



Interoffice Memorandum

May 14, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners

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

CONTACT PERSON: **Alberto A. Vargas, MArch., Manager
Planning Division
(407) 836-5354**

SUBJECT: May 21, 2019 – 5:01 PM Public Hearing
Orange County Code Chapter 38 Update
Regarding the I-Drive District Overlay Zone
Districts 1 and 6

The Board will hold the second of two public hearings on May 21, 2019 at 5:01 PM, to consider amending various sections of Orange County Code that pertain to the I-Drive District Overlay Zone. This public hearing follows extensive public engagement and outreach with affected property owners and I-Drive Stakeholders, including work sessions before the Planning & Zoning Commission (PZC) and Board, two public hearings before the PZC, and most recently the first required adoption public hearing before the Board on May 7, 2019.

More specifically, this Code update, as recommended for approval by the PZC, would amend Division 4.5 of Article VII of Chapter 38 to provide for Dynamic Art Regulations; recognize live/work units as a residential use; amend bicycle parking and design requirements; eliminate pavement material requirements for loading facilities; permit and regulate open air markets and food trucks; repeal a prohibition on outdoor sales and display, and repeal other prohibited uses; and add definitions related to open air markets. In addition, the update would amend Chapter 31.5, Orange County Code, to exempt Dynamic Art from the definitions of "sign" and "work of art".

Based on direction received by the Board at the first public hearing on May 7, 2019 and additional input by key I-Drive Stakeholders and others, staff is proposing changes to the draft ordinance recommended by the PZC.

ACTION REQUESTED: Make a finding of consistency with the Comprehensive Plan and approve the Ordinance to amend the I-Drive District Overlay Zone as recommended by the Planning and Zoning Commission on January 17, 2019 and February 21, 2019. Districts 1 and 6

OR

Make a finding of consistency with the Comprehensive Plan and approve the Ordinance to amend the I-Drive District Overlay Zone as recommended by the Planning and Zoning Commission on January 17, 2019 and February 21, 2019, with changes as recommended by staff on May 21, 2019. Districts 1 and 6

Attachments: Draft Ordinance
Proposed Changes to Draft Ordinance

**I-Drive Code Ordinance – Proposed Changes to Advertised Version
Recommended at 5.7.19 BCC Meeting (all changes highlighted in yellow;
additions are double-underlined; deletions are struck through.)**

Sec. 38-864.1 Dynamic Art

a. Intent and Purpose.

These regulations are intended to address the need for area-specific provide Dynamic Art standards within the I-Drive District Overlay Zone, with the goal of promoting broader-scale works of art that are visible to the public, encouraging creativity and developing a stronger sense of place that activates the public realm and the built environment. These regulations are also intended to promote balance a unique tourism and entertainment experience with the need for traffic safety.

b. General Standards.

Subject to approval of an application submitted under subsection c., and subject to the application meeting any and all other regulatory jurisdiction's requirements, Dynamic Art may only be displayed on any exterior surface areas of a building or parking structure with a minimum height of 3 stories or 35 feet in I-Drive District Overlay Sub-Districts 1, 2, and 3 only.

(1) Site and Building Requirements. Dynamic Art shall meet all applicable Site and Building Requirements of the I-Drive District Overlay Zone, unless otherwise stated in this Section.

(2) Location. Dynamic Art shall comply with the requirements of Chapter 479, Florida Statutes, including for permitting, to the extent those requirements are applicable. At a minimum, Dynamic Art that would be visible from any portion of the main-traveled way of Interstate 4 or S.R. 528 shall be prohibited within 660 feet of the nearest right-of-way centerline of I-4 or S.R. 528, whichever the case may be.

(2)(3) Brightness. Dynamic Art illumination may not exceed the brightness level of 0.3 foot candles above ambient light levels, as defined and as measured in Orange County Code Section 31.5-16(b)(2).

(3)(4) Performance. Dynamic Art that is displayed through a digital medium must be equipped and maintained with a default display that will, in the event of malfunction, either effectively hold a non-distorted and steady image at a light output level in compliance with brightness level limits or display a blank and lightless screen. Prior to the issuance of a permit for a digital screen, the applicant must provide written certification from the digital manufacturer that the light intensity has been factory preset not to exceed the standards and that the intensity level is protected from manipulation by

password protected software or other security systems approved by the planning division manager.

(4)(5) Permission/Authorization. Projections onto a building or structure from a source located on a neighboring property or across or over a public right-of-way shall require appropriate written permission/authorization from the County, for public rights-of-way, and any affected property owner, entity, or organization.

(5)(6) Sight and Safety. Dynamic Art shall not be projected into the sight triangle in a manner inconsistent with Section 31.5-17, Orange County Code, nor shall any equipment associated with Dynamic Art be located within the sight triangle. Changes or movement within Dynamic Art imagery and any text shall occur only through subtle transitions, and not in a manner that would obstruct the view of, or could be confused with, any traffic signal, traffic control device, or emergency vehicle lights. In addition, changes or movement within Dynamic Art imagery and Text shall not create hazards or distractions to drivers of motor vehicles resulting from direct or reflected natural or artificial light, flashing, or intermittent or flickering lighting.

(7) Text. Text within Dynamic Art shall adhere to the following criteria:

- (A) A maximum of ten percent (10%), not to exceed 672 sq. ft., of the proposed Dynamic Art Surface Area displayed on a façade of a building or parking structure may be used as Text Copy Area; and
- (B) Text shall not be displayed more than once per minute, and no more than thirty (30) consecutive seconds per minute;
- (C) The end and beginning of consecutive displays of Text shall be at least thirty (30) seconds apart;
- (D) Text Copy Area shall not be located above the first 3 stories or the first 35 feet of the building or parking structure.

The County's sole intent in permitting Text is to allow a limited duration of time, a limited amount of space, and a maximum height for the recognition of Artistic Sponsors. However, the County does not regulate the content of Dynamic Art or of any associated Text.

(8) Hours of Operation. Dynamic Art installations may only operate between 7:00 a.m. and 2:00 a.m. of the following day.

c. Dynamic Art Application Content.

An application for a new Dynamic Art display, or for any material changes to an existing Dynamic Art display not included in an earlier approved application, shall be submitted to the Planning Division for review on a County approved application form, along with payment of an application fee in an amount established by the Board of County Commissioners. The following items shall be included as part of any Dynamic Art application submitted to the Planning Division:

(1) Dynamic Art application form, and fee as approved by the Board of County Commissioners.

(2)(1) The Proposed method or technology for displaying / projecting proposed Dynamic Art.

(3)(2) The exact physical location and placement of proposed Dynamic Art, including:

(A) Dimensioned site plan depicting all Aggregated Dynamic Art Surface Area;

(B)(A) A Dimensioned building or parking structure elevation(s) for all sides facades of the affected building or parking structure that will be used to display Dynamic Art and Text, including Dynamic Art Surface Area and Text Copy Area, along with conceptual graphics of all Dynamic Art and Aggregated Dynamic Art Surface Area; and

(C)(B) Colored graphical renderings or computer simulations of conceptual proposed Dynamic Art and Text.

(4)(3) The General time frame of proposed Dynamic Art exhibit (hours, days, weeks, months, permanent, etc.).

(5)(4) Details and specifications for proposed Dynamic Art, including:

(A) Narrative or explanation of the art work, concept and intent;

(B) Display medium, techniques and materials (provided that the applicant will not be required to reveal any proprietary intellectual property);

(C) Maintenance plan; and

(D) If applicable, information regarding the creative studio, design professional(s) or artist(s).

(6)(5) A Signed and notarized affidavit of compliance from the applicant agreeing to comply with all Dynamic Art standards and requirements; and

(7)(6) Completed Agent Authorization; Specific Project Expenditure Report; and Relationship Disclosure Forms, (as may be applicable).

d. Dynamic Art Application Submittal, Review, Approval, and Appeal Process.

Within seven (7) days of receipt of a Dynamic Art application, the Planning Division will notify the applicant whether the application is complete or identify the specific items to be completed or additional information needed. Within thirty (30) days after a determination of completeness, the Planning Division Manager shall review the application for compliance with the standards for Dynamic Art as set forth in this section, and review any potential traffic safety hazard issues with the Traffic Engineer. If the standards herein have been met, the Planning Division Manager shall approve the application.

Should the County determine that proposed Dynamic Art will result in a traffic safety hazard, the application shall be denied. Furthermore, if any Dynamic Art is found to constitute a traffic safety hazard after installation, the County shall require the operator of the Dynamic Art to either reduce the intensity of the condition or effect that causes the hazard to an acceptable level, or if such reduction is not feasible or possible, to remove or alter the Dynamic Art to eliminate the hazard. Finally, the County may require an immediate cessation of such conditions or effects where the County determines that an imminent danger to the traveling public exists.

Any decision of the Planning Division Manager to deny an application for Dynamic Art, or the Planning Division's Manager's failure to render a decision in accordance with the time requirements of this section, may be appealed to the Board of County Commissioners for a de novo review determination of whether the application's complies compliance with the criteria herein this Section. Appeals of any decision of the Planning Division Manager to deny a Dynamic Art application for reasons associated with First Amendment protections, may also be immediately reviewed as a matter of right by a court of competent jurisdiction upon the filing of an appropriate pleading by an aggrieved party.

* * *

Table (26) Uses by Transect.

{If Open Air Market changes are not included in ordinance, remove underlined new use in Table (26) below}

Table (26) Uses by Transect.					
Uses	Transects				
	T6 Core General	T6 Core I Drive	T6 Core Universal	SZ Civic	SZ Theme Park
Residential & Hospitality					
Multifamily Residential	P	P	P		P
Townhomes/Single Family Attached	P				P
Live/Works	P*	P*	P*		P
Accessory Dwelling Unit	P	P	P		P
Short Term Rental	P	P	P		P
Hotel, Resort & Inn	P	P	P		P
Residential Care	P	P	P		
Civic					
Assembly	P	P	P	P	P
Hospital & Clinic	P	P	P	P	P
Library/Museum/Post Office	P	P	P	P	P
Law Enforcement & Fire	P	P	P	P	P
School	P	P	P	P	
Retail					
Neighborhood Retail - Table (27)	P	P	P		P
General Retail - Table (28)	P	P	P		P
<u>Open Air Markets</u>	<u>P*</u>	<u>P*</u>	<u>P*</u>		<u>P*</u>
Craftsman Retail - Table (29)	P*	P*	P*		P

* * *

d. Definition of Uses and Additional Standards.

{Retain all changes proposed regarding live/work units}

{In (3), Retail Uses, if Open Air Market changes are not included in ordinance, remove strikethrough of "Outdoor Sales or Display" and delete proposed Open Air Market changes; however, if Open Air Market changes are retained, the provision below should be added}

(3) Open Air Market permits shall be valid for a period of 365 days from the date of issuance, with annual permit renewals dependent upon the applicant's demonstration of compliance with the standards herein.

* * *

e. Prohibited Uses.

{Remove strikethrough of "Display, sale or storage of food, commodities or equipment outside an enclosed building, except for restaurants with outdoor seats and tables, or approved food trucks"; retain all other proposed changes}

* * *

Section 38-866. Off-street Parking and Loading.

{Retain all changes proposed regarding bicycle parking in the footnote to Table (36) and under h. Bicycle Parking Design}

{Retain changes proposed regarding pavement materials under i. Loading Requirements}

* * *

Section 38-869. Definitions.

* * *

b. Defined Terms.

Artistic Sponsor. Any person, business, organization, corporation, or other entity or party that creates, subsidizes, develops, or otherwise financially supports the installation, presentation and/or exhibition of Dynamic Art within the I-Drive District Overlay Zone.

Dynamic Art. Designs or images on a buildings and or structures that employ lighting displays, projections, videos or other electronic images and graphics, or any combination thereof, but not text. Such designs or images shall consist of subtle changing or moving elements of color, shapes, symbols, images, graphics and patterns, as created by artists, creative agencies or studios, design professionals or others. With the exception of within any Text Copy Area, Dynamic Art may not display Text.

Dynamic Art Surface Area: The cumulative surface area of any one building or structure elevation used for Dynamic Art, as defined in this Section.

Text Copy Area. The portion of the Dynamic Art Surface Area on a building or parking structure façade within which Text may be displayed, subject to the requirements of this Section. Text Copy Area is measured by the perimeter of the overall area within which Text may be displayed, and not by the area covered by the actual Text.

Text. Letters, logos, trademarks, symbols, numbers and the like displayed within the Text Copy Area.

{Note – if not including Open Air Markets, definitions for Courtyard, Structure, Principal, Structure, Enclosed, Structure, Semi-enclosed, and Tent can be omitted instead of adding them to this section as proposed}

* * *

Section 31.5-5. Definitions.

* * *

Sign shall mean any surface, fabric, device, name, identification, image description, message, display or illustration using graphics, symbols, words, letters, or numbers which is affixed to, painted on, or represented directly or indirectly upon a building, structure, or parcel of property, and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, issue, idea, institution, organization, development, project or business for the purpose of advertising, identifying or conveying information to the public. The definition of sign shall not be construed to mean a sign

located in the interior of any building or structure which sign is not visible from outside the structure, or Dynamic Art as defined in Section 38-869 of the I-Drive District Overlay Zone. A sign may include the sign face and sign structure.

Work of art shall mean a tangible creation by an artist or artists, including but not limited to paintings, sculptures, stained glass, statues, bas reliefs, engravings, carvings, frescoes, mobiles, murals, collages, mosaics, tapestries, photographs, drawings, monuments and fountains; provided, however, that any work of art that either contains text or conveys information visually or to attract the public to any place, subject, person, firm, corporation, public performance, article, machine or merchandise shall be considered a "sign" and shall comply with the requirements of this chapter, and provided that Dynamic Art, as defined in Section 38-869 of the I-Drive District Overlay Zone, shall not be deemed a 'work of art' under Chapter 31.5.

* * *

ORDINANCE NO. 2019-____

AN ORDINANCE AFFECTING THE USE OF LAND IN ORANGE COUNTY, FLORIDA, BY AMENDING ORANGE COUNTY CODE PROVISIONS RELATED TO THE I-DRIVE DISTRICT OVERLAY ZONE; AMENDING DIVISION 4.5 OF ARTICLE VII OF CHAPTER 38 TO PROVIDE FOR DYNAMIC ART REGULATIONS, AMEND THE USES BY TRANSECT TABLE, ALLOW FOR LIVE/WORK UNITS AS A RESIDENTIAL USE, PERMIT AND REGULATE OPEN AIR MARKETS, REPEAL CERTAIN PROHIBITED USES, AMEND BICYCLE PARKING AMOUNT AND DESIGN REQUIREMENTS, ELIMINATE PAVEMENT MATERIAL REQUIREMENTS FOR LOADING FACILITIES, AND ADD DEFINITIONS; AMENDING CHAPTER 31.5, ORANGE COUNTY CODE, REGARDING SIGNS, TO EXEMPT DYNAMIC ART FROM THE DEFINITIONS OF "SIGNAGE" AND "WORK OF ART"; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. Amendments to Chapter 31.5 ("Signs"), Section 31.5-5 ("Definitions").

Chapter 31.5 ("Signs"), Section 31.5-5 ("Definitions") of the Orange County Code is hereby amended to read as follows, with additions being shown by underlines and deletions being indicated with strike-throughs:

Sec. 31.5-5. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

* * *

36

37 *Sign* shall mean any surface, fabric, device, name, identification,
38 image description, message, display or illustration using graphics,
39 symbols, words, letters, or numbers which is affixed to, painted on,
40 or represented directly or indirectly upon a building, structure, or
41 parcel of property, and which directs attention to an object,
42 product, place, activity, facility, service, event, attraction, person,
43 issue, idea, institution, organization, development, project or
44 business for the purpose of advertising, identifying or conveying
45 information to the public. The definition of sign shall not be
46 construed to mean a sign located in the interior of any building or
47 structure which sign is not visible from outside the structure, or
48 Dynamic Art as defined in Section 38-869 of the I-Drive District
49 Overlay Zone. A sign may include the sign face and sign structure.

50

51

* * *

52 *Work of art* shall mean a tangible creation by an artist or artists,
53 including but not limited to paintings, sculptures, stained glass,
54 statues, bas reliefs, engravings, carvings, frescoes, mobiles, murals,
55 collages, mosaics, tapestries, photographs, drawings, monuments
56 and fountains; provided, however, that any work of art that either
57 contains text or conveys information visually or to attract the
58 public to any place, subject, person, firm, corporation, public
59 performance, article, machine or merchandise shall be considered a
60 "sign" and shall comply with the requirements of this chapter, and
61 provided that Dynamic Art, as defined in Section 38-869 of the I-
62 Drive District Overlay Zone, shall not be deemed a 'work of art'
63 under Chapter 31.5.

64

65 **Section 2. Amendments to the I-Drive District Overlay Zone.** The I-Drive District
66 Overlay Zone, codified at Division 4.5 of Article VII of Chapter 38 of the Orange County Code
67 (Sections 38-860 through 38-875), is hereby amended as shown in the attached **Exhibit A**,
68 which is incorporated herein as if fully set forth in this Section, in order to provide for Dynamic

Art regulations in new Section 38-864.1, amend the Uses by Transect Table in Section 38-865 to permit Open Air Markets, allow for live/work units as a residential use under Section 38-865d.(1), permit and regulate open air markets under Section 38-865d.(3), repeal certain prohibited uses under Section 38-865e., amend bicycle parking amount and design requirements under Section 38-866 (Table (36) and subsection h.), eliminate pavement material requirements for loading facilities under Section 38-866.i., and add definitions in Section 38-869. In Exhibit A, additions are shown by underlines and deletions are indicated with strike-throughs.

Section 3. Effective date. This Ordinance shall become effective as provided by general law.

ADOPTED THIS ____ DAY OF _____, 2019.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

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

By: _____
Deputy Clerk

Exhibit A

Sections 38-860 – 38-875, Orange County Code, I-Drive District Overlay Zone, as Amended

I-Drive District Overlay Zone

Exhibit A to Ordinance 2017-03
As Amended by Ordinance 2018-24



I-Drive District Overlay Zone

Adopted February 7, 2017
As Amended by Ordinance 2018-24, October 26, 2018
DRAFT: March 27, 2019

Sec. 20-600, District & Transition	2
Sec. 20-601, Block Configuration	3
Sec. 20-602, Street Types	4
Sec. 20-603, Open Space Types	10
Sec. 20-604, Site and Building Requirements	13
Sec. 20-605, Uses	16
Sec. 20-606, Off-street Parking and Loading	20
Sec. 20-607, Landscape	23
Sec. 20-608, Approval Requirements	23
Sec. 20-609, Signage	26
Sec. 20-670 - 20-675, Reserved	

I-Drive District Overlay Zone

I-Drive District Overlay Zone

Sec. 39-001. Block Configuration

a. Interconnected Street Pattern.

The network of streets within the District shall form an interconnected pattern with multiple interconnections and resulting block sizes as designated in the requirements for the District. See Table (1) I-Drive Summary Table.

- (1) The arrangement of streets shall provide for the connection of existing streets from adjoining areas into new developments.
- (2) Cut-dead-end streets are prohibited.
- (3) Streets shall follow regular footprints rather than straggling or dead ending at the future.
- (4) Streets shall be designed as described in Sec. 39-002 Street Types.
- (5) In three-way intersections, the terminating street should end in a natural feature, open space or building facade.

b. Block Configuration.

Refer to Figure (2) for an illustration of typical Block Elements.

- (1) The shape of a block shall be generally rectangular but may vary due to natural features or site constraints.
- (2) Blocks shall typically be two lots deep with the exception of blocks containing open space. Blocks may also include an Alley.
- (3) Blocks shall typically be bounded with lots on at least two faces preferably on the longest street faces.
- (4) For increased energy efficiency, block orientation should be along an east-west longitudinal axis to the greatest extent practicable. For long, central corridor buildings, the block orientation will encourage development of buildings oriented along an east-west axis with smaller east and west facing facades resulting in taking advantage of passive solar design.

c. Minimum Block Size.

Block sizes shall meet the requirements outlined in Table (1) I-Drive Summary Table. A network of streets, bounded by Local Streets, Arterials and Boulevards described in Sec. 39-002 Street Types are required to meet the minimum block size requirements. Deviations may be provided for blocks within the district boundary that are adjacent to parcels outside the district boundary or where connections cannot be made because of physical obstacles such as waterways and water but as required and existing highway rights-of-way. See Sec. 39-000 subsection h.

d. Designate Primary Streets.

The intent of the Primary Street designation is to develop a network of streets with continuous building frontages and no or limited vehicle access to reduce conflicts between pedestrians and vehicular traffic. See Figure (3).

- (1) Primary streets and secondary streets shall be designated along appropriate corridors. Refer to Sec. 39-002 Table 9 "Street Hierarchy". Allys can not be designated Primary Streets.
- (2) All lots shall front on at least one primary street, and that street frontage shall serve as the front of the lot, as reflected in the Transacta requirements.
- (3) For lots with two or more primary street frontages, all primary street frontages shall require primary facade treatment.

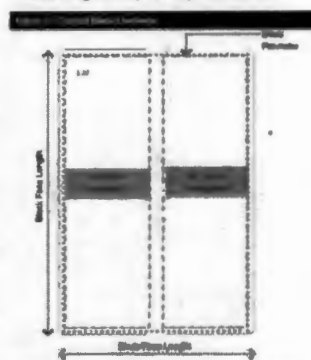
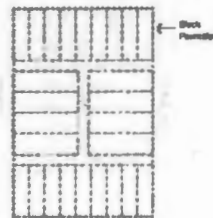


Figure 3: Typical Primary and Secondary Streets



e. Block Access Configurations.

- (1) Vehicular access shall not be located off a primary street, unless the parcel is fronted by more than two primary streets in which case, shall shall determine which is the appropriate street for vehicular access. The determination shall be based on location of existing and proposed vehicular access points of other developments along the primary street.
- (2) Blocks may include but are not limited to Allys or driveway entrances with the following configurations. See Figure (4).
 - (A) Mid-Block Access. This configuration includes an Alley or drive running through the center of the block.
 - (B) "T" Configuration. This configuration includes two Allys when a block that are perpendicular to each other, forming a "T" allowing development to front on three block faces.
 - (C) "H" Configuration. Similar to the "T" configuration, this configuration allows development to front on all four block faces.
 - (D) The minimum spacing between intersections is 125 feet.
- (3) Block access points shall be aligned with other access points within the same block or across streets.
- (4) Mid-Block Pedestrian Pathways. Mid-Block pedestrian pathways or a qualified Open Space Types are required on blocks with a face 500 feet or longer.
 - (A) When approximately parallel to existing mid-block street crossings, these pathways shall align to facilitate entry pedestrian movements.
 - (B) Mid-Block pedestrian pathways shall be located in the middle third of a block face.
 - (C) Minimum width for mid block pathways is 12 feet with no vehicular access.

f. Lots.

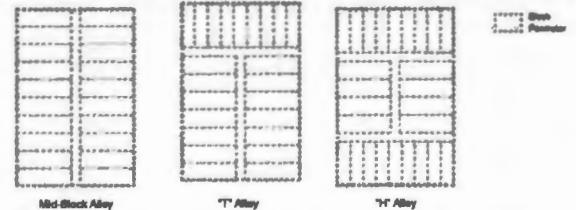
- (1) Typical Lot Dimensions. All lots of record shall be developed to meet the requirements outlined in Sec. 39-004 Site and Building Requirements.
- (2) Typical Lot Configuration. All lots shall have frontage along a public street, unless otherwise specified.
 - (A) Lot Streets. To create regular rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practical.
 - (B) Through-Lots. Through lots have frontage on two parallel streets including Allys, and are prohibited unless both streets are treated as primary frontage and meet the appropriate transit requirements.
 - (C) Corner Lots. Corner lots have frontage on two perpendicular and intersecting streets. Buildings shall occupy the corner per minimum requirements. Consistency with adjacent corner parcels is encouraged.
 - (D) Flag Lots. Flag lots are prohibited.
- (3) Lot Orientation. For increased energy efficiency, the recommended lot orientation is typically along an east-west longitudinal axis. For single buildings, the lot orientation will usually encourage development of buildings with smaller east and west facades.

g. General Transacta Layout.

The following outlines how the Transacta should relate to one another.

- (1) All Transacts. The following applies to all Transacts.
 - (A) Show orientation of each street face with other streets the street.
 - (B) More intense uses that show blocks with less intense uses should be located on block ends.
 - (C) Blocks may contain multiple Transacts. However, changes in Transacts should occur along an Alley, the rear property line, or at a corner parcel.

Figure 4: Potential Alley Configuration



I-Drive District Overlay Zone

Sec. 35-552. Street Types

a. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets for all users and address all modes of travel, including pedestrian traffic, bicycle traffic, transit, and vehicular traffic;
- (2) Address all features of the street right-of-way, including sidewalks, landscaped buffers, traffic areas, bicycle lanes, and medians;
- (3) Continue the existing logical and comprehensive system of street types that result in a simple, consistent and understandable pattern of blocks and lots;
- (4) Provide adequate access to all lots for vehicles and pedestrians;
- (5) Create Street Types that are appropriate for their contexts in residential, commercial or mixed use areas and are designed to encourage travel at appropriate volumes and speeds;
- (6) Encourage streets that respect natural features by following topography and drainage systems, rather than interrupting or distorting them;
- (7) Create streets and public rights-of-way that result in sustainable runoff quantity reduction and improved ecology of stormwater.

b. Applicability.

The standards in this section apply to all vehicular rights-of-way within the I-Drive District as described by the Street Types Plan. Refer to Figure (5) S1 Core and S2 Themed Plan for exempt, new streets and their associated features shall meet the standards in this section. References to standards detailed in the most recent edition of the MUTCD Florida Greenbook and all applicable state and federal laws and rules governing access by persons with disabilities including the Americans with Disabilities Act shall be required.

c. General Requirements.

All proposed streets, landings or frontage roads, and sidewalks shall be located in dedicated vehicular rights-of-way as a tract of land or easement.

- (1) **Street Types.** All new vehicular rights-of-way and statements shall match one of the Street Types described in this chapter whether publicly dedicated or privately held.
- (2) **Public Use.** All streets shall be available for public use at all times. Closed streets and streets posted as private are not permitted.
- (3) **Block Standards.** See Sec. 35-551 for block configuration standards.
- (4) **Site Plan.** All site plans are required to include Street Types from this section for both primary and secondary streets. Local Streets as depicted on both the Regulating Plan and Street Types Plan are conceptual only. Site Plans will determine final configuration of these street types. See Sec. 35-555 Approval Requirements I Site Plan Approval.

- (5) **Maintenance.** Roads from privately owned roadway facilities, all streets shall be maintained by the property owner, POA, HOA or similar properly constituted entity.

d. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets shall be designed using the principles and characteristics defined by each Street Type.

a. Vehicular Travel Lanes.

The number and width of vehicular travel lanes are determined by the Street Type.

b. Vehicular On-Street Parking.

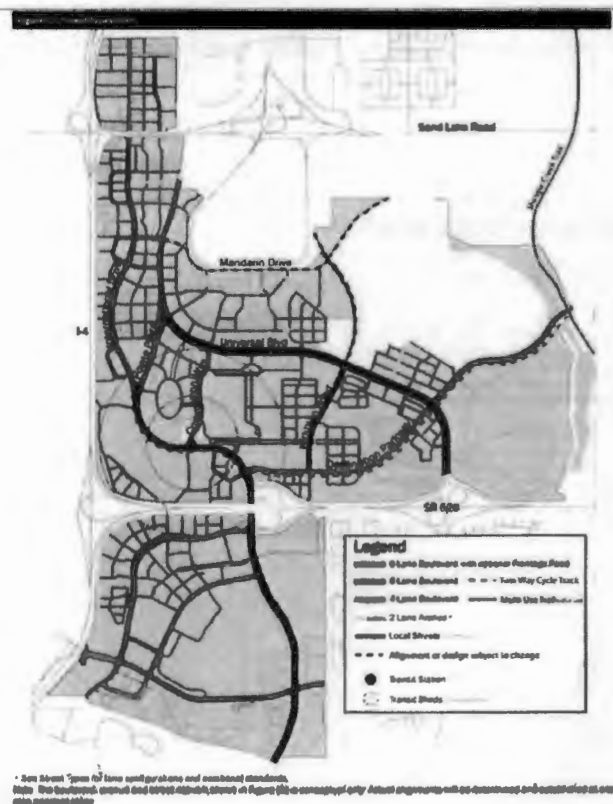
On-street parking, as permitted on designated Street Types, shall meet the following requirements:

- (1) **Vehicular Parking Space Dimensions.** The appropriate dimensions for on-street parking spaces are outlined in Table (2) On-Street Parking Space Dimensions and Figure (6) On-Street Parking Layout. The width of a parking space shall be measured from the center of a drive.
- (2) **Parking Travel Lanes.** The appropriate dimensions for travel lanes adjacent to parking are outlined in Table (2) Parking and Travel Lane Dimensions.

c. Bicycle Facilities.

All required bicycle accommodations shall be provided as described below. The following types of bicycle accommodations are permitted per each Street Type. Refer to Figure (7) Bicycle Facilities.

- (1) **Cycle Track.** A cycle track is a separate bicycle facility that is physically separated from vehicular traffic by a landscape buffer, parking or a barrier. It may be located on or near the street. This track occurs on one side of the street as a two-way facility or on each side of the street as paired, one-way facilities. Minimum width for a one-way cycle track is 5' with a 3' minimum buffer. Minimum width for a two-way cycle track is 10' with a 3' minimum buffer.
- (2) **Shared Lane.** A shared lane is a lane that is shared between vehicles and bicycles on roads posted 25 MPH or less. It includes a thermoplastic bicycle marker combined with a double arrow (shown as a "share" symbol) at every 200 feet or less. (Share location and design require County Traffic Engineer review. The improvement occurs in both directions. Refer to Figure (7) Bicycle Facilities for phasing dimensions).
- (3) **Best Practices.** For additional information, reference the most current National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide or FHWA Separated Bike Lane Planning and Design (BOL) Guide. The County Engineer may provide interim approval for alternative designs.



* See Street Types for lane configurations and minimum standards. Note: The proposed, current and street alignment shown in Figure (5) is conceptual only. Actual engineering with all easements and constraints will be on plan approval stage.

I-Drive District Overlay Zone

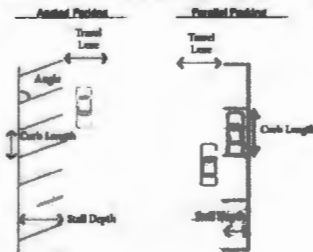
Table (2): On-Street Parking Space Dimensions

Angle (degrees)	Curb Length (feet)	Stall Depth (feet)
0 (Parallel)	22	6.6
30	18	5.8
45	15	5.7
60	10	5.6
90	9	5.6

Table (3): Parking and Travel Lane Dimensions

Angle (degrees)	One Way Travel Lane (feet)	Two Way Travel Lane (feet)
0 (Parallel)	12	20
30	12	20
45	14	20
60	16	22
90	20	22

Figure (b): On-Street Parking Layout



b. Fire Access.

Street configurations have been calculated to provide fire truck access. Where the total width of all travel lanes is narrower than 20 feet, the following shall apply:

- (1) Access to Fire: At 120-foot increments, an opening in the on-street parking or a dedicated pull-off space at least 20 feet long must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) Minimum of Two Hydrant Zones: A driveway or fire hydrant zone may be required to fulfill the requirement.

c. General Layout Standards.

The following standards apply to new streets or newly-platted subdivisions within the I-Drive District.

- (1) Treatment of Island Features: Streets shall be designed to respect natural features such as rivers, waterways, or slopes by following rather than interrupting or dead-ending the features.
- (2) Street Network: The network of streets shall form an interconnected pattern with multiple interconnections.
- (3) Building Blocks: The arrangement of streets shall provide for the connectivity of existing streets from adjoining areas into new developments.

d. Green Streets.

Incorporation of Low-Impact Development (LID) best practices into proposed streets is encouraged to capture additional stormwater and reduce runoff, provided that the County does not maintain these features. See Table (4).

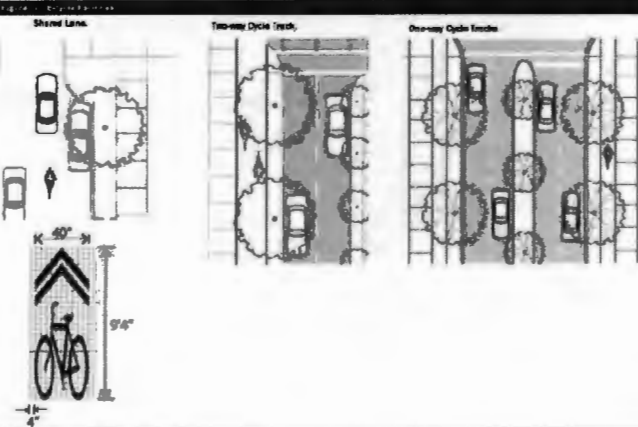
e. Disconnected Streets.

Disconnected streets may take the following form:

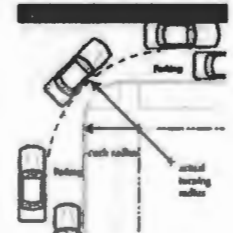
- (1) Dead Ends: Where adjoining areas are not subdivided, streets in new subdivisions shall be extended to the boundary line of the tract to make provision for the future extension of streets into adjoining areas.
- (2) Where abutting property is not subdivided, such streets shall be provided at intervals no greater than the maximum block length and width requirements in Table (2) I-Drive District Table.
- (3) Existing streets adjacent to a proposed subdivision shall be connected.
- (4) Out-of-the-Block, Out-of-use streets are prohibited in the I-Drive District.

f. Intersections.

- (1) Curb Radii: The following curb radii shall be utilized unless otherwise authorized by the County Engineer:
 - (a) Intersections should be designed for actual turning radius of the typical design vehicle as opposed to the maximum design vehicle. Small curb radii at intersections decrease pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure (6).
 - (b) Lead Streets: At the intersection of two Local Streets, the following curb radii shall be utilized:
 - (a) With on-street parking on both streets, a 5-foot radius may be utilized.
 - (b) Without on-street parking, or 25-foot radius is required.



LID Practice	Stormwater Credit
Pervious Pavement	
Shallow Retention/ Detention Basins	
Vegetation	The county may provide stormwater credit where suitable & retained parking adjacent from the County Engineer
Tree Box Filter	
Curb Cuts/ Inverted Medians	



I-Drive District Overlay Zone

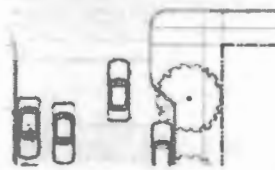
- (3) **Curbside.** At the intersection of Arroyos to Arroyos or Boulevard the following curb radii shall be utilized:
- (A) With on-street parking on both streets a 30-foot radius is required.
 - (B) Without on-street parking on either street a 25-foot radius is required.
- (4) **Larger Radius.** When the design vehicle requires a larger curb radius and no on-street parking exists a 30-foot radius may be utilized for Arroyos or Boulevard. Larger radii require approval of the Department of Public Works and shall follow FDOT Guidelines.
- (5) **At-Intersections.** The curb radius at intersections involving Arroyos shall be no greater than 5 feet.

- (2) **Crosswalks.** Crosswalks shall be required at all stop-controlled intersections involving Frontage Road, Local Streets, Arroyos and Boulevard with an ADT of 3,000 or greater. Any proposed crosswalks at unsignalized locations require a study.
- (A) **Dimensions.** Crosswalks shall be a minimum 30 feet in width measured from mid-stops to mid-stops per MUTCD.
- (B) **Markings.** Crosswalks shall be appropriately indicated on the finished street surface with thermoplastic markings. Textured/cast-in-place is permitted provided that it is properly maintained.
- (C) **Channelized Islands.** To encourage pedestrian safety, typical crosswalks shall not exceed over 30 feet without a landscape median, bollards and/or other pedestrian refuge to mitigate the effects of vehicle traffic on crossing and to increase pedestrian safety and comfort. Refer to Figure (9).



- (3) **Accessible ramps and warning panels.** per the American Disabilities Act, Florida Accessibility Code or any more stringent state requirement, are required where all sidewalks or ramps approach at a crosswalk or curb.
- (4) **Ramp Obstacles.** Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (5) **Bollards.** To shorten pedestrian crossing distances, bollards shall be utilized at intersections when on-street parking is provided. Refer to Figure (10).
- (A) The depth of the bollard shall match the width of the street parking, either the width of the parallel space or the depth of the diagonal space.
 - (B) The radius of the bollard shall match the requirements for the intersection.

Figure 10: Side View



m. Street Types Diagrams and Requirements.

The following graphics and tables outline the permitted Street Types and their specific requirements. The streets described in Table (5) shall be used to achieve the maximum block perimeter standards outlined in Table (1) Drive Summary Table.

Street Type	Block Outfitting	Primary or Secondary
Alley	No	Secondary
Frontage Road	No	Primary
Local Street	Yes	Primary*
Arroyos	Yes	Primary
Boulevard	Yes	Primary

* In some cases, Local Streets may be designated as secondary at the Site Plan stage and reviewed by staff to determine the appropriateness of the designation. By way of example, but not limitation, some secondary streets will provide access for off-street parking, loading areas, waste collection, and other necessary functions but would not meet the pedestrian oriented intent for Primary Streets and would more appropriately be designated as Secondary Streets.

(1) Alley.

(A) Intent.

The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to parking lots, loading docks, and service areas, such as refuse and vehicle is possible without a curb cut or driveway interrupting a street type. Refer to the typical plan and section in Figure (11) or Figure (12). Alleys are a red block treatment and do not count towards block perimeter requirements.

(B) General Requirements.

Alleys shall be developed using the standards in Table (6).

Section View



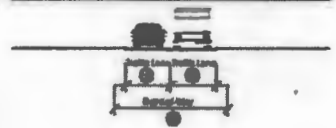
Plan View



Table 6: Alley Requirements

Expected ADT	Not Applicable
Typical Right-of-Way Width	20' Typical Alley 24' Two-Way Alley
Vehicle Restriction	
Trailer Length	15' (16' for two-way movement)
Trailer Lane Width	20' minimum for two-way movement
Speed	15 mph
Allowable Turn	Not applicable
Parking Spaces	Not applicable
Median	Not applicable
Bicycle Facilities	None required; paved lanes are shared among bikers, pedestrians and bicyclists
Pedestrian Restriction	
Sidewalk	None required; paved lanes are shared among bikers, pedestrians and bicyclists
Landscaping Buffer	Not required

Figure 12: Two-Way Alley



I-Drive District Overlay Zone

(2) Frontage Road.

(a) Intent.

The Frontage Road is a low capacity one-way drive only permitted along the corridors referenced in Figure (2) Street Types Plan. These optional streets help to calm traffic along busier corridors by adding on street parking near store fronts, enhancing pedestrian facilities and increasing access. The parallel facility creates a multi-way boulevard (refer to the typical plan and section in Figure (13)) and the Multiway Boulevard example in Figure (14). Frontage Roads do not count towards block perimeter requirements.

(b) General Requirements.

Frontage Roads shall be developed using the standards in Table (7).

(c) Applicability.

Permitted within T6 Core Unincorporated or parallel to streets as detailed in Figure (2) Street Types Plan.

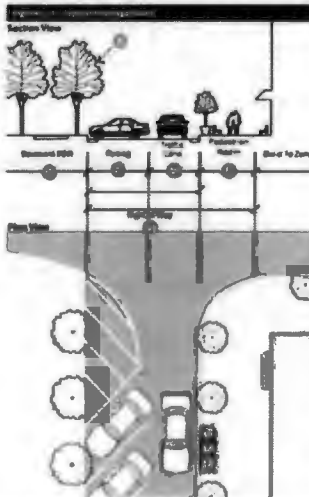


Table 7: Frontage Road Requirements

Expected ADT	Not Applicable
1 Typical Right-of-way Width	40' Typical Permeable Road
Vehicle Roads	
Traffic Lanes	1 traffic lane (one-way)
Traffic Lane Width	10' minimum 15' minimum with boulevard buffer 15' minimum with angled parking
Speed	25 mph
Allowable Turn Lanes	Not applicable
Parking Lanes	Permitted or angled required on one side of street
Setback from ROW	Minimum 6' setback with a minimum of 60' from boulevard curb to edge of Frontage Road to allow for safe turn movements.
Median	Not applicable
Bicycle Facilities	None required.
Permeable Roads	
Landscaping: Street trees with a minimum caliper of 6" or minimum height of 12', which are achieved a greater overall height*, shall be planted within the ROW every 30' on center. Maximum distance of planting from the building facade is 40', measured on-center to the building line. See Ch. 24 for more detail.	
Sidewalk: Minimum 10' clear sidewalk adjacent to store fronts	
Furniture: Benches, bike seating and benches requires 3' clear walking path	
Lighting: Per local utility standards.	

* See Figure 6 for Vehicular On Street Parking requirements
** See Figure 7 for Bicycle Facilities requirements



(3) Local Street.

(a) Intent.

The Local Street is a medium capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street within the District and is primarily used to meet block perimeter standards. Refer to the typical plan and section Figure (15) or Figure (16).

(b) General Requirements.

Local Streets shall be developed using the standards in Table (8).

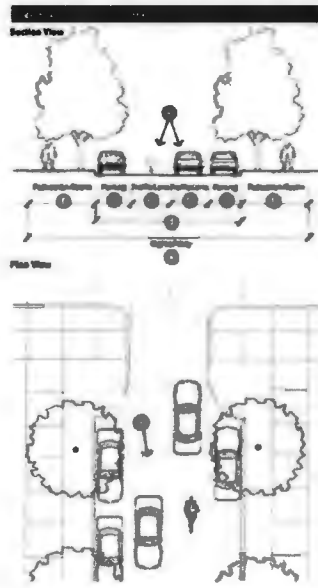
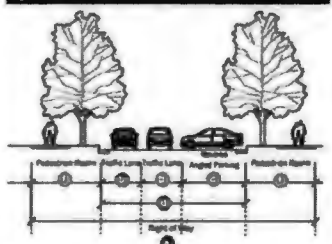


Table 8: Local Street Requirements

Expected ADT	600 - 5,000
1 Typical Right-of-way Width	60' to 75' minimum
Vehicle Roads	
Traffic Lanes	1 traffic lane in each direction
Traffic Lane Width	10' minimum 11' with boulevard buffer 12' when reverse angled parking is adjacent
Design Speed	25 mph
Allowable Turn Lanes	Right permitted in place of parking at intersections with Avenue; left prohibited
Parking Lanes*	On-street parking required on primary streets. Permitted on both sides of street. Angled or reverse angled permitted on only one side of the street. On-street parking optional on secondary streets.
Curb to Curb Width Median	Prohibited
Bicycle Facilities**	Shared Lane (sharrows) required
Permeable Roads	
Landscaping: Street trees and landscaping recommended adjacent to sidewalk. See Ch. 24 for more detail.	
Sidewalk: Minimum 10' clear sidewalk on both sides of street	
Furniture: Benches, bike seating and benches requires 3' clear walking path	
Lighting: Per local utility standards.	

* See Figure 6 for Vehicular On Street Parking requirements
** See Figure 7 for Bicycle Facilities requirements



I-Drive District Overlay Zone

(4) Avenue.

(A) In text.

The Avenue is a medium to high capacity street that functions between two sides with on-street parking and a four lane configuration. When the four lane configuration is used, two of the lanes must be transit priority lanes. The Avenue serves all types of development and provides additional parking or additional transit connections. Refer to the Typical Avenue in Figure (17) or the Transit Avenue in Figure (18).

(B) General Requirements.

Avenues shall be developed using the standards in Table (9).

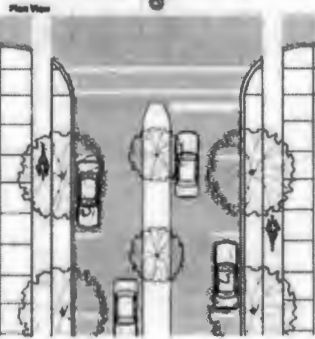
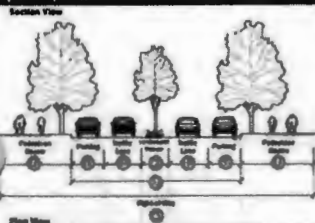
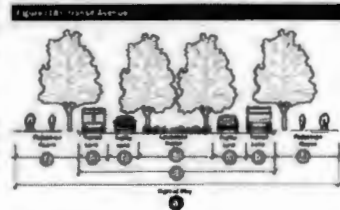


Table 9: Avenue Requirements	
Expected ADT	5,000 - 30,000
1 Right-of-way Width	80' for Typical Avenue 85' and greater for Transit Avenue
Vehicle Route	1 Traffic Lane in each direction 1 Additional Transit Lane permitted in place of parking; additional traffic lane prohibited.
Traffic Lanes	25' minimum 12' with bus/two transit
Traffic Lane Width	25 mph with On-Street Parking 30 mph with Transit Lane
Design Speed	Right permitted in place of parking at intersections with Local Road, left only with median
Allowable Turn Lanes	Parallel required on both sides of street if additional Transit Lane is not provided; right parking prohibited.
2 Parking Lanes *	50' or greater
3 Curb to Curb Width	Permitted, if not
Median	Permitted, if not
Pedestrian Route	Landscaped Street front required. See Ch. 24 for more detail. Shoulder Facilities: Shared lane, one or two-way Cycle Tracks permitted.
4 Pedestrian Route	Shoulder Minimum 12' clear sidewalk on both sides of street Planting Zone: curb meeting and benches requires 9' clear walking path Lighting: Permitted utility standards.

* See Figure 6 for Vehicle On-Street Parking requirements
** See Figure 7 for Bicycle Facilities requirements



(5) Boulevard (4 lane).

(A) In text.

The Boulevard is a high capacity street for speeds between 25-30 mph with a wider right of way. It serves all types of development and provides cross-section connections. Landscaped medians are included. A Multi-way Boulevard is created by adding Frontage Roads parallel to the Boulevard. Refer to Figure (17). These access lanes front development, have slower design speeds and require on-street parking. For typical boulevards refer to the typical plan and section Figure (19) or Figure (20).

(B) General Requirements.

Boulevards shall be developed using the guidelines in Table (10).

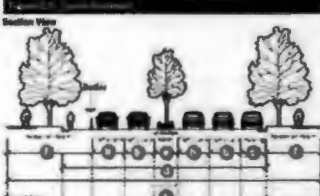
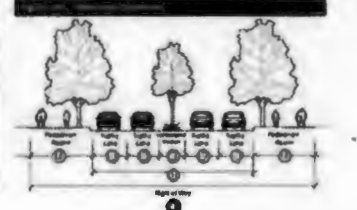


Table 10: Boulevard Requirements	
Expected ADT	5,000 - 30,000
2 Right-of-way Width	100' Typical Boulevard 65' Alternative Boulevard
Vehicle Route	2 Traffic Lanes in each direction permitted
Traffic Lanes	11' minimum 12' with bus/two transit
Traffic Lane Width	25 to 30 mph, depending on parking
Design Speed	Permitted in place of parking and both out at intersections
Allowable Turn Lanes	Both sides permitted, parallel only
3 Parking Lanes *	70' or greater
4 Curb to Curb Width	Optional, 15.0' minimum
Median	Optional, 15.0' minimum
Pedestrian Route	Landscaped Street front required. See Ch. 24 for more detail. Shoulder Facilities: One or two-way Cycle Tracks permitted
5 Pedestrian Route	Shoulder Minimum 12' clear sidewalk on both sides of street. Minimum 10' if cycle track is adjacent and parallel to sidewalk. Planting Zone: curb meeting and benches requires 9' clear walking path Lighting: Permitted utility standards.

* See Figure 6 for Vehicle On-Street Parking requirements
** See Figure 7 for Bicycle Facilities requirements



I-Drive District Overlay Zone



(B) Boulevard (6 lanes).

(a) Intent.

The six lane boulevard is a high capacity street for speeds between 30-35 mph with a wider right-of-way. It serves all types of development and provides convenient connections for transit and cyclists as well as automobiles. Transit lanes are provided. Refer to the typical plan and section. Figure (21) or Figure (22).

(b) General Requirements.

See two boulevards shall be developed using the guidelines in Table (3.3).

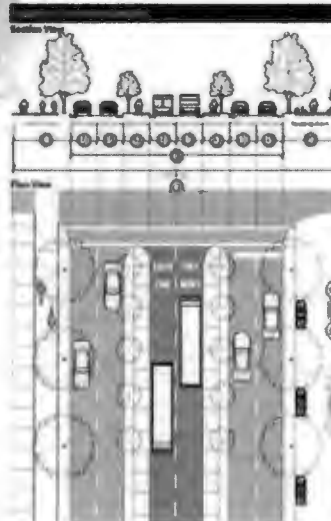
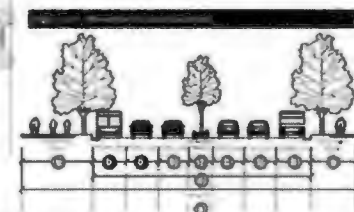


Table 3.3. Two Lane Boulevards and Requirements

Expected ADT	25,000 +
1 Right-of-way Widths	130' - 140'
Vehicle Lanes	4 travel lane with 2 transit lanes recommended, 2 traffic lanes in each direction parallel.
Traffic Lane Width	11' minimum, 12' with bus/lane buffer
Design Speed	30-35 mph
Allowable Turn Lanes	Permitted.
Parking Lanes	Permitted.
Curbs to Curb Width	90' and greater
Median & Pedestrian Islands	Required, minimum 50' width, 60' for bus stops.
Pedestrian Realm	Landscaping: Street trees required, See Ch. 24 for more detail. Bicycle Facilities*: One or two-way Cycle Track permitted. Shoulder: Minimum 14' clear shoulder on both sides of street. Minimum 10' if cycle track is adjacent and parallel to shoulder. Prohibiting Zone: curb seating and benches requires 6' clear walking path. Lighting: Per local utility standards.

* See Figure 7 for Bicycle Facilities requirements.



ADOPTED FEBRUARY 7, 2017
As Amended by Ordinance 2016-54, October 30, 2016

I-Drive District Overlay Zone 9

I-Drive District Overlay Zone

Sec. 36-563. Open Space Types.

a. Intent.

To provide open space as an amenity that promotes physical and environmental health within the community and to provide access to a variety of active and passive open space types. Special features such as fountains and public art installations are encouraged.

b. Applicability.

The open space standards outlined apply to all development within the District and supersede any conflicting code provisions in the Orange County Code, BZ Code and BZ Thematic Plan as exempt.

c. General Requirements.

A minimum of fifteen percent (15%) of the project area shall be open space, unless reduced by a public access and/or conservation bonus as permitted herein. All open space shall meet the following requirements:

- (1) Require open spaces may be shared or located on any property within the district, subject to review by the Planning and Zoning Managers, or Parks Manager, when applicable. The cumulative total open space area is not reduced when shared between two or more property owners.

Types of Open Space. All open space provided within the I-Drive District shall generally contain one of the Open Space Types defined in this section. Alternative open space types meeting the intent of this section may be presented to the Planning and Zoning Managers for approval.

- (2) Diversity of Open Space Types. For developments proposing more than three Open Space Types to meet the open space requirement, at least two different open space types shall be provided.

- (4) Land Use. Open Space Types designated pursuant to this section shall be identified on site plans.

- (5) Gate Walls. Open Space Types may incorporate fence walls provided that the following requirements are met:

- (A) Height. Walls shall be a maximum height of 48 inches, unless approved by the Planning and Zoning Managers for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields and ball courts.

- (B) Type. Chain-link fencing is not permitted along any street frontage, with the exception of dedicated sports field or court fencing approved by the Planning and Zoning Managers.

- (C) Spacing of Fencing. Openings or gates shall be provided when "swing" streets. Spacing between open gaps can be no larger than 150 feet.

- (6) Open Water Body. All open water bodies such as lakes, ponds, streams, and streams within an open space type shall be located to allow for pedestrian and bicycle access as well as a landscape area surrounding the water body.

- (7) Ownership. Open Space Types may either be publicly or privately owned.

- (8) Parking Requirements. Parking shall not be required for any Open Space Type unless a use other than open space is determined by the Planning and Zoning Managers. Adjacent on-street parking is encouraged.

- (9) Connectivity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts an existing or planned trail right-of-way or other open space type.

d. Definition of Requirements.

The following further explains or defines the requirements included in Tables (13) through (21) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) **Area.**

- (A) **Minimum Area.** The minimum area of the Open Space Type is measured within the parcel lines of the property.

- (B) **Maximum Area.** The maximum area of the Open Space Type is measured within the parcel lines of the property.

- (C) **Minimum Dimensions.** The minimum length or width of the Open Space Type. See Figure (23).

- (2) **Minimum Percentage of Vehicular Right-of-Way Frontage Required.** The minimum percentage of the open space perimeter as measured along the outer parcel line that shall be located directly adjacent to a vehicular right-of-way, excluding alley frontage. This requirement provides access and visibility to the open space and is only required when meeting the Public Access Bonus.

- (3) **Adjacent Parcels.** Parcels directly adjacent to or across the street from an Open Space Type.

- (A) **Boundary Permitted as Adjacent Parcel.** The fence line permitted directly adjacent to or across the street from a given open space.

- (B) **Frontage Orientation of Adjacent Parcel.** The profile of orientation of the adjacent parcel's frontage to the open space. Front corner, side and rear refers to the property line either adjacent to the Open Space or facing the open space across the street.

- (4) **Improvements.** The following types of development and improvements may be provided on an Open Space Type:

- (A) **Dedicated Sports Fields.** Sports fields, ball courts, or structures designated for one or more particular sports including, but not limited to, baseball fields, softball fields, soccer fields, basketball courts, football fields, tennis courts, climbing walls, and skate parks.

- (B) **Playgrounds.** Playgrounds include a defined area with play structures and equipment such as slides, swings, climbing structures.

- (C) **Fully Enclosed Structures.** Fully enclosed structures may include such uses as park offices, maintenance sheds, restrooms, neighborhood retail and businesses defined in Sec. 36-565.

- (1) **Minimum Area.** For some open space types, fully enclosed structures are permitted but limited to a maximum building coverage as a percentage of the open space area.

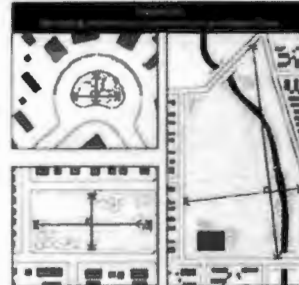
- (2) **Small Enclosed Structures.** Open air structures such as gazebos are permitted in all open space types.

- (3) **Shaded Walkways and Other Pedestrian Paths.** The amount of impervious and semi-pervious coverage is provided separately to allow an additional amount of semi-pervious surface such as permeable paving, where the impervious surfaces permitted, including, but not limited to, parking lot area, driveway, sidewalk, paths and structures as permitted.

- (4) **Minimum Percentage of Open Water Body.** The minimum amount of open water on Open Space Types that may be covered by an open water body including, but not limited to, ponds, and lakes.

- (5) **Landscaping.** In addition to hardscaping, open spaces shall also incorporate areas of groundcover, shrubs and understory trees in accordance with minimum impervious and semi-pervious surface permitted.

- (6) **Lighting.** Lighting may be required for some Open Space Types. Refer to Sec. 9-646 for all other lighting standards.



e. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities and Low Impact Development practices may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding projects.

Stormwater Facilities. Stormwater facilities in open spaces may be designed as formal or informal structures with additional uses other than stormwater management such as an amphitheater, sports field or a pond or pool as part of the landscape design. Stormwater facilities shall not be fenced and shall not impede public use of the land they occupy.

f. Public Access Bonus.

The 15% open space requirement shall be reduced to 10% if public access is provided for all open spaces. The Minimum Percentage of Vehicular Right-of-Way Frontage standard is required for the bonus.

g. Conservation Spaces.

If the landscape features described in Tables (12) through (14) are implemented as described before the open space requirement can be reduced by 2%. For example, the required 10% open space for 2.5 acres is 3.75 acres. Conserving 2,000 square feet of existing contiguous native plant communities equals, per Table (13), can reduce your total required open space to 1.35 or 3.25 acres. These bonuses may reduce the minimum open space area. Before the bonuses are further defined and the appropriate requirements are described.

Significant Tree. A tree is considered an or a tree at least 24" in diameter at breast height and in fair to excellent condition as determined by an ISA Certified Arborist.

(1) Quantity Related.

Existing Significant Trees.

1 to 4 trees on site: Min. 1 tree

4 or more trees on site: Min. 20% retained

Conservation Community.

At least 3% of the total and natural area retained throughout the development. The total area is not less than 5,000 sq ft for every 1 acre of total site area or 4 to 5 acres for the ground plan. On 36 to 40 acres.

Conservation Community.

A Conservation Community is an existing native plant community existing on-site with contiguous vegetation and protected during construction not including preservation already required.

(2) Area of Community.

Total Required Open Space.

< 6 acres: Min. 3,000 sq ft

6 to 59 acres: Min. 10% of open space area

(3) Additional Design Requirements.

(a) An existing native plant community shall be at least 2,000 contiguous square feet and 30 feet in width as any given stretch at minimum. Native plant communities are composed of native vegetation including canopy trees, understory trees and shrubs, grasses, and vines.

(b) Minimal removal of native trees, other species may be required. Use of herbicides is prohibited.

Low Impact Development Practices.

Low Impact Development practices are stormwater practices that remove pollutants from run-off, reduce peak volume on the stormwater system, manage landscape and use an aesthetic manner.

(4) Low Impact Stormwater Relationships.

Low Impact Stormwater Relationships.

Low Impact Stormwater Relationships.

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Low Impact Stormwater Relationships.

I-Drive District Overlay Zone

h. Squares

Intend, to provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. Squares are rectangular in shape and are bordered on all sides by vehicular right-of-way and building facades. See Figure (34).

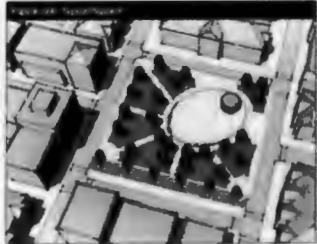


Table 17: Square Requirements	
(1) Dimensions	
Minimum Size (acres)	0.35
Maximum Size (acres)	3
Minimum Dimension (feet)	60' wide
Minimum % of Vehicular ROW Frontage	100%
(2) Adjacent Permits	
Permitted Transients	All
Frontage Orientation of Adjacent Permits	Front, Corner, Side
(3) Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Permitted; maximum 9% of total area
Maximum Impervious Surface	60%
Minimum % of Open Water	30%
Trees (minimum)	1 canopy tree per 1,000 sf
Seating	1 per 1,000 sf
Lighting	Required

i. Plaza

Intend, to provide a formal Open Space of medium scale to serve as a gathering place for civic, social, and commercial purposes. The Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Special features such as fountains and public art installations are encouraged.

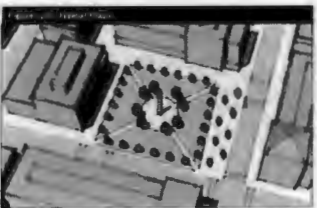


Table 18: Plaza Requirements	
(1) Dimensions	
Minimum Size (acres)	0.1
Maximum Size (acres)	2
Minimum Dimension (feet)	60' wide
Minimum % of Vehicular ROW Frontage	50%, 70% building frontage required on non-front building
(2) Adjacent Permits	
Permitted Transients	All
Frontage Orientation of Adjacent Permits	Front, Corner, Side
(3) Improvements	
Designated Sports Fields	Not permitted
Playgrounds	Permitted
Fully Enclosed Structures	Permitted; maximum 50% of area
Maximum Impervious Surface	60%
Minimum % of Open Water	30%
Trees (minimum)	1 canopy tree per 1,000 sf
Seating	1 per 1,000 sf
Lighting	Required
(4) Adjacent Building Requirements	
Maximum Impervious Surface	60%

j. Greenway

Intend, to provide informal medium scale active or passive recreation for neighborhood residents within walking distance, directly located by streets for public access or buildings for increased privacy.

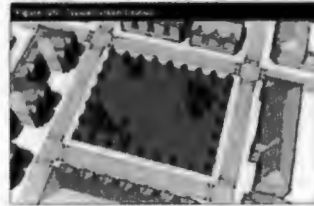


Table 19: Greenway Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	10
Minimum Dimension (feet)	100' wide
Minimum % of Vehicular ROW Frontage	0%, 50% for Public Access Bonus
(2) Adjacent Permits	
Permitted Transients	All
Frontage Orientation of Adjacent Permits	Front, Corner, Side
(3) Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface	50%
Minimum % of Open Water	30%
Trees (minimum)	1 canopy tree per 1,000 sf
Seating	1 per 1,000 sf
Lighting	Required

k. Greenway

Intend, to provide informal primarily natural linear open spaces that serve to enhance connectivity between open space types and other uses. Greenways are linear open spaces that often follow a natural feature such as a river, stream, ravine, or man-made feature such as a vehicular right-of-way. A greenway may border other open space types.

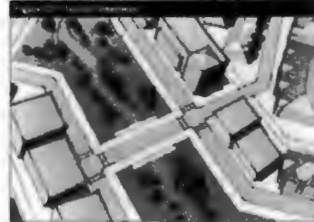
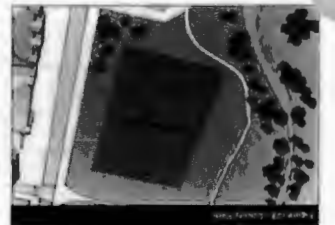


Table 20: Greenway Requirements	
(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	50' wide
Minimum % of Vehicular ROW Frontage	0%, 1 canopy tree required per 500 linear ft, minimum 20' width for Public Access Bonus
(2) Adjacent Permits	
Permitted Transients	All
Frontage Orientation of Adjacent Permits	Any
(3) Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface	30%
Minimum % of Open Water	70%
Trees (minimum)	1 canopy tree per 1,000 sf
Seating	1 per 1,000 sf
Lighting	Required

I-Drive District Overlay Zone

L County Port.

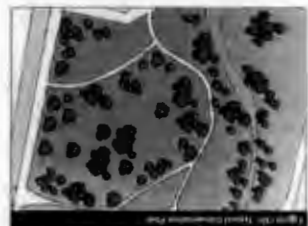
band. To provide informal advice and practical help to the participants, the researchers arranged to hold meetings and lay greater emphasis on the needs of the participants and to be supportive and to be available to the participants.



(1) Ownership	Ownership Base (acres) Majority Base (acres) Minority Base (acres) Percentage of Ownership Base (acres) CD (acres) Percentage of Ownership Base (acres) CD (acres) Percentage of Ownership Base (acres)
(2) Management	Management Base (acres) Majority Base (acres) Minority Base (acres) Percentage of Management Base (acres) CD (acres) Percentage of Management Base (acres) CD (acres) Percentage of Management Base (acres)
(3) Financial	Financial Base (acres) Majority Base (acres) Minority Base (acres) Percentage of Financial Base (acres) CD (acres) Percentage of Financial Base (acres) CD (acres) Percentage of Financial Base (acres)
(4) Other	Other Base (acres) Majority Base (acres) Minority Base (acres) Percentage of Other Base (acres) CD (acres) Percentage of Other Base (acres) CD (acres) Percentage of Other Base (acres)

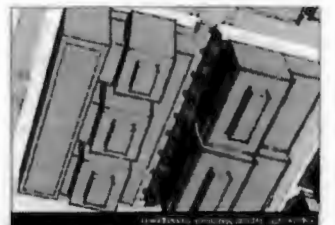
B. Generation Four.

means to local residents and the greater community. Local residents are not passive recipients of information, but active participants in the process. They have all sorts of preferences and they frequently disagree on them. Some have all sorts of preferences and they frequently disagree on them. Some have all sorts of preferences and they frequently disagree on them. Some have all sorts of preferences and they frequently disagree on them.

[illegible]

Dr. Michael Rosenberg

1. To prove that these performance scores and other variables
 are caused or open and should provide valid points and weight
 (including: They may offer additional (raw energy for laborers)
 point and provide an exact finished analysis including descriptive
 points, adding these groups and windows, it's always possible
 finding. Therefore scores is possible

[illegible]

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I-Drive District Overlay Zone

Sec. 38-684 Site and Building Requirements.

The following table outlines building along, height, frontage, and roof requirements per tract.

Table (21) I-Drive Tract Requirements	TB General	TB I-Drive	TB Enhanced	SZ City	SZ Theme Park
a. Building Siting Refer to Figure (32)					
1. Frontage Build-to-Zone	0 to 30	0 to 10	0 to 30		
2. Frontage Build-to-Zone Coverage	70% min. up to 25% coverage may be met with a qualified Open Space Type	20 to 30 for buildings facing I-Drive	40 to 50 with optional Frontage Road		
3. Orientation of Corner		required			
4. Minimum Side Setback		0			
5. Minimum Rear Setback		0			
6. Minimum Lot Area		1,400 sf			
7. Minimum Lot Width		10'			
8. Minimum Impervious Coverage	none				
9. Parking & Loading Location	only located in rear lot on alleys or secondary streets. Parking lots shall be screened from primary streets and parking structures raised a four building or better a primary street.				
10. Minimum Lower Building Depth		40'			
11. Vehicular Access	Permitted only on alley or other secondary street				
b. Height Refer to Figure (33)					
1. Maximum Overall Height	none	none	none		
2. Maximum Height for Spacial Enclosure	2 story max	3 story max	4 story max		
3. Maximum Overall Height	Unlimited, however all structures with a height of less than 200 feet or greater must obtain TPO approval				
4. Ground Story: Minimum Height		10'-0"			
c. Frontage Refer to Figure (34)					
1. Permitted Frontage Types	curbfront, window shop				
2. Minimum Ground Story Transparency	Minimum between 1' and 2' glass pane	60%			
3. Minimum Transparency	not required				
4. Principal Entrance Location	Secondary entrance				
5. Horizontal Facade Division	required on ground story with a minimum height of 8' and maximum height of 30' above grade				
d. Roof					
1. Permitted Roof Types	gabled, pitched				
2. Tower	permitted				

Notes:
 1. Reorganization of corner is required unless a qualified Open Space Type is provided at the corner of the lot.
 2. See Ch. 34 for further requirements.
 3. Ground story minimum height is not required for residential use.
 4. Ground story minimum height is not required for residential use.

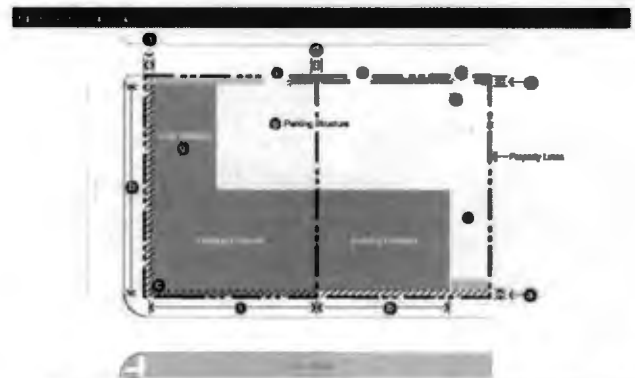


Figure 32: Height Requirements

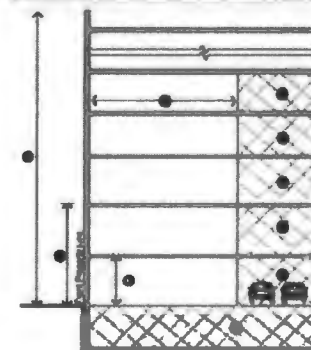
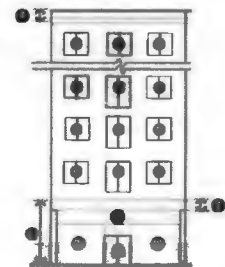


Figure 33: Height Requirements



I-Drive District Overlay Zone

a. Building Sitings

The following explains Building Siting requirements for each Transitway, see Table (22). Figure (23) illustrates siting requirements.

- (1) **Frontage Built-to-Zone.** The built-to-zone or setback parallel to the front property line. Building requirements such as parking, balconies, balconies, or signage are permitted to encroach into the Built-to-Zone. All built-to-zone and setback areas not required to be covered by building facades must contain either landscape patio space or outdoor space.
- (2) **Frontage Built-to-Zone Coverage.** Measurement defining the minimum required percentage of an occupiable building facade that must front primary streets. The required percentage shall be measured as the width of the primary structure(s) within the Built-to-Zone divided by the total width of all lot lines parallel to primary streets. Non-occupiable structures such as parking structures do not count towards the requirement.
- (3) **Occupation of Corner.** Occupying the intersection of the front and corner built-to-zone with a permitted structure.
- (4) **Rear Setback.** The minimum required setback along a rear property line.
- (5) **Side Setback.** The minimum required setback along a side property line not facing a primary street or mid-block passageway.
- (6) **Minimum & Maximum Lot.** The minimum and maximum width of a lot, measured at or parallel to the front property line.
- (7) **Minimum Required Coverage.** The minimum percentage of a lot permitted to be covered by permitted structures, accessory structures, pavement, and other impervious surfaces.
- (8) **Parking & Loading Location.** The area on the lot in which surface parking, detached garage, attached garage, door access, loading and unloading, and associated driveway is permitted.
- (9) **Uses Building.** A building specifically designed to meet a parking lot, parking structure or easement uses from the primary streets.
- (10) **Vehicle Entrances.** The permitted types of vehicle entrances and exits to the lot.

b. Height

The following explains Height requirements for each Transitway, see Table (23). Minimum height standards may be detailed below as a means of providing pedestrian enclosure, illustrated in Figure (24). Height shall be measured in stories. See Figure (25) for an example of a how to measure the Height Requirements.

- (1) **Minimum Overall Height.** The minimum overall height for the building shall be established as number of stories located within the Built-to-Zone along primary streets. Stories above the required minimum height may be located outside of the Built-to-Zone.
- (2) **Maximum Overall Height.** The sum of a building's total number of stories.

- (3) **Ground Story and Upper Story Height.** Each transitway includes a permitted range of height in feet for each story. Story height is measured in feet between the floor of a story to the floor of the story above it.

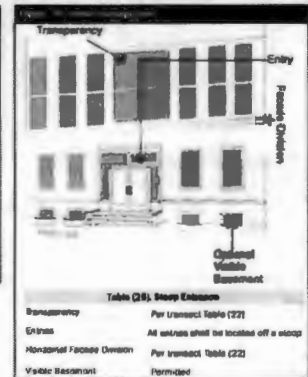
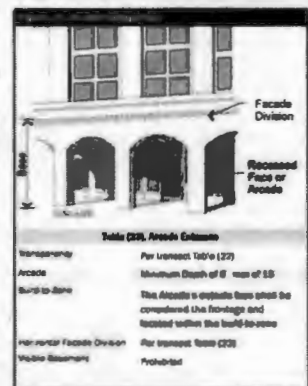
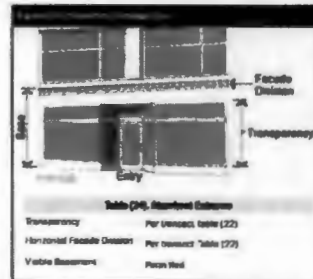


Figure (23): Height and Pedestrian Enclosure

The following explains Frontage requirements for each Transitway, see Table (22). Frontages include the full lower length of building facades facing any open space type or any primary street. Architectural appendages including but not limited to porches, balconies and awnings are permitted in conjunction with any Frontage type. The rear or interior side lot facades are not required to meet these standards.

- (1) **Frontage Types.** The Frontage Types permitted for a given Transitway Frontage types guide the design of the ground story and visible treatment of all buildings to relate appropriately to pedestrians on the street. Alternative frontage types meeting the principal entrance location and ground floor transparency may be presented to the Planning and Zoning Managers for approval.

- (4) **Blanketed.** The Blanketed is a highly transparent ground story treatment designed to serve primarily as the display area and primary frontage for retail or service uses. Refer to Figure (26).
- (5) **Awning.** An Awning is a covered pedestrian walkway within the recess of a ground story. Refer to Figure (27).
- (6) **Blanket.** A Blanket is an unroofed, open platform. Refer to Figure (28).
- (7) **Principal Entrance Location.** Principal entrances shall be located on frontages facing primary streets to optimize pedestrian access.
- (8) **Required Number of Street Entrances.** The minimum number of and maximum spacing between entrances on the ground story.
- (9) **Recessed Facade Blankets.** The use of a horizontally oriented expression line, blanking, or other form to divide portions of the facade into horizontal divisions.
- (10) **Transparency.** Includes windows and glass doors that are highly transparent with low reflectance. Mirrors are also included.
- (11) **Ground Story Transparency.** Ground story transparency shall be measured between two feet and eight feet from the average grade at the base of the front facade facing primary streets. A ground story transparency requirement shall be measured from door to door of each story.



I-Drive District Overlay Zone

4. Roof

Roof rules remain apply to all buildings within the district. One of the following Roof Types is required per Tractate.

- (1) **Parapet Roof Type:** A parapet is a low wall projecting above a building's roof along the perimeter of the building. It can be utilized with a flat or low pitched roof and serves to limit the view of roof-top mechanical systems from the street. This roof type is also ideal for green/vegetated roofs. Refer to Figure (40).
- (2) **Pitched Roof Type:** This roof type has a sloped or pitched roof. Slope is measured with the vertical rise divided by the horizontal span or run. Refer to Figure (41).
- (3) **Tower:** A tower is a vertical element, that may be permitted in conjunction with another roof type in certain Tractates. Refer to Figure (42).

Figure (40): Parapet Roof Type

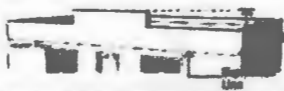
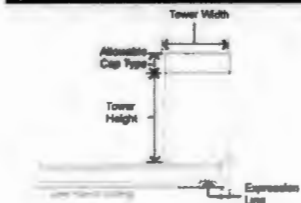


Figure (41): Pitched Roof Type



Figure (42): Tower



Sec. 20-24-1 Dynamic Art

a. Intent and Purpose.

These regulations are intended to address the need for contemporary Dynamic Art throughout the I-Drive District Overlay Zone, with the goal of providing a vibrant, artistic, and visually appealing environment that enhances the district's character and promotes a sense of community.

b. General Standards.

Subject to approval of an Application submitted under subsection c., Dynamic Art shall be installed on any building within the I-Drive District Overlay Zone, subject to the following standards:

- (1) **Site and Building Requirements:** Dynamic Art shall meet all applicable site and building requirements of the I-Drive District Overlay Zone, subject to the following standards:
- (2) **Installation:** Dynamic Art shall be installed on the building's exterior wall, and shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.
- (3) **Performance:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.
- (4) **Application:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.
- (5) **Right:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.

c. Dynamic Art Application Review.

The following rules shall be applied as part of the Dynamic Art application review process:

- (1) **Application:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.
- (2) **Performance:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.

- (3) **Site and Building Requirements:** Dynamic Art shall meet all applicable site and building requirements of the I-Drive District Overlay Zone, subject to the following standards:
- (4) **Installation:** Dynamic Art shall be installed on the building's exterior wall, and shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.
- (5) **Performance:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.
- (6) **Application:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.
- (7) **Right:** Dynamic Art shall be installed in a manner that is visually appealing and does not obstruct the building's architectural features.

5. Dynamic Art Installation Schedule, Review, Approval, and Removal Process.

Within seven (7) days of receipt of a Dynamic Art application, the Planning Director shall review the application and determine whether the application meets the requirements of the I-Drive District Overlay Zone. If the application meets the requirements, the Planning Director shall issue a permit for the installation of the Dynamic Art.

The Planning Director shall review the application and determine whether the application meets the requirements of the I-Drive District Overlay Zone. If the application meets the requirements, the Planning Director shall issue a permit for the installation of the Dynamic Art.

I-Drive District Overlay Zone

800-235-5855 (toll-free)

5. General Conclusions

The following general provisions apply to the uses outlined in this section:

- (1) A lot may contain more than one use
- (2) Each of the uses may function as either a principal use or accessory use as a lot, unless otherwise specified
- (3) Uses are either permitted by-right in a Tractact or permitted by-right with additional standards
- (4) Lots also may have both indoor and outdoor facilities unless otherwise specified

14. Chromatin fractionation

The users are grouped into general categories, which may contain lists of individual users or clusters of users.

- (4) **Unlimited Simultaneous Use** If a use is not listed but is similar in nature and impact to a use permitted within a Transport, the Planning and Zoning Managers may interpret the use as permitted. The Planning and Zoning Managers may refer to the the North American Industry Classification System (NAICS) for use interpretation. The Unlimited use will be subject to any additional standards applicable to the similar permitted use.

5. Line Totals

Table (20) Uses by Traneact outlines the permitted uses in each Traneact within the Regulating Plan (refer to Figure 13, Morion District Regulating Plan). Each use is given one of the following designations for each Traneact in which that use is permitted:

- (1) Permitted ("P"). These uses are permitted by-right in the Transit corridor through the city and town.
- (2) Permitted with Additional Standards ("P+"). These uses are permitted with additional standards listed in this section.
- (3) Listed uses that are prohibited in the Transit corridor are indicated by a black square.

Uses	Transports			
	TB Core General	TB Core 1 Date	TB Core Unimodal	SE Core
Residential & Hospitality				SE Theme Park
Multi-family Residential	0	0	0	0
Seasonal/Single Family Attached	0	0	0	0
Long-Term	0	0	0	0
Accessory Dwelling Unit	0	0	0	0
Short-Term Rental	0	0	0	0
Hotel, Resort & Inn	0	0	0	0
Residential Care	0	0	0	0
Civic				
Assembly	0	0	0	0
Hospital & Clinic	0	0	0	0
Library/Museum/Post Office	0	0	0	0
Law Enforcement & Fire	0	0	0	0
School	0	0	0	0
Retail				
Neighborhood Retail - Table (27)	0	0	0	0
General Retail - Table (28)	0	0	0	0
Gas & Auto Markets	0	0	0	0
Convenience Retail - Table (29)	0	0	0	0
Service				
Neighborhood Service - Table (30)	0	0	0	0
General Service - Table (31)	0	0	0	0
Office				
Office	0	0	0	0
Infrastructure				
Communication Tower	0	0	0	0
Accessory Uses				
Home Occupation	0	0	0	0
Amusement Supportive Industrial	0	0	0	0
Amusement				
Amusement Indoor - Table (32)	0	0	0	0
Amusement Outdoor - Table (33)	0	0	0	0
Amusement Ride - Table (34)	0	0	0	0

Neighborhood wine country lists (Less than 12,000 sq ft)

Antiques wine retailer
Antiques Shop
Antiques in Neighborhood Store
Art & Seasonal Wine Shop
Battery Retail
Cheese Sales & Paper
Sea Magazine
A Soapmaker Store (Dishes/Cheese)
Building Materials - Hardware
and Seasonal Supply
Books & Paper Supply Store
Cheese & Cheeseboard Shop
Convenience Store
Dog Store/Pharmacy
Fabric & Craft Store
Fruit
Hot, Healthy & Spicy Store
Grocery Store
Seasonal Store
Hobby Shop
Seasonal Sales & Paper
Shops & Seasonal Store
Shoe Store
Student Restaurant Paper & Books
Online Supply
Shrimp Store
Food & Wine
Play Supply Shop
Toy & Pet Supply
Specialty Food Market (Cheese)
Cheese, Fish Market, Produce etc
Seasonal Wine Sales & Retail
Small wine & Paper Store
Toy Shop
Vegetarian Sales & Paper

Out of the 2007-03 (Editor's 2-3-17) Out of

Includes High-Rented Retail Units
occupying greater than 12,000 sq
feet

Appliances & Electronics Sales & Services
Automotive Repair
Automotive Supply (no parts)
Computer Software Sales & Licensing
Department Store
House Furnishings & Accessories Sales
& Rentals
Medical Supply Store: Sales & Rental
Motorcycle & Motor Scooter Sales
Painting, Air Conditioning & Plumbing
Supplies, Sales, & Service
General Supply (dry/grocery only)
Marine Sales and Parts
Agriculture Equipment and
Supply
Electronics Supplies
Marine/Boat Vending Machine
Sales

Apparel & Personal Fabric Products
Arts & Crafts
Bakery & Confectionery
Beverages - including Beer, Wine, Liqueur, Soft Drinks, Coffee
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Commercial Bagging, Chipping & Pruning
Construction Special Trade Contractors
Cut Stone & Curb Stone
Dairy Products
Decorative Assembly
Engineering
Eventual Furnish
Furniture Metal Products
Fiber Mats
Furniture & Furniture
Glass
Greenhouses
Household Textiles
Ice
Jewelry Watches, Clocks, & Silverware
Leather Products
Meat & Fish Products, no Processing
Refrigeration Equipment & Parts
Plastic
Printing Containers & Special Products
Printing, Publishing & Allied Industries
Shoes & Shoes, manufacturing and repair
Signs & Advertising
Small Goods Manufacturing
Semi-conductors
Textiles
Tobacco, Pipes, Cigs
Toys & Amusement Goods
Upholstery
Vehicles

I-Drive District Overlay Zone 17

I-Drive District Overlay Zone

consist of temporary signs for vehicles and are subject to the following additional standards:

- (1) A sign for any building structure shall be placed on the applicable side and building corners shall be submitted for approval to the Council.
- (2) Each sign on the building shall not be more than 12 feet from the building facade.
- (3) Each sign on the building shall not be more than 12 feet from the building facade.
- (4) Each sign on the building shall not be more than 12 feet from the building facade.
- (5) Each sign on the building shall not be more than 12 feet from the building facade.
- (6) Each sign on the building shall not be more than 12 feet from the building facade.
- (7) Each sign on the building shall not be more than 12 feet from the building facade.
- (8) Each sign on the building shall not be more than 12 feet from the building facade.
- (9) Each sign on the building shall not be more than 12 feet from the building facade.
- (10) Each sign on the building shall not be more than 12 feet from the building facade.
- (11) Each sign on the building shall not be more than 12 feet from the building facade.
- (12) Each sign on the building shall not be more than 12 feet from the building facade.

(4) Craftsmen Retail.

A use involving small scale manufacturing, production, assembly, and/or repair with little to no exposure to products that includes a showroom or small retail outlet. Craftsmen retail includes such uses as those listed in Table 201. This use may also include commercial facilities such as offices and small scale manufacturing where distribution is limited. The maximum overall gross floor area is limited to 12,000 square feet.

in the I-Drive District Overlay Zone is permitted with additional standards, the following apply:

- (1) A maximum 20% of gross floor area shall be dedicated to a showroom adjacent to a Primary Street and directly accessible through the principal entrance.
- (2) Outdoor manufacturing activities and storage of goods are prohibited.
- (3) Service. A category of uses that provide personal services and provide retail products related to those services. Visibility and accessibility are important to these uses so retail patrons do not utilize scheduled appointments.
- (4) Neighborhood Retail. A use in this category occupies a volume of less than 12,000 square feet. Neighborhood service includes such uses as those listed in Table 201.
- (5) General Retail. A use in this category includes all Neighborhood Service uses occupying a space of greater than 12,000 square feet and such uses as those listed in Table 201.
- (6) Office Use. A retail, service, or building in which a person transacts business or carries out a stated occupation. However, this term does not include any facility involving manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products or the sale or delivery of any materials, goods or products which are physically located on the premises.
- (7) Infrastructure. A use involving communication towers, excluding cell towers, shall meet all standards outlined in the code except where they conflict with the I-Drive District Overlay Zone. Communication towers shall be located on the top of buildings and are prohibited on buildings less than 4 stories.
- (8) Accessory Use. A category of uses that are not permitted to serve as the principal use on a zoning lot.
- (9) Home Occupations. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the interior of a building.
- (10) Recreational/Significant Industrial/Industrial-type uses serving as an accessory use to a commercial use and/or uses within the Special Zone Theme Park only. Industrial-type uses shall not be visible from any primary streets within the District and shall require at least a 50-foot landscaped buffer from the edge of the property line.

(5) Amusement Uses.

A category of uses that are permitted for the purpose of recreation and giving amusements, amusements, shows, or entertainments.

- (1) Recreational, below, the Table 201. In the I-Drive District Overlay Zone, the following apply: Another use, such as office or structured parking, shall provide a buffer between ground floor recreational uses and residential uses in the upper floors.
- (2) Recreation, Outdoor. Any premises (whether public or private) where the principal use is the provision of outdoor amusements but does not include public open space. See Table 201. In the I-Drive District Overlay Zone, the following apply: Another use, such as office or structured parking, shall provide a buffer between ground floor recreational uses and residential uses in the upper floors.
- (3) Recreational, Amusement. Any mechanical device which carries or conveys passengers around, over, or along a fixed or restricted course or course or within a defined area for the purpose of giving an amusement, pleasure, or recreation. In the I-Drive District Overlay Zone, the following apply: Another use, such as office or structured parking, shall provide a buffer between ground floor recreational uses and residential uses in the upper floors.
- (4) Limited to the area within the Entertainment, Use-Related, and Universal Sub-districts as described on the Registering Plan.
- (5) Framed by low buildings or more open space meeting minimum standards of the code.
- (6) Flashing lights, strobe or other color or lighting which flashes or blinks on any exterior portion of the development, including the roof, are prohibited.
- (7) Flashing lights (below light intensity). All project exterior white colored lighting, except more than 40 feet above finished grade, shall be 3,000K or less.
- (8) Flashing Lights (below light intensity). The project shall incorporate exterior lighting control systems which shall ensure that color changing or any lighting installed more than 40 feet above finished grade shall occur through a transmission or gradient fading, by means of granular, lighting control systems. Additionally, light color change transitions may only be initiated at a minimum of 5 second intervals.
- (9) Lighting Power Shut Down. Except for any FM required lighting power to all white colored lighting shall be shut off by 2 AM. All other non-white colored lighting shall be dimmed.
- (10) Flashing Lights. Requests for approval of lighting, which deviates from the exterior lighting parameters described above, shall be subject to approval by the Planning and Zoning Managers.

(10) Package sale vendors.

No more than four (4) package sale vendors may be permitted within the I-Drive District Overlay Zone. Only one such package sale vendor

may be located within sub-district 2 of the I-Drive District Overlay Zone. Only one package sale vendor may be located within sub-district 3. Only one package sale vendor may be located within sub-district 4 and only one package sale vendor may be located within sub-district 5 or 6, provided that no package sale vendor within a sub-district may be located within three thousand five hundred (3,500) feet of a package sale vendor in another sub-district. The package sale vendor meeting within sub-district 3 as of October 30, 2019, may close its location and relocate once to a location outside of the I-Drive District Overlay Zone anywhere within unincorporated Orange County that is no closer than three thousand five hundred (3,500) feet of any existing package sale vendor in the county. Distances referenced in this subsection (10) shall be measured as described in Section 36-5414(e).

(Ord. No. 2017-02, Exhibit A 2-7-17, Ord. No. 2016-24 § 2, 10-10-16)

[illegible]

The following list of uses are prohibited within the F-Drive District, except as ancillary or accessory uses in Special Zone Theme Parks or as may be expressly permitted or allowed elsewhere in Sections 38-860 through 38-879, inclusive, and as may be amended by the Board of Zoning Adjustments.

- | | | | |
|---------|--|----------|--|
| (2) | Accessory buildings in the front or side yards for retail purposes | (52)(1) | Commercial cleaning and use of vehicles |
| (2) | Adult entertainment establishments | (52)(2) | Display sale or storage of food commodities or equipment |
| (3) | Animal boarding for the maintenance of animals for breeding, showing and preparation for slaughter, including display and feeding pens | (52)(3) | Display sale or storage of food commodities or equipment |
| (4)(1) | Any business commonly known as "check cashing" or any business in which a material part of its services includes false monetary signs or other composition (often known as "payday loans" or "pay day services") but not including retail businesses which provide a check cashing service as an incidental part of their business and financial institutions such as banks, credit unions and trust companies | (52)(4) | Flax |
| (5) | Alcohol manufacturing or selling or any similar business or enterprise involving the selling or processing of alcohol | (54)(10) | Gas stations |
| (6) | Automobile repair, painting, cleaning or detailing shop | (55) | Gas sale or storage |
| (7)(1) | Auctions | (55)(1) | Gas sale or storage |
| (7)(2) | Automobile leasing services | (55)(2) | Gas sale or storage |
| (7)(3) | Bad bond agencies, as defined by F.S. § 640.22(1)(2018) | (55)(3) | Gas sale or storage |
| (8) | Baggage storage facilities | (55)(4) | Gas sale or storage |
| (9) | Bakery or confectionery business | (55)(5) | Gas sale or storage |
| (10) | Bar, tavern or similar food or drink service establishment | (55)(6) | Gas sale or storage |
| (11) | Barber shop or hair salon | (55)(7) | Gas sale or storage |
| (12) | Bed and breakfast | (55)(8) | Gas sale or storage |
| (13) | Bicycle repair and maintenance | (55)(9) | Gas sale or storage |
| (14)(1) | Bottle clubs | (55)(10) | Gas sale or storage |
| (15) | Boys' and girls' club | (55)(11) | Gas sale or storage |
| (16)(1) | Bus, cab, truck repair, storage and terminal | (55)(12) | Gas sale or storage |
| (17) | Business services | (55)(13) | Gas sale or storage |
| (18) | Butcher shop | (55)(14) | Gas sale or storage |
| (19) | Butcher shop | (55)(15) | Gas sale or storage |
| (20) | Butcher shop | (55)(16) | Gas sale or storage |
| (21) | Butcher shop | (55)(17) | Gas sale or storage |
| (22) | Butcher shop | (55)(18) | Gas sale or storage |
| (23) | Butcher shop | (55)(19) | Gas sale or storage |
| (24) | Butcher shop | (55)(20) | Gas sale or storage |
| (25) | Butcher shop | (55)(21) | Gas sale or storage |
| (26) | Butcher shop | (55)(22) | Gas sale or storage |
| (27) | Butcher shop | (55)(23) | Gas sale or storage |
| (28) | Butcher shop | (55)(24) | Gas sale or storage |
| (29) | Butcher shop | (55)(25) | Gas sale or storage |
| (30) | Butcher shop | (55)(26) | Gas sale or storage |
| (31) | Butcher shop | (55)(27) | Gas sale or storage |
| (32) | Butcher shop | (55)(28) | Gas sale or storage |
| (33) | Butcher shop | (55)(29) | Gas sale or storage |
| (34) | Butcher shop | (55)(30) | Gas sale or storage |
| (35) | Butcher shop | (55)(31) | Gas sale or storage |
| (36) | Butcher shop | (55)(32) | Gas sale or storage |
| (37) | Butcher shop | (55)(33) | Gas sale or storage |
| (38) | Butcher shop | (55)(34) | Gas sale or storage |
| (39) | Butcher shop | (55)(35) | Gas sale or storage |
| (40) | Butcher shop | (55)(36) | Gas sale or storage |
| (41) | Butcher shop | (55)(37) | Gas sale or storage |
| (42) | Butcher shop | (55)(38) | Gas sale or storage |
| (43) | Butcher shop | (55)(39) | Gas sale or storage |
| (44) | Butcher shop | (55)(40) | Gas sale or storage |
| (45) | Butcher shop | (55)(41) | Gas sale or storage |
| (46) | Butcher shop | (55)(42) | Gas sale or storage |
| (47) | Butcher shop | (55)(43) | Gas sale or storage |
| (48) | Butcher shop | (55)(44) | Gas sale or storage |
| (49) | Butcher shop | (55)(45) | Gas sale or storage |
| (50) | Butcher shop | (55)(46) | Gas sale or storage |
| (51) | Butcher shop | (55)(47) | Gas sale or storage |
| (52) | Butcher shop | (55)(48) | Gas sale or storage |
| (53) | Butcher shop | (55)(49) | Gas sale or storage |
| (54) | Butcher shop | (55)(50) | Gas sale or storage |
| (55) | Butcher shop | (55)(51) | Gas sale or storage |
| (56) | Butcher shop | (55)(52) | Gas sale or storage |
| (57) | Butcher shop | (55)(53) | Gas sale or storage |
| (58) | Butcher shop | (55)(54) | Gas sale or storage |
| (59) | Butcher shop | (55)(55) | Gas sale or storage |
| (60) | Butcher shop | (55)(56) | Gas sale or storage |
| (61) | Butcher shop | (55)(57) | Gas sale or storage |
| (62) | Butcher shop | (55)(58) | Gas sale or storage |
| (63) | Butcher shop | (55)(59) | Gas sale or storage |
| (64) | Butcher shop | (55)(60) | Gas sale or storage |
| (65) | Butcher shop | (55)(61) | Gas sale or storage |
| (66) | Butcher shop | (55)(62) | Gas sale or storage |
| (67) | Butcher shop | (55)(63) | Gas sale or storage |
| (68) | Butcher shop | (55)(64) | Gas sale or storage |
| (69) | Butcher shop | (55)(65) | Gas sale or storage |
| (70) | Butcher shop | (55)(66) | Gas sale or storage |
| (71) | Butcher shop | (55)(67) | Gas sale or storage |
| (72) | Butcher shop | (55)(68) | Gas sale or storage |
| (73) | Butcher shop | (55)(69) | Gas sale or storage |
| (74) | Butcher shop | (55)(70) | Gas sale or storage |
| (75) | Butcher shop | (55)(71) | Gas sale or storage |
| (76) | Butcher shop | (55)(72) | Gas sale or storage |
| (77) | Butcher shop | (55)(73) | Gas sale or storage |
| (78) | Butcher shop | (55)(74) | Gas sale or storage |
| (79) | Butcher shop | (55)(75) | Gas sale or storage |
| (80) | Butcher shop | (55)(76) | Gas sale or storage |
| (81) | Butcher shop | (55)(77) | Gas sale or storage |
| (82) | Butcher shop | (55)(78) | Gas sale or storage |
| (83) | Butcher shop | (55)(79) | Gas sale or storage |
| (84) | Butcher shop | (55)(80) | Gas sale or storage |
| (85) | Butcher shop | (55)(81) | Gas sale or storage |
| (86) | Butcher shop | (55)(82) | Gas sale or storage |
| (87) | Butcher shop | (55)(83) | Gas sale or storage |
| (88) | Butcher shop | (55)(84) | Gas sale or storage |
| (89) | Butcher shop | (55)(85) | Gas sale or storage |
| (90) | Butcher shop | (55)(86) | Gas sale or storage |
| (91) | Butcher shop | (55)(87) | Gas sale or storage |
| (92) | Butcher shop | (55)(88) | Gas sale or storage |
| (93) | Butcher shop | (55)(89) | Gas sale or storage |
| (94) | Butcher shop | (55)(90) | Gas sale or storage |
| (95) | Butcher shop | (55)(91) | Gas sale or storage |
| (96) | Butcher shop | (55)(92) | Gas sale or storage |
| (97) | | | |

I-Drive District Overlay Zone

I-Drive District Overlay Zone 21

I-Drive District Overlay Zone

6. Loading Requirements.

All uses except in the residential and one categories shall provide off-street loading spaces in compliance with Table 300 Required Loading Facilities.

(1) All loading facilities shall adhere to the following requirements:

- Use of On-Street Loading Areas. Space allocated to any off-street loading use shall not be used to satisfy the above requirements for any off-street parking facilities or parking spaces.
- Location. Unless otherwise specified, all required loading facilities shall be located on the same lot as the use to be served. No loading space shall block or project into a street. Any access drive or parking area.
- Access. Loading facilities shall have clear access onto an Alley or be permitted to an Alley or subject to a driveway.
- Direct access to a public way, other than an Alley, is prohibited.
- Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or Alley in a manner which will least interfere with traffic movement.

(2) Computation. Loading facilities shall be calculated using the following information:

- Base Space/Volume. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of gross floor area in square feet.
- Fractional. When computation of the number of required off-street loading spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.
- Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met:
 - Each lot served shall have direct access to the central loading area without crossing streets or alleys.

- Total off-street loading spaces provided shall meet the minimum requirements herein specified based on the sum of the several types of uses served on the same lot and approved by the Planning and Zoning Managers through site plan review.
- No lot served shall be more than 500 feet from the central loading area.

(3) Dimensions. A standard off-street loading space shall be a minimum of 10 feet in width by 28 feet in length and an optional loading space shall be a minimum of 12 feet in width and 40 feet in length. Enclosure of side and maneuvering space and shall have a minimum required clearance of 35 feet.

(4) Permitted Materials. Use of the following materials shall be limited to the use of the lot served and shall be subject to site plan review:

- Flammable liquids.
- Flammable gases.
- Flammable solids.
- Flammable dusts.
- Flammable fumes.
- Flammable vapors.
- Flammable mists.
- Flammable aerosols.
- Flammable liquids.
- Flammable gases.
- Flammable solids.
- Flammable dusts.
- Flammable fumes.
- Flammable vapors.
- Flammable mists.
- Flammable aerosols.

(5) Access. Loading facilities shall have clear access onto an Alley or be permitted to an Alley or subject to a driveway.

(6) Direct access to a public way, other than an Alley, is prohibited.

(7) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or Alley in a manner which will least interfere with traffic movement.

7. Site Access and Driveways Requirements.

These standards shall supplement the provisions for access provided in Sec. 38-854 Site and Building Requirements. Each driveway providing site access from a street, Alley, or other vehicular right-of-way shall be designed, constructed, and permanently maintained as follows:

(1) Quantity of Driveways. The number of driveways permitted for each building is located in Sec. 38-854 Site and Building Requirements.

(2) Dimensions and Design.

- Minimum Width of Property Line. All driveways shall have a minimum width of 26 feet, as measured at the property line except as stated below. Minimum width for one-way driveways is 12 feet at the property line.
- Maximum Width. When a garage door is located on the front facade of the structure, the driveway shall be no more than two feet wider than the garage door at any location.
- Shared Access. When possible, adjacent developments should share points of access to roadway surfaces. Shared Driveway Width. When access is shared between three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the driveway width from 24 feet to 32 feet, provided that a

traffic impact study shall be completed and access must be onto a Local Street, Arterial or Boulevard (refer to Sec. 38-852 Street Types).

(3) Driveway Placement. Driveway placement shall extend continuously over the driveway pavement with the intent of protecting the sidewalk path over the driveway. If the driveway and sidewalk are of the same material, the sidewalk path shall be scored or designated linearly across the entire driveway.

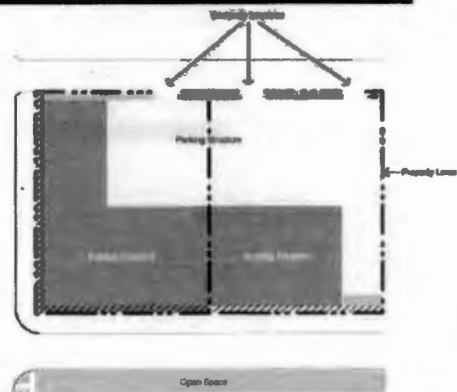
(4) Location. Speed of location information on location of site access and driveways can be found in Sec. 38-854 Site and Building Requirements.

(5) Access. Loading facilities shall have clear access onto an Alley or be permitted to an Alley or subject to a driveway.

(6) Direct access to a public way, other than an Alley, is prohibited.

(7) Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or Alley in a manner which will least interfere with traffic movement.

Figure 4-1: Driveway Layout



Gross Floor Area (sq. ft.)	Required Loading Facilities
Under 5,000	0
5,000 to 25,000	1
25,001 to 45,000	2
45,001 to 75,000	3
75,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

I-Drive District Overlay Zone

Sec. 39-667 Landscape.

Refer to Chapter 24, Orange County Code, for all landscaping requirements of this district.

Sec. 39-668. Approval Requirements.

a. Scope of Regulations.

- (1) **New development.** Unless otherwise exempt or vested pursuant to subsection b, c, or d, **all development within the I-Drive District Overlay Zone and all development undertaken by, and all actions taken in regard to, development orders shall be consistent with the I-Drive District Overlay Zone code (I-Drive District Code or Code).**
- (2) **Nonconforming structures and uses.** All buildings and uses in existence on February 7, 2017 that do not comply with the I-Drive District Code and that are not exempt or vested pursuant to subsection b, c, or d, below shall be considered nonconforming and, except as otherwise provided below, shall be subject to the requirements relating to nonconforming structures and uses in Article 9, Chapter 39, Orange County Code. Notwithstanding the foregoing and anything to the contrary in Article 9 of Chapter 39, the following shall apply to renovations or alterations of buildings and uses in existence on February 7, 2017:
 - (A) Renovations or alterations of buildings exclusively interior in nature are not subject to this Code.
 - (B) Nonconforming uses and structures in existence on February 7, 2017 may be continued, altered, renovated or expanded subject to the following:
 - (i) **Building Expansion.** Where the gross building square footage in existence on February 7, 2017 is expanded by more than 50% (individually or cumulatively), or an expansion combined with the reconstruction of any square footage that was substantially damaged amounts to more than 50% of the gross building square footage in existence on February 7, 2017, the expansion or the reconstruction shall conform with the site and building requirements of this Code to the maximum extent practicable.
 - (ii) **Site Expansion or Alteration.** Where (a) an expansion or alteration of a site affects 50% or more of a parking area in existence as of February 7, 2017, or (b) **retail uses or drive-ups are being relocated, added or removed** the portion of the site that is being altered shall to the maximum extent practicable conform with the block configuration, street types and off street parking requirements of this Code.
 - (iii) **Building Facade Improvements.** Substantial renovations or alterations of the front building facade, such as the relocation of entry doors or windows, shall comply with the minimum ground story transparency and the

principal entrance location requirements (reference Sec. 39-664, Table (22) subsection c) to the maximum extent practicable.

- (3) **Destruction, Damage, Demolition.** Where more than 50% of the gross building square footage in existence on February 7, 2017 is destroyed, damaged or demolished by fire, flood, earthquake, or other casualty, the replacement or rebuilt use or structure and the redevelopment portion of the site shall comply with all requirements of this Code to the maximum extent practicable.
- (4) **Intentional Relating.** Where more than 50% of the gross building square footage in existence on February 7, 2017 is intentionally related, the replacement or rebuilt use or structure and the redevelopment portion of the site shall comply with all requirements of this Code to the maximum extent practicable.
- (5) **Site Constraints.** A nonconforming structure or use on a physically constrained site (e.g., limited site topography, environmental considerations, or location of existing buildings and improvements) that is required to comply with some or all of the Code in connection with any proposed alterations, removal or reconstruction or redevelopment, shall comply with this Code to the maximum extent practicable.
- (6) **Any alteration, renovation, expansion or redevelopment that does not meet the Uniform Code for Code compliance set forth above shall not be required to comply with this Code in connection with such alteration, renovation, expansion or redevelopment.** The County shall consider any application for an alteration, renovation, expansion, or redevelopment in accordance with the County's applicable development approval process without regard to the provisions of this Code.

b. Planned Developments; Conditionally Exempt.

- (1) A Planned Development (PD) in existence on February 7, 2017 or portion thereof shall be exempt and remain exempt from the I-Drive District Code, subject to the following terms and conditions:
 - (A) With respect to a PD or portion thereof, without a Development Plan (DP) or Preliminary Subdivision Plan (PSP) as of February 7, 2017, the developer shall have until February 7, 2020 to submit a complete application with the Development Review Committee (DRC) for a DP or PSP, whichever the case may be. If, at the developer's option, does not conform to the I-Drive District Code, one or more respects provided that: (i) the DP or PSP does not necessitate a substantial change to the PD; (ii) the application continues to be processed by the developer after submitted and is approved, if at all, within one year after it is submitted; and (iii) construction of the project or of at least the first phase as applicable commences pursuant to its approved DP or PSP within two years from the date of its approval or construction commences within such other period of time that may hereafter be added to the Orange County Code for an approved DP or PSP in a PD (whichever period is longer).

Orange County Code for an approved DP or PSP in a PD (whichever period is longer). The developer may apply for and the DRC may grant a single one-year extension of the February 7, 2020 deadline upon a showing of good cause by the applicant meeting hardship and/or extenuating circumstances beyond the applicant's control.

- (B) With respect to a PD or portion thereof, with a DP or PSP as of February 7, 2017:
 - (i) **if construction pursuant to the DP or PSP has not commenced as of that date, the developer shall have until February 7, 2020 to commence construction of the project or of at least the first phase as applicable pursuant to the approved DP or PSP.** The developer may apply to, and the DRC may grant, a single one-year extension of the February 7, 2020 deadline upon a showing of good cause by the applicant meeting hardship and/or extenuating circumstances beyond the applicant's control;
 - (ii) **the developer shall have until February 7, 2020, to submit a complete application with the DRC to amend the DP or PSP in a manner that constitutes a substantial change to the DP or PSP and that, at the developer's option, does not conform to the I-Drive Code in one or more respects provided that:**
 - (A) the amendment to the DP or PSP does not necessitate a substantial change to the PD;
 - (B) the application continues to be processed by the developer after submitted and is approved, if at all, within one year after it is submitted; and
 - (C) construction commences pursuant to the amended DP or PSP within two years from the date of its approval (or construction commences within such other period of time that may hereafter be added to the Orange County Code for an approved DP or PSP in a PD (whichever period is longer)).

The developer may apply for, and the DRC may grant, a single one-year extension of the February 7, 2020 deadline upon a showing of good cause by the applicant meeting hardship and/or extenuating circumstances beyond the applicant's control.

- (2) **if construction pursuant to the DP or PSP commenced or was completed for any portion of the development by February 7, 2017, the entire development covered in the DP or PSP is exempt and shall remain exempt from the I-Drive District Code, and the developer is not subject to the February 7, 2020 deadline, unless the developer applies for a substantial change to the DP or PSP.**
- (3) As of February 7, 2017, portions of existing PDs identified in Figure (46) are undergoing environmental remediation or are subject to a Consent Agreement, Remediation Agreement, or other agreement with a regulatory agency requiring remediation to be completed. Accordingly, for those PDs only that (i) are (2) year deadline set forth in subsections (1)(A) and (B) above shall

be abated until such remediation has been completed. (For example, if remediation for a particular PD is completed on July 1, 2018, the three-year deadline to submit a complete application or commence construction, whatever the case may be, shall be July 1, 2021 instead of February 7, 2020).

- (3) Failure to satisfy the terms and conditions of subsection (1)(A) or (B) shall cause the PD to lose its conditional exempt status, and the PD shall then become subject to the requirements of the I-Drive Code.
- (4) Notwithstanding a PD's conditional exempt status, to the maximum extent practicable, a developer of a PD or portion thereof is encouraged to comply with the I-Drive District Code.
- (5) After February 7, 2017, new PDs and substantial changes to PDs, DPs and PSPs approved prior to February 7, 2017 shall not be permitted within the District, except as provided under Section 11(1)(5)(i) for DPs and PSPs. However, changes to a DP, PSP, Land Use Plan or to conditions of approval of a PD approved prior to February 7, 2017, that would otherwise be deemed a substantial change to the DP, PSP, PD or Land Use Plan shall be deemed a non-substantial change if such change is consistent with the intent of the I-Drive District Code, as determined by the Planning Manager. Any non-substantial change to a DP, DP, PSP or Land Use Plan may be permitted at any time after February 7, 2017, and need not comply with the I-Drive District Code.

c. Vested rights application; determination.

In recognition that the rights of some property owners to develop their land may be vested, despite the particular development being inconsistent with the I-Drive District Code, any person may request from the County a determination of whether his person's right to complete a development in existence as of February 7, 2017 is vested pursuant to his subsection c, notwithstanding that all or a portion of a development is inconsistent with the I-Drive District Code. Such an application, along with a non-refundable application fee in an amount approved by the Board of County Commissioners, shall be submitted to the Planning Manager as an application form as the County may prescribe, and the applicant shall be reviewed and granted or denied in accordance with the procedures described in this subsection c.

- (1) The applicant shall submit relevant supporting information including other development orders or permits, contracts, letters, approvals, reports or any other documents upon which the vested rights application is based with the Planning Manager. The applicant shall identify the provisions of the I-Drive District Code that the applicant believes should not apply because of vesting.
- (2) The Planning Manager, based on consultation with the County Attorney's Office, shall render a written determination granting a vested rights certificate or denying the vested rights application within forty-five (45) calendar days after the applicant submits a complete and sufficient application. If the applicant agrees in writing to an extension of time

I-Drive District Overlay Zone



- (C) **Waived rights certificate.** A development shall be entitled to a waived rights certificate if on or after February 7, 2017:
- The County has issued a development order or the County has otherwise taken official action with respect to development of the property; and
 - Estimated obligations or expenses (other than land purchase costs and payment of taxes) including, but not limited to, legal and professional expenses related directly to the development have been incurred or there has otherwise been a substantial change in position; and
 - Such obligations, expenses, and change in position were undertaken by the property owner in good faith reliance on the actions of the County; and
 - It would be unfair to deny the property owner the opportunity to complete the project.
- (4) **Regulated compliance with other laws, ordinances, etc.** The purpose of this subsection is only to specify the circumstances under which a property owner may undertake or continue development despite the inconsistency of the development with the I-Drive District Code. Therefore, nothing in this subsection shall be construed to create rights that otherwise do not exist. Any development that is granted a waived rights certificate is not exempt or waived from any other laws, ordinances, regulations, or conditions of approval as may be applicable to the development, shall continue to be subject to all requests to all other laws, ordinances, and regulations, and shall continue to be subject to all terms, conditions, requirements and restrictions contained in any development order or permit or approval pertaining to the particular development. Also, a waived rights certificate does not entitle the holder of the certificate to the issuance of any development order, permit or approval not specified in the waived rights certificate, and does not exempt the holder from paying any impact or other fees assessed by the County after the effective date of such determination (or any increases thereof). A waived rights certificate may require certain standards thresholds and/or guidelines such as conditions regarding phasing, original conditions of approval or other appropriate development requirements, as may be specifically applicable to the particular project, provided that such conditions and requirements shall be based upon the original development approval on which the waived rights certificate is granted.
- (5) **Substantial change or decision.** Additional impacts generated by any substantial change from the terms of the development order upon which a waived rights certificate is predicated shall be subject to the I-Drive District Code to the extent of the additional impacts generated by the substantial change over and above the previously approved development order.
- (6) **Expiration of waived rights certificate.** A waived rights certificate issued pursuant to this subsection c. shall expire and become null and void in either of the following

circumstances:

- Upon the expiration of the development order or permit or approval that served as the predicate for the property owner's waived rights certificate; or
- Three (3) years from the date of issuance of the waived rights certificate if no further physical development takes place after issuance of the waived rights certificate. The developer may apply for, and the DRC may grant a single one-year extension of the three year time frame upon a showing of good cause by the applicant, meaning hardship and/or extenuating circumstances beyond the applicant's control.

d. Impairment of Contract.

- It is not the intent of the County that the I-Drive District Code require any valid, existing and bona fide contract rights contrary to Article I, Section 30, Florida Constitution ("Protected laws").
- Accordingly, any person may submit a statement to the Planning Manager as to an alleged impairment of contractual rights, which shall specifically identify the provision(s) of the I-Drive District Code that the applicant believes causes the impairment, and evidence of such contractual rights that were valid and in effect as of February 7, 2017, including but not limited to contracts, agreements, and covenants. The statement and supporting materials, along with a non-refundable application fee in an amount approved by the Board of County Commissioners, shall be submitted to the Planning Manager, who shall review the statement and supporting materials in consultation with the County Attorney's Office. Within sixty (60) calendar days of receipt of the complete and sufficient statement and supporting materials, the Planning Manager shall issue a written determination unless the applicant agrees in writing to an extension of time.
- If the determination finds an impermissible impairment of contract, the determination shall identify the provisions of the I-Drive District Code causing the impairment, and shall grant or approve such variance or dispensation as necessary to avoid such impairment, with such waivers or dispensations being valid for only the length of time that the contract or other document giving rise to the impairment remained valid and in effect.
- If the determination does not find an impermissible impairment of contract, the determination shall explain the rationale for the determination.

e. Pre-Application Meeting.

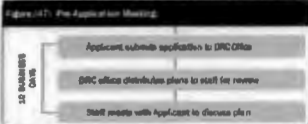
- The purpose of this subsection is to afford the applicant an opportunity to review the intent and substance of the professional staff before preparing formal plans and making an official application. Those applicants that are familiar with the

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- regulating plan requirements and approval process may choose to forgo the pre-application meeting.
- (2) The applicant must apply for a pre-application meeting with the DRC Office prior to submitting an application for Site Plan Approval or Subdivision Plan Approval.
 - (3) The applicant shall submit the following:
 - (a) Application Form, and Applicable Fees
 - (b) **Site Plan:** A single plan or plans shall detail the proposed including the following:
 - (i) Draft layout of blocks, street types, open space types, lots, and buildings
 - (ii) Existing conditions such as topography, water bodies, aerial photograph, and flood plain
 - (iii) Location of Tracts and Units consistent with the Regulating Plan
 - (iv) Anticipated method of servicing parking requirements
 - (v) Site survey
 - (c) **Pre-Application Meeting:** Staff shall schedule to meet with the Applicant to discuss the proposed plan within 10 business days of receipt of the complete application.

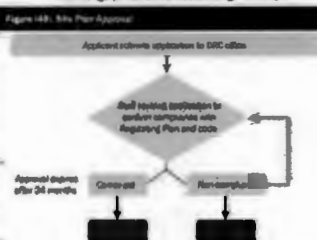
Subdivision Plan Approval and Recording

Refer to Sec. 34-46 and Sec. 34-133 for information on the subdivision plan approval and recording process. Any proposed Subdivision Plans that are located within an approved Regulating Plan shall also be reviewed by the regulating review staff in accordance with this section.



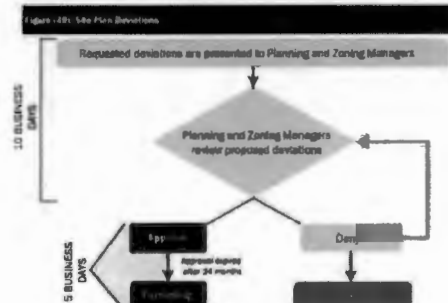
Site Plan Approval

- (1) The purpose of this subsection is to establish a process that allows County staff to administer review development and redevelopment of sites, buildings, lots, and other site requirements within the District to ensure that the full standards and intent of this code are met.
- (2) All development located within this regulating plan area shall submit for Site Plan approval.
- (3) The following information shall be included in a complete application. The application shall be submitted digitally as PDF:
 - (A) Complete Application Form, and Applicable Fees
 - (B) Applicant shall submit the following in compliance with the requirements of this code when submitting an application for development. All maps and plans shall include project title, date of preparation, north arrow, scale on 24" X 36" sheet, size:
 - (i) Site Location Map, Legal Description/Limits of Plan, Parcel Identification Number(s)
 - (ii) Owner & Applicant Name & Contact Information: Provide phone number and email address
 - (iii) Site Aerial Photograph: Provide aerial photo at readable scale and indicate general project limits
 - (iv) Survey Plat: Dimensions of property lines, easements, right-of-way
 - (v) Development Boundaries and Proposed Parking, if applicable
 - (vi) Existing Conditions Survey: Existing on site and adjacent off-site structures, streets, utilities, easements, pavement noted either on site survey
 - (vii) Existing Natural Conditions Survey: Existing topography, vegetation, drainage, wetlands, floodplain, or other unique features on site survey
 - (viii) Proposed Deviations: All proposed deviations and justifications for deviations
 - (ix) Site Plan: A Site Plan delineating all proposed buildings, easements, parking areas, free standing walls, steps, streets, drive surfaces, parking stalls, ponds, fencing, guardrails, barriers, etc.



- (iv) **Building Plans:** Floor plans require heights and along for all buildings illustrating compliance with the requirements of the Regulating Plan.
 - (v) **Table of Uses:** A table of uses is required on the Building Plan delineating locations and gross square footages of categories of uses, number of residential units, and number of hotel rooms in compliance with Table 29 Uses by Township.
 - (vi) **Building Elevation:** Building elevations of all facades required to illustrate compliance with the site and building requirements.
 - (vii) **Construction Area Submittal:** Submittal of all utilities and Landscape Plan illustrating compliance with the requirements of the Landscape section. For sites less than ten percent landscape area, the Landscape Plan may be combined with the Site Plan.
 - (viii) **Parking Plan:** Parking layout plan with table of spaces layout to plan illustrating compliance with the Parking section. Driveways, shared parking arrangements, contrain parking, and any other parking reductions shall be included and noted for compliance with Sec. 30-505 Off-street Parking and Loading.
 - (ix) **Mass Signage Plan:** Signage Plan illustrating compliance with the requirements of Chapter 81.5. Refer to Sec. 31.5-100 Minimum development size in 15 acres.
 - (x) **Lighting Plan:** Lighting Plan illustrating compliance with the requirements of Chapter 9, Article 301 Exterior Lighting Standards.
 - (xi) **Open Space Plan:** If Open Space is included, Open Space Plan shall define all paving, structures, site furnishings, and landscape areas illustrating compliance with the requirements of Sec. 30-553 Open Space Types.
 - (xii) **Flood Drainage Plan:** Plans and details describing final stormwater system with Low Impact Development (LID) practices. Refer to Sec. 30-582 Drainage Plan Requirements and Orange County LID Manual.
 - (xiii) **Preliminary Engineering Plans:** Plans and details describing water, wastewater, and other utility systems throughout area covered in Regulating Plan.
- (4) Application Process Timeline: Upon submittal of a complete application, the site plan shall be reviewed using the following process and timeline:
- (a) Staff shall review and reply recommendations within 10 business days. Each revised site plan shall be reviewed within 10 business days after receipt.
 - (b) If the Site Plan is found in compliance, the applicant may submit for construction permits. Subdivision plans shall be forwarded to the DRC for PSP under the PSP approval process in Ch. 34.

Deviations from Regulations and Proposed Alternatives



I-Drive District Overlay Zone

with final decision by the Planning and Zoning Manager (and the County Engineer if applicable). If the proposed decision is considered consistent with the intent of the I-Drive District Code and the Comprehensive Plan, it may be accepted as non-substantive and approved to proceed without the need of further review. If the proposed decision is considered inconsistent with the I-Drive District Code or the Comprehensive Plan, it will be considered a substantial change and may be appealed to the ODC for further evaluation and consideration for approval.

(2) **Regulations Not Addressed.** If a particular development standard is determined to have not been addressed within the scope of this I-Drive District Code, the most relevant applicable Orange County standard shall be enforced.

(3) **Appeals to ODC.** Any decision appealed to the ODC shall require a separate ODC application following the change determination application process. The ODC will evaluate the proposed Regulating Plan and/or code amendment(s) and either approve, approve as non-substantive, or deny as substantive. Any ODC decisions may be appealed to the BOC following ODC Change Determination regulations.

6. Amendments to the Regulating Plan.

This subsection is intended to describe the process by which the owners of properties within the Overlay District may seek to change their Request or Special Zone designation, or by which the Overlay District boundary may be expanded, necessitating an amendment to the Regulating Plan.

(2) To apply for a change to the existing Transact or Special Zone designation on a property, the property owner shall submit an application through the County's Planning Division. The applicant shall pay an associated fee which shall be approved by the Board of County Commissioners.

(3) The Planning and Zoning Commission (PZC) shall review the proposed amendment to the Regulating Plan for consistency with the I-Drive District Code and shall recommend approval or denial of an ordinance implementing the amendment to the BOC.

(4) The BOC shall review the application as a public hearing, and shall approve or deny the request based on consistency with the intent of the Code. Petitions converting to a Special Zone Theme Park designation shall meet the following conditions and requirements:

(A) Any property to be included in a Special Zone Theme Park shall be under the same ownership or control as an adjoining parcel in the then existing Special Zone Theme Park and

(B) Any property for which a Special Zone Theme Park designation is sought shall contain a minimum of 25 contiguous acres either alone or in combination with other property having the same designation.

(5) If the application is approved by the BOC, Figure (3) I-Drive District Regulating Plan, shall be amended by ordinance.

(6) An expansion of District boundaries to include any new parcels and to assign the new parcel(s) a Transact or Special Zone designation shall also require an amendment to the Regulating Plan and to the Code. Property proposed for inclusion within the District shall be at least 25% contiguous to the then existing district boundary.

(7) The creation of new Transacts or Special Zones in the District requires an amendment to the Comprehensive Plan and to the Code.

7. Appeals.

(1) Any party aggrieved by a decision of the Planning Manager and/or the Zoning Manager pursuant to Section 36-608 may notify the Planning Manager in writing that such party is appealing the decision. The notification shall be delivered to the Planning Manager no later than thirty (30) days after the decision on the application is delivered to the applicant, otherwise the applicant shall be deemed to have waived all rights to challenge the decision. Upon receipt by the Planning Manager of a timely notice of appeal, the Planning Manager shall submit the appeal to the ODC, which shall consider the appeal no later than ninety (90) days following receipt or at such later date to which the applicant may consent.

(2) Any decision of the ODC pursuant to this section may be appealed to the Board of County Commissioners by submitting a letter to the chairman of the ODC within thirty (30) days of the ODC's decision.

(3) The Board of County Commissioners shall review the application or decision on the same basis, and in accordance with the procedures and criteria in this section. The Board of County Commissioners may approve (with or without conditions) or deny the application, return the application to the appropriate committee or staff for further consideration with or without comments or directions, or split the decision of the Planning Manager, as appropriate. An approval stated by the Board of County Commissioners shall enable the Planning Manager to deem a determination as appropriate which in any case may contain such conditions as the Board of County Commissioners may require.

(4) A person aggrieved by a decision of the Board of County Commissioners pursuant to Section 36-608 may challenge the decision in the Circuit Court for the Ninth Judicial Circuit. If the aggrieved person decides to challenge the decision, he/she shall file a petition for writ of certiorari with the clerk of the circuit court not later than thirty (30) days after the decision is rendered by the Board of County Commissioners. The record before the circuit court shall consist of the complete record of the proceedings before the Board of County Commissioners.

(5) Judicial review shall not be available unless and until the procedures set forth in this section have been exhausted.

Sec. 36-609. Definitions.

a. Graphics.

The graphics within and not colored throughout this code are regulatory.

In case of a conflict, text shall control over tables and graphics and tables shall control graphics.

b. Defined Terms.

For the purposes of Sections 36-600 through 36-675, the following terms shall have the following meanings:

(1) **Accessory Use or Structure.** A use or structure customarily incidental, and subordinate to the principal use or structure and located on the same lot with such principal use or structure.

(2) **Apparent.** A developer or an authorized agent of a developer.

(3) **Block.** The aggregate of lots paralleling streets and always bounded on all sides by streets.

(4) **Block Depth.** A block measurement that is the horizontal distance between the front property line of a block face and the front property line of the parallel or approximately parallel block face.

(5) **Block Ends.** The lots located on the end of a block. These lots are often larger than the lots in the interior of the block or those at the opposite end of the block and can be located on a more narrow street type. They are typically more suitable for more intensive development such as multiple family or mixed use development.

(6) **Block Face.** The aggregate of all the building facades on one side of a block.

(7) **Block Length.** A block measurement that is the horizontal distance along the front property lines of the lots comprising the block.

(8) **Building Line.** An area in which the front or corner side facade of a building shall be placed. It may or may not be located directly adjacent to a property line. The transect dictates the minimum and maximum distance a structure may be placed from a property line. Refer to Figure (5) Build-to-Line vs. Setback Line.

(9) **Checkbook.** An area of flat ground adjacent and equal in size to the building footprint.

(10) **Coverage, Building.** The percentage of a lot developed with a principal or accessory structure.

(11) **Coverage, Impervious.** The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

(12) **Dedication.** The intention of appropriation of land by the owner to the county for public use and/or ownership.

(13) **Density.** The number of dwelling units located in an area of land usually stated as units per acre.

(14) **Dwelling Unit.** A building or portion thereof designed or used exclusively for residential occupancy but not including hotels, motels, dormitories, or mobile homes.

(15) **Exterior Art.** Displayed as objects on buildings and structures that comply with building, engineering, safety or other standards, codes and graphics or any combination thereof, but not any such display or objects that consist of advertising or means of advertising, other than murals, signs, graphics and objects as created by

man, machine, nature or other means, including murals or signs.

(16) **Easement.** A legal interest in land, granted by the owner to another person or entity which allows for the use of all or a portion of the owner's land for such purposes as access or placement of utilities.

(17) **Expressive Line.** An architectural feature. A decorative three-dimensional linear element, horizontal or vertical, including or intended at least two inches from the exterior facade of a building typically utilized to delineate floors or masses of a building.

(18) **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doors, and design elements such as expressive lines. The front facade is any building face adjacent to the front property line.

(19) **Frontage Type.** The permitted treatment types of the ground floor facade of a building. Refer to the Frontage section for more information and a list of permitted Frontage Types.

(20) **Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.

(21) **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, parking spaces, or living spaces and any basement floor area used for retailing, activities, the production or processing of goods, or business offices. It shall not include other spaces having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking, and loading areas, enclosed porches, roof decks, pool gardens, or basement floor area other than specified above.

(22) **Impervious Surface.** Also referred to as impervious material. Any hard surface, man-made or natural, that does not absorb water, including building roofs, sidewalks, parking driveways, and other paved surfaces.

(23) **Landscaping Area.** An area on a lot dedicated to a structure, parking or loading facility, drainage buffer, and rear buffer, or interior parking lot landscaping.

(24) **Lot.** A parcel of land occupied or intended for occupancy by a use permitted in this chapter. Refer to Figure (30) Lots.

(25) **Lot, Corner.** A parcel of land abutting on at least two vehicles rights-of-way including an Alley, at their intersection. Refer to Figure (30) Lots.

(26) **Lot, Flag.** A parcel of land having its only access to the adjacent vehicle right-of-way, including an Alley, through a narrow strip of land. Refer to Figure (30) Lots.

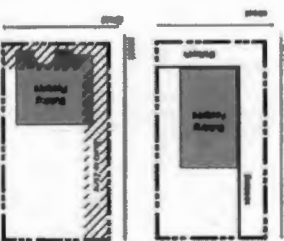
(27) **Lot, Interior.** A parcel of land abutting a vehicular Right-of-way, including an Alley, along one (1) Property Line, surrounded by Lots along the same-right Property Lines.

(28) **Lot, Trough.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicle rights-of-way, including an Alley. Refer to Figure (30) Lots.

(29) **Lot Area.** The computed area contained within the property lines. It is typically denoted in square feet or acres.

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- 1601.01.1 Lot Depth. The distance measured from the midpoint of the front lot to the midpoint of the opposite rear lot of the lot. Refer to Figure 1601.01.1.
- 1601.01.2 Lot Frontage. The horizontal distance between the side property lines measured at the front property line. Through lots may have two frontages. Refer to Figure 1601.01.2.
- 1601.01.3 Easement. A right or privilege in or over the land of another person for a specified purpose, such as a right of way, utility, or drainage. Easements are created by deed, prescription, or other means. Refer to Figure 1601.01.3.
- 1601.01.4 Easement Area. The area of land over which an easement is granted. Refer to Figure 1601.01.4.
- 1601.01.5 Easement Holder. The person or entity that holds the right or privilege granted by an easement. Refer to Figure 1601.01.5.
- 1601.01.6 Easement Beneficiary. The person or entity that benefits from the use of an easement. Refer to Figure 1601.01.6.
- 1601.01.7 Easement Termination. The process of ending an easement. Easements may be terminated by deed, prescription, or other means. Refer to Figure 1601.01.7.
- 1601.01.8 Easement Reversion. The process of an easement returning to the original owner of the land. Refer to Figure 1601.01.8.
- 1601.01.9 Easement Assignment. The process of transferring an easement to another person. Refer to Figure 1601.01.9.
- 1601.01.10 Easement Release. The process of giving up an easement. Refer to Figure 1601.01.10.
- 1601.01.11 Easement Lien. A legal claim against the land of a person who has granted an easement. Refer to Figure 1601.01.11.
- 1601.01.12 Easement Priority. The order in which easements are granted. Refer to Figure 1601.01.12.
- 1601.01.13 Easement Duration. The length of time an easement lasts. Refer to Figure 1601.01.13.
- 1601.01.14 Easement Scope. The range of activities permitted by an easement. Refer to Figure 1601.01.14.
- 1601.01.15 Easement Conditions. The requirements that must be met for an easement to be granted. Refer to Figure 1601.01.15.
- 1601.01.16 Easement Restrictions. The limitations on the use of land subject to an easement. Refer to Figure 1601.01.16.
- 1601.01.17 Easement Enforcement. The process of ensuring that the terms of an easement are followed. Refer to Figure 1601.01.17.
- 1601.01.18 Easement Dispute. A conflict between the parties to an easement. Refer to Figure 1601.01.18.
- 1601.01.19 Easement Mediation. The process of resolving an easement dispute through negotiation. Refer to Figure 1601.01.19.
- 1601.01.20 Easement Arbitration. The process of resolving an easement dispute through a neutral third party. Refer to Figure 1601.01.20.
- 1601.01.21 Easement Litigation. The process of resolving an easement dispute through the courts. Refer to Figure 1601.01.21.
- 1601.01.22 Easement Settlement. The process of reaching an agreement between the parties to an easement. Refer to Figure 1601.01.22.
- 1601.01.23 Easement Release Deed. A deed that releases an easement. Refer to Figure 1601.01.23.
- 1601.01.24 Easement Assignment Deed. A deed that assigns an easement. Refer to Figure 1601.01.24.
- 1601.01.25 Easement Lien Deed. A deed that creates an easement lien. Refer to Figure 1601.01.25.
- 1601.01.26 Easement Release Agreement. An agreement that releases an easement. Refer to Figure 1601.01.26.
- 1601.01.27 Easement Assignment Agreement. An agreement that assigns an easement. Refer to Figure 1601.01.27.
- 1601.01.28 Easement Lien Agreement. An agreement that creates an easement lien. Refer to Figure 1601.01.28.
- 1601.01.29 Easement Release Certificate. A certificate that releases an easement. Refer to Figure 1601.01.29.
- 1601.01.30 Easement Assignment Certificate. A certificate that assigns an easement. Refer to Figure 1601.01.30.
- 1601.01.31 Easement Lien Certificate. A certificate that creates an easement lien. Refer to Figure 1601.01.31.
- 1601.01.32 Easement Release Order. An order that releases an easement. Refer to Figure 1601.01.32.
- 1601.01.33 Easement Assignment Order. An order that assigns an easement. Refer to Figure 1601.01.33.
- 1601.01.34 Easement Lien Order. An order that creates an easement lien. Refer to Figure 1601.01.34.
- 1601.01.35 Easement Release Decree. A decree that releases an easement. Refer to Figure 1601.01.35.
- 1601.01.36 Easement Assignment Decree. A decree that assigns an easement. Refer to Figure 1601.01.36.
- 1601.01.37 Easement Lien Decree. A decree that creates an easement lien. Refer to Figure 1601.01.37.
- 1601.01.38 Easement Release Judgment. A judgment that releases an easement. Refer to Figure 1601.01.38.
- 1601.01.39 Easement Assignment Judgment. A judgment that assigns an easement. Refer to Figure 1601.01.39.
- 1601.01.40 Easement Lien Judgment. A judgment that creates an easement lien. Refer to Figure 1601.01.40.
- 1601.01.41 Easement Release Verdict. A verdict that releases an easement. Refer to Figure 1601.01.41.
- 1601.01.42 Easement Assignment Verdict. A verdict that assigns an easement. Refer to Figure 1601.01.42.
- 1601.01.43 Easement Lien Verdict. A verdict that creates an easement lien. Refer to Figure 1601.01.43.
- 1601.01.44 Easement Release Award. An award that releases an easement. Refer to Figure 1601.01.44.
- 1601.01.45 Easement Assignment Award. An award that assigns an easement. Refer to Figure 1601.01.45.
- 1601.01.46 Easement Lien Award. An award that creates an easement lien. Refer to Figure 1601.01.46.
- 1601.01.47 Easement Release Settlement. A settlement that releases an easement. Refer to Figure 1601.01.47.
- 1601.01.48 Easement Assignment Settlement. A settlement that assigns an easement. Refer to Figure 1601.01.48.
- 1601.01.49 Easement Lien Settlement. A settlement that creates an easement lien. Refer to Figure 1601.01.49.
- 1601.01.50 Easement Release Consent. A consent that releases an easement. Refer to Figure 1601.01.50.
- 1601.01.51 Easement Assignment Consent. A consent that assigns an easement. Refer to Figure 1601.01.51.
- 1601.01.52 Easement Lien Consent. A consent that creates an easement lien. Refer to Figure 1601.01.52.
- 1601.01.53 Easement Release Approval. An approval that releases an easement. Refer to Figure 1601.01.53.
- 1601.01.54 Easement Assignment Approval. An approval that assigns an easement. Refer to Figure 1601.01.54.
- 1601.01.55 Easement Lien Approval. An approval that creates an easement lien. Refer to Figure 1601.01.55.
- 1601.01.56 Easement Release Authorization. An authorization that releases an easement. Refer to Figure 1601.01.56.
- 1601.01.57 Easement Assignment Authorization. An authorization that assigns an easement. Refer to Figure 1601.01.57.
- 1601.01.58 Easement Lien Authorization. An authorization that creates an easement lien. Refer to Figure 1601.01.58.
- 1601.01.59 Easement Release License. A license that releases an easement. Refer to Figure 1601.01.59.
- 1601.01.60 Easement Assignment License. A license that assigns an easement. Refer to Figure 1601.01.60.
- 1601.01.61 Easement Lien License. A license that creates an easement lien. Refer to Figure 1601.01.61.
- 1601.01.62 Easement Release Permit. A permit that releases an easement. Refer to Figure 1601.01.62.
- 1601.01.63 Easement Assignment Permit. A permit that assigns an easement. Refer to Figure 1601.01.63.
- 1601.01.64 Easement Lien Permit. A permit that creates an easement lien. Refer to Figure 1601.01.64.
- 1601.01.65 Easement Release Certificate of Title. A certificate of title that releases an easement. Refer to Figure 1601.01.65.
- 1601.01.66 Easement Assignment Certificate of Title. A certificate of title that assigns an easement. Refer to Figure 1601.01.66.
- 1601.01.67 Easement Lien Certificate of Title. A certificate of title that creates an easement lien. Refer to Figure 1601.01.67.
- 1601.01.68 Easement Release Title Insurance Policy. A title insurance policy that releases an easement. Refer to Figure 1601.01.68.
- 1601.01.69 Easement Assignment Title Insurance Policy. A title insurance policy that assigns an easement. Refer to Figure 1601.01.69.
- 1601.01.70 Easement Lien Title Insurance Policy. A title insurance policy that creates an easement lien. Refer to Figure 1601.01.70.
- 1601.01.71 Easement Release Escrow Agreement. An escrow agreement that releases an easement. Refer to Figure 1601.01.71.
- 1601.01.72 Easement Assignment Escrow Agreement. An escrow agreement that assigns an easement. Refer to Figure 1601.01.72.
- 1601.01.73 Easement Lien Escrow Agreement. An escrow agreement that creates an easement lien. Refer to Figure 1601.01.73.
- 1601.01.74 Easement Release Closing Statement. A closing statement that releases an easement. Refer to Figure 1601.01.74.
- 1601.01.75 Easement Assignment Closing Statement. A closing statement that assigns an easement. Refer to Figure 1601.01.75.
- 1601.01.76 Easement Lien Closing Statement. A closing statement that creates an easement lien. Refer to Figure 1601.01.76.
- 1601.01.77 Easement Release Affidavit. An affidavit that releases an easement. Refer to Figure 1601.01.77.
- 1601.01.78 Easement Assignment Affidavit. An affidavit that assigns an easement. Refer to Figure 1601.01.78.
- 1601.01.79 Easement Lien Affidavit. An affidavit that creates an easement lien. Refer to Figure 1601.01.79.
- 1601.01.80 Easement Release Declaration. A declaration that releases an easement. Refer to Figure 1601.01.80.
- 1601.01.81 Easement Assignment Declaration. A declaration that assigns an easement. Refer to Figure 1601.01.81.
- 1601.01.82 Easement Lien Declaration. A declaration that creates an easement lien. Refer to Figure 1601.01.82.
- 1601.01.83 Easement Release Acknowledgment. An acknowledgment that releases an easement. Refer to Figure 1601.01.83.
- 1601.01.84 Easement Assignment Acknowledgment. An acknowledgment that assigns an easement. Refer to Figure 1601.01.84.
- 1601.01.85 Easement Lien Acknowledgment. An acknowledgment that creates an easement lien. Refer to Figure 1601.01.85.
- 1601.01.86 Easement Release Certificate of Completion. A certificate of completion that releases an easement. Refer to Figure 1601.01.86.
- 1601.01.87 Easement Assignment Certificate of Completion. A certificate of completion that assigns an easement. Refer to Figure 1601.01.87.
- 1601.01.88 Easement Lien Certificate of Completion. A certificate of completion that creates an easement lien. Refer to Figure 1601.01.88.
- 1601.01.89 Easement Release Final Deed. A final deed that releases an easement. Refer to Figure 1601.01.89.
- 1601.01.90 Easement Assignment Final Deed. A final deed that assigns an easement. Refer to Figure 1601.01.90.
- 1601.01.91 Easement Lien Final Deed. A final deed that creates an easement lien. Refer to Figure 1601.01.91.
- 1601.01.92 Easement Release Recordable Deed. A recordable deed that releases an easement. Refer to Figure 1601.01.92.
- 1601.01.93 Easement Assignment Recordable Deed. A recordable deed that assigns an easement. Refer to Figure 1601.01.93.
- 1601.01.94 Easement Lien Recordable Deed. A recordable deed that creates an easement lien. Refer to Figure 1601.01.94.
- 1601.01.95 Easement Release Marketable Title Insurance Policy. A marketable title insurance policy that releases an easement. Refer to Figure 1601.01.95.
- 1601.01.96 Easement Assignment Marketable Title Insurance Policy. A marketable title insurance policy that assigns an easement. Refer to Figure 1601.01.96.
- 1601.01.97 Easement Lien Marketable Title Insurance Policy. A marketable title insurance policy that creates an easement lien. Refer to Figure 1601.01.97.
- 1601.01.98 Easement Release Quitclaim Deed. A quitclaim deed that releases an easement. Refer to Figure 1601.01.98.
- 1601.01.99 Easement Assignment Quitclaim Deed. A quitclaim deed that assigns an easement. Refer to Figure 1601.01.99.
- 1601.01.100 Easement Lien Quitclaim Deed. A quitclaim deed that creates an easement lien. Refer to Figure 1601.01.100.



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distance meant to demonstrate 5:30 minute walking distances. Also referred to as the "Pedestrian Street".

1625 (57) Tree Canopy. The uppermost area of spreading branches and leaves of a tree.

1630 (58) Tree Canopy Coverage. The area of ground covered or shaded by a tree's canopy, measured in square feet.

1640 (59) Use. Also referred to as land use. A purpose or activity that may occur within a building or a lot.

1650 (10) Visible Basement. A half story partially below grade and ordinarily exposed above with required transparency on the street facade.

1660 (11) Water Body. A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.

(Ord. No. 2017-03, Exhibit A, 2.7-17; Ord. No. 2018-24, § 2, 10-30-18)