graphic and tabular information
752 described in 38.02.07(4)(a) [sic] shall be provided with the
PSP if not previously included and reviewed with the
PD/UNP.

754 (10) — 34-131(g)(2) — Provide a copy of the
applicable Road Agreement and an assignment of trip capacity
756 from a signatory to the Agreement if the applicant for this PSP
is not a signatory to that Agreement. Also, provide a
758 calculation of PM Peak Hour Trips for the development
program associated with the PSP.

760 (11) — 34-131(h)(1) — Stormwater Alternatives
Analysis. The graphic and tabular information described in
762 38.02.07(4)(d) [sic] shall be provided with the PSP if not
previously included and reviewed with the PD/UNP.

764 (12) — 34-131(i)(1) — Covenants, Conditions,
Restrictions, Agreements and Grants (CC&R). Provide copies
766 of all CC&Rs which will govern the use, maintenance and
continued protection of buildings, structures, drainage
768 systems, landscaping, street rights of way, sidewalks, bicycle
and pedestrian facilities, on-street parking, and any other
770 physical element of the PSP.

* * *

772 **Sec. 38-1390.20. Development plans.**

774 Excluding single family residential projects with the
776 exception of development plans which are required for mass

778 grading. Development Plan (DP) review shall be required for
all lands within Town Center. Procedural requirements and
780 all specifications for DPs shall be as set forth in chapter 38,
sections 38-1203 and 38-1206, and modified through the
782 provisions and additional requirements identified below. The
Development Review Committee (DRC) shall review all DPs
784 for consistency with the approved PD/UNP, applicable
Preliminary Subdivision Plan, Town Center PD Code and
786 other applicable County Code requirements not otherwise
contained herein. The purpose of Development Plan (DP)
788 review is intended to ensure that development will occur
according to limitations of use, design, density, coverage and
790 phasing stipulated with the PD/UNP or otherwise required by
the provisions of the County Code.

792 Modifications to provisions of chapter 38 applicable to
lands within Town Center:

794 (a) Development Plan review and approval is
796 required for every non-single family residential building or
development site within an approved PD/UNP or exempt
798 Open Space District. Approval of a DP is a required
prerequisite to: submittal of an Application for Building
800 Permit/Site Development Plan for an individual development
or building site; final approval of construction plans for public
802 infrastructure; and, issuance of any permits, including grading
and construction permits, within the area of any approved
804 PD/UNP or exempt Open Space District.

806 (b) A DP must be submitted to the County for
review by the Development Review Committee (DRC).
808 Development Plans shall be reviewed by the DRC for
consistency with the approved PD/UNP, the provisions of this
810 Code and other applicable County Code requirements not
otherwise contained in this ordinance but incorporated by
812 reference.

814 (c) The purpose of DP review and approval is to
establish the specific development and design standards that
816 will apply to development within the DP area to ensure that
such development will comply with the principles, objectives
818 and policies of the Town Center ~~Specific Area Plan~~ outlined
in the Comprehensive Plan (CP) and this Town Center
820 Planned Development Code. The review will evaluate
potential impacts on both the site and surrounding areas, and

822 resolve planning, development and design issues so that
824 development may proceed.

* * *

826 **Sec. 38-1390.22. Submittal requirements for development
828 plans.**

* * *

830 (c) Development Plan Sheets, drawn at an
832 appropriate scale (one (1) inch equals one hundred (100)
834 feet) with all dimensions provided, ~~to address the following
elements.~~ Sheets may be combined depending on the scope
and type of project submittal.

* * *

838 ~~(1) — *Street and Block Plan and Standards:*
840 This group of plan sheets should depict the proposed rights-
842 of way, easements, and location, type, elements (such as on-
844 street parking, bulb outs, street lights and standards,
846 extended frontage zones, etc.) and geometry/dimensions of
848 all functionally classified/urban collectors and framework
850 streets, pedestrian passageways, blocks, development
852 sites/tracts and building sites/lots and the details and
854 specifications necessary for construction of streets, bicycle
856 paths/trails and/or pedestrian passageways. The
858 construction/development plans shall also address
maintenance of traffic, and streetscape elements such as the
location and placement of street related trees, ground cover,
tree wells, street furniture, transit stops and lighting based on
the approved PD/UNP and the provisions of this Code. The
applicable plan sheet shall clearly depict the portion of the
street right of way for which adjoining property owners will
be responsible for ongoing maintenance. This set of plans
should also identify all required joint access, access, cross-
access, pedestrian passage or cross parking easements
required. The applicant must designate the proposed location
of all lots, building or development sites as part of this Plan.~~

860 ~~(2) — *Phasing:* Where the project is to be
862 built in phases, illustrate the geographic extent of proposed
864 phases. Phasing divisions shall be established according to
natural or manmade boundaries, including, but not limited to,
wetlands, creeks, lakes, parks, schools, collector or arterials.~~

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~~(3) — *Building Plan:* These plan sheets should provide dimensioned and other forms of quantitative information relative to proposed buildings, parking spaces and location, pavement marking and street signage, service structures and facilities, site access and circulation, signage or other elements of the site development program necessary to determine compliance with PD/UNP and County Code requirements and standards.~~

~~(4) — *Uses, Development Program and Placemaking Standards:* This plan sheet(s) should be based on the Street and Block Plan and depict or describe the following: building placement standards/dimensions for all lots/sites; proposed uses and development program; total dwelling units by type, gross and net developable density, minimum net lot area, minimum square footage of living area, nonresidential square feet of use and net developable floor area ratio. Also, maximum building coverage or impervious surface ratio(s) for building and development sites. Where applicable, sites intended for uses permitted by location and included as part of the Development Plan shall be depicted and appropriate/required compatibility standards and treatments described for each site shown on the Plan. Proposed development program transfers, conversions or TDRs shall also be addressed.~~

~~(5) — *Site Clearing, Grading, Erosion Prevention and Stormwater Plans:* This group of plan sheets should depict proposed finished site grades for all lots and sites, finished minimum floor elevations, provide drainage calculations for the entire area, indicate proposed outfalls, locate and describe any easements necessary to transit stormwater to the assigned master stormwater attenuation/retention system, indicate the location, type and extent of low impact development related facilities or required stormwater retention areas.~~

~~(6) — *Utility Plans:* This group of plan sheets should identify or depict the connection points for water, wastewater and irrigation/reclaimed water service, and show any utility main extensions necessary to reach the point of connection. The plans must depict the utility main configuration within the development. Pump stations, grease interceptors and oil/water separators must also be shown. Plans should show how each lot or parcel will receive~~

912 service. The applicant should not include main sizes or
913 water, wastewater and irrigation demands. These will be
914 presented separately in a Master Utility Plan or in the
915 construction submittal. The applicant shall identify how the
916 installation of all proposed utilities will be accomplished in
917 order to avoid cutting, trenching or boring pavement or
918 streetscape areas.

920 ~~(7) Green Infrastructure Plan (Open
921 Space, APF Park(s), Landscape, Hardscape, Tree
922 Protection, Land Management, and Irrigation Plans): A
923 proposed Green Infrastructure Plan with supporting
924 construction plans/documents, including the location of all
925 plantings for parking lot landscaping, land use transitions,
926 street trees, open spaces, recreation areas and other
927 landscaped areas. The landscape/hardscape/furnishings plan
928 shall include: furnishings for individual buildings and street
929 frontage zones; plant species grouped by water use zones
930 (high, medium, low); turf areas; specification of mulch and
931 lake edge landscaping (where applicable) shall be
932 coordinated with a utility plan indicating the location of
933 existing and proposed above and below grade utilities.
934 Utility locations must be coordinated with the locations of
935 existing trees and proposed landscaping so they do not
936 conflict above or below grade. A proposed irrigation plan
937 showing the automatic irrigation system shall be required for
938 a landscape plan which utilizes high water use zones. A
939 proposed irrigation plan indicating the location of the readily
940 available water supply source (such as a hose bib) shall be
941 provided for all other landscape plans. All required open
942 space shall be depicted on the plan, including additional open
943 space proposed as part of a request for an open space bonus.~~

944 ~~(8) Recreation area plan (for
945 Development Plans that include residential dwelling units).~~

948 ~~(9) Photometric plan for exterior building
949 and street lighting.~~

950 ~~(10) Design elevations or renderings of
951 structures.~~

954 ~~(11) Sign plan, including scaled plans of
955 proposed signs.~~

956

958 ~~(12) Preliminary engineering plans for the~~
provisions of road, potable and reclaimed water, sanitary
960 sewer and stormwater management for the proposed phase
and its relationship to the master stormwater plan for the
associated PD/UNP or PSP.

962 ~~(13) Adequate Public Facilities Plan and~~
964 APF requirement calculations, if applicable.

966 ~~(14) A letter, certificate or other form of~~
968 ~~notarized document demonstrating that sufficient~~
entitlements authorized by the applicable PD/UNP have been
allocated for the proposed development.

970 ~~(15) Proposed Waiver(s) from the~~
972 subdivision regulations (chapter 34), provisions of the Town
Center Code, or other applicable provisions of the Orange
974 County Code shall be indicated on the Development Plan.

976 ~~(16) All conditions of approval for the~~
978 applicable PD/UNP and PSP shall be included as part of the
information included with the Development Plan.

980 ~~(17) Proposed covenants, conditions,~~
982 ~~restrictions, agreements and grants, if different than~~
approved with the associated PSP, which govern the use,
984 maintenance and continued protection of such elements as
building structures, streets, drainage systems, and
landscaping.

986 ~~(18) Areas to be conveyed or dedicated and~~
988 improved for roadways, parks, parkways, playgrounds,
school sites, utilities, public buildings and other similar
990 public and public service uses.

992 ~~(19) Construction Lay Down and Site~~
994 ~~Access Plans: A Parking Logistics Plan indicating locations~~
where construction vehicles and employee vehicles will be
996 parked on-site or off-site during the construction period, and
certifying in writing that such vehicles will not be parked
998 within the undisturbed areas shown in the tree protection
plan. Also, a Plan identifying Construction Lay Down Areas
1000 to be used during the construction period. This information
will only be required for Development Plan review when
1002 construction related parking and lay down areas will either
wholly or partially be located off-site.

1050 (3) Proposed Parks and Open Space, Civic
 Spaces and Sites, and Gateways Element
1052 (see section 38-1390.16(a)(4)c. for
 additional information).

1054 (4) Stormwater Alternatives Analysis (see
 section 38-1390(a)(4)d. for additional
1056 information).

1058 **Sec. 38-1390.23. Uses permitted by location.**

1060 * * *

1062 (b) *Review Criteria:* In reviewing any request for a
use Permitted by Location, the following criteria shall be
met:

1064 (1) The use shall be consistent with Town
Center intent, principles, goals, objectives and policies
1066 included in the ~~TCSAP~~ Horizon West Special Planning Area
Land Use Map, the adopted Comprehensive Plan, and this
1068 Code;

1070 (2) The use shall not adversely affect land use
relationships of the ~~TCSAP~~ Horizon West Special Planning
1072 Area Land Use-Plan Map;

1074 (3) The use shall be compatible with the
surrounding area and shall be consistent with the pattern of
1076 surrounding development;

1078 (4) The use shall primarily support the
residents, employees and/or tenants of the designated district
in which the proposed use is to be located;

1080 (5) The use shall not constitute or contribute
to the proliferation of strip commercial or aggregation of
1082 commercial uses in the UR or CCMU districts;

1084 (6) The use shall not substantially displace or
1086 replace the uses permitted in RW or CCMU districts;

1088 (7) The use shall not adversely affect the
connectivity of the Town Center;

1090 (8) The use shall not act as a detrimental
1092 intrusion into a surrounding area; and

1094 (9) The use shall meet the general
1096 performance standards applicable to all uses Permitted by
1098 Location, as well as specific site related standards approved
as part of the PD/UNP request to establish a use Permitted by
Location.

1100 (c) *Conditions:* When the Board of County
1102 Commissioners approves any request to approve a Use
1104 Permitted by Location, it may prescribe appropriate conditions
1106 and safeguards in conformity with the intent and provisions of
the Comprehensive Plan that pertain to the Town Center SAP,
the PD/UNP, the applicable Preliminary Subdivision Plan, the
Town Center PD Code or any other applicable provision of
the County Code.

1108 * * *

1110 (e) *Identification of Permitted by Location Areas or*
1112 *Sites:* The following information shall guide the
1114 determination as to whether an "area" or "site" identification
is required for consideration of a request.

1116 (1) The identification of an "area" comprised of
1118 multiple blocks will constitute sufficient information
for identification of a Permitted by Location site ~~when~~
1120 ~~the request involves a use sub-category other than~~
~~small or neighborhood scale.~~ The area shall be
1122 sufficient to accommodate the proposed Permitted by
Location use. Approval of the area as part of the
1124 PD/UNP will authorize the applicant to proceed to the
Development Plan or Preliminary Subdivision Plan
1126 stage where a final geographic determination of the
area shall be made in conjunction with a DP or PSP
1128 plan approval. An increase or decrease to the area
originally approved as part of the PD/UNP shall
1130 require a substantial amendment request and approval.
The PD/UNP Land Use Districts information shall be
1132 amended to reflect the approved boundaries for the
Permitted by Location use.

1134 (2) The identification of one (1) or more "sites"
1136 that represent specific building or development sites
defined by existing or planned streets and blocks will
constitute sufficient information for identification of a

1138 Permitted by Location site ~~when the request involves a~~
1140 ~~small or neighborhood scale use sub category.~~
1142 Although these sites may be identified during the
1144 PD/UNP review and approval process, the most
1146 appropriate time is to include the request as part of the
1148 submittal of a DP or PSP. Approval of one (1) or more
1150 sites as part of the PD/UNP will authorize the
1152 applicant to proceed to the Development Plan or
1154 Preliminary Subdivision Plan stage where a final
geographic determination of the area shall be made in
conjunction with a DP or PSP plan approval. An
increase or decrease to the area originally approved as
part of the PD/UNP shall require a substantial
amendment request and approval. The PD/UNP Land
Use Districts information must be amended to reflect
the approved boundaries for the Permitted by Location
use.

1156 * * *

1158 **Sec. 38-1390.28. Bonus for unified neighborhood plan.**

1160 Within each Neighborhood Planning Area, the
1162 maximum number of residential dwelling units permitted by
1164 the ~~Town Center SAP and Comprehensive Plan~~ may not be
1166 exceeded, except as may be permitted through PD/UNP
1168 review and the provision of density and intensity bonuses as
1170 specified herein. Density and intensity bonuses may be
1172 acquired in accordance to the conditions prescribed below. A
1174 density bonus program is hereby established, which will allow
district development programs to exceed thresholds
established through the Comprehensive Plan. A "bonus bank"
was established with the adoption of the Town Center
provisions in the Comprehensive Plan ~~SAP~~, which includes a
total of one thousand five hundred forty (1,540) dwelling
units. This bonus may be earned by completing the PD/UNP
review and approval process.

1176 (a) *Bonus for PD/UNP Review and Approval.* An
1178 applicant may request an increase to the PD/UNP
1180 development program by a pro rata share of the number of
1182 dwelling units reserved in the bonus bank. The share shall be
determined by the ratio of the percentage of net developable
land area included in the applicable PD/UNP, to the net
developable area included in the overall Town Center
boundary ~~SAP~~. This ratio is applied to the total number of

1184 units reserved in the "bank" to determine the number of bonus
1186 units that may be awarded. The approval of the PD/UNP with
1188 the bonus units shall confirm the bonus. In addition, the bonus
1190 units may be assigned to any district included in the PD/UNP,
and may be converted to nonresidential floor area based on the
approved land use conversion/equivalency table. However,
nonresidential floor area created through a conversion of
bonus units shall not be assigned to any Urban Residential
district in which nonresidential uses are not permitted.

1192 * * *

1194 **Sec. 38-1390.29. Transfer criteria.**

1196 * * *

1198 (b) Transfer of development units or the open
1200 space requirements from one (1) approved PD/UNP to
another PD/UNP is allowed under the following conditions:

1202 (1) The transfer occurs as part of a
1204 simultaneous approval (or amendment) of both affected
PD/UNPs; and

1206 (2) The transfer represents a simultaneous
1208 decrease and increase in the development programs of the
1210 respective PD/UNPs, such that the PD/UNPs pro-rata share
of the overall development program for the Town Center
~~SAP~~ is not increased or decreased.

1212 * * *

1214 (e) Transfer credits for upland greenbelts and
1216 wetlands internal to the Town Center are available at the
following rates:

- 1218 One (1) acre of upland greenbelt:
—Residential—~~5.8~~17.1 dwelling units.
1220 —Nonresidential—~~8,700 square feet.~~Not applicable
One (1) acre of wetland:
1222 —Residential—0.3 dwelling units.
—Nonresidential—Not applicable.

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* * *

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Sec. 38-1390.32. Definitions.

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* * *

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Brewpub. A restaurant that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce malt beverages for onsite consumption.

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* * *

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Craft Distillery. An establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce distilled spirits. The establishment may also include a tasting room and retail space to sell spirits produced on the premises along with related retail items and food.

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* * *

1244

Micro Brewery. An establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to manufacture malt beverages. The establishment may also include a tasting room and retail space to sell malt beverages produced on the premises along with related retail items and food.

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Micro Winery. An establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce wine. The establishment may also include a tasting room and retail space to sell wine produced on the premises along with related retail items and food.

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1262

Sec. 38-1390.49. Town Center Use Table Summary.

1264

~~(a) Figure 3-1 represents a summary of the information presented in figure 17-1, section 38-77 of the Zoning Regulations. Table 17-1, section 38-77 is the basis for the use categories listed in the Horizon West Town~~

1266

1268 Center Use Table. Each category includes a group of uses
1270 that fit within the specific definition of the category or sub-
1272 category based on similarity of purpose, impact,
1274 categorization or other defining element. This Table also
provides the key to all Special Standards that are noted for an
individual use type.

1276 ~~(ab) The permitted use, permitted use with special~~
1278 ~~standards, use permitted by location, and permitted as an~~
1280 ~~ancillary use permission types set forth in this section are~~
1282 ~~respectively indicated by the letters "P", "P(number of~~
1284 ~~special condition)", "PUNP", and "A" in the cells of the~~
1286 ~~Town Center Use Table Summary. No primary use shall be~~
1288 ~~permitted in a district unless the letter "P", "P(number of~~
1290 ~~special condition)", "P-UNP" appears for that use in the~~
1292 ~~appropriate cell. Uses that are permitted within Town Center~~
1294 ~~land use districts by right, by location as identified on an~~
approved Unified Neighborhood Plan, special exception,
with approval by the Planning and Zoning Managers, or for
ancillary purposes only, are indicated, respectively, by the
letters "P," "P(UNP)," "S," "PM," and "A" in the cells of the
Horizon West Town Center Land Use Table as set forth in
Section 38-77.1. Any conditions that apply to a specific use
are listed in Section 38-79 and at the end of the table in
Section 38-77.1. No use shall be permitted in a district
except in accordance with the corresponding letter that
appears for that use in the appropriate cell.

1296 ~~(eb) Except as may be provided otherwise, buildings,~~
1298 ~~structures, lands and premises shall be used only in~~
1300 ~~accordance with the uses and conditions contained in the~~
1302 ~~"Horizon West Town Center Land Use Table" set forth in~~
1304 ~~section 38-77.1, the "Permitted Uses and Special Standards"~~
set forth in section 38.03.16 [sic], and the "Uses Permitted
Uses by Location Criteria" criteria set forth in section
38.03.17 [sic]-1390.23.

1306 ~~(dc) When a use is permitted in a particular Horizon~~
1308 ~~West Town Center Land Use District, it is permitted in that~~
1310 ~~district subject to:~~

1312 (1) Compliance with all applicable
requirements of the Orange County Code, in general,
and eChapter 38 and elsewhere in the Orange County
Codespecifically; and

1314 (2) Compliance with all standards and
1316 conditions specified for "~~permitted uses and special~~
~~standards" and conditions that may apply and are~~
1318 ~~noted~~ in the "Use Table" Section 38-79.

1320 (ed) Ancillary uses (identified by the letter "A" in the
Horizon West Town Center Land Use Table) must be located
1322 within the building occupied by the principal use and shall be
1324 limited in floor area to a cumulative total of ten (10) percent
of the gross floor area of the ground floor of the building in
which the ancillary use(s) is located.

1326 (ef) Uses identified as "Permitted by Location" or
1328 "P(UNP)" in the Horizon West Town Center Land Use Table
are limited to pre-designated locations specified on an
approved PD/UNP.

1332 **Sec. 38-1390.50. -~~Permitted uses with special standards.~~ [Reserved]**

1334 The following subsections identify ~~Land Use District~~
1336 ~~and Use Category Special Standards~~. These standards are in
1338 addition to ~~any conditions that are noted in the Use Table,~~
~~figure 17-1, section 38-77.~~

1340 (a) ~~Sub category 1A Urban Residential~~
~~Small Scale~~. This sub category of use types is appropriate as
1342 a principal use in locations within ~~Urban Residential (UR)~~
1344 ~~districts~~. Attached dwellings units shall be limited to a
1346 maximum of five (5) principal dwelling units on the ground
level within a single building. Use types permitted in this
1348 sub category, other than detached and attached residential
(such as live work units, and bed and breakfast), shall be
1350 limited to sites where the primary frontage adjoins a
~~Functionally Classified/Urban Collector, Parkway or~~
~~Avenue~~. In addition, live work units shall be limited to a
1352 maximum of five (5) principal units within a single building.
A single building would encompass up to five (5) principal
units regardless of the ownership type.

1354 (b) ~~Sub category 1B Urban Residential~~
1356 ~~Medium Scale~~. This sub category of use types is appropriate
as a principal use in locations within ~~Urban Residential (UR)~~

1358 ~~districts. Attached dwellings shall be limited to a maximum~~
1360 ~~of eight (8) dwelling units within a single building. A single~~
1362 ~~building would encompass up to eight (8) principal units~~
1364 ~~regardless of the ownership type. Use types permitted in this~~
1366 ~~sub-category, other than detached and attached residential,~~
1368 ~~shall be limited to sites where the primary frontage adjoins a~~
~~Functionally Classified/Urban Collector, Parkway or~~
~~Avenue. Live work units shall be limited to a maximum of~~
~~eight (8) principal units per building. This sub-category of~~
~~uses shall not be mixed with Sub-category 1A uses within~~
~~the same Development Site or Subdivision.~~

1370 ~~(c) *Sub-category 1C Urban Residential*~~
1372 ~~*Large Scale.* This sub-category includes attached and~~
1374 ~~multifamily dwellings with no maximum on the number of~~
1376 ~~dwelling units, or the number of live work units within a~~
1378 ~~single building. In addition, this sub-category permits~~
1380 ~~multiple buildings per development site. When permitted by~~
~~location in a Retail/Wholesale district, the number of~~
~~attached/multifamily dwellings per development site shall be~~
~~limited to two hundred twenty five (225), with a maximum~~
~~of one (1) development site per Retail/Wholesale district.~~

1382 ~~(d) *Sub-category 2A Neighborhood Scale*~~
1384 ~~*Commercial.* This sub-category includes land use types,~~
1386 ~~whose size and scale of operation are adapted for a~~
1388 ~~neighborhood market for retail sale of goods or services, and~~
1390 ~~are appropriate for location within Urban Residential and~~
1392 ~~Corporate Neighborhood Center districts. Neighborhood~~
1394 ~~commercial use types may be permitted by location within an~~
1396 ~~Urban Residential district subject to the following~~
1398 ~~restrictions: sites are limited to corner lots adjoining a~~
1400 ~~Parkway or Avenue; no more than one (1) site per block and~~
~~a minimum spacing of six hundred (600) feet between sites~~
~~utilized for neighborhood commercial use types; on site~~
~~parking is limited to four (4) spaces (all other required~~
~~parking spaces shall be accommodated through on street~~
~~parking); buildings are limited to a maximum of one~~
~~thousand five hundred (1,500) total square feet of gross floor~~
~~area in a freestanding building; and no more than one (1)~~
~~tenant per building. A freestanding single tenant building has~~
~~no common wall with any other building or structure~~
~~intended for occupancy by another tenant.~~

1402 ~~The maximum square feet of gross floor area~~
~~per individual neighborhood commercial use type within a~~

1404 ~~Corporate Neighborhood Center shall be five thousand~~
1406 ~~(5,000) square feet of gross floor area, except that one (1)~~
1408 ~~use of up to twenty thousand (20,000) square feet of gross~~
1410 ~~floor area shall be permitted for each CNC District. The~~
1412 ~~maximum gross floor area of any individual multi-tenant~~
1414 ~~building within a CNC shall be limited to twenty five~~
1416 ~~thousand (25,000) square feet. Where this sub category may~~
1418 ~~be permitted by location within a Corporate Campus Mixed~~
1420 ~~Use district the maximum square feet of gross floor area per~~
1422 ~~use shall be five thousand (5,000) square feet and multi-~~
1424 ~~tenant buildings are not permitted. No outdoor storage of~~
1426 ~~materials for any use shall be permitted. A multiple tenant~~
1428 ~~structure shall mean any building or structure designed or~~
1430 ~~constructed for two (2) or more tenants.~~

1432 ~~(e) — Sub category 2B Town Center Scale~~
1434 ~~Commercial. This sub category includes land use types,~~
1436 ~~whose size and scale of operation are suited to serve the~~
1438 ~~commercial needs of all villages that comprise Horizon~~
1440 ~~West. These uses are appropriate for location within the~~
1442 ~~Traditional Town Center Core and Retail/Wholesale~~
1444 ~~districts.~~

1446 ~~Maximum seventy five thousand (75,000)~~
1448 ~~square feet gross floor area per development site per~~
1450 ~~individual use type. The "gross floor area" of any use type~~
1452 ~~includes outdoor storage areas and any outdoor area~~
1454 ~~providing services, such as, but not limited to, outdoor~~
1456 ~~merchandise display, garden supplies, plant display, snack~~
1458 ~~bars, etc. Gross floor area, however, does not include loading~~
1460 ~~areas. For the purpose of determining the applicability of the~~
1462 ~~seventy five thousand (75,000) square foot threshold, the~~
1464 ~~aggregate square footage of all adjacent stores which may~~
1466 ~~share either a series of checkout stands, management areas,~~
1468 ~~storage areas, common entrances, or a controlling ownership~~
1470 ~~interest, shall be considered a single commercial~~
1472 ~~establishment/use type.~~

1474 ~~(f) — Sub category 2C Large Scale Town~~
1476 ~~Center Commercial. This sub category includes land use~~
1478 ~~types, whose size and scale of operation require application~~
1480 ~~of special development and design standards to effectively~~
1482 ~~integrate such uses within the Town Center Retail/Wholesale~~
1484 ~~districts. Individual use types may exceed seventy five~~
1486 ~~thousand (75,000) square feet gross floor area per~~
1488 ~~development site per individual use type. However, where~~

1450 permitted in the Traditional Town Center Core district, the
1452 maximum square feet of floor area on the ground level shall
1454 be limited to seventy five thousand (75,000) square feet, and
1456 any floor area in addition to this maximum shall be located
1458 in one (1) or more stories located above the ground level.
1460 The "gross floor area" of any use type includes outdoor
1462 storage areas and any outdoor area providing services, such
1464 as, but not limited to, outdoor merchandise display, garden
1466 supplies, plant display, snack bars, etc. Gross floor area,
1468 however, does not include loading areas. For the purpose of
determining the applicability of the seventy five thousand
(75,000) square foot threshold, the aggregate square footage
of all adjacent stores which may share either a series of
checkout stands, management areas, storage areas, common
entrances, or a controlling ownership interest, shall be
considered a single commercial establishment/use type. The
provisions of section 38 79(153) are incorporated herein as
applicable for this use sub category.

1470 ~~(g) Sub category 3A Neighborhood Scale
1472 Park and Recreation. This sub category includes land use
1474 types that are appropriate within Corporate Neighborhood
1476 Centers, or within Urban Residential districts in locations
1478 that minimize adverse impacts to adjoining residential uses
(noise, lighting or parking). When included in Urban
Residential districts, the permitted use types should be
centrally located within a five to ten minute walk for the
residents of a majority of homes planned for the UR
neighborhood.~~

1480 ~~[(h) Reserved.]~~

1482 ~~(i) Sub category 3B Town Center Scale
1484 Park and Recreation. This sub category includes land use
1486 types that may be permitted by location within CCMU or
1488 TTCC districts. Sites are limited to locations that minimize
potential adverse impacts (noise, lighting or parking) to
adjoining residential or nonresidential uses, and have a
primary frontage on a Functionally Classified/Urban
Collector, Parkway or Avenue.~~

1490 ~~(j) Sub category 3C Specialty Park and
1492 Recreation. This sub category includes land use types that
1494 may be permitted by location within the Open Space district.
The Orange County National Golf Course is designated on
the TCSAP Recommended Land Use Plan as a use permitted~~

1496 within an Open Space. Structures and activities associated
1498 with uses included in this sub category shall be located and
operated to minimize adverse impacts to adjoining
residential uses.

1500 ~~[(k) — Reserved.]~~

1502 ~~(l) — Sub category 4A Town Center Scale~~
1504 ~~Entertainment and Visitor. This sub category includes land~~
1506 ~~use types that are appropriate within the Traditional Town~~
~~Center Core and Retail/Wholesale districts.~~

1508 ~~(m) — Sub category 5A Neighborhood Scale~~
1510 ~~Medical, Health and Individual Care. This sub category~~
1512 ~~includes land use types, whose size and scale of operation~~
1514 ~~are adapted for a neighborhood market for medical, health~~
and individual care services and are appropriate for location
within Urban Residential and Corporate Neighborhood
Center districts. These use types may be permitted by
location within an Urban Residential district subject to the
following restrictions: sites are limited to corner lots
adjoining a Parkway or Avenue; no more than one (1) site
per block and a minimum spacing of six hundred (600) feet
between sites utilized for the use types permitted within any
other sub category; on site parking is limited to four (4)
spaces, (all other required parking spaces shall be
accommodated through on street parking); and buildings are
limited to a maximum of one thousand five hundred (1,500)
square feet gross floor area in a freestanding single tenant
building. A freestanding single tenant building has no
common wall with any other building or structure intended
for occupancy by another tenant.

1528 ~~The maximum square feet of gross floor area~~
1530 ~~per individual use type within a Corporate Neighborhood~~
1532 ~~Center shall be five thousand (5,000) square feet of gross~~
1534 ~~floor area. The maximum gross floor area of any individual~~
1536 ~~multi tenant building within a CNC shall be limited to~~
25,000 square feet. No outdoor storage of materials for any use shall be permitted. A
multiple tenant structure shall mean any building or structure
designed or constructed for two (2) or more tenants.

1538 ~~(n) — Sub category — 5B Large — Scale~~
1540 ~~Medical, Health and Individual Care. This sub category~~
includes land use types, whose size and scale of operation

1542 are suited to serve the medical and health care needs of all
1544 villages that comprise Horizon West. These uses are
appropriate for location within the Corporate Campus Mixed
Use and Retail/Wholesale districts.

1546 (o) — *Sub category 6A Neighborhood Scale*
1548 *Business and Personal Service.* This sub category includes
land use types, whose size and scale of operation are adapted
1550 for a neighborhood market for business and personal services
and are appropriate for sites within Corporate Neighborhood
1552 Center districts, or within Urban Residential districts in
locations that minimize adverse impacts to adjoining homes.
1554 These use types may be permitted by location within an
Urban Residential district subject to the following
1556 restrictions: sites are limited to corner lots adjoining a
Parkway or Avenue; no more than one (1) site per block and
1558 a minimum spacing of six hundred (600) feet between sites
utilized for neighborhood scale business and personal service
1560 use types; on-site parking is limited to four (4) spaces, (all
other required parking spaces shall be accommodated
1562 through on street parking); and buildings are limited to a
maximum of one thousand five hundred (1,500) square feet
1564 gross floor area in a freestanding single tenant building. A
freestanding single tenant building has no common wall with
1566 any other building or structure intended for occupancy by
another tenant.

1568 The maximum square feet of gross floor area
1570 per individual use type within a Corporate Neighborhood
Center shall be five thousand (5,000) square feet of gross
1572 floor area. The maximum gross floor area of any individual
multi tenant building within a CNC shall be limited to
1574 twenty five thousand (25,000) square feet. No outdoor
storage of materials for any use shall be permitted. A
1576 multiple tenant structure shall mean any building or structure
designed or constructed for two (2) or more tenants.

1578 (p) — *Sub category 6B Town Center Scale*
1580 *Business and Personal Service.* This sub category includes
land use types, whose size and scale of operation are suited
1582 to serve the business and personal service needs of all
villages that comprise Horizon West. These uses are
1584 appropriate for location within the Traditional Town Center
Core, Corporate Campus Mixed Use and Retail/Wholesale
1586 districts.

1634 Residential districts in locations that minimize adverse
 1636 impacts to adjoining homes. These use types may be
 1638 permitted by location within an Urban Residential district
 1640 subject to the following restrictions: sites for elementary
 1642 schools shall occupy a central location relative to the district
 1644 in which it is located; adjoin a Functionally Classified/Urban
 1646 Collector, Parkway or Avenue; and, be easily accessible by
 1648 walking, bicycling or auto. Sites for other types of small
 1650 scale civic uses are limited to: corner lots adjoining a
 1652 Parkway or Avenue; no more than one (1) site per block and
 a minimum spacing of six hundred (600) feet between sites
 utilized for any other sub category of use types; on site
 parking is limited to the number of spaces required for a
 single family dwelling unit (all other required parking spaces
 shall be accommodated through on street parking); and
 buildings are limited to a maximum of one thousand five
 hundred (1,500) square feet gross floor area in a freestanding
 single tenant building. A freestanding single tenant building
 has no common wall with any other building or structure
 intended for occupancy by another tenant.

1654
 1656 The maximum square feet of gross floor area
 1658 per individual use type within a Corporate Neighborhood
 Center shall be five thousand (5,000) square feet of gross
 floor area. No outdoor storage of materials for any use shall
 be permitted.

1660
 1662 (w) — *Sub category 9A Large Scale Civic*
 1664 *Use.* This sub category includes land use types, whose size
 and scale of operation are suited to serve the civic needs of
 all Town Center neighborhoods and districts. These uses are
 appropriate for location within the Traditional Town Center
 Core and Corporate Campus Mixed Use districts.

1668
 1670 (x) — *Sub category 10A Utilities Large*
Scale Civic Use. This sub category of uses is not permitted
 in any district within the Town Center.

1672 **Figure 3-1: Horizon West Town Center Use Table by**
 1674 **District**

<p>Land Use Categories, Sub-Categories</p>	<p style="text-align: center;">Horizon West Land Use Districts</p> <p style="text-align: center;">P = Permitted; PS = Permitted with Special Standards; P-UNP = Permitted by Location; A = Permitted as an Ancillary Use</p>
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	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center Core	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space
Category 1—Residential Land Use Types (SAP Category—Dwelling)						
Sub-category 1A—Residential Small Scale	PS	PS			PS	
Sub-category 1B—Urban Residential Medium Scale	PS	PS	PS		PS	
Sub-category 1C—Residential Large Scale		P	P	PS		
Category 2—Commercial Land Use Types (SAP Category—Retail)						
Sub-category 2A—Neighborhood Scale Commercial	P-UNP	P-UNP and/or A	P	P	PS	
Sub-category 2B—Town Center Scale (Less than 75,000 sq. ft.)			PS	PS		
Sub-category 2C—Large Scale (More than 75,000 sq. ft.)			PS	PS		
Category 3—Park and Recreation Use Types (SAP Category—Parks, Open Space and Recreation)						
Sub-category 3A—Neighborhood Scale	P-UNP				P	
Sub-category 3B—		A	P	P	PS	PS

Town Center Scale						
Sub category 3C— Specialty Use Types					P-UNP	PS
Category 4—Entertainment and Visitor Use Types (SAP Category—Hotel)						
Sub category 4A— Town Center Scale		P	P	P		PS
Category 5—Medical, Health and Individual Care Related Use Types (SAP Category—Office)						
Sub category 5A— Neighborhood Scale	P-UNP	P	P	P	PS	
Sub category 5B— Large Scale		P	P	P		
Category 6—Business and Personal Services Uses (SAP Category—Office)						
Sub category 6A— Neighborhood Scale	P-UNP	P	P	P	PS	
Sub category 6B— Town Center Scale		P	P	P	PS	
Sub category 6C— Communication		P-UNP		P-UNP		P- UNP
Category 7—Distribution, Manufacturing and Warehouse Uses (SAP Category—Warehouse/Light Industrial)						
Sub category 7A— Wholesale Distribution				P		
Sub category 7B— Storage and Warehousing				P		
Category 8—High Tech/High Value and Clean Tech (SAP Category—Warehouse/Light Industrial)						

Sub category 8A— High Tech/High Value		P	P	P		
Sub category 8B— Clean Tech Research, Development, Testing and Minor Manufacturing		P	P	P		
Category 9—Civic Uses (SAP Category—Parks, Open Space and Recreation)						
Sub category 9A— Small Scale Civic Use	P-UNP	P	P		PS	
Sub category 9B— Large Scale Civic Use		P	P			
Category 10—Public Works						
Sub category 10A— Public or Private Utilities						P- UNP

1676

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1678

Sec. 38-1390.52. Parking.

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NOTE: This section will occasionally refer to development standards in the Village Planned Development Code ("Village Code" division 8, section 38-1380 et seq., Orange County Code). Applicable references within the Village Code to "Village Roadways" or "Village Streets" shall be considered interchangeable with this Division's reference to Framework Streets.

1690

(a) *Residential Parking.* Residential parking, and related vehicular access, shall be provided in accordance with section 38-1384(i).

1692

1694 (b) *Nonresidential Parking.* Nonresidential
1695 parking, and related vehicular access, shall be provided in
1696 accordance with the parking standards for Village Centers in
1697 section 38-1389(d)(4). However, the terms "village roadways"
1698 or "village" within that section refer to projects and
1699 development within the limits of the Horizon West Town
1700 Center ~~SAP~~. Proposals for shared parking may be submitted in
1701 accordance with the provisions outlined in chapter 38. All
1702 other provisions of section 38-1389(d)(4) shall apply, with the
1703 exception of the following modifications, deletions, and
1704 additions:

* * *

1705 **Section 4. *Effective date.*** This ordinance shall become effective pursuant to
1706
1707 general law.

ADOPTED this _____ day of _____, 2018.

1710 **ORANGE COUNTY, FLORIDA**
1711 By: Board of County Commissioners

1712
1713 By: _____
1714 Teresa Jacobs
1715 Orange County Mayor

1716 **ATTEST:** Phil Diamond, CPA, County Comptroller
1717 As Clerk of the Board of County Commissioners

1718
1719 By: _____
1720 Deputy Clerk

1721

1722

1723

1724