



## Interoffice Memorandum

March 6, 2018

TO: Mayor Teresa Jacobs  
-AND-  
Board of County Commissioners

FROM: Jon V. Weiss, P.E., Director  
Community, Environmental and Development  
Services Department

CONTACT PERSON: Olan D. Hill, AICP, Assistant Manager *ODH*  
Planning Division  
(407) 836-5373

SUBJECT: April 10, 2018 – 5:01 p.m. Public Hearing  
Orange County Code Chapter 38 Update  
Regarding the Horizon West Town Center  
District 1

On March 20, 2018, the Board held the first of two public hearings to amend various sections of Orange County Code that pertain to the Horizon West Town Center. The second public hearing will be held on April 10, 2018.

Affected Orange County Code Sections include 38-77.1 (Horizon West Town Center PD Code Land Use Table); 38-79 (Conditions for Permitted Uses and Special Exceptions); and Division 8.5, Article VIII of Chapter 38 (Horizon West Town Center Planned Development Code). More specifically, the primary purpose of this effort is to update the types of allowable uses within each Town Center land use district, and the methods in which they may be permitted. Such methods include "by right"; "specific identification on a Unified Neighborhood Plan (UNP)"; "special exception"; "approval by the Planning and Zoning Managers"; or for "ancillary purposes" only.

The Code update also includes various textual revisions aimed at simplifying the Town Center review process; to reflect recently approved Comprehensive Plan (CP) amendments to the Horizon West framework policies; and other minor administrative changes and cleanups.

At a public hearing on February 15, 2018, the Planning and Zoning Commission (PZC) determined that the Ordinance was consistent with the CP and

unanimously recommended approval (with Commissioners Wean, Demostene, and Melwani absent). Please find the attached draft of the Horizon West Town Center PD Code dated January 24, 2018.

**ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve the Ordinance to amend the Village Planned Development Code. District 1**

Attachment: Draft Ordinance

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) (165156)	<u>P</u>	<u>P</u>	P(165)(159-i)	P(165156) (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 1)			(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	P(UNP)	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, <del>not restricted to 5</del> )		Community Residential Homes "A" (max. 6 clients, <del>not restricted to 5</del> )	P(165)						4A
Community Residential Homes "B" (7 to 14 clients, <del>not restricted to 12 max</del> )		Community Residential Homes "B" (7 to 14 clients, <del>not restricted to 12 max</del> )		<u>P</u>	<u>P</u>		P(156)		4B
Community Residential Homes "C" (greater than 14 clients)		Community Residential Homes "C" (greater than 14 clients)		P	P				4C
Family lot provision		Family lot provision							
Guest house		Guest house							
<del>Short term rental, resort residential, resort villa</del>		<del>Hotel, motel, timeshare or similar uses</del>							
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> )		4A

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
quadraplexes with fee simple units		with fee simple units, up to <del>five</del> 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)		4B
Zero side yard development		Zero side yard development	P(165)	P(165)					4C
Boarding, lodging and rooming houses		Boarding, lodging and rooming houses							
Student housing		Student housing		P	P				4C
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(170163)(26)		
Family day care homes		Family day care homes		P	P	P	P		4C
Adult/child day care centers		Adult/child day care centers		P	P	P	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(170163) (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(170163) (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							

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
		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>		

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
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(177171)</u>	<u>P(177171)</u>	<u>P(177171)</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							
Manufactur	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							
	30	RUBBER & MISC. PLASTIC PRODUCTS							
Plastic, rubber & tire manufacturing	3089	Plastics products							
	31	LEATHER PRODUCTS		PM(171)	PM(171)	PM(171)			
Shoes manufacturing	3111	Leather products		PM(171)	PM(171)	PM(171)			
Leather processing									
	32	STONE, CLAY, GLASS PRODUCTS							
Cement, lime, gypsum, plaster manufacturing	32	Stone, clay & glass products							
Glass products and glass containers manufacturing									

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>	<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
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		P(173)	P(173)	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	P		
Marinas, commercial	44	WATER TRANSPORT		PM	PM	PM			



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 rentals, airboat rides		ATON							
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, Substations, telephone switching stations</u>	49	Substations, telephone switch stations, water plants	P(81)	P(81)	P(81)	P(81)	P(81)	P(81)	
<u>Distribution electric substation</u>	49		P(81)	P(81)	P(81)	P(81)	P(81)	P(81)	
<u>Alternative energy devices as an accessory structure or use (wind turbines solar panels, etc.)</u>	49		P(83)	P(83)	P	P	P	P(83)	
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> <del>Whole sale distribution of durable and nondurable goods</del>		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				P			
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(166153) (x)			
Paint & wallpaper stores	5231	Paint, glass & wallpaper stores		P	P(166153) (x)	P(166153) (x)	P		
Hardware stores	5251	Hardware stores		P	P(153 x)	P(153 x)	P		
Nurseries (retail), garden stores	5261	Retail nurseries & garden stores		P	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	<del>P(UNP)</del> (162) <del>P(UNP)</del>	<del>P(UNP)</del> (164) <del>P(UNP)</del> (A)	<del>P(166)</del>	<del>P(166)</del>	P(163)		
Convenience food stores, grocery stores with fuel sales	5411	Grocery stores			<del>P(166)</del> (68) (138)	<del>P(166)</del> (68) (138)	<del>P(163)</del>		
Fruit, produce, flower and vegetable stands	5431	Fruit & vegetable markets	<del>P(UNP)</del> <del>P(162)</del> (87) (137) <del>P(UNP)</del>	<del>P(UNP)</del> <del>P(162)</del> (87) (137) <del>P(UNP)</del>	<del>P(166)</del> (87) (137)	<del>P(166)</del> (87) (137)	P(163) (87) (137)		
Portable food and drink vendors (including hot dog stands)		Portable food and drink vendors (including hot dog stands)	<del>P(UNP)</del> <del>P(162)</del> (87) (137) <del>P(UNP)</del>	<del>P(UNP)</del> <del>P(164)</del> (87) (137) <del>P(UNP)</del> (A)	<del>P(166)</del> (87) (137)	<del>P(166)</del> (87) (137)	P(163) (87) (137)		
Candy stands	5441	Candy, nut & confectionery stores	<del>P(UNP)</del> <del>P(162)</del> (66) <del>P(UNP)</del>	<del>P(UNP)</del> <del>P(164)</del> (66) <del>P(UNP)</del> (A)	<del>P(166)</del> (66)	<del>P(166)</del> (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		<del>P(UNP)</del> P(164) (66) <del>P(UNP)</del> (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				<del>P</del> (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		<del>P</del>	P(166) (68) (138)	P(166) (68) (138)			
Pump islands for gasoline sales		Pump islands for gasoline sales			<del>PM</del>	<del>PM</del>			
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>			
	56	APPAREL & ACCESSORY STORES							
Bridal shops, dress shops, maternity shops (used or new)	5621	Women's clothing stores			<u>P(166153 x)</u>	<u>P(166153 x)</u>	<u>P</u>		
Clothing stores (used or new)	5651	Family clothing store			<u>P(166153 x)</u>	<u>P(166153 x)</u>	<u>P</u>		
	57	FURNITURE STORES							
Furniture stores, vertical blinds	5712	Furniture stores			<u>P(166153 x)</u>	<u>P(166153 x)</u>	<u>P</u>		
Carpet stores	5713	Floor covering stores			<u>P(166153 x)</u>	<u>P(166153 x)</u>	<u>P</u>		
Appliance stores,	5722	Household appliance			<u>P(166153 x)</u>	<u>P(166153 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> <u>P(164)</u> <u>P(UNP)</u> <u>(A)</u>	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		P	P	P	P		
Alcoholic beverage sales (see Chapter 4 and Secs. 38-1414 and 38-1415 of O.C. Code). See condition #103				P	P	P	P		
Cocktail lounges, pubs and bars	5813	Drinking places (cocktail lounges)	P(162) P(UNP)	P(UNP) (A) (164)	P(180)	P(180)	P(163)(180)		
Micro-brewers, micro-wineries, craft distilleries, and brew pubs	5813	Drinking places			PM(180)	PM(180)	PM(180)		
	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	DEPOSITOR Y INSTITUTIONS		P	P	P	P(170163)		
Credit bureaus,	61	NONDEPOSITORY		P	P	P	P(170163)		

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(170163)		
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	P	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		P	P	P	P		
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(170163)		
Secretarial services	7338	Secretarial & court reporting		P	P	P	P(170163)		
Exterminating & pest control service, pest control supplies, disinfecting service, fumigating service	7342	Disinfecting & pest control service		P					
Office cleaning, janitorial & maid service, chimney cleaning, window cleaning	7349	Building cleaning & maintenance services		PM					
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		P					
Equipment rental & leasing with outdoor storage	7359	Equipment; rental & leasing							
Employment agencies excluding	7361	Employment agencies		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
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(170163)		
Heating, air conditioning and refrigeration sales & service	7623	Refrigeration service repair		P	P	P	P(170163)		
Electric appliances repair, electric tool repair, telephone repair, washing machine repair	7629	Appliance repair		P	P	P	P(170163)		
Watch & clock repair, jewelry repair	7631	Watch & clock repair		P	P	P	P(170163)		
Furniture stripping and repair, furniture refinishing	7641	Reupholster & furniture repair		P	PM	PM			
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(170163)		
	78	MOTION PICTURES							
Video tape editing	781	Motion picture & video tape production		P	P	P	P(170163)		
Music video production, audio-visual motion picture program production, commercial T.V. production	7812	Motion picture & video tape production		P	P	P	P(170163)		
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		P	P	P	P		
Playhouses		Theatrical producers			P	P			
Radio & television studios	7922	Theatrical producers		P	P	P	P		
Bowling centers	7922	Bowling centers			P	P			
Stadiums & arenas	7941	Sports clubs (franchise sports)		P(UNP)	P(UNP)	P(UNP)			
Stadiums in	7941	Sports clubs		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
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)</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 <u>assisted living facilities</u>	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	P(UNP)	P	P	P	P		
Charter schools		Charter schools	P(UNP)(139)	P(139)	P(139)	P(139)	P(139)		
Public and private high schools, colleges & universities	8221	High schools, colleges, & universities & high schools		P(139)	P(139)	P(139)	P(139)		
Public kindergarten schools (see condition #139)	8211	Schools (public)(see condition #139)	P(UNP)(139)	P(139)	P(139)				
Public elementary schools (see condition #139)	8211	Schools (public)(see condition #139)	P(UNP)(139)	P(139)	P(139)	P(139)			
Public middle schools (see condition #139)	8211	Schools (public)(see condition #139)	P(UNP)(139)	P(139)	P(139)	P(139)			
Libraries	8231	Libraries		P	P	P	P(174)		
Technical & trade schools, vocational schools, computer software schools, aviation schools (excluding	824	Vocational schools		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
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	P		
<u>vocational counseling, exam preparatory schools, ceramics schools, modeling schools, personal development schools, tutoring</u>				P	P	P			
	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(174)		
Community centers		Community centers		P	P				
Job	8331	Job training &		P	P	P	P(170)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) (162165)	P(166)	P(166)	P	P(174165) )		
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) (UNP)	P	P	P	P(170163) )		
Public relations councils	8743	Public relations services	P(UNP) (162) (UNP)	P	P	P	P(170163) )		
Safety consultants	8748	Business consulting	P(UNP) (162) (UNP)	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) (UNP)	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		P	P				
Highway patrols, sheriff's offices, police depts.	9221	Public order and safety		P	P		P(174163)		
Jails, correctional institutions	9223	Correctional institutions							
Fire stations	9224	Fire protection	P(UNP) (162)	P	P		P(174163)		
Public finance & taxation offices	93	PUBLIC FINANCE, TAXATION & MONETARY POLICY		P	P	P	P		
Public health, education, social human resource offices	94	ADMINISTRATION OF HUMAN RESOURCE PROGRAMS		P	P	P	P		
Environmental, housing, urban planning & land management offices	95	ADMINISTRATION OF ENVIRONMENTAL QUALITY & HOUSING PROGRAMS		P	P	P	P		
Housing authorities	9531	Administration of housing programs		P	P	P	P		
Economic development commissions, transportation program, public utilities & agricultural programs	96	ADMINISTRATION OF ECONOMIC PROGRAMS		P	P	P	P		
	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		P	P		P		

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

38

Town Center's version of a Land Use Plan (LUP)

(A) = Ancillary Use Only

(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:

\* \* \*

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

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

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

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

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

\* \* \*

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

~~(157) Category 1-C Standards: MF in a Retail/Wholesale District limited to two three hundred twenty five (225300) units, and only one (1) MF development (regardless of units) allowed in the R/W District.~~

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

(159) Live-Work Units Requirements:

a4. 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.

(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~~7:00 a.m. and ~~4:00~~10:00 p.m. on one (1) weekend day per week, and must be approved by the Zoning and Planning Managers. Any utilization of community building indoor space is limited to fifteen (15) percent of the total FM area.

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

(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; four (4) on-site parking spaces maximum; one thousand five hundred (1,500) square feet maximum per site; one (1) tenant maximum per site. See Category 2 A, 5 A, 6 A and 9 A Urban Residential Standards: Sites limited to: Corner lots on Parkway or Avenue; one (1) per block; 600-foot spacing between other commercial uses; four (4) on-site parking spaces maximum; one thousand five hundred (1,500) square feet maximum per site; one (1) tenant maximum per site.

(163) In a Corporate Neighborhood Center limited to a minimum thirty thousand (30,000) square feet. 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) In a Corporate Campus Mixed Use District use may be permitted by location, pursuant to Section 38-1390.23, and limited to a maximum seven thousand five hundred (7,500) square feet. See Category 2 A Corporate Campus Mixed Use Standards: Buildings limited to: five thousand (5,000) square feet maximum; No multi-tenant buildings permitted.

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

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

(166) Uses should minimize abutting property impacts for noise, lighting, and parking, and have primary frontage on a Collector, Parkway or Avenue.~~See Category 2-B 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) Uses shall be located and operated to minimize adverse impacts to adjoining residential uses. Use may be permitted by location, pursuant to Section 38-1390.23, within an Open Space district. Orange County National Golf Course is permitted within the Open Space district as designated on the Town Center Land Use Plan.~~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) Uses allowed are those for development, refinement, and testing including preproduction manufacturing of advanced technological products.~~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) Uses allowed are for clean tech research, development, testing, and minor manufacturing by non-agricultural based alternative fuels and energy production firms; environmental engineering and consulting firms (including, but not limited to, development of water and wastewater treatment and conservation technology, air purification, environmental testing and analysis, environmental remediation services and the development of biodegradable materials and fabrics); technologies that increase resource use efficiency (including the development of hybrid vehicle technology, light materials for vehicles, and smart logistics software); nano-technology; the development



of "smart construction" and biodegradable materials and fabrics; environmental testing and analysis; and remediation services. ~~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) Permitted with retail when the manufacturing is limited in scale, directly related to the retail use, and the products are primarily sold within the retail store. See Category 5-A and 6-A Corporate Neighborhood Standards: Twenty five thousand (25,000) square feet maximum building size; five thousand (5,000) maximum square feet tenant size.

(171) Uses are limited to small-scale manufacturing of works of art and design when associated with: art gallery, artist studio, fashion design studio, professional design studio, and other similar activities as determined by the Planning and Zoning Managers. 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) Limited to golf driving range, swimming pools, baseball batting facility, tennis courts, and other similar activities as determined by the Planning and Zoning Managers when integrated with and connected to the building(s) where the primary use is retail sales of sporting / fitness products, entertainment facilities or restaurants. See Category 8-B Clean Tech Research Standards: See Definition of 8-B Industries for description of allowable uses.

(173) Self-storage facilities may be permitted subject to the Village Planned Development Code Sec. 38-1389(c)(2)(d); provided, however, in town center, self-storage facilities shall have a maximum building length of three hundred twenty-five (325) feet. 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.

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,  
320 no outside display, storage or production.

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-  
328 site sales, and related uses, may be allowed as an accessory  
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  
346 Department of Business and -  
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.

***Section 3. Amendments to Division 8.5, Article VIII, Chapter 38 (“Horizon West Town Center Planned Development Code”).*** Division 8.5, Article VIII, of Chapter 38 is amended to read as follows with additions being shown by underlines and deletions being shown by strike-throughs:

\* \* \*

**Sec. 38-1390.2. Purpose and intent.**

The purpose of the Town Center Planned Development Code is to implement the Horizon West Town Center ~~Specific Area Plan (TCSAP)~~, as more fully set forth in the Orange County Comprehensive Plan, and more specifically in Future Land Use Element Goal FLU4 and its associated objectives and policies. The goals, objectives and policies related to of the Horizon West Town Center ~~SAP~~ and Comprehensive Plan are based upon the development principles listed below. These principles are included to illustrate the intent supporting the Town Center PD Code and shall be utilized, where necessary, to determine how the Town Center PD Code will be applied in cases of uncertainty.

(a) The purpose and intent of the Town Center PD Code is as follows:

(1) To implement the Goals, Objectives and Policies of the related to the Horizon West Town Center Specific Area Plan (SAP) and the found in the Orange County Comprehensive Plan.

\* \* \*

**Sec. 38-1390.4. Map provisions.**

(a) The Town Center Land Use District boundaries shall be depicted on each approved Planned Development/Unified Neighborhood Plan "Districts" Map.

(b) The regulations applicable to the Horizon West Town Center Land Use Districts are written to be applied generally to all uses and development types throughout a specific District. Districts represent separate and distinct place types that were defined as part of the ~~Specific Area Plan~~ Recommended Land Use Plan during the original adoption of

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  
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  
changes to the Neighborhood Planning Area boundaries and  
408 land use districts identified on in the originally adopted SAP  
Town Center land use plan shall be ~~processed~~ considered  
410 through the PD/UNP plan review process as described in  
section 38-1390.13 as an amendment to the Comprehensive  
412 Plan. Such changes and adjustments shall be evaluated for  
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  
420 summarized in FLU4.1.4;

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

428 (4) Consistency with Village Greenbelt  
requirements of FLU4.5.1 and Transfer of Development  
430 Rights (TDR) provisions for each Village identified in  
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**  
438 **interpretations**

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

\* \* \*

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

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

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

478 The Unified Neighborhood Plan component of a  
480 PD/UNP includes, but is not limited to, several categories of  
information such as a Connectivity Analysis and a Stormwater  
Alternatives Analysis. Several of the required elements may  
be ~~submitted~~ addressed with the initial PD/UNP submittal for  
82 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~~  
Neighborhood Planning Area (NPA) and/or Land Use District  
504 identified on the Town Center land use plan ~~Specific Area~~  
~~Plan Recommended Land Use Plan~~. Approval of a  
506 PD/UNP is a required prerequisite to the acceptance for  
review of any application for Preliminary Subdivision Plan or  
508 ~~/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~~  
required for building or development sites contained within an  
512 Open Space District designated on the ~~Town Center TCSAP~~  
~~Recommended Land Use Plan~~ Horizon West Special Planning  
514 Area Land Use Map. Under this circumstance the applicant  
may proceed to Preliminary Subdivision Plan or  
516 ~~/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-  
526 1390.16. However, the following elements may be deferred  
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  
544 Chairman, the applicant shall meet with the Development  
546 Review Committee prior to submitting the application to  
548 discuss basic procedures and requirements, and to consider the  
550 physical characteristics of the Neighborhood Planning Area  
(NPA), the proposed development, the policies of the  
Comprehensive Plan, ~~the principles of the Town Center~~  
~~Specific Area Plan (TCSAP)~~, and vehicular and pedestrian  
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  
556 staff a Planned Development/Unified Neighborhood Plan  
558 application which conforms to the requirements specified  
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.

(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:



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

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

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

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

e. Provision of public safety  
facilities or services;

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

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

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

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

j. Conditions related to any  
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  
702 and IV, applicable to lands within Town Center:

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

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~~  
718 ~~County Code reference and justification.~~

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~~  
724 ~~setbacks for the Land Use District.~~

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~~  
728 ~~compatibility conditions/standards relative to uses permitted~~  
~~by location.~~

730                   (7) ~~34 131(b)(22) List and describe all:~~  
732 ~~requests for district to district, neighborhood planning area to~~  
~~neighborhood planning area requests to transfer elements of a~~  
734 ~~development program; requests for conversion of one (1)~~  
~~development program use type to another utilizing the~~  
~~approved conversion matrix; and, requests for transfers of~~  
736 ~~development rights. Copies of the proposed/executed TDR~~

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

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

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

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

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

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

\* \* \*

#### Sec. 38-1390.20. Development plans.

Excluding single family residential projects with the 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  
300 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:~~  
This group of plan sheets should depict the proposed rights-  
840 of way, easements, and location, type, elements (such as on-  
street parking, bulb outs, street lights and standards,  
842 extended frontage zones, etc.) and geometry/dimensions of  
all functionally classified/urban collectors and framework  
844 streets, pedestrian passageways, blocks, development  
sites/tracts and building sites/lots and the details and  
846 specifications necessary for construction of streets, bicycle  
paths/trails and/or pedestrian passageways. The  
848 construction/development plans shall also address  
maintenance of traffic, and streetscape elements such as the  
850 location and placement of street related trees, ground cover,  
tree wells, street furniture, transit stops and lighting based on  
852 the approved PD/UNP and the provisions of this Code. The  
applicable plan sheet shall clearly depict the portion of the  
854 street right of way for which adjoining property owners will  
be responsible for ongoing maintenance. This set of plans  
856 should also identify all required joint access, access, cross-  
access, pedestrian passage or cross parking easements  
858 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~~  
phases. Phasing divisions shall be established according to  
864 natural or manmade boundaries, including, but not limited to,  
wetlands, creeks, lakes, parks, schools, collector or arterials.

366  
868                   (3) ~~Building Plan:~~ These plan sheets  
870 should provide dimensioned and other forms of quantitative  
872 information relative to proposed buildings, parking spaces  
874 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.

876                   (4) ~~Uses, Development Program and~~  
878 ~~Placemaking Standards:~~ This plan sheet(s) should be based  
880 on the Street and Block Plan and depict or describe the  
882 following: building placement standards/dimensions for all  
884 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.

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

904                   (6) ~~Utility Plans:~~ This group of plan sheets  
906 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  
908 connection. The plans must depict the utility main  
configuration within the development. Pump stations, grease  
910 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  
914 water, wastewater and irrigation demands. These will be  
presented separately in a Master Utility Plan or in the  
916 construction submittal. The applicant shall identify how the  
installation of all proposed utilities will be accomplished in  
918 order to avoid cutting, trenching or boring pavement or  
streetscape areas.

920 ~~(7) Green Infrastructure Plan (Open~~  
~~Space, APF Park(s), Landscape, Hardscape, Tree~~  
922 ~~Protection, Land Management, and Irrigation Plans): A~~  
proposed Green Infrastructure Plan with supporting  
924 construction plans/documents, including the location of all  
plantings for parking lot landscaping, land use transitions,  
926 street trees, open spaces, recreation areas and other  
landscaped areas. The landscape/hardscape/furnishings plan  
928 shall include: furnishings for individual buildings and street  
frontage zones; plant species grouped by water use zones  
930 (high, medium, low); turf areas; specification of mulch and  
lake edge landscaping (where applicable) shall be  
932 coordinated with a utility plan indicating the location of  
existing and proposed above and below grade utilities.  
934 Utility locations must be coordinated with the locations of  
existing trees and proposed landscaping so they do not  
936 conflict above or below grade. A proposed irrigation plan  
showing the automatic irrigation system shall be required for  
938 a landscape plan which utilizes high water use zones. A  
proposed irrigation plan indicating the location of the readily  
940 available water supply source (such as a hose bib) shall be  
provided for all other landscape plans. All required open  
942 space shall be depicted on the plan, including additional open  
space proposed as part of a request for an open space bonus.  
944

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

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

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

954 ~~(11) Sign plan, including scaled plans of~~  
proposed signs.  
956



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

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

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

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

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

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

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

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

1004                               (20) ~~Additional information as required by~~  
1006                               the DRC.

1008                               (21) ~~Proposed Development and Design~~  
1010                               Standards: If proposed by the Applicant, identify any  
1012                               standards or requirements that are intended to supplement,  
1014                               but not replace or modify, standards included in the Town  
1016                               Center Code or other applicable County regulation, such as:

1018                               a. ~~Streets and alleys (cross~~  
1020                               sections by type).

1022                               b. ~~Buildings (height, widths;~~  
1024                               massing principles for main body, extensions; finished floor  
1026                               elevations).

1028                               c. ~~Architectural Guidelines~~  
1030                               (equipment location, pools, porches, roof pitches, ventilation  
1032                               treatments, windows, garages and garage doors, site  
1034                               screening, walkways, driveways, parking spaces, fencing  
1036                               material variation).

1038                               d. ~~Landscaping (public and semi-~~  
1040                               public domain, rights-of way).

1042                               e. ~~Individual development sites or~~  
1044                               lots (widths, depths, ISR, setback criteria, special situation  
1046                               criteria).

1048                               (d) Deferred PD/UNP Elements: For any of the  
following PD/UNP elements that were expressly deferred to  
the Development Plan stage, an applicant must address such  
elements through graphic and tabular information provided  
on Development Plan sheets, or through supplemental  
documentation as deemed acceptable by the Planning and  
Zoning Managers:

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

(2) Master Block Design Element (see section  
38-1390.16(a)(4)b. for additional  
information).

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

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

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

\* \* \*

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

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

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

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

(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;

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

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

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

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

1094 (9) The use shall meet the general  
1096 performance standards applicable to all uses Permitted by  
Location, as well as specific site related standards approved  
1098 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  
Permitted by Location, it may prescribe appropriate conditions  
1104 and safeguards in conformity with the intent and provisions of  
the Comprehensive Plan that pertain to the Town Center SAP,  
1106 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  
determination as to whether an "area" or "site" identification  
1114 is required for consideration of a request.

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

1134 (2) The identification of one (1) or more "sites"  
that represent specific building or development sites  
1136 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  
the ~~Town Center SAP and Comprehensive Plan~~ may not be  
1164 exceeded, except as may be permitted through PD/UNP  
review and the provision of density and intensity bonuses as  
1166 specified herein. Density and intensity bonuses may be  
acquired in accordance to the conditions prescribed below. A  
1168 density bonus program is hereby established, which will allow  
district development programs to exceed thresholds  
established through the Comprehensive Plan. A "bonus bank"  
1170 was established with the adoption of the Town Center  
provisions in the Comprehensive Plan ~~SAP~~, which includes a  
1172 total of one thousand five hundred forty (1,540) dwelling  
units. This bonus may be earned by completing the PD/UNP  
1174 review and approval process.

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

units reserved in the "bank" to determine the number of bonus units that may be awarded. The approval of the PD/UNP with the bonus units shall confirm the bonus. In addition, the bonus 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.

\* \* \*

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

\* \* \*

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

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

(2) The transfer represents a simultaneous decrease and increase in the development programs of the 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.

\* \* \*

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

One (1) acre of upland greenbelt:

—Residential—~~5.8~~17.1 dwelling units.

—Nonresidential—~~8,700 square feet~~Not applicable

One (1) acre of wetland:

—Residential—0.3 dwelling units.

—Nonresidential—Not applicable.

1224

\* \* \*

1226

**Sec. 38-1390.32. Definitions.**

1228

\* \* \*

1230

*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.

1232

1234

\* \* \*

1236

*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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1252

*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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\* \* \*

1260

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

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

(ab) ~~The permitted use, permitted use with special standards, use permitted by location, and permitted as an ancillary use permission types set forth in this section are respectively indicated by the letters "P", "P(number of special condition)", "PUNP", and "A" in the cells of the Town Center Use Table Summary. No primary use shall be permitted in a district unless the letter "P", "P(number of special condition)", "P UNP" appears for that use in the appropriate cell.~~ Uses that are permitted within Town Center 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.

(eb) Except as may be provided otherwise, buildings, structures, lands and premises shall be used only in accordance with the uses and conditions contained in the "Horizon West Town Center Land Use Table" set forth in 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.~~

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

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



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

(ed) Ancillary uses (identified by the letter "A" in the Horizon West Town Center Land Use Table) must be located within the building occupied by the principal use and shall be 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.

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

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

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

(a) ~~Sub category 1A Urban Residential Small Scale.~~ This sub-category of use types is appropriate as a principal use in locations within Urban Residential (UR) districts. Attached dwellings units shall be limited to a maximum of five (5) principal dwelling units on the ground level within a single building. Use types permitted in this sub-category, other than detached and attached residential (such as live work units, and bed and breakfast), shall be 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 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.

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

districts. Attached dwellings shall be limited to a maximum of eight (8) dwelling units within a single building. A single building would encompass up to eight (8) principal units regardless of the ownership type. Use types permitted in this sub category, other than detached and attached residential, 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.

(c) ~~Sub category 1C Urban Residential Large Scale.~~ This sub category includes attached and multifamily dwellings with no maximum on the number of dwelling units, or the number of live-work units within a single building. In addition, this sub category permits 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.

(d) ~~Sub category 2A Neighborhood Scale Commercial.~~ This sub category includes land use types, whose size and scale of operation are adapted for a neighborhood market for retail sale of goods or services, and are appropriate for location within Urban Residential and Corporate Neighborhood Center districts. Neighborhood commercial 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 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.

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

~~Corporate Neighborhood Center shall be five thousand (5,000) square feet of gross floor area, except that one (1) use of up to twenty thousand (20,000) square feet of gross floor area shall be permitted for each CNC District. The maximum gross floor area of any individual multi-tenant building within a CNC shall be limited to twenty-five thousand (25,000) square feet. Where this sub-category may be permitted by location within a Corporate Campus Mixed Use district the maximum square feet of gross floor area per use shall be five thousand (5,000) square feet and multi-tenant buildings are not permitted. 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.~~

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

~~Maximum seventy-five thousand (75,000) square feet gross floor area per development site per individual use type. The "gross floor area" of any use type includes outdoor storage areas and any outdoor area providing services, such as, but not limited to, outdoor merchandise display, garden supplies, plant display, snack bars, etc. Gross floor area, 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.~~

~~(f) Sub-category 2C Large Scale Town Center Commercial. This sub-category includes land use types, whose size and scale of operation require application of special development and design standards to effectively integrate such uses within the Town Center Retail/Wholesale districts. Individual use types may exceed seventy-five thousand (75,000) square feet gross floor area per 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  
be limited to seventy-five thousand (75,000) square feet, and  
1454 any floor area in addition to this maximum shall be located  
in one (1) or more stories located above the ground level.  
1456 The "gross floor area" of any use type includes outdoor  
storage areas and any outdoor area providing services, such  
as, but not limited to, outdoor merchandise display, garden  
1458 supplies, plant display, snack bars, etc. Gross floor area,  
however, does not include loading areas. For the purpose of  
1460 determining the applicability of the seventy-five thousand  
(75,000) square foot threshold, the aggregate square footage  
1462 of all adjacent stores which may share either a series of  
checkout stands, management areas, storage areas, common  
1464 entrances, or a controlling ownership interest, shall be  
considered a single commercial establishment/use type. The  
1466 provisions of section 38-79(153) are incorporated herein as  
applicable for this use sub-category.

1468  
(g) ~~Sub-category 3A Neighborhood Scale  
1470 Park and Recreation.~~ This sub-category includes land use  
types that are appropriate within Corporate Neighborhood  
1472 Centers, or within Urban Residential districts in locations  
that minimize adverse impacts to adjoining residential uses  
1474 (noise, lighting or parking). When included in Urban  
Residential districts, the permitted use types should be  
1476 centrally located within a five to ten-minute walk for the  
residents of a majority of homes planned for the UR  
1478 neighborhood.

1480 [(h) *Reserved.*]

1482 (i) ~~Sub-category 3B Town Center Scale  
1484 Park and Recreation.~~ This sub-category includes land use  
types that may be permitted by location within CCMU or  
TTCC districts. Sites are limited to locations that minimize  
1486 potential adverse impacts (noise, lighting or parking) to  
adjoining residential or nonresidential uses, and have a  
1488 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  
may be permitted by location within the Open Space district.  
1494 The Orange County National Golf Course is designated on  
the TCSAP Recommended Land Use Plan as a use permitted

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

~~{(k) — Reserved.}~~

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

~~(m) — Sub-category 5A Neighborhood Scale Medical, Health and Individual Care. This sub-category includes land use types, whose size and scale of operation 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.~~

~~The maximum square feet of gross floor area per individual use type within a Corporate Neighborhood Center shall be five thousand (5,000) square feet of gross floor area. The maximum gross floor area of any individual multi tenant building within a CNC shall be limited to twenty five thousand (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.~~

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

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

(o) ~~Sub category 6A Neighborhood Scale Business and Personal Service.~~ This sub-category includes land use types, whose size and scale of operation are adapted for a neighborhood market for business and personal services and are appropriate for sites within Corporate Neighborhood Center districts, or within Urban Residential districts in locations that minimize adverse impacts to adjoining homes. 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 neighborhood scale business and personal service use types; 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.

The maximum square feet of gross floor area per individual use type within a Corporate Neighborhood Center shall be five thousand (5,000) square feet of gross floor area. The maximum gross floor area of any individual multi-tenant building within a CNC shall be limited to twenty five thousand (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.

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

1588

~~(q) Sub-category 6C Communication.~~

1590

1592

1594

~~This sub-category includes communication facilities that are essential to the commercial and business operations expected to occur within the Town Center. These uses may be appropriate for specific locations within the CCMU, R/W and Open Space districts, where the impact to adjoining or impacted residential or nonresidential uses can be mitigated.~~

1596

~~(r) Sub-category 7A Wholesale~~

1598

1600

~~Distribution. This sub-category of uses encompasses the receipt and distribution of finished products to wholesale buyers. The manufacturing, assembly and sale of finished parts or products to the general public is not included.~~

1602

~~(s) Sub-category 7B Storage and~~

1604

1606

~~Warehousing. This sub-category of uses includes the storage/warehousing of a variety of business related or individually owned goods or products which are appropriate for a location in the Retail/Wholesale district.~~

1608

~~(t) Sub-category 8A High Tech and~~

1610

1612

~~High Value. This sub-category of uses includes a variety of uses that rely on the development, refinement, testing and pre-production manufacturing of products utilizing evolving and advanced technologies.~~

1614

~~(u) Sub-category 8B Clean Tech~~

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1628

~~Research, Development, Testing and Minor Manufacturing. This sub-category includes nonagriculturally based alternative fuels and energy production firms; environmental engineering and consulting (including, but not limited to, development of water and wastewater treatment and conservation technology, air purification, environmental testing and analysis, environmental remediation services and the development of biodegradable materials and fabrics); technologies that increase resource use efficiency (including the development of hybrid vehicle technology, light materials for vehicles, and smart logistics software); nano-technology; the development of "smart construction" and biodegradable materials and fabrics; environmental testing and analysis; and remediation services.~~

1630

~~(v) Sub-category 9A Neighborhood Scale~~

1632

~~Civic Use. This sub-category includes land use types, whose size and scale of operation are appropriate for sites within Corporate Neighborhood Center districts, or within Urban~~

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~~  
 1654 ~~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.

The maximum square feet of gross floor area  
 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.

(w) ~~Sub category 9A Large Scale Civic~~  
 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.

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

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

Land Use Categories, Sub Categories	Horizon West Land Use Districts
	P = Permitted; PS = Permitted with Special Standards; P-UNP = Permitted by Location; A = Permitted as an Ancillary Use



	Urban Residential	Corporate Campus Mixed Use	Traditional Town Center Core	Retail/ Wholesale (Marketplace)	Corporate Neighborhood Center	Open Space
<b>Category 1—Residential Land Use Types (SAP Category—Dwelling)</b>						
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		
<b>Category 2—Commercial Land Use Types (SAP Category—Retail)</b>						
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		
<b>Category 3—Park and Recreation Use Types (SAP Category—Parks, Open Space and Recreation)</b>						
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		
<del>Category 9—Civic Uses (SAP Category—Parks, Open Space and Recreation)</del>						
Sub-category 9A— Small Scale Civic Use	P-UNP	P	P		PS	
Sub-category 9B— Large Scale Civic Use		P	P			
<del>Category 10—Public Works</del>						
Sub-category 10A— Public or Private Utilities						P- UNP

\* \* \*

#### Sec. 38-1390.52. Parking.

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.

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

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

\* \* \*

**Section 4. *Effective date.*** This ordinance shall become effective pursuant to

general law.

**ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

**ORANGE COUNTY, FLORIDA**

By: Board of County Commissioners

By: \_\_\_\_\_  
Teresa Jacobs  
Orange County Mayor

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

By: \_\_\_\_\_  
Deputy Clerk