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SILVERLEAF PD REGULATING PLAN

March 2020

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SECTION 1

INTENT AND PURPOSE

SECTION 1 - INTENT AND PURPOSE

A. INTENT AND PURPOSE

The purpose of the Silverleaf PD Regulating Plan (the “Regulating Plan”) is to establish a flexible and responsive regulatory framework that provides predictability in guidance of the development and redevelopment of the Silverleaf Community. These documents shall be interpreted and applied with flexibility to promote market and economic development, innovative design and diversity of housing opportunities, along with near term market conditions that will contribute to the sustainability and resiliency of the project. It is the intent of the Regulating Plan to incorporate land use techniques and principles, that provide a simplified and sustainable foundation for governance and development of Silverleaf. The project is designed as a balanced, mixed-use community with vibrant places to live, work, learn, recreate, and relax that fosters opportunities for healthy lifestyles and economic opportunity, along with the conservation and enhancement of the natural and built environment.

B. GUIDING PRINCIPLES OF SILVERLEAF

1. Provide residential and employment opportunities with a variety of wellness, health and personal services, shopping, eating and drinking

establishments, and civic activities that serve the daily needs of the Silverleaf neighborhoods, the Horizon West Villages and the regional market area, the scale of which is not permitted in the other Horizon West Villages and their Village Centers.

2. Allow creative and innovative planning and design approaches to address evolving housing and work-place diversity along with water management, environment, and transportation needs.

3. Promote land development patterns that will encourage reducing the reliance on the automobile by allowing a variety of land uses (work, play, learning, entertainment and shopping places) and housing types integrated with and proximate to one another.

4. Promote walkability and accessibility through a connected network of sidewalks, pathways and trails, that encourage personal choices for an active and healthy lifestyle. This connected network is separated into street cross-sections, open space along stormwater management areas, and within utility corridors, as appropriate and practicable.

5. Design for a high degree of connectivity within neighborhoods and between Transect Zones.

6. Allow for connections to existing and planned major streets, collector streets, pedestrian and bike path systems outside the Regulating Plan area.
7. Create opportunities to accommodate the potential for linkages to a future regional transit system.
8. Celebrate open spaces as the unifying community characteristic, providing a connected network of public and private open spaces in the form of active and passive recreation and special event uses. Incorporate natural areas including Lake Ingram as integral parts of the connected open space network maximizing their environmental assets, wildlife habitats, visual and recreational values.

C. PLANNED DEVELOPMENT REGULATING PLAN

This document satisfies, and is consistent with, Orange County's requirements for a Planned Development Regulating Plan (PD-RP) within the Horizon West Town Center, as outlined in Goal FLU4 of Orange County's Comprehensive Plan and the Orange County Code of Ordinances. The PD-RP is comprised of three elements: the Regulating Plan Maps, the Development Program, the Plan Development Guidelines and Standards, and the PD-RP will be used as the basis for the County's review of the Preliminary Subdivision Plans (PSP), Master Development Plans (MDP) and Development Plans (DP). Any blocks and streets, as depicted herein are conceptual and subject to change, provided that the design intent of any transect zone, organization of land uses, streets, blocks, and interconnectivity as depicted on the Map 1 - Regulating Plan is maintained.

Any standards not specifically addressed in this PD-RP shall be consistent with the County's Comprehensive Plan and Orange County Code.

The information presented in the Regulating Plan Data Table (I1) is based on wetland lines from an approved Conservation Area Determination. In order to impact new Class I, II, or III conservation areas in the density and FAR calculation, the parcels shall have an approved Conservation Area Impact Permit from the Orange County EPD.

Owner is successor-in-title to the Lake Ingram PD/UNP property. As part of the application for this PD RP, the Lake Ingram PD/UNP will be subsumed within the Silverleaf PD RP.

D. DEVELOPMENT PROGRAM

Silverleaf will include a diverse range of neighborhoods, appealing to the entire spectrum of buyers by offering a wide range of residential densities and commercial districts. The Development Program provided for an initial program derived from the proportionate share of the Town Center Program (FLU4.7.9 Table1.1) allocated to the Regulating Plan area which serves as the basis for the maximum (build out) ranges in the Regulating Plan program. At build out, as part of the development and redevelopment processes, the project is planned to support the development shown in Table I1. The Silverleaf development program may vary from the ranges and projected development program through conversions and transfers which will be subject to the TC PD-RP process Change Determinations and Board of County Commissioners Approvals as applicable. A Land Use Equivalency Matrix is include as Table I2.

The Roadway Agreement permits a total of 4,067 PM Peak Trips for the Silverleaf development program. Should the total sum of applications for development exceed the total PM Peak Trips allocated per the development agreement, the applicant shall either; (1) amend the approved roadway agreement or (2) be subject to concurrency for each trip which exceed the total trips allocated.

The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or recorded restrictive covenant, as applicable of the proximity of inactive and active Solid Waste Management Facilities within one-mile of this project (to the north) and as close as 0.1 mile to the southeast. All DPs/ PSPs within that limit will be required to have a proximity notice condition of approval.

E. EXPEDITED REVIEW

Orange County shall coordinate to the greatest extent possible with appropriate state or regional entities in the expedited processing of approvals and permits for projects of importance including high tech/clean-tech uses and high value/high wage employers.

Table (I1). Regulation Plan Data Table

Regulating Plan Project Data & Program*

03.02.2020 rev. Poulos & Bennett

Project Site Data			Transfer of Development Rights (TDRs)						
Gross Area. ¹		563	Type	Acres	TDR Ratio	Available Credits	Credits used	Credits Remaining	
Wetlands & Natural Waterbodies		82	Wetlands	43.65	1 du/2.9 wetland acres	2.9	15.05	0	15.05
Adjusted Gross Ac.(uplands)		481	Greenbelt	0	17.1 du/1 upland greenbelt acre	17.1	0	0	0
Open space	10%	49	Ratios per Ch. 30-726 Town Center						
Stormwater	17%	82							
APF Parks & Trails		14							
APF Road ROW		22							
APF Elem. & Middle School site		34							
Net Developable Ac.		280							
APF Ratio	5.1	55							
APF Provided (Incl. 17 % Stormwater)		82							
Excess APF		27							

Plan Data by District-Transect²

District-Transect	Gross Upland Ac.	APF	Stormwater	Open Space	Net Net Dev. ac.
CCM-T3	131	3	26	23	78
CCM-T4	285	26	55	22	182
CCM-T5	39	7	1	5	26
Schools	34	34	0	0	
Total	489	71	83	50	286

Project Allowable Density Intensity Range:³

District-Transect	Residential ³					Nonresidential ³				
	Min		Max	Max	Max	Min		Max		Max
	Du's	District Density	Du's	District Density	Parcel Density	District FAR.	Sq Ft. Building Area	District FAR.	Sq Ft. Building Area	Parcel FAR
CCM-T3	311	4.0	505	6.5	20	0	0	NA	36,000	0.5
CCM-T4	949	4.0	1,756	22.6	25	0.1	792,482	0.28	2,517,864	2.0
CCM-T5	460	18.0	665	26.0	30	0.1	116,474	0.32	349,422	2.0
Totals	1,720		2,926				908,956		2,903,286	

Projected Development Program³

District	Residential			Nonresidential	
	Du's	District Density	5% Attainable Housing Goal DU's ⁴	District FAR.	Sq Ft. Building Area
CCM-T3	412	5.3	21	0	5,000
CCM-T4	1,582	8.7	79	0.11	851,000
CCM-T5	480	18.8	24	0.11	120,000
Totals	2,474		124		976,000

*Changes to the development data in this table, including, those based on subsequent surveys, final engineering, shall be subject to the TC PD-RP process for Change Determinations and Board of County Commissioners approval, as applicable, to the extent such changes result in an increase in residential density or nonresidential square footage building area from that in the Projected Development Program.

1. Gross Area is the acreage within the boundary depicted on this Conceptual Regulating Plan. Final acreages will be based on survey and legal description areas may vary from this Table.

2. District data may vary from overall Project data due to a variation in measurement, percentages and number rounding.

3. The portionate share of the Town Center Program (FLU4.7.9 table 1.1) allocated to the Regulating Plan is 2,927 residential du's and 2,904,316 nonresidential sq.ft., which serves as the basis for the maximum ranges in the above table. The Town Center Planned Development Regulating Plan program may vary from the above ranges and projected development program through conversions and transfers which will be subject to the TC PD-RP process for Change Determinations and Board of County Commissioners Approvals as applicable. Schools and Hotel rooms are included in nonresidential sq.ft..

4. A total of 124 dwelling units (5% of the projected development program DU's) will be designed to meet the Attainable Housing definition of 120-140% average median income for a household of four in Orange County of \$83,000-\$97,000 (Year 2019), as defined in the Orange County Housing for All 10-year Action Plan, dated November 2019.

5. The Developer is committing to provide at least 200 attached dwelling units in the T-4 Transect Zone/District.

Table (I2). Land Use Equivalency Matrix

Silverleaf PD Trip Equivalency Matrix								
From \ To	Units	Single Family Residential	Townhouse Residential	Multifamily Residential	Medical Office	Retail / Commercial	ITE	PM Peak
		DU	DU	DU	KSF	KSF	Code	Rate
Single Family Residential	DU		1.70	2.30	0.90	0.25	210	0.92
Townhouse Residential	DU	0.59		1.35	0.53	0.15	220	0.54
Multifamily Residential	DU	0.43	0.74		0.39	0.11	221	0.40
Office	KSF	1.11	1.89	2.55		0.28	710	1.02
Retail/ Commercial	KSF	3.98	6.78	9.15	3.59		820	3.66

Based on ITE Trip Generation Manual, 10th Edition.

SECTION **2**
**TRANSECT ZONES/
DISTRICTS**

SECTION 2 - TRANSECT ZONES/DISTRICTS

A. INTRODUCTION

The following Transect Zones are hereby created to regulate the location of distinct mixes of building forms and uses.

The zones are organized and representative of a typical traditional neighborhood structure: T5 Center, T4 Edge, and T3 Suburban, and T1 Natural. For purposes of this section, Transect Zones (“Zones”) are similar to Districts, as described in the Horizon West Town Center Code. Their separate locations are depicted on the Silverleaf PD-RP.

1. **T5 Center Zones.** Center Zones are located near transit potential corridors and provide a balance of uses and urban form. Uses may include multi family residential, shops and workplaces, along with the public gathering spaces such as libraries, squares, and plazas. The storefront building and civic building create the form of the center zone in varying degrees. The buildings define a street wall along the designated primary street when upper stories are included on the storefront building and may include living and workspaces.
2. **T4 Edge Zones.** Edge Zones provide a transition between the higher density Center Zone and the lower density Suburban Zone. The Edge Zone allows a mix of housing types including single-family detached and attached townhomes, small lot houses, duplexes, triplexes, quadruplexes, and live/work units, along with other innovative forms of higher density housing, to provide a transition of where it may occur. The T4 Edge allows a mix of retail, office, flex, light industrial, warehouse distribution and service

uses. This zone includes a full range of medium density/ intensity residential, commercial and workplace uses that serve the daily needs of residents and employees from nearby neighborhoods and local places.

3. **T3 Suburban Zones.** Suburban Zones consist of medium density residential areas with single family detached and attached homes, adjacent to Edge Zones. Setbacks allow for front yards and porches. Blocks may be larger and the roads irregular to accommodate natural conditions. Suburban Zones can be adjacent to mixed use to encourage walkability. This zone requires flexibility in design to accommodate neighborhood and housing types for all market segments. Neighborhood supporting commercial is permitted in the T-3 Transect Zone/District, as outlined in Section 7 of this PD-RP, to provide residents with an opportunity to walk to local shops and services.
4. **T1 Natural Zones.** This zone contains lands unsuitable for settlement due to topography, hydrology, habitat protection, or conservation designation based on the approved Conservation Area Determination issued by Orange County. Where appropriate, and with proper wetland permitting, access to the natural zone to achieve substantial compliance with the minimum 25-foot upland protective buffer can be provided; if a 25-foot buffer can not be shown along any portion of the conservation area, contact will be made with Orange County EPD permitting to determine how secondary impacts are being addressed. The applicant recognizes, and is advised, that a Conservation Area impact (“CAI”) permit might be required in such circumstances.

SECTION 3

BLOCK CONFIGURATION

SECTION 3 - BLOCK CONFIGURATION

A. INTERCONNECTED STREET PATTERN

The network of streets within the Regulating Plan shall form an interconnected pattern with multiple intersections and resulting block sizes, as designated in the requirements for each transect zone.

1. The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
2. Cul-de-sac and dead-end streets are generally prohibited, unless required to preserve environmental features or in a temporary configuration for phasing and future connection to adjoining properties. This prohibition does not include stub-out streets used for future connections. Permanent cul-de-sac shall be designed to incorporate a Close cul-de-sac which generally incorporates an elongated center island which may feature turf, seating, shade, and paved walkways.
3. Streets shall follow natural features rather than interrupting the feature.
4. Street typology and cross sections are described in Sec. 4: Street Types, Pedestrian and Bicycle Facilities.
5. In three-way intersections, the view from the terminating street should end in a natural feature, open space or building facade.
6. All development within the Silverleaf PD-RP shall provide for an interconnected transportation network (including pedestrian trails, multi model systems, trail systems, etc.) and achieve an overall intersection density between 100 and 140 intersections per square mile. Eligible intersection types shall include those along roads, streets, trails, and designated pedestrian passageways.

B. BLOCK CONFIGURATION

Refer to Figure (BC1) 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. In primarily residential Zones (T4/T3), blocks should typically be two lots deep with the exception of blocks containing open space. Blocks may also include an alley.
3. Blocks should typically be fronted with lots on at least two faces, preferably on the longest Street Faces.

C. MAXIMUM BLOCK SIZE

Block sizes shall meet the requirements outlined in Table (BC1). Deviations to block size may be provided where connections cannot be made because of physical obstacles, such as wetlands and water bodies, grading and/or existing highway rights of-way. Walkability, pedestrian safety, and design shall override a strict interpretation of block size in Table BC1.

Mid-Block Pedestrian Pathway. Mid-Block pedestrian pathways, or a qualified Open Space Types, are required for blocks with a face 600 feet or longer.

(A) When approximately parallel to existing mid-block street crossings, these pathways shall align to facilitate easy pedestrian movements.

(B) Mid-Block pedestrian pathways should generally be located in the middle third of a block face.

(C) Minimum width for mid-block pathways is 12 feet with no automobile, truck, or motorcycle access. Such mid-block pathways shall incorporate pedestrian amenities such as seating, plantings and shade.

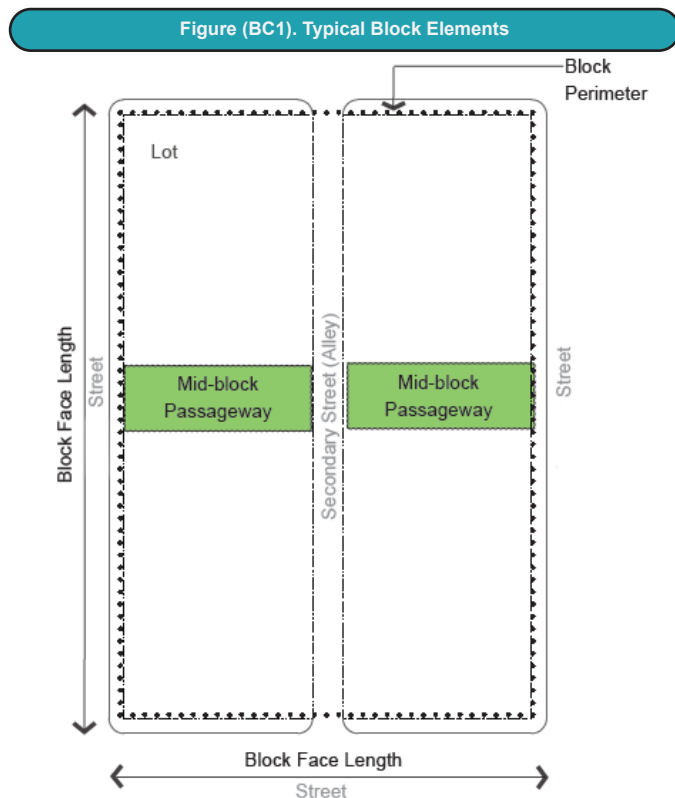


Table (BC1). Maximum Block Size by Transect Zone

Zone	T3	T4	T5
Perimeter (feet)	2,200	1,800	1,320

D. PRIMARY STREETS

The intent of the Primary Street designation is to identify streets with higher standards for building frontage and limited vehicular access to reduce conflicts between pedestrians and vehicular traffic.

1. The Primary Streets are designated on the Map 2 - Regulating Plan "Street Hierachy" in Section 12 and changes or alternatives shall be reviewed by Planning Staff.
2. Street or lane frontage or mews shall serve as the front of the lot, as referred to in the Transect's requirements. Alleys shall not serve as lot fronts.
3. For lots with two or more Primary Street frontages, all Primary Street frontages shall require primary façade treatment. Primary façade treatment includes:
 - Windows ordered and distributed on all Primary Street façades.
 - Primary Street side façades are articulated to avoid continuous building masses and blank walls.
 - Colors, trim, lines, textures, and architectural materials wrap around to side façades, with proper transitions and termination points.
 - Porches are adequately dimensioned, and wrap around building corners.
 - Horizontal trim bands align with other architectural features, such as openings, roof fascia, and structural elements.
 - Any additional standards outlined in the Horizon West Architectural Design Standards Guidebook.
4. Single-family lots shall not be accessed directly from a Primary Street.
5. Specific frontage zone requirements will be determined at the time of PSP/DP, with the intent to place frontage requirements where most appropriate to create a walkable, urban form.

E. BLOCK STANDARDS FLEXIBILITY

Greater flexibility shall be afforded in the application of the maximum block standards and site and building standards in the cross-hatched T4 and T5 zone(s) shown on the PD-RP, to accommodate large scale buildings and associated parking facilities; for example: campuses, office parks, technology centers, warehouse/ distribution centers, and big box retail. The greatest flexibility shall be provided to sites located along the Expressway corridors.

F. LARGE SCALE BUILDINGS AND PARKING BLOCKS

When large scale buildings are located on a designated Primary Street frontage, the main entrance of the building shall have direct access and visibility from that Primary Street frontage. When located at the terminus of a designated Primary Street (T intersection), the main entrance of the building shall be oriented toward the designated Primary Street.

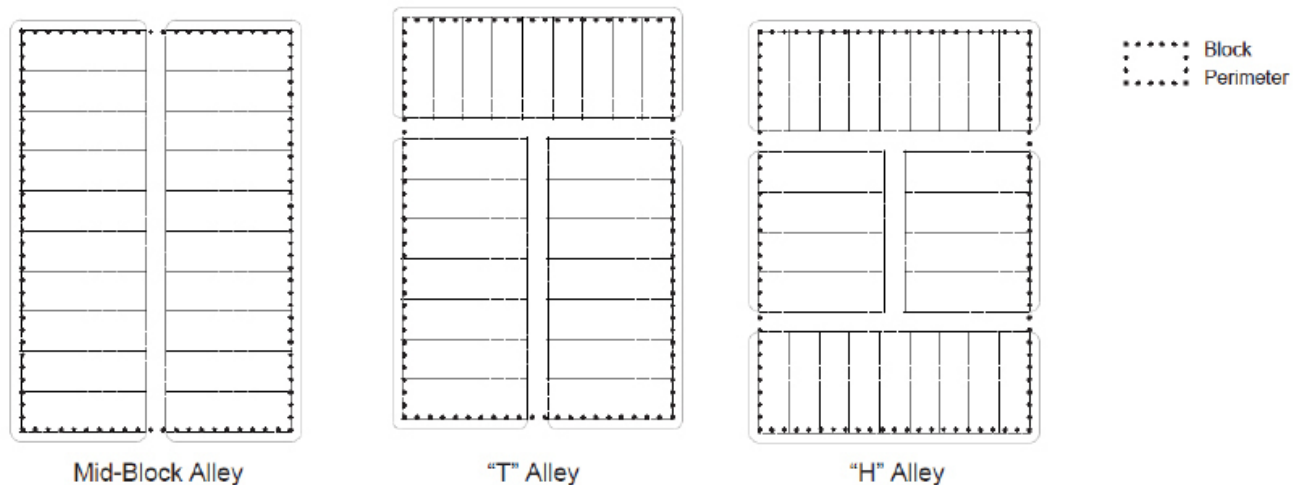
All off-street surface parking blocks shall be defined by pedestrian pathways or greenways that are separated by no more than 6 rows of one-way angled parking, or no more than 4 rows of 90 degree two- way drive lane parking configurations. Pedestrian pathways or greenways shall consist of uninterrupted, except at crosswalks, landscaped pedestrian sidewalks and shall connect to the sidewalks along the building foundations to the perimeter, right-of-way sidewalks, transit stops, and all out-parcel sidewalks. The Planning Manager may permit alternatives that are deemed substantially consistent with the intent of these paragraphs.

For the purposes of this subsection, large scale buildings and parking blocks are defined as larger development or building sites for the following purposes: to accommodate the footprint of one (1) or more single or mixed use buildings that will share off-street parking facilities immediately or through a phased development program; to accommodate an education campus, sports complex, hospital complex; technology industry users; light industrial complexes; or a park or civic use such as a place of worship or library.

G. BLOCK ACCESS CONFIGURATIONS

1. Vehicular access shall not be located off a Primary Street, unless to allow for vehicular access to structured parking or parking lots screened by street walls that contribute to the urban block pattern and otherwise meets all other building front requirements. The determination shall be based on locations of other existing and proposed vehicular access points along the same street.
2. Blocks may include, but are not limited to, Alleys or driveway entrances with the following configurations. See Figure (BC2).
 - (A) Mid-Block Alley Access. This configuration includes an Alley or drive running through the center of the block.
 - (B) "T" Alley Configuration. This configuration includes two Alleys within a block that are perpendicular to each other, forming a "T," allowing development to front on three block faces.
 - (C) "H" Alley Configuration. Similar to the "T" Alley configuration, this configuration allows development to front on all four block faces.
 - (D) The minimum spacing between the centerline of alley access and street intersections is 110 feet.
3. Block access points shall be aligned with other access points within the same block or across streets to the maximum extent practicable.
4. Lots may front a mews, park, open space, etc. and have access via a tract or easement.
5. Access for single-family residential in the T4 Transect Zone/District shall be from an alley.

Figure (BC2). Potential Alley Configuration



H. LOTS

1. **Typical Lot Dimensions.** All lots of record shall be developed to meet the requirements outlined in the Regulating Plan.
2. **Typical Lot Configuration.** All lots shall have frontage along a public street or mew unless otherwise specified.
 - (A) Lot Shape. To create regular, rectangular lots, side property lines shall be perpendicular to the vehicular right-of-way to the extent practicable.
 - (B) Through-Lots. Through lots have frontage on two parallel streets, excluding alleys, and are prohibited, unless both streets are treated as primary frontage and meet the appropriate transect requirements.
 - (C) Corner Lots. Corner lots have frontage on two perpendicular and intersecting streets. Buildings shall occupy the corner, per transect requirements.
 - (D) Consistency with adjacent corner parcels is encouraged.
 - (E) Flag Lots. Flag lots are prohibited.
 - (F) Mews Lots. Mews lots are rear loaded lots that face a green space instead of a street.

I. GENERAL TRANSECT ZONE LAYOUT

The following outlines how the Transect Zones should relate to one another.

The following applies to all Transect Zones.

- (A) Similar intensities of uses should face each other across the street.
- (B) More intense uses that share blocks with less intense uses should be located on Block Ends or along an alley.

J. CLOSE CUL-DE-SAC

A close is a design alternative to the standard culs-de-sac. A close generally incorporates an elongated center island which may feature turf, seating, shade, and paved walkways.

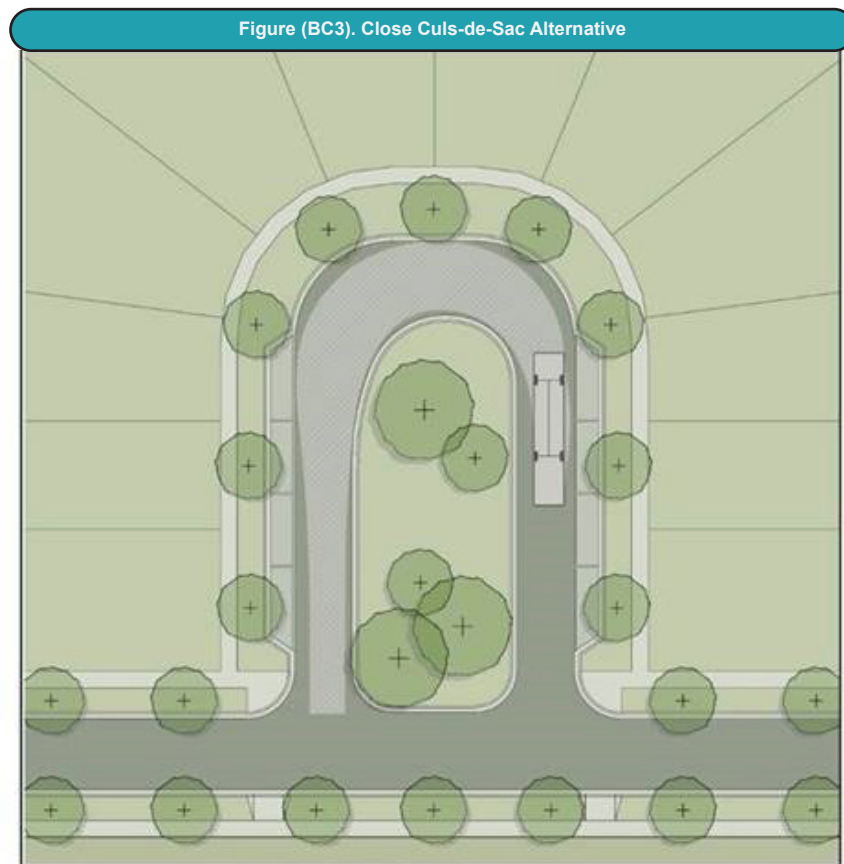
The roadway curbs on both sides of a close island must maintain the emergency vehicle minimum curve and curb radii - as well as a clear width between adjacent parked cars, as cited above.

Final design of 'close' type culs-de-sac shall be reviewed and approved by Orange County Fire Rescue office.

The advantage of a close, rather than a standard culs-de-sac, is improved aesthetics within the public realm in situations where streets can not otherwise connect due to existing hydrology, or property condition.

TYPICAL CLOSE DESIGN ELEMENTS

- On Street Parking
- Close Island Amenities
- Shade Trees



SECTION 4

**STREET TYPES,
PEDESTRIAN AND
BICYCLE FACILITIES**

SECTION 4 - STREET TYPES, PEDESTRIAN AND BICYCLE FACILITIES

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 modes, and vehicular traffic where practicable.
2. Address all features of the street right-of-way, including sidewalks, landscaped buffers, traffic lanes, bicycle lanes, and medians.
3. Provide a simple, substantially consistent and understandable pattern of streets and blocks.
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 .
7. Create streets and public rights-of-way that improve stormwater quality and distribution, and accommodate best Stormwater Management practices.

B. APPLICABILITY

The standards in this section apply to all vehicular rights-of-way, tracts or easements within new developments subject to this Regulating Plan. New streets and their associated facilities shall meet the standards in this section or innovative and site specific alternatives approved by the County Engineer. All development is required to meet the standards within 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. Fire department access will be verified during the PSP or DP stage.

C. GENERAL REQUIREMENTS

All proposed streets, landscape or furnishings zones, and sidewalks shall be located in dedicated vehicular Rights-of-Way, such as a tract of land or easement.

1. **Street Types.** All new vehicular rights-of-way and easements shall match one of the typical Street Types, described in this chapter, unless alternative types are otherwise approved by the County Engineer, whether publicly dedicated or privately held.
2. **Block Standards.** See Sec. 3 for Block Configuration standards.

3. **Site Plan.** All site plans are required to include Street Types from this section for both primary and secondary streets as generally depicted on the street Typology Plan Section 12. Local Streets, as depicted on both the Regulating Plan and Street Types Plan, are conceptual only. Street type to be determined at time of MDP, PSP or DP.
4. **Wildlife Crossing.** Design to include provisions for wildlife connectivity under or across roadways that traverse wetland systems and associated buffers.
5. **ROW Reduction.** Changes to the road type to include narrower Right-of-Way ("ROW") may be proposed at time of PSP or DP without a corresponding PD-RP update. ROW is a non-substantial change and does not require an amendment to the PD-RP. Publicly dedicated ROW width shall not be reduced to less than 50 feet.
6. Off street parking must meet the minimum parking standards in Sec. 38-1476, Orange County Code.
7. Intersection density shall range between 100 and 140 intersections per square mile inclusive of bicycle/pedestrian intersections.

D. 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 (S1) On-Street Parking Space Dimensions and Figure (S1) On-Street Parking Layout. The width of a parking space shall be measured from the center of a stripe.
2. **Parking Travel Lanes.** The appropriate dimensions for travel lanes adjacent to parking are outlined in Table (S2) Minimum Parking Lane Dimensions. A minimum of 20 feet clear must be maintained for fire department access unless otherwise approved by the Authority Having Jurisdiction ("AHJ").

Table (S1). On Street Parking Space Dimensions

Angle (degrees)	Minimum Curb Length (feet)	Minimum Stall Depth (feet)
0 (Parallel)	22	8.5*
30	18	18
45	12	17
60	10	18
90	9	18

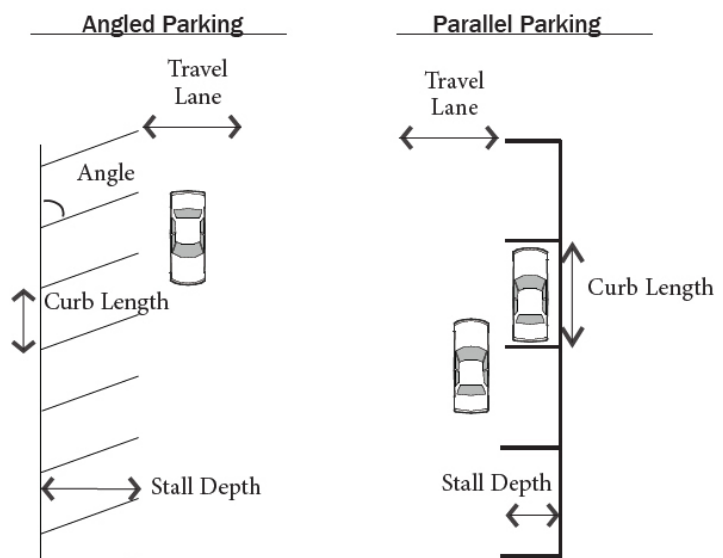
* Includes gutter pan

Table (S2). Minimum Parking Lane Dimensions

Angle (degrees)	One Way Travel Lane*	Two Way Travel Lane
0 (Parallel)	12	20
30	12	22
45	14	22
60	18	22
90	20	22

*All fire department access will comply with NFPAI.

Figure (S1). On Street Parking Layout



E. BICYCLE FACILITIES

Required bicycle accommodations may be provided as described below.

- 1. Cycle Track, Buffered Bike Lane.** 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 raised or level with 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 (known as a "sharrow") immediately after an intersection and spaced at intervals not greater than 250 feet thereafter. Sharrow location and design require County Traffic Engineer approval. This improvement occurs in both directions.
- 3. Best Practices.** For additional information, reference the most current National Association of City Transportation Officials' (NACTO's) Urban Bikeway Design Guide or FHWA Separated Bike Lane Planning and Design (SBL) Guide. The County Engineer may provide approval for alternative designs.
- 4. Horizon West Trails Study.** Bicycle facilities shall comply with the applicable principals and connections identified in the Horizon West Trails Study.
- 5. Bicycle Parking.** Bicycle parking shall be consistent with Sec. 38-1484, Orange County Code.

F. GENERAL LAYOUT STANDARDS

The following standards apply to new streets or newly platted vehicular Rights-of-Way.

- 1. Treatment of Natural Features.** Streets should be designed to respect natural features, by following rather than interrupting or dead-ending at the feature, unless otherwise approved.
- 2. Street Network.** The network of streets shall form an interconnected pattern with multiple intersections.
- 3. Existing Streets.** The arrangement of streets shall provide for the continuation of existing streets from adjoining areas into new developments.
- 4.** Fire department access will be determined at Master Development Plan (MDP), Development Plan (DP) or Preliminary Subdivision Plan (PSP). All fire department access will comply with NFPAL.

G. GREEN STREETS

Incorporation of Low-Impact Development (LID) best practices, with approval of the County Engineer, is encouraged, provided that the County does not maintain these features. Refer to Table (S3).

H. INTERSECTIONS

- 1. Crosswalks.** Crosswalks shall be required at all stop-controlled intersections with an ADT of 3,000 or greater. Any proposed crosswalks at uncontrolled locations require a study.

(A) Dimensions. Crosswalks shall be a minimum six (6) feet in width, measured from mid-stripe to mid-stripe, per MUTCD.

(B) Markings. Crosswalks shall be appropriately indicated on the finished street surface with thermoplastic markings. Textured/colored pavement is permitted provided that it is privately maintained.

(C) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge to mitigate the effects of vehicular traffic on crossing and to increase pedestrian safety and comfort.

(D) Accessible ramps and warning panels, compliant with the Americans with Disabilities Act, are required where all sidewalks or shared use paths terminate at a crosswalk or curb.

(E) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.

- 2. Bulb-outs.** To shorten pedestrian crossing distances, bulb-outs shall be utilized at intersections when on-street parking is provided. Refer to Figure (S2).

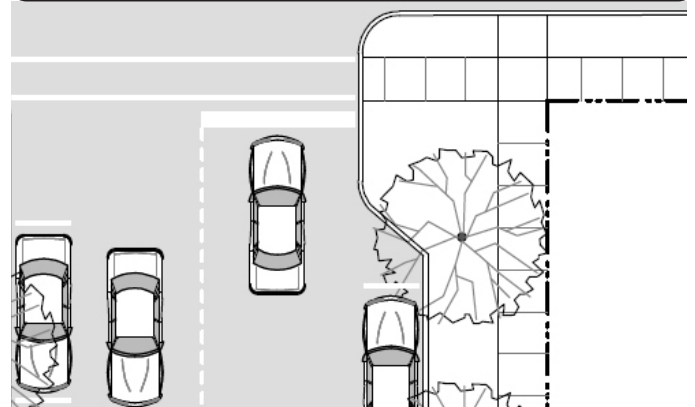
(A) The depth of the bulb-out shall match the depth of on-street parking, and at a minimum reflect the width of the parallel space.

(B) The radius of the bulb-out shall match the requirements for the intersection.

Table (S3). LID Practices for the Streets

LID Practice	Stormwater Credit
Pervious Pavement	The county may provide stormwater credit where volume is retained pending approval from the County Engineer.
Shallow Retention/ Bioretention Swale	
Raingardens	
Tree Box Filter	
Curb Cuts/ Inverted Medians	

Figure (S2). Bulb Out



I. DEAD END STREETS

Street dead ends must incorporate Close cul-de-sacs.

J. STREET TYPES

The following graphics and tables outline the permitted Street Types and their specific requirements. These graphics and tables depict the typical standards. Alternative standards that are consistent with the intent of this PD-RP may be approved by the Planning Manager upon consultation with County Engineer.

(1) ALLEY

(A) INTENT

The Alley is a very low capacity drive located at the rear of parcels. From the Alley, access to garages, parking facilities, loading facilities, and service areas, such as refuse and utilities, is possible without a curb cut or

driveway interrupting a street type. Refer to the typical plan and section in Figure (S3) or Figure (S4). Alleys are a mid-block treatment and do not count towards block perimeter requirements; however, Alleys do count toward meeting the Connectivity Standards for intersections. Alleys may be platted as separate tracts and shall be owned/maintained by a HOA or POA.

(B) GENERAL REQUIREMENTS

Alleys shall be developed using the standards in Table (S4).

A minimum of 38 feet from structure to structure is required for alleys where public gravity sewer is proposed, which includes a 26' utility easement and clear zone for fences. The rear alley setback (measured from the alley tract) for all structures is a minimum of nine (9) feet.

Alley facades of individual residences located along a mew shall include addresses, as assigned by the County. Alleys shall be assigned a name and signed appropriately. Dead-end alleys shall be prohibited unless designed as a "close" cul-de-sac.

Fire department accessed alleys must contain 20 feet of unobstructed and driveable (stabilized) width. All Alleys shall be signed for "no parking" and one-way alleys shall include one-way directional signage.

Figure (S3). Two-Way Alley

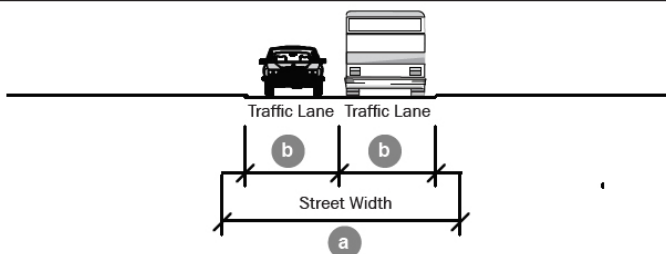


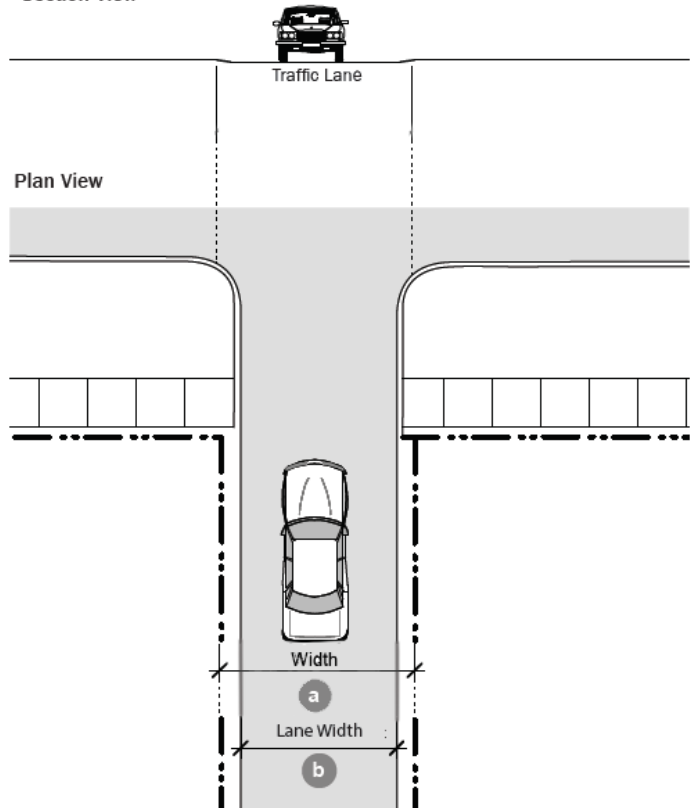
Table (S4). Alley Requirements

Movement Type	Yield
a Typical Width	20' Minimum Typical Alley
Vehicular Realm	
Traffic Lanes	1 yield lane 2 lane alternative
b Traffic Lane Width	20' minimum fire access 16' minimum with no fire access
Allowable Turn Lanes	Not applicable
Parking Lanes	Not applicable
Median	Not applicable
Bicycle Facilities	None required; travel lanes are shared among drivers, pedestrians and bicyclists
Pedestrian Realm	
Sidewalk	None required; travel lanes are shared among drivers, pedestrians and bicyclists
Landscape Buffer	Not required

Note: Traffic lane width may include driveable width of curb and/or curb and gutter.

Figure (S4). Typical Alley

Section View



(2) FRONTAGE ROAD

(A) INTENT

The Frontage Road is a low capacity, one-way drive only permitted parallel to major corridors. These optional streets help to calm traffic along busier corridors by adding on-street parking near store fronts, enhancing pedestrian facilities and increasing access. This parallel facility creates a multi-way boulevard, Refer to Figure (S5)

(B) GENERAL REQUIREMENTS

Frontage Roads shall be developed using the standards in Table (S5).

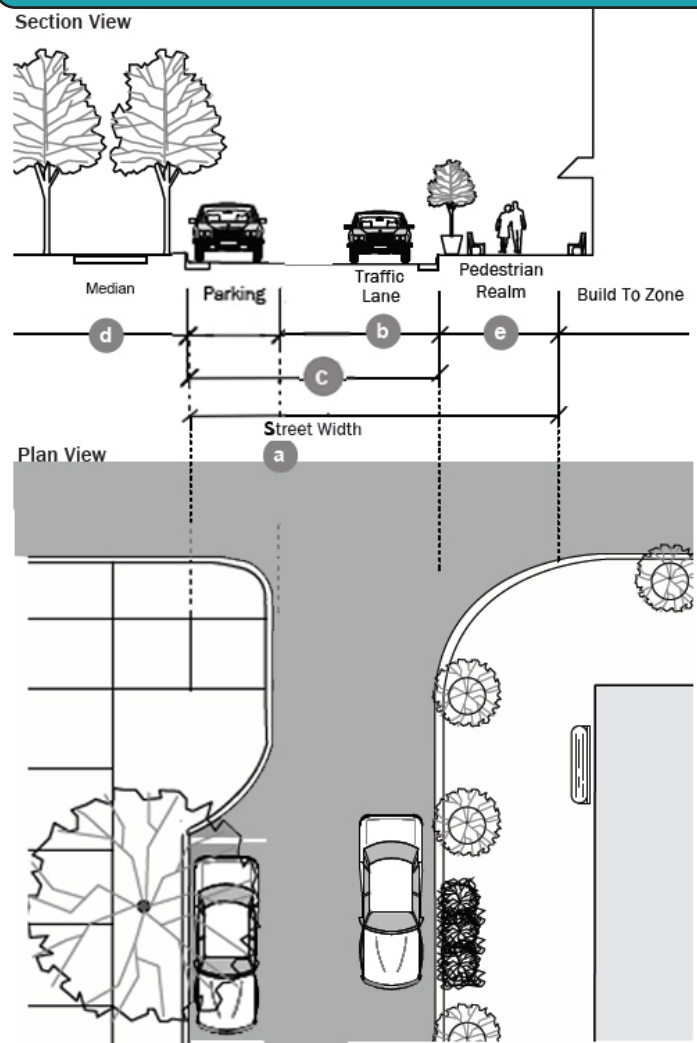
(C) APPLICABILITY

Permitted parallel to roadways with 25,000 ADT or higher.

Table (S5). Frontage Road Requirements

Movement Type	Slow
a Typical Width	50' - 54'
Vehicular Realm	
Traffic Lanes	1 traffic lane in each direction
b Traffic Lane Width	10' minimum
Allowable Turn Lanes	None
Parking Lanes*	Permitted
c Curb to Curb Width	20' - 24'
d Median	Permitted, encouraged to save existing trees.
Bicycle Facilities	None required
Pedestrian Realm	
e Pedestrian Realm	<p>Landscape: Street trees required every 40' on center. See landscaping section for more detail.</p> <p>Sidewalk: Required, minimum 5' clear sidewalk if provided.</p> <p>Lighting: Per local utility standards.</p>

Figure (S5). Typical Frontage Road



(3) NEIGHBORHOOD STREET

(A) INTENT

The Neighborhood Street is a low capacity street for slow speeds with a standard right-of-way. It primarily serves as a through street for residential developments and may be used to meet block perimeter standards. Refer to the typical plan and section, Figure (S6).

(B) GENERAL REQUIREMENTS

Neighborhood Streets shall be developed using the standards in Table (S6).

(C) APPLICABILITY

Permitted adjacent to any residential development.

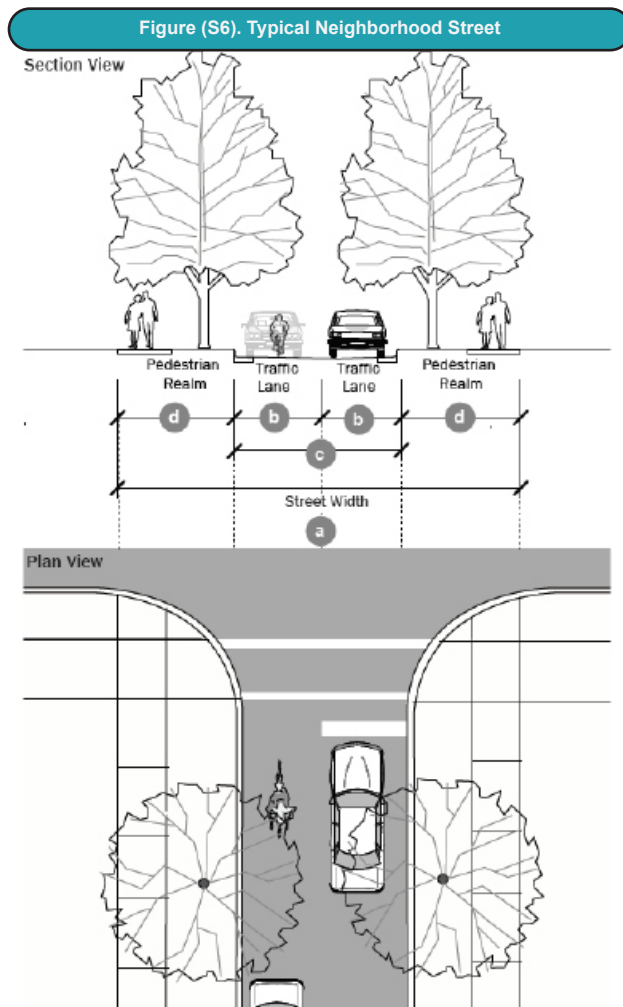


Table (S6). Neighborhood Street Requirements

Movement Type	Slow
a Typical Width	50' - 57' (May be increased to accommodate turn lanes)
Vehicular Realm	
b Traffic Lane Width	10' minimum
Allowable Turn Lanes	None
Parking Lanes*	Permitted on-street when signed for one side only and a minimum of 20' clear zone
c Curb to Curb Width	20' - 24'
Median	Permitted, encouraged to save existing trees.
Bicycle Facilities	None required (Sharrows not required)
Pedestrian Realm	
Landscape: Street trees required every 40' on center.	
d Pedestrian Realm	Sidewalk: Required, minimum 5' clear sidewalk Lighting: Per local utility standards.

(4) 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 and is primarily used for the designated Primary Street. Refer to the typical plan and section, Figure (S7).

(B) GENERAL REQUIREMENTS

Local Streets shall be developed using the standards in Table (S7).

(C) APPLICABILITY

Permitted adjacent to all Transect and Special Zones.

(D) SCHOOL ACCESS

The local street south of the ES/MS site will include turn lanes as determined by a traffic study.

(E) ENHANCED PEDESTRIAN CROSSING

The Developer will construct an enhanced pedestrian crossing in coordination with the Elementary and Middle School entrance. The design shall meet the minimum standards outlined by OCPS.

Figure (S7). Typical Local Street

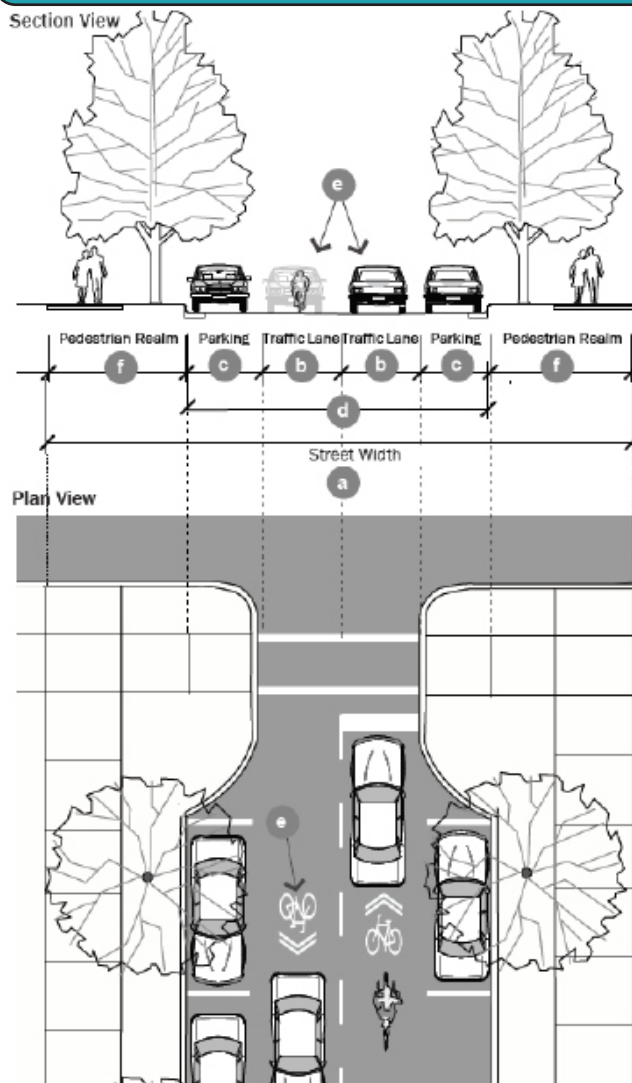


Table (S7). Local Street Requirements

Movement Type	Slow
a Typical Width	50' to 75' maximum (may be revised to include turn lanes)
Vehicular Realm	
Traffic Lanes	1 traffic lane in each direction
b Traffic Lane Width	10' minimum 11' with truck/transit traffic 12' when reverse angled parking is adjacent
Allowable Turn Lanes	Right permitted in place of parking at intersections with county or state roads
c Parking Lanes	Parallel permitted on both sides of street. Angled permitted on only one side of the street. On-street parking optional on secondary streets.
d Curb to Curb Width	36' Minimum, bulb-outs may be required.
Median	
e Bicycle Facilities	Shared Lane (sharrows)
Pedestrian Realm	
f Pedestrian Realm	Landscape: Street trees required every 40' on center. See landscaping section for more detail. Sidewalk: Minimum 5' clear sidewalk on both sides Furnishing Zone: When cafe seating or benches are provided, a 5' clear walking path is required. Lighting: Per local utility standards.

(5) BOULEVARD

(A) INTENT

The Boulevard is a high capacity street for speeds between 25-35 mph with a wider right-of-way. It serves all types of development and provides connections. Landscaped medians are included.

A Multi-way Boulevard is created by adding Frontage Roads parallel to the Boulevard, Refer to Figure (S9). These Frontage Roads front development, have slower design speeds and require on-street parking.

For typical boulevards, refer to the typical plan and section, Figure (S8) or Figure (S10).

(B) GENERAL REQUIREMENTS

Boulevards shall be developed using the guidelines in Table (S8).

Figure (S8). Typical Boulevard

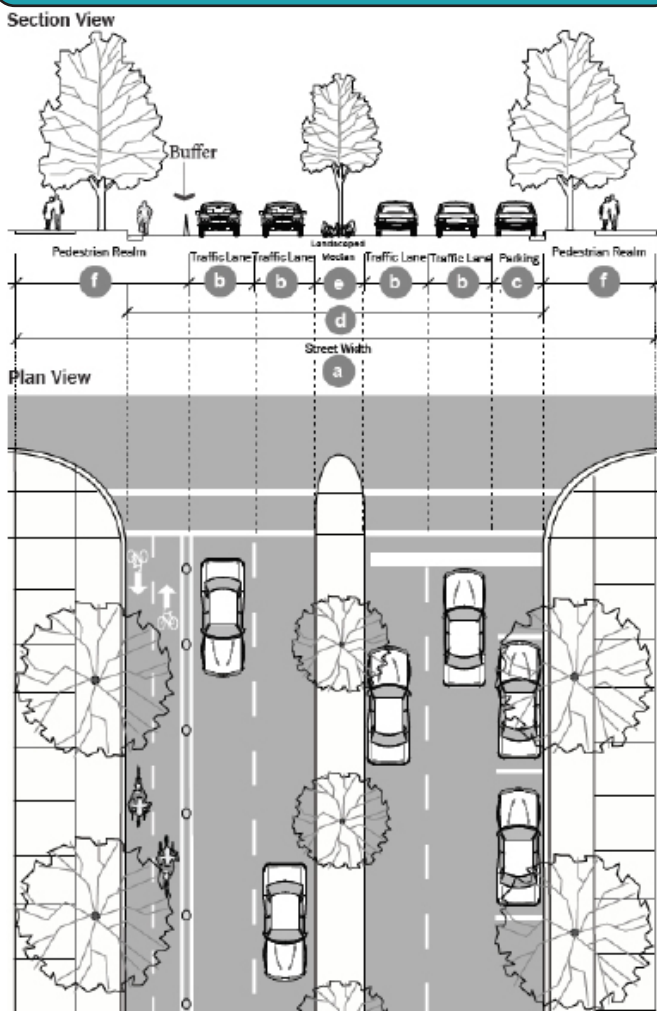


Figure (S9). Multiway Boulevard using Frontage Road

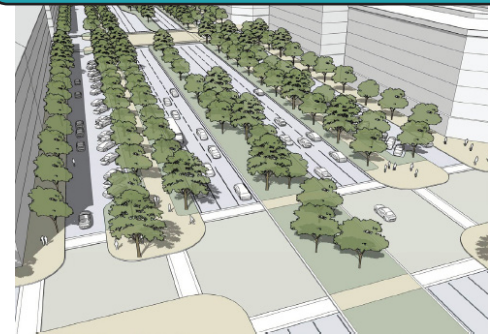


Figure (S10). Alternative Boulevard

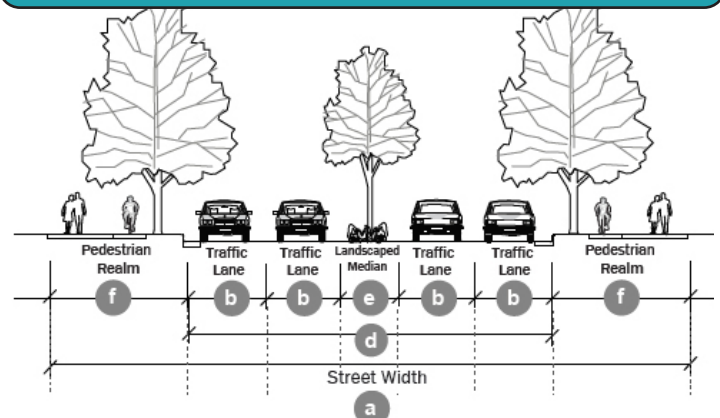


Table (S8). Boulevard Requirements

Movement Type	Low
a Typical Widths	Minimum 90' Typical Boulevard Minimum 65' Alternative Boulevard
Vehicular Realm	
b Traffic Lane Width	2 traffic lanes in each direction permitted . 11' minimum 12' with truck/bus traffic
c Allowable Turn Lanes	Permitted in place of parking and bulb out at intersections
d Parking Lanes	Both sides permitted, parallel only
e Curb to Curb Width	70' and greater
f Median	Required, 15.5' minimum
Pedestrian Realm	
	Landscape: Street trees required. See Ch. 24 for more detail.
	Bicycle Facilities : One or two-way Cycle Track permitted.
	Sidewalk: Minimum 10' clear sidewalk on one side and 5' on the other side. Minimum 10' if cycle track is adjacent and parallel to sidewalk.
	Furnishing Zone: When cafe seating or benches are provided, a 5' clear walking path is required.
	Lighting: Per local utility standards.

SECTION **5**
**OPEN SPACE/GREEN
INFRASTRUCTURE PLAN**

SECTION 5 - OPEN SPACE/GREEN INFRASTRUCTURE PLAN

A. INTENT

The intent is 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 to create green infrastructure system whose frequent use is encouraged through proper placement, connectivity, and design, open space types. Special features, such as fountains and public art installations, are encouraged.

Low impact development practices may be incorporated to enhance overall design.

B. APPLICABILITY

The open space standards outlined apply to all development, unless otherwise exempt.

C. GENERAL REQUIREMENTS

A minimum of seven percent (7%) of the Regulating Plan area shall be open space.

All open space shall meet the following requirements.

1. Required open spaces may be shared or located on any property within the Regulating Plan. The cumulative total open space area is not reduced when shared between two or more property owners.
2. **Types of Open Space.** All open space provided shall

generally conform with 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.

3. **Diversity of Open Space Types.** Two or more open space types shall be provided within the Silverleaf PD.
4. **Location.** Open Space Types including the APF Park, designated pursuant to this section shall be identified on site plans.
5. **Open Water Body.** All open water bodies, shall be treated as an amenity to allow public access, unless rear yards of lots are backing up to them.
6. **Ownership.** Open Space Types contributing to the 7% minimum requirement may either be publicly or privately owned.
7. **Parking Requirements.** Parking shall not be required for any Open Space Type, unless a use other than open space is approved. Adjacent on-street parking is encouraged.
8. **Connection.** Connections to existing or planned shared use paths, County 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.
9. **Stormwater Managment.** Stormwater management shall be provided pursuant to Orange County Subdivision Regulations and the SFWMD criteria. Pollution abatement/water quality swales shall be provided upland of the NHWE on all lakes and wetlands, con-

nected to lakes, where impervious area is directed. Environmental Swales shall be provided where no impervious area is being directed toward lakes or wetlands connected to lakes.

10. **Shared Recreation Facilities.** As is typical in compact pedestrian oriented environments, recreation facilities are permitted to be shared between uses.
11. **Boat Docks.** Approval of this plan does not constitute approval of a permit for the construction of a boat dock (including: boardwalks or observation piers in wetlands or in wetland buffer areas) or a boat ramp. Any person desiring to construct a boat dock or boat ramp within this County shall first apply for a permit prior to the installation. A boat dock shall require additional permitting under Chapter 15, Article IX, Construction of Boat Dock Ordinance and a boat ramp shall require additional permitting under Chapter 15, Article XV, Boat Ramp Facility. If a variance or waiver is requested as part of the Application to Construct a Dock, the request must be approved by the Board of County Commissioners. The Application to construct a Boat ramp Facility must be approved by the BCC. Application shall be made to the Orange County Environmental Protection Division.
12. **APF Park Pedestrian Crossing.** An enhanced pedestrian crossing will be installed in coordination with OCPS at the main entrance to the ES/MS school site.

D. DEFINITION OF REQUIREMENTS

The following further explains or defines the requirements for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

1. Size. Open space sizes vary by type.

(A) Minimum Size. The minimum size of the Open Space Type is measured within the parcel lines of the tract.

(B) Maximum Size. The maximum size of the Open Space Type is measured within the parcel lines of the tract.

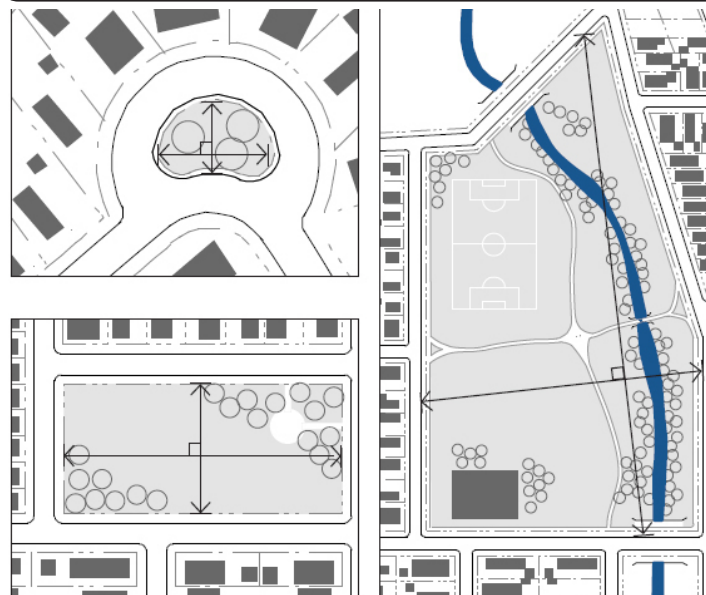
(C) Minimum Dimension. The minimum length or width of the Open Space Type. See Figure (O1).

(D) The APF park will be a minimum of 5 contiguous acres.

2. Adjacent Parcels. Parcels directly adjacent to or across the street from an Open Space Type.

Frontage Orientation of Adjacent Parcels. The preferred orientation of the adjacent parcels' frontages 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.

Figure (O1). Measuring the Minimum Dimensions of Open Space Types



3. Improvements. The following types of development and improvements may be permitted in an Open Space Type.

(A) Designated 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 facilities that allow for sliding, swinging, and climbing.

(C) Fully Enclosed Structures. Fully enclosed structures may include such uses as park offices, maintenance sheds, restrooms, neighborhood retail and civic uses defined in Sec. 7 (Uses).

(i) Maximum 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.

(ii) Semi-Enclosed Structures. Open-air structures, such as gazebos, are permitted in all open space types.

(D) Maximum Impervious Surface Permitted. The amount of impervious coverage is provided per Open Space Type and includes, but is not limited to, driveways, sidewalks, paths, and structures as permitted.

(E) Maximum Percentage of Open Water Body. The maximum amount of area within an Open Space Type that may be covered by an open water body, including, but not limited to, ponds and lakes.

(F) Landscaping. In addition to turfed surfaces, open spaces shall also incorporate areas of groundcover, shrubs and understory trees

(G) Lighting. Refer to Article XVI, Orange County Code, for applicable lighting standards.

E. STORMWATER

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 parcels.

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

Whenever feasible, stormwater facilities will be located and sized to accommodate stormwater from multiple basins. Joint use stormwater facilities intended to serve drainage requirements associated with major thoroughfares, as well as adjoining land development, will be utilized to the maximum extent feasible. Joint use ponds may be constructed as part of a larger development parcel with a drainage easement to Orange County and/or as a separate tract dedicated to Orange County.

F. HABITAT COMPLIANCE

Development shall comply with all State and Federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened or species of special concern). The applicant is responsible to determine the presence of these species and to verify and obtain, if necessary, any required habitat permitting of the US Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Commission (FWC).

G. SQUARE

Intent. To provide a formal Open Space of medium scale to serve as a gathering place for special events, civic, social, and commercial purposes. Squares are rectilinear in shape and are bordered on all sides by vehicular right-of-way and building facades. See Figure (O2).

Figure (O2). Typical Square



Table (O1). Square Requirements

(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	3
Minimum Dimension (feet)	80' wide
Minimum % of Vehicular ROW Frontage	100%
(2) Adjacent Parcels	
Permitted Transects	All
Frontage Orientation of Adjacent Parcels	Front, Corner, Side
(3) Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Permitted, maximum 5% of total area
Maximum Impervious Surface	60%
Maximum % of Open Water	30%
Trees (minimum)	1 canopy tree per 1,000 sf
Lighting	Required

H. PLAZA

Intent. To provide a formal Open Space of medium scale to serve as a gathering place for civic, social, special events 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. See Figure (O3).

Figure (O3). Typical Plaza



Table (O2) Plaza Requirements

(1) Dimensions	
Minimum Size (acres)	0.25
Maximum Size (acres)	2
Minimum Dimension (feet)	80' wide
Minimum % of Vehicular ROW Frontage	50%; Non-street frontages shall meet frontage requirements per the Transect Zone.
(2) Adjacent Parcels	
Permitted Transects	All
Frontage Orientation of Adjacent Parcels	Front, Corner, Side
(3) Improvements	
Designated Sports Fields	Not Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Permitted, maximum 10% of total area
Maximum Impervious Surface	90%
Maximum % of Open Water	50%
Trees (minimum)	1 canopy tree per 1,000 sf
Lighting	Required
(4) Additional Design Requirements	
Minimum Impervious	40%

I. GREEN

Intent. To provide informal, medium scale active or passive recreation for neighborhood residents within walking distance, mainly fronted by streets for public access or buildings for increased privacy. See Figure (O4).

J. GREENWAY

Intent. 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.

Wetland boundary surveys will be used to define the natural wetlands, surface waters and the required upland protective buffers. See Figure (O5).

Figure (O4). Typical Green Layout



Figure (O5). Typical Greenway



Table (O3). Green Requirements

(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	10
Minimum Dimension (feet)	100' wide
Minimum % of Vehicular ROW Frontage	0%
(2) Adjacent Parcels	
Permitted Transects	All
Frontage Orientation of Adjacent Parcels	Front, Corner, Side
(3) Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface	35%
Maximum % of Open Water	30%
Trees (minimum)	1 canopy tree per 1,000 sf
Lighting	Required

Table (O4). Greenway Requirements

(1) Dimensions	
Minimum Size (acres)	1
Maximum Size (acres)	None
Minimum Dimension (feet)	50' wide
Minimum % of Vehicular ROW Frontage	0%
(2) Adjacent Parcels	
Permitted Transects	All
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields	Permitted
Playgrounds	Permitted
Fully Enclosed Structures	Not permitted
Maximum Impervious Surface	30%
Maximum % of Open Water	75%
Trees (minimum)	1 canopy tree per 1,000 sf
Lighting	Required

K. MID-BLOCK PASSAGEWAY

Intent. To provide mid-block pedestrian access and activate courtyards, cafes and seating areas not fronting a street type. Passageways may be covered or open and should provide potted plants and similar landscaping. They may offer overhead Tree Canopy (or fabricated) shade; and pedestrian-scaled finished surfaces including decorative paving, seating, shop doorways and windows, and adequate pedestrian lighting. Vehicular access is prohibited. See Figure (O6).

Figure (O6). Typical Mid-Block Passageway



Table (O5). Mid-Block Passageway Requirements

(1) Dimensions	
Width	12' min., 50' max.
Minimum Length	Block Depth
Minimum Clear Path	5' wide
(2) Adjacent Parcels	
Permitted Transects	All
Frontage Orientation of Adjacent Parcels	Corner, Side
(3) Improvements	
Fully Enclosed Structures	Permitted: second story and above can encroach into the passageway or fully cover it
Maximum Impervious Surface	N/A
Landscaping	Continuous landscaping strip or potted plants required on both sides of path.
Lighting	Required

*Mid-block passageways shall be privately owned and maintained.

L. POCKET PARK

Intent. To provide small scale, primarily landscaped active or passive recreation and gathering space for neighborhood residents within walking distance. See Figure (O7).

Figure (O7). Typical Pocket Park



Table (O6). Pocket Park Requirements

(1) Dimensions	
Minimum Size (acres)	0.10
Maximum Size (acres)	1
Minimum Dimension (feet)	None
Minimum % of Vehicular ROW Frontage Required	30%
(2) Adjacent Parcels	
Frontage Orientation of Adjacent Parcels	Any
(3) Improvements	
Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Fully Enclosed Structures Permitted	Not permitted
Maximum Impervious	30%
Trees (minimum)	1 canopy tree per 1,000 sf
Maximum % of Open Water	30%

SECTION 6
SITE AND BUILDING

SECTION 6 - SITE AND BUILDING

A. BUILDING SITING

The following explains Building Siting requirements for each Transect, see Tables (SB1) through (SB3). Figures (SB1) through (SB3) illustrate siting requirements.

1. **Frontage Build-to Zone.** The build-to-zone or setback parallel to the front property line. Building components, such as awnings, balconies, colonnades, or signage, are permitted to encroach into the Build-to-Zone. All build-to-zone and setback areas not required to be covered by building facade must contain either landscape, patio space, or side-walk space.
2. **Frontage Build-to-Zone Coverage.** Measurement defining the minimum required percentage of an occupiable building's facade that must front designated Primary Streets. The required percentage shall be measured as the length of the primary structure(s) within the Build-To-Zone divided by the total linear length of all lot lines abutting the Primary Street.
3. **Occupation of Corner.** Occupying the intersection of the front and corner build-to-zone with a principal 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 Width.** The minimum and maximum width of a lot, measured at or parallel to the front property line.
7. **Maximum Impervious Coverage.** The maximum percentage of a lot permitted to be covered by an impervious surface.
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. **Liner Building/Use.** An active ground floor use designed to mask a parking lot/parking structure from the primary streets.
10. **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.
11. **Porch Encroachment. The area within the setback by which a porch can extend.** Porches may encroach into the front and/or corner side setback by a maximum of 10 ft.
12. **First Floor Finished Grade.** The finished floor elevation, of detached single family residential structures; shall be set a minimum of 24" above the adjacent sidewalk, with a minimum of 3 steps between the sidewalk and finished floor.
13. **SR 429 Setback.** The Distance Buildings must be setback from SR 429. The rear yard setback for parcels adjacent to SR 429 shall be 25 ft.

B. HEIGHT

The following explains Height requirements for each Transect Zone. Height shall be measured in stories.

1. **Maximum Overall Height.** The sum of a building's total number of stories.
2. **Ground Story and Upper Story Height.** Some transect zones may include 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.

C. FRONTAGE

The following explains Frontage requirements for each Transect. Frontages include the full linear length of building facades facing any open space type or any primary street, including corner facades. Architectural appendages, including but not limited to, Porte cocheres and awnings, are permitted in conjunction with any frontage type. Awning and porches may encroach into the setback up to 10', provided they are not fully enclosed (screen material and half walls are permitted). The rear or side lot facades are not required to meet these standards.

Facades facing a Primary Street must meet the front facade requirements in the Horizon West Architectural Design Guidebook.

1. **Frontage Types.** The Frontage Type(s) permitted for a given Transect that guides the design of the ground story of all buildings to relate appropriately to pedestrians on the street. For T4 and T5 zones, alternative Frontage Types, meeting the principal entrance location and ground floor transparency, are subject to approval by the Planning Manager.
2. **Principal Entrance Location.** Principal entrances shall be located on frontages facing primary streets to optimize pedestrian access or at corners of primary streets and primary/secondary streets.
3. **Horizontal Facade Divisions.** The use of a horizontally oriented Expression Line, awning, or other form to divide portions of the facade into horizontal divisions.
4. **Ground Story Transparency.** Transparency includes windows and glass doors that are highly transparent with low reflectance. Mullions are also included. 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 general minimum transparency requirement shall be measured from floor to floor of each story.

Table (SB1). T5 Center Transect Zone Standards

Site and Building Standards apply to principle and accessory structures.	
a. Density & Intensity	
Max. Floor to Area Ratio (FAR)	2.5
Max. Residential Density	35 du/ac
b. Building Siting	
a Primary Street Frontage Build-to-Zone	5' to 15' ¹
b Primary Street Frontage Build-to-Zone Coverage	60% min.
c Minimum Side Setback	0'
d Minimum Rear Setback	5'
Minimum Lot Width	16'
Minimum Lot Area	1,500 sf
Maximum Impervious Coverage	90%
e Parking & Loading Location	Only located in rear lot on alleys or secondary streets. Parking lots shall be screened from primary streets and parking structures require a liner use on the ground floor, if fronting a primary street ²
f Minimum Liner Use Depth	12'
g Vehicular Access	Vehicular access shall not be located off a primary street, unless the parcel is fronted by more than two primary streets, or to allow for vehicular access to structured parking or parking lots screened by street walls that contribute to the urban block pattern.
c. Height	
Minimum Overall Height	None
Maximum Overall Height	12 stories
Ground Story: Minimum Height	10' ³
d. Frontage⁵	
Minimum Ground Story Transparency	60% ⁴
Primary Frontage Only, Measured between 2' and 8' above grade	
Minimum Transparency Upper Stories	25%
Principal Entrance Location	Facing primary street
Horizontal Façade Division	Required on ground story with a minimum height of 8' and maximum height of 12' above grade

Notes:

¹ Build-to-Zone is permitted to be 0' to 15' when frontage sidewalk is 10' wide or greater² See Landscape Section for buffer requirements³ Ground story minimum height is not required for residential use⁴ Ground story minimum transparency is not required for residential use⁵ Specific frontage requirements in T-5 will be determined at time of PSPID.

Table (SB2). T4 Edge Transect Zone Standards

Site and Building Standards apply to principle and accessory structures.	
a. Density & Intensity	
Max. Floor to Area Ratio (FAR)	2.5
Max. Residential Density	20 du/ac
b. Building Siting	
a Primary Street Frontage Build-to-Zone	5' to 25' ¹
b Primary Street Frontage Build-to-Zone Coverage	35% min. for lots with a width of 25' or more
c Minimum Side Setback	0'; 10' between buildings
d Minimum Rear Setback	5'
Minimum Lot Width	16'
Minimum Lot Area	1,500 sf
Maximum Impervious Coverage	90%
e Parking & Loading Location	Only located in rear lot on alleys or secondary streets. Parking lots shall be screened from primary streets and parking structures require a liner use on the ground floor, if fronting a primary street ²
f Vehicular Access	From alley or secondary street with a wall or fence. Garage, carport or similar structures shall be setback a minimum of 6' behind the building's front façade.
c. Height	
Maximum Overall Height	8 stories
d. Frontage	
Minimum Ground Story Transparency ²	40%
Primary Frontage Only, Measured between 2' and 8' above grade	
Minimum Transparency Upper Stories	25%
Principal Entrance Location	Facing primary street
Horizontal Façade Division	Buildings 3 stories or more shall provide a horizontal façade division at the top of the first story (e.g. expression line or material change)

Notes:

¹ Build-to-Zone is permitted to be 0' to 15' when frontage sidewalk is 10' wide or greater² Ground story minimum transparency is not required for residential use³ Single Family (attached and Detached) residential shall comply with the standards outlined in Table (SB3) below; however, may only be accessed from an alley or Secondary Street.

Table (SB3). T3 Suburban Transect Zone Standards

Site and Building Standards apply to principle and accessory structures.	
Density & Intensity	
Max. Floor to Area Ratio (FAR)	1
Max. Residential Density	10 du/ac
Building Siting	
a Frontage Build-to-Zone	15' minimum, 30' maximum 40' minimum for accessory structures
b Minimum Corner Side Setback	10'
c Minimum Side Setback	4' for lots less than 41' in width / 0' or 7' for attached single-family product 5' for detached single-family lots
d Minimum Rear Setback	20' minimum for principle structures 5' minimum for accessory structures
Minimum Lot Width	16'
Minimum Lot Area	1,600 sf
e Maximum Impervious Coverage	75%/90% for townhome lots
f Parking Location	Rear/front/side/corner
g Vehicular Access	From alley; if no alley exists, 1 driveway per building per street. Garage, carport or similar structures shall be set back at least 5' past the front of the principle structure facade
Height	
Maximum Overall Height	3 stories
Public Benefit Maximum Height	2.5 for accessory structures N/A
Frontage	
Minimum Transparency Per each story	15%
Principal Entrance Location per Unit	Front, corner, or corner side

Figure (SB1). Building Siting for Non-residential

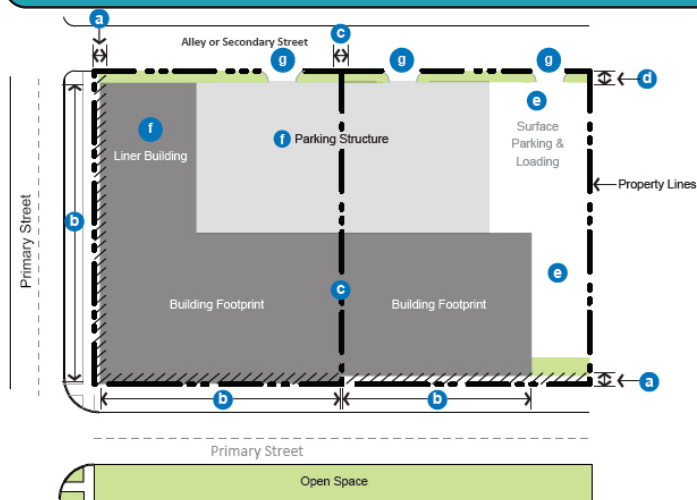


Figure (SB2). Frontage Requirements

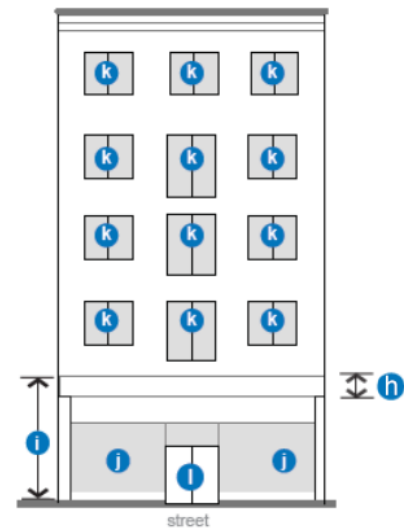


Figure (SB3). Residential Building Siting with Rear Access Attached Garage



- | | |
|--------------------------------|-------------------------------|
| a - Frontage build to Zone | g - Vehicular Access |
| b - Min. Corner Side Setback | h - Horizontal Facade Design |
| c - Min. Interior Side Setback | i - Ground Floor Height |
| d - Min. Rear Setback | j - Ground Floor Transparency |
| e - Lot Width | k - Upper Floor Transparency |
| f - Parking Location | l - Principal Entrance |

D. SPECIFIC RESIDENTIAL DESIGN STANDARDS

(as required by the Horizon West Architectural Design Guidebook)

Definition & Intent

Architectural design should reinforce a neighborhood's character through proper building placement, massing, construction materials, and detailing.

These requirements extend beyond the primary façade of a building, and shall be incorporated along visible surfaces whenever buildings interface with the public realm, particularly in the case of residential corner lots.

Design Requirements

Homes with the same façade shall be separated by at least two lots of different façades.

The front façade of structures on lots 60' wide or less must include visible primary entrances which incorporate a pedestrian walkway to the public sidewalk.

No individual wall plane on front façades (lots less than 100' wide) may exceed 40' of uninterrupted width without incorporating a significant offset recessed plane.

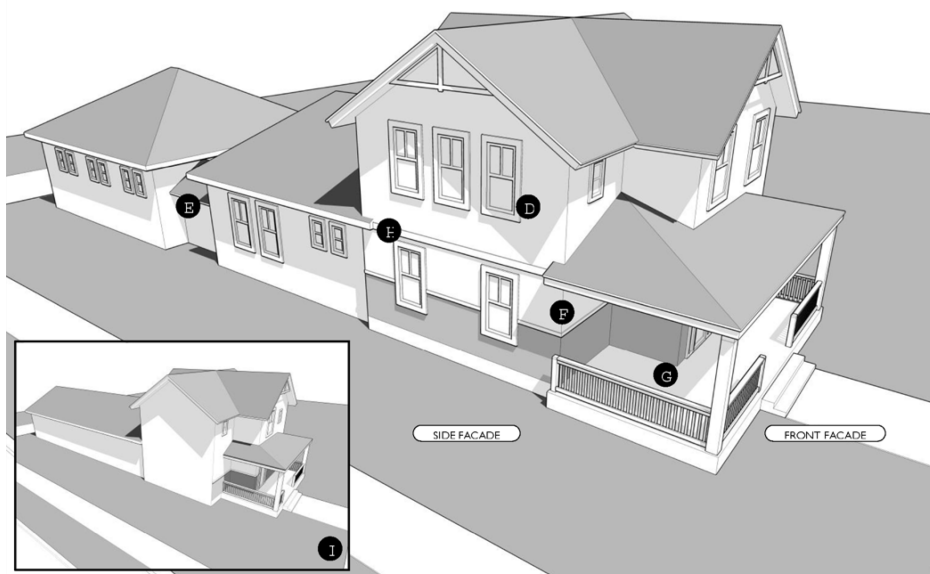
In no case may more than 50% of the front façade of a residential structure feature unarticulated block masonry, or garage door systems.

General Guidelines

- A** Windows are ordered and distributed on all façades of a building.
- B** Side façades are articulated to avoid continuous building masses and blank walls.
- C** Colors, trim lines, textures, and architectural materials wrap around to side façades, with proper transitions and termination points.
- D** Porches are adequately dimensioned, and wrap around building corners.
- E** Horizontal trim bands align with other architectural features, such as openings, roof fascia, and structural elements.
- F** (inset image) Street facing side façade should instead incorporate standards (A) to (E) above.

1. No more than five homes with a similar appearance shall be placed within a given block face. Variation in appearance shall be accomplished by altering any three of the following components:
 1. Floor plans (including garage location)
 2. Porch placement in relation to front setback line
 3. Roofline
 4. Massing (2-story v. 1 story)
 5. Finish materials
 6. Architectural style
2. Corner lot structures (including garages) shall repeat the architectural features of the front façade on the street-side faced. This includes roofline, trim, shutters, eaves, plane offsets and fenestration percentage.
3. Front facing garages shall not include more than two garage doors facing the front street.
4. Fencing (including along alleys) shall not exceed six (6) feet in height, and shall be no greater than fifty (50) percent opaque above four (4) feet. All lot fencing shall be uniform.

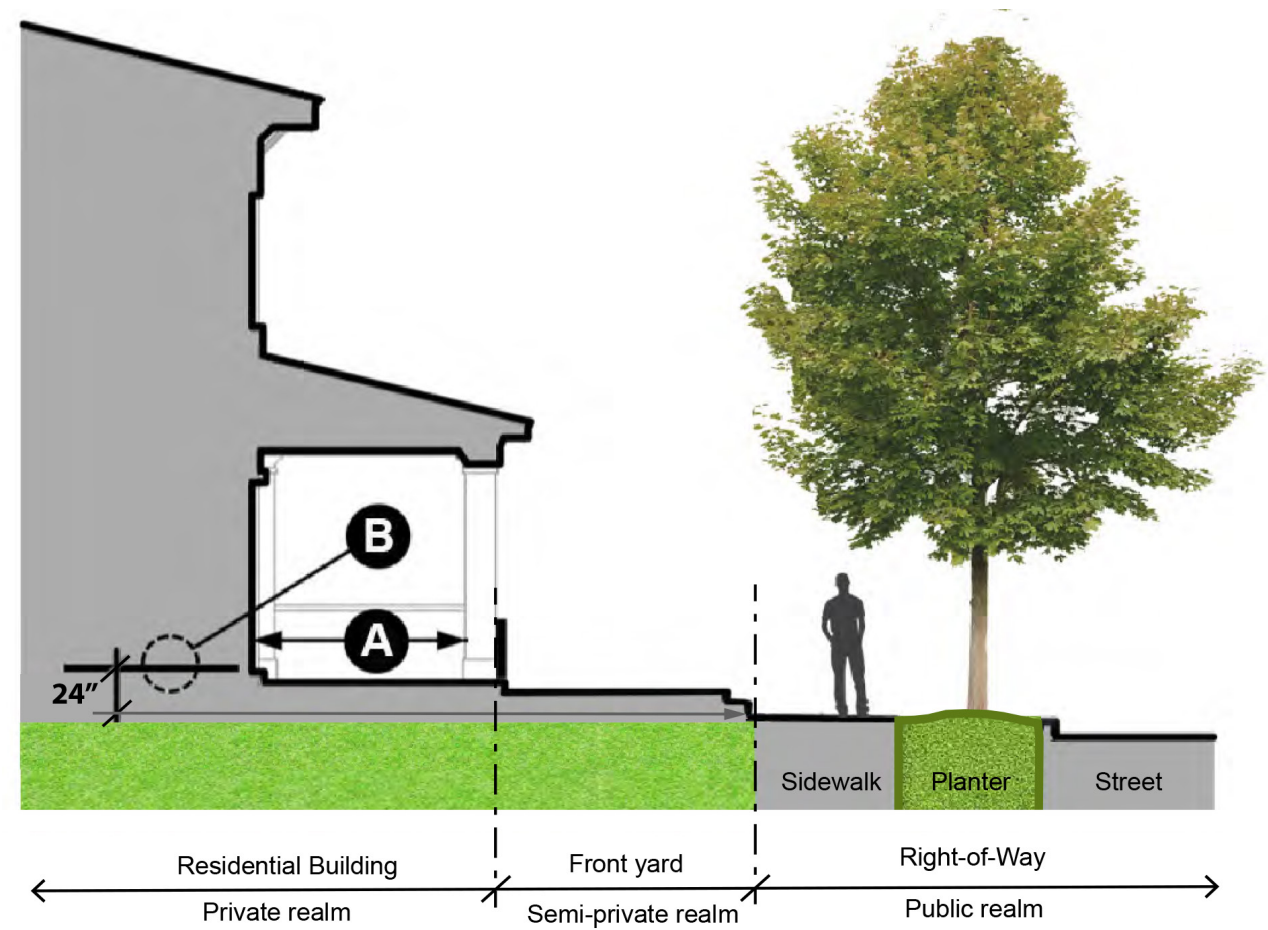
Figure (SB4). Façade Standards



D. SPECIFIC RESIDENTIAL DESIGN STANDARDS

Figure (SB4). Porch Standards

Design Standards	
Width	8' min. ⁽¹⁾
Depth	7' min. A
First floor finished grade	Finished floor required to be a minimum of 24" above sidewalk, with a minimum of 3 steps between the sidewalk and finished floor. B
Notes	
(1) Less than 10' in width requires a railing.	
(2) 3-step minimum elevation to interior finished floor. Also applies to lots and porches with side-loaded garages.	



SECTION 7

USES

SECTION 7 - USES

A. GENERAL PROVISIONS

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

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

B. ORGANIZATION

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

1. **Unlisted Similar Use.** If a use is not listed but is similar in nature and impact to a use permitted within a Transect, the Zoning Manager may interpret the use as permitted. The Zoning Manager may refer to the North American Industry Classification System (NAICS) for use interpretation. The unlisted use will be subject to any additional standards applicable to the similar permitted use.
2. **Unlisted Dissimilar Use.** If a use is not listed and cannot be interpreted as similar in nature and impact to a permitted use, the proposed use must

be submitted to the DRC for review and approved by the BCC.

C. USE TABLE

Table (U1). Uses by Zone outlines the permitted uses in each Transect. Each use is given one of the following designations for each Transect in which that use is permitted.

1. **Permitted ("P").** These uses are permitted by-right in the Transects in which they are listed.
2. **Permitted with Additional Standards ("P*").** These uses are permitted with additional standards listed in this section.
3. **Special Exception ("S").** These uses are only permitted by special exception approved by the Board of County Commissioners.
4. **Prohibited Uses.** Uses not listed in Table (U1) are prohibited unless otherwise approved in accordance with Section 7.B.1 and 7.B.2.

D. DEFINITION OF USES AND ADDITIONAL STANDARDS

The following defines uses, and provides additional standards for uses with a "P*" in Table (U1) Uses by Zone.

Table (U1). Uses by Zone

Corresponding Subsection	Uses			
		T5	T4	T3
1	Residential and Hospitality			
	Multifamily	P*	P*	
	Townhomes/Single Family Attached	P	P	P
	Live/Work Units	P*	P*	P*
	Single Family Detached		P	P
	Accessory Dwelling Units	P*	P*	P*
	Short Term Rental	P*	P*	
	Hotel, Resort & Inn	P*	P*	
	Residential Care (includes ALF+ACLF)	P	P	
2	Civic			
	Assembly	P	P	P
	Hospital & Clinic	P	P	
	Library/Museum/Post Office	P	P	P
	Law Enforcement & Fire	P	P	
	School (Public or Private)	P	P	P
3	Retail			
	Neighborhood Retail	P	P	
	General Retail	P	P	
4	Craftsman Retail	P	P	
5	Services			
	Neighborhood Service	P	P	
	General Service	P	P	
6	Office			
	Office	P	P	
7	Communication Tower	P*	P*	
8	Accessory Uses			
	Home Occupation	P	P	P
	Food Trucks / Special Events	P*	P*	P*
	Amusement			
	Recreation Indoor	P*	P*	
	Recreation Outdoor	P*	P*	
9	Industrial			
	Light Industrial	P*	P*	

(1) RESIDENTIAL AND HOSPITALITY USES

A category of uses that include several residential types. Residential development shall comply with the Horizon West Architectural Design Standards Guidebook dated December 2015.

(A) Live/Work Units. One or more dwelling units located within the principal structure of a lot, in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit or have individual entrances from the outside. In a live/work unit, the use is required to meet the following standards.

(i) Hour of Operation. Permitted hours of operation are 6:00 AM to 9:00 PM.

(i) Entrances. Separate entrances must be provided for business and dwelling.

(ii) Signage. Refer to Ch. 31.5 for signage requirements.

(iii) Percentage of Non-Residential. In no case shall the square footage of the non-residential use exceed 49% of any unit's net living area.

(B) Short Term Rental. A facility where the length of stay under the rental or lease arrangement is one hundred seventy-nine (179) days or less. Examples of nonresidential uses requiring short-term rental include time-shares, condominium hotels, resort residential, and resort villa. Transient rental is not permitted. Single-Family homes (attached or detached) shall not be permitted as short term rentals.

(C) Hotel, Resort & Inn. A facility offering temporary lodging to the general public consisting of sleeping rooms with or without in-room kitchen facilities. Secondary uses may also be provided, including but not limited to, restaurants, conference space, meeting rooms, resort amenities and entertainment venues. Secondary uses are encouraged to be located near active street frontage. Hotel rooms shall be accessed from the interior of the building.

(D) Residential Care. A facility offering temporary or permanent lodging to the general public consisting of an unlimited number of sleeping rooms with or without in-room kitchen facilities. Residential care includes such uses as independent and assisted living facilities, nursing homes, residential care homes, and transitional treatment facilities. Assistance

with daily activities may be provided for residents. Secondary service uses may also be provided, such as restaurants and meeting rooms. Rooms shall be accessed from the interior of the building.

(E) Accessory Dwelling Units (ADU's). Accessory dwelling units (ADU's) are permitted in all transect zones. The maximum size of an ADU is 50% of the living area of the house or 500 sq.ft., whichever is greater but in no case shall the footage exceed 1,250 sq. feet. One (1) and two (2) story ADU's are permitted to be located 5' from side/rear property lines and 15' from front and street side property lines.

(F) Detached Garages. Detached Garages without access to a rear alley tract, including garages with an ADU, shall be located a minimum of five (5) feet from side and rear property lines, and shall be no closer than ten (10) feet to any other detached structure on the same lot.

(G) Multifamily Development Compatibility. In order to further the intent and purpose of this PD RP, the provisions of Section 38-1258 shall not apply to the Silverleaf property.

(H) Kitchen Facilities in Accessory Structures. Kitchen facilities are permitted as part of an accessory structure to allow for pool bath houses, outdoor kitchens, and other similar uses to allow the enjoyment of rear yard living areas.

(2) CIVIC USES

A category of uses related to fulfilling the needs of day-to-day community life including assembly, public services, educational facilities, and hospitals.

(A) Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a church, community centers, private clubs and lodges.

(B) Hospital & Clinic. A licensed institution providing medical care and health services to the community. These services may be located in one building or clustered in several buildings and may include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, pharmacies, and gift shop.

(C) Library/Museum. A structure open to the gener-

al public housing educational, cultural, artistic, or historic information, resources, and exhibits. Food service and a gift shop may be permitted as accessory uses.

(D) Law Enforcement and Fire. A facility providing public safety and emergency services; training facilities, locker rooms, and limited overnight accommodations may also be included. The facilities shall be housed in a permitted building, but shall have the following additional allowances:

- (i) Garage doors are permitted on the front facade.
- (ii) Exempt from maximum driveway widths.

(E) Post Office. A publicly accessed facility for the selling of supplies and mail related products and the collection and distribution of mail and packages.

(F) School. A public post secondary or private education facility with classrooms and offices, that may also include associated indoor facilities such as student housing, ball courts, gymnasium, theater, and food service.

(G) Public schools. Sometimes referred to, or known as traditional public schools, shall mean publicly supported and controlled schools under the jurisdiction of the Orange County School Board consisting of kindergarden, elementary and/or secondary school grades.

(3) RETAIL USES

A category of uses involving the sale of goods or merchandise to the general public for personal or household consumption.

(A) Neighborhood Retail. A use in this category shall occupy a space of less than 12,000 square feet. Neighborhood retail includes uses as listed in Table (U2). Neighborhood Retail Uses.

(B) General Retail. A use in this category includes all Neighborhood Retail uses occupying a space of greater than 12,000 square feet and those uses as listed in Table (U3). General Retail Uses.

(C) Outdoor Sales or Display. Outdoor sales or display of merchandise as a primary use is not permitted. Outdoor seating in conjunction with eating or drinking establishments, or displays of merchandise in conjunction with retail establishment is permitted and shall provide a minimum clearance of five feet for pedestrians. Outdoor displays of merchandise, as an ancillary use, shall be located only in front of the primary entrance of the business. Products displayed shall only be those available for sale inside the primary business. The displays of merchandise shall be limited to normal business hours, and no overnight display shall be permitted.

Table (U2). Neighborhood Retail Uses

Neighborhood uses shall occupy less than 12,000 sf.

Antique Shop
Apparel & Accessory Store
Art & Education Supplies
Bakery, Retail
Bicycle Sales & Repair
Book, Magazine,
& Newspaper Store (Indoor/Outdoor)
Building Materials, Hardware,
& Garden Supply
Camera & Photo Supply Store
China & Glassware Shop
Convenience Store
Drug Store/Pharmacy
Fabric & Craft Store
Florist
Gift, Novelty, & Souvenir Shop
Grocery Store
Hardware Store
Hobby Shop
Jewelry Sales & Repair
Luggage & Leather Goods
Music Store
Musical Instrument Repair & Sales
Office Supply
Optical Goods
Package Sale Vendor (Alcohol)
Paint & Wallpaper
Party Supply Shop
Pet & Pet Supply
Specialty Food Market (Butcher,
Candy, Fish Market, Produce, etc.)
Sporting Goods Sales & Rental
Stationary & Paper Store
Toy Shop
Video/Game Sales & Rental

Table (U3). General Retail Uses

Includes Neighborhood Retail uses occupying greater than 12,000 sf.

Appliance & Electronic Sales & Service
Automotive Rental
Automotive Supply (no service or dealerships)
Computer Software Sales & Leasing
Department Store
Home Furnishings & Accessories Sales & Rentals
Medical Supply Store, Sales & Rental
Motorcycle & Motor Scooter Sales
Heating, Air Conditioning & Plumbing Supplies, Sales, & Service
Cabinet Supply (display only)
Machine Sales and Rental
Agriculture Equipment and Supply
Electrical Supplies
Merchandise Vending Machine Operators

(4) CRAFTSMAN RETAIL

A use involving small scale manufacturing, production, assembly, and/ or repair with little to no noxious by-products that includes a showroom or small retail outlet. Craftsman retail includes such uses as those found in Table (U4). This use may also include associated facilities such as offices and small-scale warehousing where distribution is limited.

The maximum overall Gross Floor Area is limited to a maximum of 12,000 square feet. In the Transects where a craftsman retail use is permitted with additional standards, the following standard applies:

- (A) Outdoor manufacturing activities and overnight storage of goods are prohibited.

Table (U4). Craftsman Retail Uses

Apparel & Finished Fabric Products
Aquaponics and Aquaculture, no Processing
Artist Studio
Bakery & Confections
Brewery, Distillery & producing beverages, including Beer, Wine, Liquor, Soft Drinks, Coffee
Botanical Products
Brooms & Brushes
Canning & Preserving Food
Commercial Scale Copying & Printing
Construction Special Trade Contractors
Cut Stone & Cast Stone
Dairy Products
Electronics Assembly
Engraving
Electrical Fixtures
Fabricated Metal Products
Film Making
Furniture & Fixtures
Glass
Greenhouse
Household Textiles
Hydroponics
Ice
Jewelry, Watches, Clocks, & Silverware
Leather Products
Meat & Fish Products, no Processing
Musical Instruments & Parts
Pasta
Pottery, Ceramics, & Related Products
Printing, Publishing & Allied Industries
Shoes & Boots, manufacturing and repair
Signs & Advertising
Small Goods Manufacturing
Seamstress
Taxidermy
Textile, Fabric, Cloth
Toys & Athletic Goods
Upholstery
Woodworking

Table (U5). Neighborhood Service Uses

Neighborhood uses shall occupy less than 12,000 sf.

Bank or other Financial Service
Barber shops
Bars and Clubs
Beauty Salons
Catering
Counseling
Clothing & Costume Rental
Day Care, Adult or Child
Dry Cleaning & Laundry
Emergency Care Clinic
Fitness, Dance Studio, & Gym
Framing
Home Furniture & Equipment Repair
Locksmith
Mailing Services
Microbrewery
Pet Grooming
Photocopying & Printing
Photography Studio & Supplies (on-site processing permitted)
Restaurants (refer to state law for alcoholic beverage requests)
Theater
Travel Agency & Tour Operator
Veterinarian without outside runs

Table (U6). General Service Uses

Includes Neighborhood Service uses occupying greater than 12,000 sf.

Animal Boarding & Kennels (interior only, no outdoor runs)
Concert Hall
Exterminating & Disinfecting Service
Funeral Home
Private Museums & Exhibits
Repair of Small Goods & Electronics

(5) SERVICE

A category of uses that provide patrons services and limited retail products related to those services. Visibility and accessibility are important to these uses, as most patrons do not utilize scheduled appointments.

(A) Neighborhood Service. A use in this category occupies a space of less than 12,000 square feet. Neighborhood service includes such uses as those listed in Table (U5).

(B) General Service. 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 (U6).

(6) OFFICE USES

A room, studio, suite 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) COMMUNICATION TOWERS

A use involving communication towers, including cell towers, shall meet all standards outlined in the code, except as otherwise permitted by Section 337.401, Florida Statutes (2019) as it may be amended from time to time. Locations and site design for communication towers will be reviewed during the Development Plan process.

(8) ACCESSORY USES

(A) Home Occupation. An occupational use that is clearly subordinate to the principal use as a residence and does not require any alteration to the exterior of a building.

(B) Food Trucks. A portable food vendor, including a food truck or vehicle, shall be a permitted use on a parcel or lot, subject to the following requirements:

- (i) Audio equipment shall meet the requirements set forth in Chapter 15, Article V. Noise Pollution Control.
- (ii) Overnight stay shall be prohibited unless the use is located in a zoning district that permits outdoor storage, in which case the vehicle, truck and any other equipment stored overnight shall be placed in an area that is to the extent practicable, not visible from a public right-of-way with the exception of SR 429.
- (iii) Operating Food Trucks shall be located 5 feet or greater from any property line, sidewalk or public rights-of-way.

Table (U7). Recreational Indoor Uses

Arcade & Game Rooms
Batting Cage
Billiard Parlor
Bowling Lane
Discotheque/Night Club
Tennis & Racquetball
Skating Rink

Table (U8). Recreational Outdoor Uses

Athletic Facilities
Aquatic Facilities
Batting Cages
Golf Driving Ranges
Golf Courses
Go-cart tracks
Miniature Golf

Table (U9). Light Industrial Uses

Warehousing
Self Storage
Commercial Kennel
Veterinary Services
Beverage Processing (Brewery)
Distribution Electric Substation
Wholesale Distribution
Automobile Dealership
Carwashes

(iv) The vendor shall provide the county with a notarized affidavit from the property owner approving a food vending operation.

(v) All waste and recycling materials shall be removed or otherwise handled by the Food Truck operator.

(9) INDUSTRIAL USES

A category of uses that are permitted for the purpose of manufacturing, processing, finishing and storing a variety of goods and equipment.

(A) Light Industrial. The processing or manufacturing of finished products or parts from previously prepared materials including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, provided that all manufacturing processes are contained entirely within a fully enclosed building. Any heat, glare, dust, smoke, fumes, odors, or vibration are confined to the building. A light industrial use may include a showroom or ancillary sales of products related to the items manufactured on-site. In the Transects where Light Industrial is permitted, with additional standards, the following apply:

(i) Open storage of equipment, materials or commodities shall be limited to the rear of the lot and fully screened. Chain link fences are not permitted.

(ii) Parking for commercial or passenger vehicles shall be limited to the rear of the lot.

(iii) The proposed use shall be reviewed by the Environmental Protection Division for compliance with environmental regulations.

(iv) Light Industrial uses are only permitted in the designated areas along SR429 as shown on the PDRP. For the Purposes of this section, parcels shall back up to SR429 which will be designated as the rear yard.

(10) COMMUNITY/SPECIAL EVENTS

Commercial/Special Events are intended to promote inviting, vibrant, creative and entertaining community gatherings within the T-5 and T-4 Transect Zones/Districts, Community/Special Events such as, but not limited to, farmers markets, festivals, events, portable food vendors, and food truck operations.

These special events include activities such as; arts and craft festivals, community walks/running events, triathlons, charity events, music fests, food and wine festivals, movies in the park, dog days, car shows and sponsorship events, yoga in the park, weddings, special food truck events, farmers markets, etc.

These uses and activities are permitted on public, private and property owners association owned common areas and any other place within an approved special event area, such as parks, boardwalks, plazas, designated streets, drive-ways, driving aisles and parking spaces. Community/Special events are subject to the following standards.

A. Community/Special Events shall be permitted for an unlimited number of events within a year in Transect Zones 4 & 5; however, no Community/Special Events are permitted in the single-family detached residential portions of Transect Zone 4 unless an open space is being utilized as the Community/Special Event area.

B. Community/Special Events shall be permitted for three years following the first event; after that time, the developer may request a one (1) year extension in writing to the Zoning Manager to have these activities continued.

C. Community/Special Events are permitted to include up to (3) three food trucks or vendors on a parcel or a designated area to be identified on the PSP or DP.

D. Food trucks and/or vendors are permitted on properties not containing a licensed and approved business or on any vacant property within the appropriate Transect Zone/District, provided that any disturbed areas are restored to their previous condition.

E. Community/Special Events are permitted to operate between 6:00 a.m. and 12:00 midnight (including setup and takedown) on a year-round basis.

F. Outdoor music, loudspeakers, etc. may be permitted at special events between 10am and 7 pm weekdays, and until 11pm on Friday and Saturday and 7pm on Sundays.

G. No single event shall be more than 3 consecutive days without Zoning Manager approval.

(11) OUTDOOR RECREATION

Outdoor recreation uses are limited to golf driving range, swimming pools, baseball batting facility, tennis courts, and other similar activities as determined by the Zoning Managers where integrated with and connected to the building(s) where the primary use is retail sales of sporting/fitness products, entertainment facilities or restaurants. Uses should minimize abutting property impacts for noise, lighting, and parking, and have primary frontage on a boulevard or Local Street as depicted on the Street Type Map in Section 12.

(12) AUTO SALES AND RENTAL

Auto sales and rental are permitted in the cross hatched T4 and T5 Transect Zones/Districts designated areas; however, these uses are limited to indoor showrooms only.

(13) OUTDOOR DISPLAYS

Outdoor displays of merchandise, as an ancillary use, shall be located only in front of the primary entrance of the business. Products displayed shall only be those available for sale inside the primary business. The displays of merchandise shall be limited to normal business hours, and no overnight display shall be permitted.

SECTION 8

**OFF STREET PARKING
AND LOADING**

SECTION 8 - OFF STREET PARKING AND LOADING

A. INTENT

The following provisions are established to accomplish the following:

1. Ensure an appropriate level of vehicle parking, loading, and storage to support a variety of land uses.
2. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses.
3. Provide specifications for vehicular site access.

B. APPLICABILITY

This section shall apply to all development in the Regulating Plan.

1. **Compliance.** Compliance with the standards outlined below shall be attained in the following circumstances:
 - (A) Development of all new parking facilities, loading facilities, and driveways.
 - (B) Improvements to existing parking facilities, loading facilities, and driveways, including reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
2. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is rees-

tablished, any associated off-street parking spaces or loading facilities must be re-established based on the requirements of this section.

3. This section does not apply to the Elementary School (ES)/ Middle School (MS) site(s).

C. VEHICULAR AND BICYCLE PARKING REQUIREMENTS

1. **Organized by Use.** The parking requirements are organized by use and subject to Section 7 of this PD-RP and Sec 38-77 Orange County Code. Parking rates are provided for general use categories; these numbers are applicable for all of the uses within these categories.
2. **Required Accessible Parking.** Parking facilities accessible for persons with disabilities shall be in compliance with or better than the standards detailed in the Florida Accessibility Code, including quantity, size, location, and accessibility.
3. **Maintenance.** All parking and loading shall be maintained by the property owner, POA, HOA or similar privately administered entity.
4. **EV Charging.** All fee simple residential buyers shall have the option of installing an Electrical Vehicle (EV) charging station in all new construction homes.

D. PARKING REDUCTIONS AND CREDITS

Vehicular parking standards may be reduced by achieving one or all of the following reductions and credits. The developer shall be responsible for tracking any reductions in parking or shared parking agreements.

1. **Cooperative Vehicular Parking.** When two or more categories of uses share a parking lot and are located on the same lot or adjacent lots, the following applies:

(A) General Provisions. Cooperative parking will be approved in accordance with the following. Refer to Table (PL1) Cooperative Parking Factors.

(i) Calculate the number of spaces required for all uses to obtain a grand total of required spaces.

(ii) Divide the total number of required spaces by the appropriate factor provided for the applicable two uses.

(iii) When there are three or more uses, the highest parking requirement is applied. For example, a mixture of Retail, Hospitality & Office uses provide these potential factors: 1.2, 1.3 or 1.7. Since a factor of 1.2 requires the most parking, it is the applicable factor for this credit.

Table (PL1). Cooperative Parking Factors

Use	Residential	Hospitality	Retail & Service	Office	Industrial
Residential	1	1.1	1.2	1.4	1.4
Hospitality	1.1	1	1.3	1.7	1.7
Retail & Service	1.2	1.3	1	1.2	1.2
Office	1.4	1.7	1.2	1	1
Industrial	1.4	1.7	1.2	1	1

(B) Location of Cooperative Parking. Any cooperative parking must be within 660 feet from the entrance of the use to the closest parking space within the cooperative parking lot, measured along a dedicated pedestrian path.

2. **Public Parking Credit.** For all non-residential uses, public parking spaces available 24 hours a day, including on-street parking and structured parking, may be credited towards the parking requirement at a rate of one credit for every three public parking spaces. Spaces must be located within 660 feet from the entrance of the use and measured along a dedicated pedestrian path. The developer shall be responsible for providing and tracking the public parking on a block by block basis.
3. **Transit Credit.** For all uses, vehicular parking requirements may be reduced with proximity to any transit facility, as defined by Sec. 21-248, Orange County Code, with up to 30-minute headways. Proximity is measured along a walking path from any point along the property line to the transit stop.
 - (A) Within 330 feet. A reduction of 25% of the required off-street parking.
 - (B) Within 660 feet. A reduction of 15% of the required off-street parking.
 - (C) Within 1,320 feet. A reduction of 10% of the required off-street parking.
 - (4) Other Parking Reductions. Additional reductions may be approved by Transportation Planning with the submittal of a parking study.

E. VEHICULAR OFF-STREET PARKING LOTS

The design or redesign of all off-street parking facilities shall be subject to:

- 1. Vehicular Parking Space Dimensions.** The appropriate dimensions for parking spaces are outlined in Table (PL2) Parking Space Dimensions and Figure (PL1) Off-Street Parking Layout.

(A) The width of a parking space shall be measured from the center of a stripe.

(B) Each space shall have a vertical clearance of at least seven feet.

- 2. Wheel Stops.** Install wheel stops or bumper guards when parking is adjacent to a pedestrian pathway to limit vehicle overhang that reduces the sidewalk width. Such stops or guards shall be properly anchored or secured.

- 3. Location of Parking.** Refer to Sec. 6 Site and Building Requirements for information on the location of parking facilities.

- 4. Access.** Each vehicular access driveway from a functionally- classified roadway shall be marked with clearly-delineated and retro-reflective special-emphasis thermoplastic crosswalk markings. All off-street parking and loading facilities shall open directly onto an aisle, Alley, or driveway designed to provide safe access to such facilities.

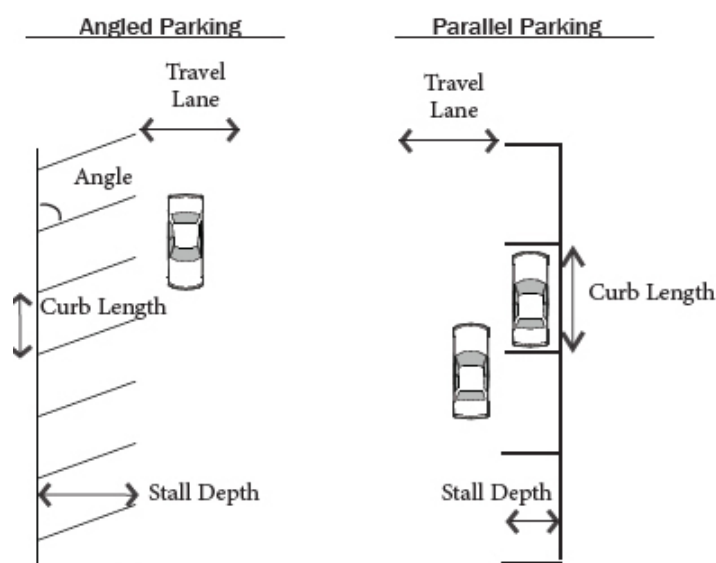
- 5. Edge of Lot and Drives.** All curb and gutter shall be located a minimum of 3 feet from any adjacent property line or right-of-way.

- 6. Landscape Requirements.** All parking areas shall meet the requirements of the Landscape/Buffers section.

Table (PL2). Off-Street Parking and Loading Space Dimensions

Angle (degrees)	Stall Depth (feet)	Curb Length (feet)	One Way Travel Lane (feet)	Two Way Travel Lane (feet)		Accessible Parking	Loading Space	Oversized Loading Space
0 (Parallel)	8.5'	22'	12'	20'	Width	12'	10'	12'
30	18'	18'	12'	20'	Depth	20'	26'	40'
45	17'	12'	14'	20'				
60	18'	10'	18'	22'				
90	18'	9'	20'	22'				

Figure (PL1). Off-Street Parking Layout



F. PEDESTRIAN ACCESS

All parking lots with two or more double-loaded aisles shall provide internal pedestrian pathway(s) within the parking area and outside of the parking drive aisle. Pedestrian access shall connect to any adjacent existing sidewalks.

1. **Dimension.** The pathway shall be a minimum of six feet in width.
2. **Quantity.** Unless otherwise approved, one pathway is required for every 350 feet of building perimeter facing the parking lot and is measured along the building edge.
3. **Location.** The pathway shall be centrally located within the parking area to serve a maximum number of parking stalls.
 - (A) Pathways shall provide direct connections to the principal structure(s) entrances from the spaces furthest from the entrance.
 - (B) At least one pathway shall provide a direct connection between adjacent vehicular rights-of-way and/or shared use paths and the principal structure's entrance.
4. **Pathway Delineation.** Pedestrian pathways should be clearly marked with thermoplastic crosswalks or striping or through the use of alternative materials, such as stamped concrete or pavers.
5. **Accessibility.** Pedestrian facilities within the parking lot, building access and access to adjacent areas shall comply with the applicable ADA standards.

G. LOADING REQUIREMENTS

All uses except in the residential and civic categories shall provide off- street loading spaces in compliance with Table (PL3) Required Loading Facilities.

1. All loading facilities shall adhere to the following requirements.

(A) Use of Off-Street Loading Areas. Space allocated to any off- street loading use shall not be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

(B) 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, Alley, access drive, or parking area, unless being used for vehicular maneuvering.

(C) Access. Loading facilities shall have clear access onto an Alley or secondary street via a driveway.

(i) Direct access to a public way, other than an Alley or secondary street, is prohibited.

(ii) 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.

(A) Gross Square Footage. Unless otherwise expressly stated, loading standards for non-residential buildings shall be computed on the basis of Gross Floor Area in square feet.

(B) Fractions. 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.

(C) Shared or Central Loading Facilities. Shared or central loading facilities are permitted if the following conditions are met.

(i) Each lot served shall have direct access to the central loading area without crossing streets or Alleys.

(ii) Total off-street loading spaces provided shall meet the minimum requirements herein specified, based on the sum of the several types of uses served unless approved by the Zoning Manager through MDP/PSP/DP review.

(iii) 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 26 feet in length and an oversized loading space shall be a minimum of 12 in width and 40 feet in length, exclusive of aisle and maneuvering space and shall have a minimum vertical clearance of 15 feet.

Table (PL3). Required Loading Facilities

Gross Floor Area (sq. ft.)	Loading Spaces Required
Under 5,000	0
5,000 to 20,000	1
20,001 to 40,000	2
40,001 to 70,000	3
70,001 to 100,000	4
100,001+	4 + 1 for each 100,000 over 100,001

H. SITE ACCESS AND DRIVEWAY REQUIREMENTS

These standards shall supplement the provisions for access provided in Sec. 6 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. 6 Site and Building Requirements.

2. Dimensions and Design.

(A) Driveway Width at Property Line. All driveways shall have a maximum width of 24 feet as measured at the property line.

(B) 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.

(C) Shared Access. When possible, adjacent non-residential developments should share points of access to minimize impervious surface. When access is shared between three or more non-residential users, a dedicated turn lane may be constructed, allowing an increase in the maximum driveway width from 24 feet to 33 feet provided that a traffic impact study states its necessity and access must be onto a permitted street type (refer to Sec. 4. Street Types).

(D) Sidewalk Pavement. Sidewalk pavement elevation, width, and design shall extend continuously over the driveway pavement with the intent of prioritizing 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.

SECTION 9

LANDSCAPE/BUFFERS

SECTION 9 - LANDSCAPE/BUFFERS

A. INTENT

The landscape and buffer standards outlined in this section are designed to meet the following set of goals.

1. To provide for healthy, long-lived street trees within all public ways to improve the appearance of streets, provide shade, and create a buffer between pedestrian and vehicular travel lanes.
2. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses. Adverse impacts include noise, unsightly structures, and uses affecting air quality.
3. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
4. To strengthen the health and diversity of the urban forest with a focus on expanding Tree Canopy Coverage.
5. To minimize stormwater run-off and encourage stormwater infiltration and aquifer recharge.

B. EXEMPTIONS

Compliance with this section shall be required unless any of the following exemptions apply:

1. **Shared Access.** Landscape buffers shall not be required along a property line where the access point transverses two adjoining lots, such as a shared driveway. Buffering is not required at access points to the extent the access point improvements interrupt the required buffer. Access points may include driveways, sidewalks, cycle tracks, walk paths, shared use paths or other points of access to a lot.
2. **Temporary Uses.** These provisions do not apply to temporary uses.

C. MINIMUM STREET TREE INSTALLATION REQUIREMENTS

The following standards apply to the installation of street trees.

1. **Required Street Trees.** Each Lot is required to have one canopy tree, as defined in Sec. 24-2, Orange County Code, for every 40 feet of street frontage with a minimum of one street tree per street frontage.
2. **Exception.** Street Trees are not required on Alleys. Any other exceptions must be approved by the County Engineer or his or her designer.
3. **Clear Branch Height.** Minimum clear branch height is seven (7) feet above mean grade of sidewalk.
4. **Street Tree Species.** Canopy trees are required to be installed as street trees. When the physical characteristics of a street (e.g overhead utilities, building obstructions) prohibit canopy trees, understory trees may be planted if approved by the County Arborist. In such case, understory trees shall be spaced no more than twenty (20) feet measured on-center.
5. **Street Tree Cut Outs.** Street trees in T4 and T5 and zones shall be planted in Tree Cut-Outs (see Figure (B1)) if both of the following apply:
 - (A) Street Trees are adjacent to on-street parking, and
 - (B) The adjacent ground floor use is non-residential
6. **Street Tree Spacing.** Street Trees shall be spaced as described in Figure (B2).
7. **Walkable Surface.** For tree cut-outs adjacent to sidewalks five feet wide or less, an open tree pit is not permitted. The opening must be covered, at sidewalk grade, with a tree grate. The opening in a tree grate for the trunk must be expandable and designed as to not injure the tree trunk.

Figure (B1). Tree Cut-Outs

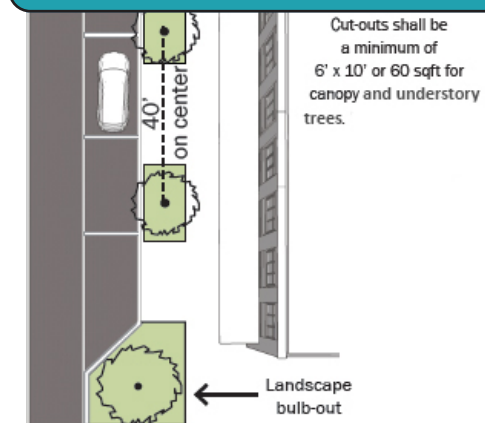
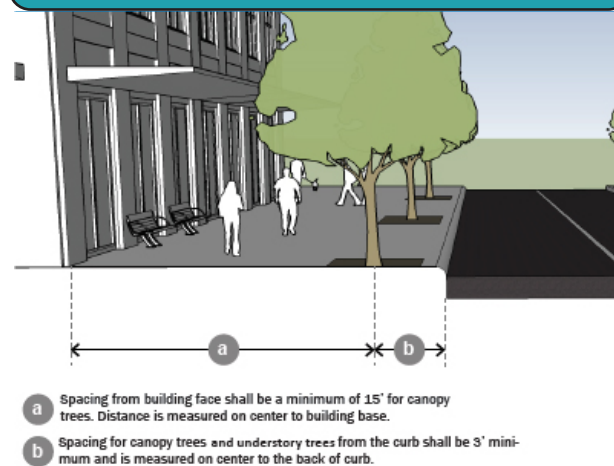


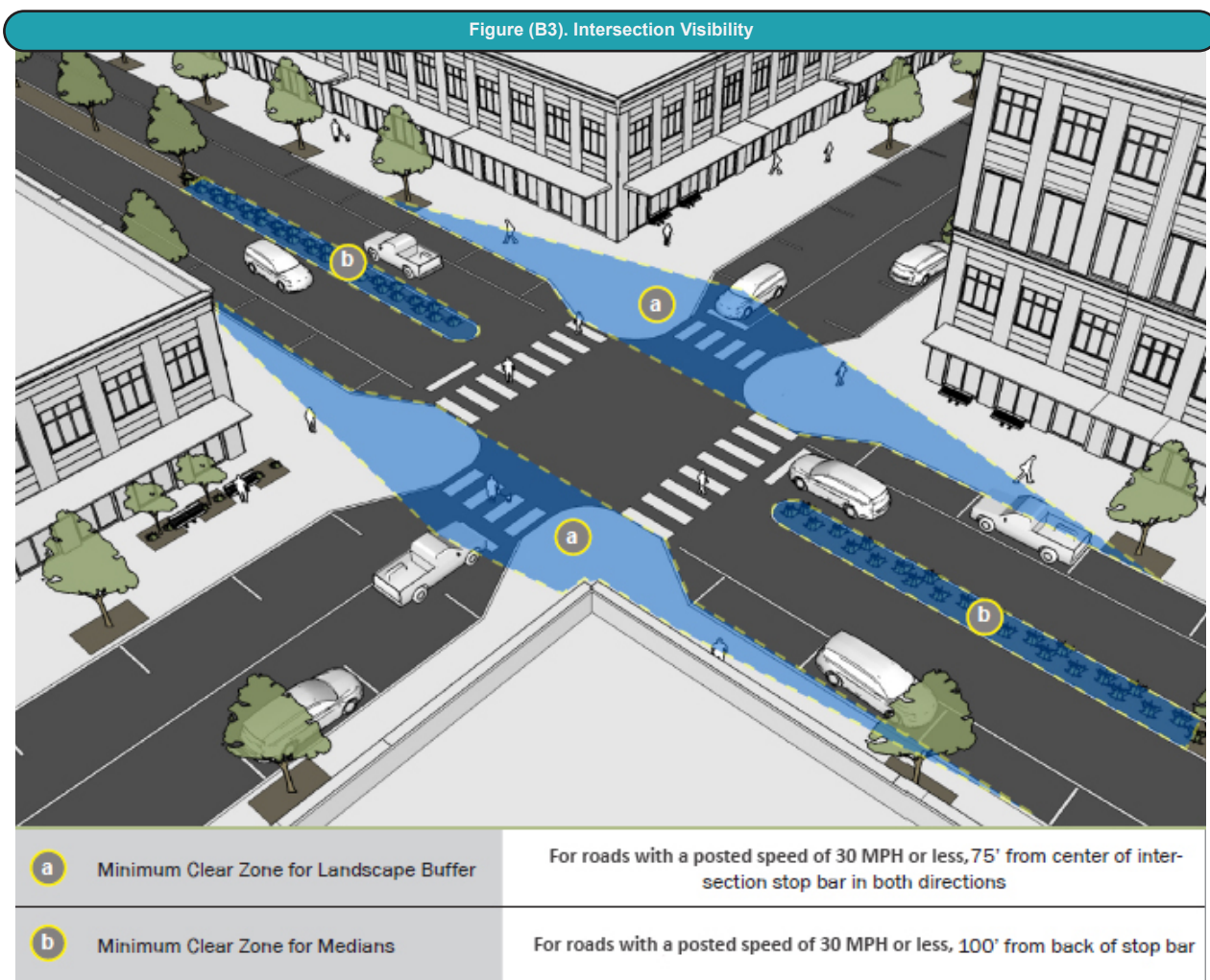
Figure (B2). Street Tree Spacing Detail



- 8. Intersection Visibility.** For intersections with a posted speed of 30 MPH or greater, the proper visibility distance outlined in the most current FDOT Florida Greenbook shall be required. For all other intersections, landscaping near intersections, as described in Figure (B3), shall provide an unobstructed clear sight zone at a level between two (2) feet in height and eight (8) feet in height.

(A) Maintaining Visibility. Trees and foliage shall be periodically pruned and trimmed so that no limbs or foliage obscure the clear sight zone or traffic control devices.

(B) Edge of Driveway. Landscaping shall not be located closer than three (3) feet from the edge of any driveway, except for grass or similar low ground cover.



D. MAINTENANCE OF STREETScape

All streetscape elements required in this section shall be privately maintained through a Master Property Owner association ("POA"), Homeowner's Association ("HOA") or similar private administrative entity. Where appropriate, special assessments or taxing units may be utilized.

E. PRIVATE LOT TREE REQUIREMENTS

Prior to issuance of the certificate of occupancy, all single-family detached residential lots within T3 and T4 Transect Zones shall contain the required minimum number of canopy trees. These trees must meet the size requirements outlined in this section. Preservation of existing trees or mitigation may be applied to meet this standard.

F. BUILDING BASE LANDSCAPING

- 1. Applicability.** Applicable to all T5 transect zones.
- 2. Build Base Landscaping Requirements.** All buildings in T5 shall provide landscape plantings (raised or at-grade) adjacent to the street, and dispersed along the Primary and Secondary facades (facades along approved alleys or abutting loading areas are exempt; see Street Types).

(A) Building base planters shall measure no less than 3 feet wide (measured front to back) and 6 feet in length to count towards this requirement.

(B) Each façade's required plantings may be clustered. See Table (B1)

G. VEHICULAR AREA BUFFER

- 1. Intent.** To lessen the visual impact of vehicular areas visible from the street.
- 2. General Applicability.** Applies to properties in all Transect Zones where a vehicular area is located adjacent to a right-of-way.

(A) Exceptions. Vehicular areas along alleys.

Table (B1). Non-Residential Frontage Buffer Requirements

1. Buffer Depth & Location ¹	
Depth	8' a
Location on the Site	Between street facing property line(s) and parking area(s) ² b
2. Landscape Buffer Standards (required)	
Canopy Trees	Canopy tree required at least every 40 linear feet on center or, when utility easements prohibit canopy trees, understory trees are required every 20 feet; Locate on the street side of the hedge; Spacing shall alternate with street trees. c
Hedge	Required continuous hedge on street side of wall, between canopy trees & in front of vehicular areas. d
Hedge Composition	Individual shrubs shall be spaced no more than thirty (20) inches on center.
Existing Vegetation	May be credited toward buffer area.
3. Knee Wall Standards (optional) e	
Location	Two (2) feet from wheel stop, or back of wheel where wheel stops are not used.
Materials	Masonry wall, wrought iron, pre-cast or similar materials
Minimum Height	3'
Maximum Height	4'
Gate/Opening	Permitted

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, side, and rear yards, when the parking area is located adjacent to any pedestrian, cycle or shared use path, a buffer as described above is required.

H. SIDE AND REAR BUFFER

- 1. Intent.** To minimize the impact that one Transect Zone may have on a neighboring Transect Zone and to provide a transition between Transect Zones. See Table (B2).
- 2. Applicability.** Applies to directly adjoining properties as described by Table (B3), except that buffering between multi-family and single-family development is not required.
- 3. Buffer Property.** When required, Side and Rear buffers shall occur on the property with the higher Transect Zone. No buffer is required where an alley serves residential uses in different transect zones / district.

Table (B2). Side & Rear Buffer Requirements

1. Buffer Width & Location	
Width	Varies based on transect zone of the lot and the adjacent lot; see Table (B3).
Location on the Site	Locate buffers on the lot with more intensive transect zone; Buffer is measured from side and rear property lines.
2. Required Landscape Screen ¹	
Location	Directly adjacent to the rear or side property line
Hedge	Continuous double row of shrubs required between shade trees
Hedge & Screen Composition	General to All Zones: Individual shrubs shall meet the size requirements of Table (L2) and be spaced no more than thirty (30) inches on center.
Hedge Frequency	Minimum of 15 shrubs per 100' of property line is required
Canopy Trees	At least 1 canopy tree per every 40' within the buffer. When physical barriers prohibit the planting of canopy trees, 1 understory tree shall be planted per every 20' of buffer.
Existing Vegetation	May be credited toward buffer area if they are determined to be adequately preserved by a County Arborist

Notes:

¹ Existing landscaping may count towards buffer requirement.

Table (B3). Buffer Width Required between Zones

	T5	T4	T3	T1
T5	not required	not required	10'	n/a
T4	not required	not required	5'	not required
T3	10'	5'	not required	not required

¹ Adjacent property with detached Single Family Residential shall be considered T3 for the purposes of buffering requirements.

I. SCREENING OF OPEN STORAGE AND REFUSE.

- Intent.** To reduce the visibility of open storage and refuse areas from public areas and adjacent properties.
- Applicability.** All dumpsters, open storage, and refuse areas in T4 and T5 zones shall be screened in accordance with Table (B4).

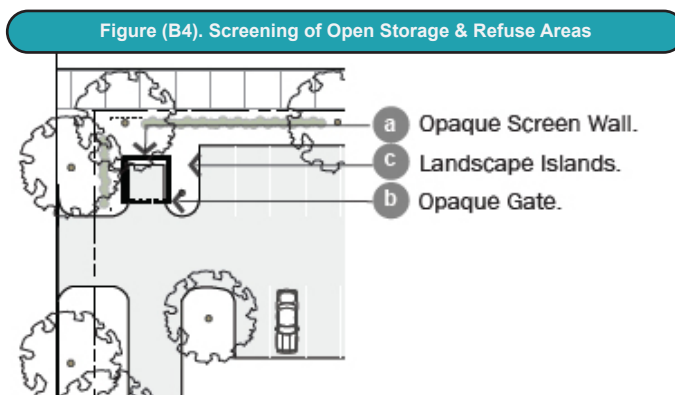


Table (B4). Screening Requirements of Open Storage and Refuse Areas

Location on the Site	Not permitted in front or corner side yards
a Opaque Screen Wall ¹	Required around 3 sides of the dumpster and trash bin area with similar trim and finish as the associated building.
Screen Wall Height	Height shall be the higher of the following: 1. 3' 2. Height of use to be screened
b Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates
c Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 canopy tree within 20'. Opaque screen walls shall have a continuous perimeter hedge as defined in this chapter.

¹ Vertical structural barrier providing screening at all times, such as a masonry wall or privacy fence.

J. SCREENING OF UTILITY APPURTENANCES

- Intent.** To reduce the visibility of utility appurtenances from public areas and adjacent properties while still providing maintenance access.
- Applicability.** All utility appurtenances in Transect Zones shall be screened in accordance with Table (B5) below, or in compliance with Sec. 9-556, Orange County Code.
- Master Assemblies and Backflow Preventers.** Water and reclaimed water meter assemblies and backflow preventers must be adjacent to the right-of-way (within 20 feet) and must be screened from the street while not obstructing accessibility. Walls are not permitted between the water and reclaimed water assemblies and backflow preventers and the right-of-way.

Table (B5). Screening Requirements of Utility Appurtenances

Large Private Mechanical Equipment ¹	Shall be screened with landscape screening with continuous shrub plantings, opaque fence or masonry wall on all sides facing right-of-way with discrete access for utility maintenance.
Small Private Mechanical Equipment ²	Shall have fully opaque landscape screening with continuous shrub plantings with discrete access for utility maintenance.

¹ Large private mechanical equipment is equal to or greater than 4' in height

² Small private mechanical equipment is smaller than 4' in height

SECTION 10

APPROVAL REQUIREMENTS

SECTION 10 - APPROVAL REQUIREMENTS

A. SCOPE OF REGULATIONS

1. The Regulating Plan requirements apply to all parcels designated as Transects, as such Transects are defined in Section 2 and depicted on the Regulating Plan exhibit in Section 12.

A. All development within the Regulating Plan is subject to the provisions of the Town Center Planned Development Code, found in Chapter 38, Article VIII, Division 8.5, of the Orange County Code, but only to the extent that those certain regulations, standards, and procedures are not addressed within this Regulating Plan.

B. In the event that certain regulations, standards or procedures are not addressed within the Regulating Plan or the Town Center Planned Development Code, development within the Regulating Plan shall be subject to the provisions of the Village Planned Development Code, found in Chapter 38, Article VIII, Division 8, of the Orange County Code.

C. In the event that certain regulations, standards or procedures are not addressed within the Regulating Plan, the Town Center Planned Development Code, or the Village Planned Development Code, development within the Regulating Plan shall be subject to the P-D Planned Development District standards found in Chapter 38, Article VIII, Divisions 1 - 5, of the Orange County Code.

D. In the event of conflict or ambiguity between the provisions set forth in the Orange County Code and those within the Regulating Plan, the Regulating Plan shall control.

E. In the event that the Regulating Plan and Orange County Code are both silent as to a performance or

development standard, the Orange County Development Review Committee ("DRC") shall establish the standard or make a determination.

F. Water, wastewater and reclaimed water connections and improvements must comply with the Orange County Code of ordinances, the Orange County Comprehensive Plan, and the Orange County Utilities Standards and Construction Specifications Manual (latest approved edition).

G. Pursuant to OC Comp Plan Policy C1.5.7, development in, or near, contaminated soils shall properly address the contamination prior to approvals allowing disturbance of the contaminated soils with land clearing (including grubbing, or demolition), mass grading and or construction. Therefore, because of the site's prior land use, a Phase I Environmental Site Assessment is required prior to approvals that include alterations of the land's surface. Depending on the results of the Phase I, limited sampling or a full Phase II Environmental Site Assessment will be required. In order to allow for other parts of the project to move forward, a protective activity setback buffer can be established around any found sources of contamination in order to allow simultaneous remediation and other adjacent site development activity in a phased manner to proceed on a case by case basis. The goal of remediation will be compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels. The remediation process will be deemed complete with either a state determination of No Further Action or Site Rehabilitation Completion Order with, or without, conditions, or compliance with a remedial action plan in order to determine when vertical construction can proceed while considering health, safety and welfare (Orange County Code Chapter 15 Environmental Control, Section 15-27 Declaration of Legislative Intent).

B. OPTIONAL PRE-APPLICATION MEETING

1. Applicant, in its sole discretion, may request a meeting with Orange County staff prior to submitting an application for a development plan, preliminary subdivision plan, or master development plan. The purpose of any such pre-application meeting is to afford the applicant an opportunity to receive the advice and assistance for the County's professional staff before preparing formal plans and making an official application.
2. Staff shall schedule a pre-application meeting with the Applicant to discuss the proposed application within 10 business days of receipt of the pre-application meeting request.

C. SUBDIVISION PLAN APPROVAL AND RECORDING

A preliminary subdivision plan, construction plans (except for those processed in connection with a Master Development Plan), and final plat shall be substantially consistent with the Regulating Plan and processed pursuant to the requirements of Sections 38-1390.1 through 38-1390.56 and Chapter 34, Articles III through VIII of the Orange County Code.

D. DEVELOPMENT PLAN APPROVAL

Development Plans shall be required for all lands within the Regulating Plan, other than single family residential projects requiring a preliminary subdivision plan or lands that are included within a Master Development Plan. Development Plans shall be substantially consistent with the Regulating Plan and shall be processed pursuant to the requirements of Sections 38-1390.1 through 38-1390.56 and 38-1203 of the Orange County Code.

E. MASTER DEVELOPMENT PLAN

1. **Intent.** The Master Development Plan process is intended to be an optional approval process that provides the initial approval of a multi-lot development or master infrastructure plan within the boundaries

of the Regulating Plan. The Master Development Plan may include commercial, multi-family residential uses and master infrastructure, but shall not include single-family residential uses or public school sites. As lots within the Master Development Plan are developed, the Master Development Plan shall be updated to reflect the actual site development data and specifications.

2. **Plan Requirements.** The Master Development Plan shall include the following information:

- A. Project Name
- B. Legal Description of Master Development Plan
- C. Vicinity Map
- D. Overall Plan, including proposed lots, building envelopes, and street layouts
- E. Entitlements table for the proposed lots
- F. Building summary table including lot building allowance and actual building area
- G. Impervious surface ratio table for the proposed lots
- H. Lot criteria table for each lot including setbacks, maximum building height, signage, lighting, and open space
- I. Parking summary table
- J. Applicable landscaping regulations
- K. Trip generation figures and statistics
- L. Phasing Schedule (if applicable)
- M. Requested Deviations (if applicable), Deviations may be approved by the Planning and Zoning Managers without BCC approval.
- N. Copy of any Conservation Area Determinations conducted on the subject site of the proposed Master Development Plan
- O. Name, Address and Phone Number of all the following applicable professionals: Property Owner(s), Developer(s), Planner, Landscape Architect, Engineer(s), Surveyor(s), and/or Agent(s) of the property owner or others involved in the proposal.
- P. Water, wastewater and reclaimed water connection and metering points.

3. Approval Process. The Master Development Plan shall be processed as follows:

- A. Submit application to the DRC office, meeting the requirements outlined in subsection 2 above.
- B. Review of application by the DRC office for sufficiency, and, if sufficient, the application is forwarded to DRC for review.
- C. Review of the Master Development Plan by TRG to determine if it complies with the Regulating Plan and any applicable Orange County Code requirements. The DRC shall either approve the Master Development Plan or deny the Master Development Plan based upon specific findings, which shall be stated.
- D. The decision of the DRC may be appealed to the BCC by an aggrieved party pursuant to the requirements of Section H below.

F. ALTERATIONS TO THE REGULATING PLAN

- 1. Proposed alterations to the approved Regulating Plan shall be classified as either substantial or non-substantial amendments by the DRC. The following criteria shall be used to identify a substantial amendment:
 - A. A change which includes a new land use that the DRC determines is incompatible with the Regulating Plan or the specific proposed location within the Regulating Plan.
 - B. A change which would substantially alter the configuration of a transect zone adjacent to the Regulating Plan boundary as determined by the Planning Manager, unless the change is needed to reflect more accurate environmental or topographical surveys.
 - C. A change which would result in an increase in the cumulative amount of project residential units or nonresidential square footage as reflected in the approved Regulating Plan.
 - D. A change which would require an amendment to the BCC's conditions of approval.
- 2. The determination of a substantial or non-substantial amendment not specifically addressed herein may be made jointly by the Planning and Zoning Division Managers. Either or both managers may opt to direct that the determination be made by the DRC. A determination by the Planning and Zoning Division Managers may be requested by an applicant in writing and submitted to the DRC Office.
- 3. Alterations to the Regulating Plan determined to be substantial must submit plans and support data (following requirements for the original review and approval of the Regulating Plan) for review by the DRC and then a public hearing for final action by the BCC.
- 4. When an amendment is requested, it shall be evaluated in conjunction with the overall project, to determine the amendment's compatibility with the remainder of the Regulating Plan. If the DRC considers any amendment to be incompatible or in conflict with the Regulating Plan or its conditions of approval, the applicant will be required to amend the Regulating Plan or may be subject to an administrative rezoning public hearing.
- 5. A proposed alteration to the approved Regulating Plan that is classified as a non-substantial amendment will be reviewed by DRC.

G. ADDITIONAL APPROVAL REQUIREMENTS

1. Development within the Regulating Plan shall comply with all state and federal regulations pertaining to wildlife or plants regarding endangered, threatened, or species of special concern of the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).
2. Public school sites within the boundary of the Regulating Plan shall be developed in compliance with the Public School Siting Regulations contained in Chapter 38, Article XVIII of the Orange County Code and therefore shall not be subject to the standards or requirements of the Regulating Plan.
3. Development within the Silverleaf PD/RP is permitted to proceed beyond the 5% development cap set forth in Section 30-714(c) of the Code, provided that prior to development proceeding beyond 5% of the approved entitlements for the Silverleaf PD/RP:

(A) The future APF right-of-way has been conveyed to the County or a deed for the APF right-of-way has been placed in escrow, pursuant to an escrow agreement acceptable to the County;

(B) the future APF stormwater area(s) serving the APF right-of-way, APF park and APF trail have been conveyed via perpetual easement to the County, or a perpetual easement for such APF stormwater area(s) has been placed in escrow pursuant to an escrow agreement acceptable to County, and the future APF stormwater area(s) serving the APF school site have been conveyed via perpetual easement to the School Board of Orange County ("School Board"), or a perpetual easement for such APF stormwater area(s) has been placed in escrow pursuant to an escrow agreement acceptable to the School Board.

(C) the future APF park and APF trail have been conveyed to the County or a deed for the APF park and APF trail has been placed into escrow, pursuant to an escrow agreement acceptable to the County; and

(D) the future APF school site has been conveyed to the School Board or a deed for the APF school site has been placed in escrow pursuant to an escrow agreement acceptable to the School Board.

H. APPEALS

1. Any party aggrieved by a decision of the Planning Manager and/or the Zoning Manager pursuant to this Regulating Plan 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 determination; otherwise, the aggrieved party 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 DRC, 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 DRC pursuant to this section may be appealed to the BCC by submitting a letter to the chairman of the DRC within thirty (30) days of the DRC's decision.
3. The BCC shall review the application or decision on the same basis and in accordance with the procedures and criteria in this section. The BCC 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 uphold or overturn the decision of the Planning Manager or Zoning Manager, as appropriate. An approval issued by the BCC shall enable the Planning Manager or Zoning Manager to issue a determination, as appropriate, which in any case may contain such conditions as the BCC may require.
4. A person aggrieved by a decision of the BCC pursuant to this Regulating Plan 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 to the circuit court not later than thirty (30) days after the decision is rendered by the BCC. The record before the circuit court shall consist of the complete record of the proceedings before the BCC.
5. Judicial review shall not be available unless and until the procedures set forth in this section have been exhausted.

I. REGULATIONS NOT ADDRESSED

In the review of PSPs and/or DPs, if it is determined by the Regulating Plan review staff that a development standard has not been included in the Regulating Plan or there is ambiguity in a Regulating Plan standard, the applicant shall request an interpretation of the development standard from the Planning and/or Zoning Manager, as applicable. The interpretation may take two forms: An agreed upon standard by the Planning and/or Zoning Manager, as applicable, or a referral to the most applicable section of the current Orange County code. The interpretation shall be binding on the applicant. If the applicant does not agree with the interpretation, the applicant may appeal the decision to the DRC or submit a Change Determination request to the DRC. The DRC's decision may be appealed to the BCC.

J. CONFLICT OF STANDARDS

To the extent the Regulating Plan conflicts with, or may not be consistent with other applicable County ordinances, rules or regulations, including the guidelines and standards for planned developments, this Regulating Plan shall govern and control. Waivers from chapter 38, articles VII and VIII shall not be required for those provisions in conflict with the Regulating Plan. In case of conflict between the Regulating Plan and article II, Chapter 18 (the Fire Prevention Code), the fire prevention code shall govern and control. For the purposes of this Plan, "shall" or "must" are mandatory; the word "should" is directive but not necessarily mandatory; the word "may" is permissive. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances and circumstances of like kind or character.

SECTION 11

DEFINITIONS

SECTION 11 - DEFINITIONS

A. GRAPHICS

The graphics, tables, and text utilized throughout this regulating plan are regulatory. In case of a conflict, text shall control over tables and graphics and tables shall control over graphics.

B. DEFINED TERMS

For the purposes of this Regulating Plan, 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. **Applicant.** A developer or an authorized agent of a developer.
3. **Block.** The aggregate of lots, passages, lanes, and alleys bounded on all sides by streets.
4. **Block Depth.** A block measurement that is the horizontal distance between the front property line on 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 intense street type. They are typically more suitable for more intensive development, such as multi-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. **Build-to-Zone.** 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. When a sidewalk is not provided within the right-of-way, the build-to-zone shall be measured from the back of sidewalk. Only applies to non-residential uses or Primary Streets.
9. **Close cul-de-sac.** A close generally incorporates an elongated center is land which may feature turf, seating, shade, and/or paved walkways.
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 intentional appropriation of land by the owner to the County or other public entity for public use and/or ownership.

13. **Density.** Calculated by dividing the total number of dwelling units by the net developable acreage.
14. **Dwelling Unit.** A building or portion thereof, designed or used exclusively for residential occupancy, but not including hotels, lodging houses, motels, or mobile homes.
15. **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.
16. **Expression Line.** An architectural feature. A decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least two inches from the exterior facade or a building typically utilized to delineate floors or stories of a building.
17. **Facade.** The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements such as expression lines. The front facade is any building face adjacent to the front property line.
18. **Frontage Type.** The permitted treatment types of the ground floor facade of a building.
19. **Grade.** The average level of the finished surface of the ground story adjacent to the exterior walls of a building.
20. **Gross Floor Area.** The sum of all areas of a building, including accessory storage areas or closets within sales spaces, working 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 attic space having headroom of seven feet or less and areas devoted primarily to storage, balconies, off-street parking and loading areas, enclosed porches, roof decks, roof gardens, or basement floor area other than specified above.
21. **Impervious Surface.** Also referred to as impervious material. Hard surface areas which either prevent or severely restrict the entry of water into the soil mantle and/or cause water to run off the surface in greater quantities or at an increased flow from that present under natural conditions prior to development.
22. **Landscape Area.** Area on a lot not dedicated to a structure, parking or loading facility, frontage buffer, side and rear buffer, or interior parking lot landscaping.
23. **Lot.** A parcel of land occupied or intended for occupancy by a use permitted in this Regulating Plan.
24. **Lot, Corner.** A parcel of land abutting at least two vehicular rights-of-way, excluding an Alley, at their intersection.
25. **Lot, Flag.** A parcel of land having its only access to the adjacent vehicular right-of-way, excluding an Alley, through a narrow strip of land.
26. **Lot, Interior.** A parcel of land abutting a vehicular Right-of-way, excluding an Alley, along one (1) Property Line; surrounded by Lots along the remaining Property Lines.
27. **Lot, Through.** Also referred to as a double frontage lot. An interior lot having frontage on two approximately parallel vehicular rights-of-way, excluding an Alley.
28. **Lot Area.** The computed area contained within the property lines; it is typically denoted in square feet or acres.
29. **Lot Depth.** The distance measured from the midpoint of the front line to the midpoint of the opposite rear line of the lot.
30. **Lot Frontage.** The horizontal distance between the Side Property Lines, measured at the Front Property Lines. Through lots may have two frontages.
31. **Master Infrastructure.** Roads, utilities and mass grading to include ponds and all structures.
32. **Nonconformance.** A structure, use, lot, or site characteristic that was legally constructed or operated prior to the effective date of or Amendment to this regulating plan, but that cannot be constructed, platted, or operated after the effective date of or Amendment to this regulating plan.
33. **Occupancy.** The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.
34. **Open Space Type.** The permitted and regulated types of open spaces in this regulating plan.
35. **Open Water.** A pond, lake, reservoir, or other water feature with the water surface fully exposed.
36. **Passageway.** A pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block's perimeter.

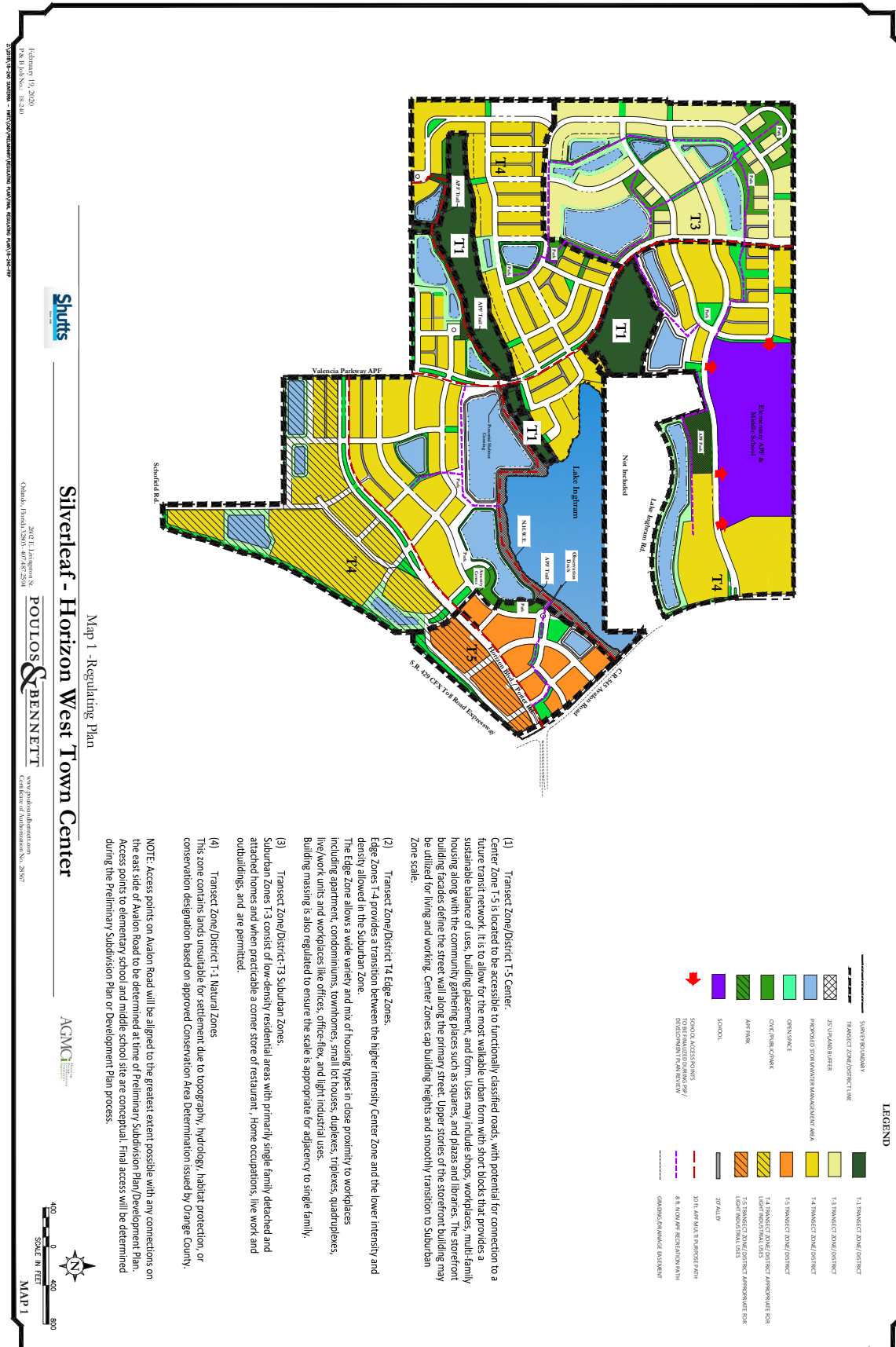
- 37. Previous Surface.** Also referred to as previous material. A material or surface that allows for the absorption of water into the ground or plant material, such as permeable pavers or a vegetated roof.
- 38. Place Types.** A regulatory tool used to address scale and character by serving as a framework for zoning districts, street and block definition, and open space.
- 39. Plat.** A map, drawing, or delineated representation of the division or subdivision of lands, being a complete and exact representation of the division or subdivision and other information in compliance with the requirements of all applicable provisions of any applicable ordinance and Part I, Chapter 177, Florida Statutes.
- 40. Primary Street.** A street designated on the Regulating Plan that receives priority over other streets in terms of setting front property lines and locating building entrances.
- 41. Principal Use or Structure.** Also referred to as the principal building. A building that contains the dominant use of the Lot. It is typically located toward the front of the Lot in the front Build-to Zone or behind the Front Yard Setback.
- 42. Property Line.** Also referred to as lot line. A boundary line of a parcel of land or lot.
- 43. Property Line, Corner.** A boundary of a lot that is approximately perpendicular to the front property line and is directly adjacent to a public right-of-way, other than an Alley or railroad.
- 44. Property Line, Front.** The boundary abutting a right-of-way, other than an Alley, from which the required setback or build-to transect is measured, with the following exceptions.
- (A) Corner and Through Lots that abut a Primary Street shall have the front property line on that Primary Street.
 - (B) Corner and Through Lots that abut two Primary Streets or do not abut a Primary Street shall utilize the orientation of the two directly adjacent lots, or shall have the front property line determined by the Zoning Manager.
- 45. Property Line, Rear.** The boundary of a lot that is approximately parallel to the front property line; this line separates lots from one another or separates a lot from an Alley.
- 46. Property Line, Side.** The boundary of a lot that is approximately perpendicular to the front and rear property lines; it is not adjacent to the public right-of-way.
- 47. Right-of-way.** A strip of land acquired by the state, county or any municipality by reservation, dedication, forced dedication, prescription, or condemnation, and intended to be occupied or occupied by a road, crosswalk, sidewalk, bike path, electric transmission lines, oil or gas pipeline, water pipeline, sanitary sewer, storm sewer, or other similar uses.
- 48. Scale.** The relative size of a building, street, sign, or other element of the built environment.
- 49. Setback.** The horizontal distance from a property line inward, beyond which a structure may be placed. Structures or other impervious surfaces are not permitted within a setback, unless specifically permitted in this regulating plan (e.g. sidewalks).
- 50. Sign.** As defined in Chapter 31.5, Orange County Code.
- 51. Story.** A habitable level within a building measured from finished floor to finished floor.
- 52. Story, Ground.** Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the frontage, excluding basements or cellars.
- 53. Story, Half.** A story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.
- 54. Story, Upper.** Also referred to as upper floor. The floors located above the ground story of a building.
- 55. Street Face.** The facade of a building that faces a public right-of-way.
- 56. Street Frontage.** Also refer to lot frontage. The portion of a building or lot directly adjacent to a vehicular right-of-way.
- 57. Street Type.** The permitted and regulated types of streets in this regulating plan. Refer to the Street Types section for more information and a list of the permitted Street Types.
- 58. Structure, Principal.** Also referred to as the principal building. A building that contains the dominant use of the Lot. It is typically located toward the front of the

Lot in the front Build-to Zone or behind the Front Yard Setback.

- 59. **Swale.** A low lying, naturally planted area with gradual slopes that facilitate the transport, absorption, and/or filtration of stormwater.
- 60. **Transect.** A zoning designation given to each lot within the jurisdiction that dictates the standards for development on that Lot. Refer to the Transects section for more information and a list of permitted Transects.
- 61. **Tree Canopy Coverage.** The area of ground covered or shaded by a tree's canopy, measured in square feet.
- 62. **Use.** Also referred to as land use. A purpose or activity that may occur within a building or a lot.
- 63. **Water Body.** A body of water, such as a river, pond, or lake that may be man-made or naturally occurring.

SECTION **12**

REGULATING PLAN MAPS











SECTION **13**
LIST OF TABLES
AND FIGURES

SECTION 13 - FIGURES AND TABLES

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