

BUILDING GUIDELINES AND STANDARDS

This section of the standards provides requirements and guidelines for specific building types within the plan's mixed-use centers and districts. Topics addressed include:

- residential densities and commercial/employment intensities;
- building height;
- setbacks and configuration;
- facade and entry location and design;
- roof massing and design;
- crime prevention through environmental design; and
- building materials.

Residential Building Standards

Residential uses are permitted in six land use designations as identified on the Southeast Orlando Master Plan Map: Town Center, Village Center, Neighborhood Center, Residential Center, Residential Neighborhood, and Airport Support District-Medium Intensity. The following building standards apply to all land use designations that permit residential uses.

Mix of Housing Types

- Housing Mix in All Types of Neighborhoods.* Within each residential area, with the exception of Airport Support District residential, a mix of housing types is required. Housing types vary by lot size and form. These criteria are intended to insure that homes integrate well with each other and share designs which make neighborhood streets safe and enjoyable to walk along. Lot sizes and patterns within a neighborhood shall be varied to avoid monotonous streetscapes and provide a diverse range of housing types. Each developer of more than fifteen (15) acres shall provide at least three (3) housing types. For example, larger building types on larger lots are encouraged on corners. Smaller lots are encouraged surrounding common open spaces.
- Lot Sizes and Densities.* The following table summarizes lot sizes and approximate densities for a variety of housing types. Densities apply to gross developable acreage.

Housing Type	Lot Size	Density Range	Distinguishing Feature
Estate Residential	maximum 1 acre	maximum 1 du/gross acre	detached, clustered, rural setting
Single Family Large-Lot	7,000-43,560 sq.ft.	3-4 du/gross acre	detached
Single Family Medium-Lot	5,000-7,000 sq. ft.	4-5 du/gross acre	detached
Single Family Small-Lot	4,000-5,000 sq. ft.	6-8 du/gross acre	detached
Single Family Bungalow	2,000-4,000 sq. ft.	8-15 du/gross acre	detached
Duplex	2,000-3,000 sq. ft./unit	10-15 du/gross acre	two attached units
Townhouse/Rowhouse	1,500-3,000 sq. ft./unit	15-20 du/gross acre	multiple attached units
Four-Plex	N/A	15-20 du/gross acre	four units per building
Garden Apartments	N/A	15-25 du/net acre	attached w/ courtyard parking
Tuck-Under Apartments	N/A	20-30 du/net acre	attached w/ tuck-under parking
Podium Apartments	N/A	30-50 du/net acre	attached over structured parking
Eldery Housing	N/A	20-50 du/net acre	attached courtyard or podium
Residential over Commercial	N/A	15-30 du/net acre	attached w/ ground floor retail
Ancillary Unit	N/A		studio or 1-bedroom unit over garage; 600 sq.ft. maximum

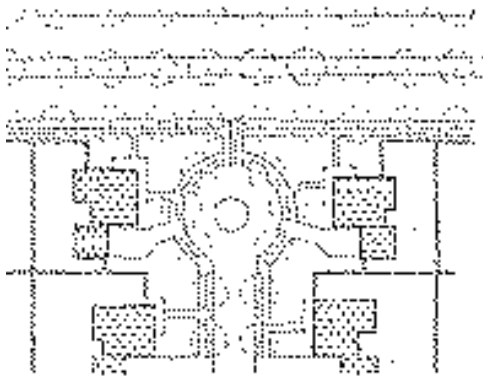
Housing Model Variety

Variation in individual housing “types” results in different “models”. Each model may have the same lot size and basic floor plan but is differentiated by varied exterior treatments and materials. Variations in building mass, entry and porch design, window pattern, roof form, and/or other architectural features are strongly encouraged.

- a. *Model Variety.* Each development of 100 or more homes shall have at least four models with three elevations and material treatments each. For developments of less than 100 units, at least three models with three variations each are required. No street block should have more than two consecutive single-family homes with the same house model.

Relation of Buildings to Streets and Parking

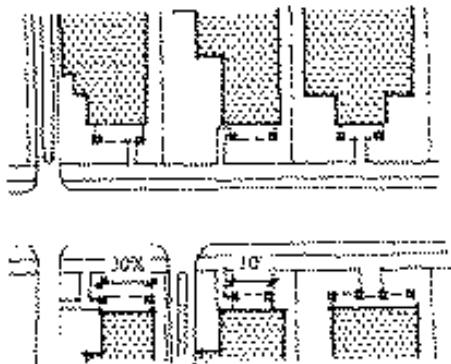
- a. *Orientation.* Primary facades shall contain the primary entry and shall be street-facing. The principal orientation of the front facade of all buildings shall be parallel or nearly parallel to the streets they face. Where public parks are located across a street, the front facade should face the public park. Rear yards shall not occur along local or connector streets.



Open Ended Cul-de-Sac

- b. *Homes Adjacent to Parkways and Arterial Streets.* Where residential areas abut parkways and arterial streets, lotting and home placement should address these major streets in one of three ways:

1. Homes front onto these streets with larger front setbacks and alley-accessed garages;
2. a frontage road is built adjacent to the major street right-of-way that provides a landscaped, "slow-traffic" local street for homes to front onto; or
3. cul-de-sac streets intersect with the major street with an opening or gated entry for pedestrians; homes may have side yards facing onto the major street.



Entry elements shall cover at least 30% of primary facade or 10 feet whichever is greater.

- c. *Primary Entry and Porches.* With the exception of four-plexes, apartments, and ancillary dwelling units, every home shall have its primary entry (front door) facing a public street and not more than 6 feet recessed back from the face of the primary facade. Four-plexes and apartments may have their primary entry facing a central, landscaped courtyard. Ancillary dwelling units may face an internal walkway, driveway, or alley. Porches for all residential types shall be accessed directly from a public street or pedestrian easement and must be visible from the street. Porches may extend 6 feet into the setback. Front porches must have a minimum depth of six feet clear and comprise a minimum of 30% of the width of a building's primary front facade (not including the garage) or 10 feet clear whichever is larger. Porches for duplexes, condos, and apartments may be shared. Tunnel-like entrances are specifically discouraged.

- d. *Garages.* Residential streetscapes shall not be dominated by garages. Garage frontage shall also be limited for single-family houses, duplexes and townhomes; garages shall not comprise more than 50% of a building's street-facing frontage.

Garages for estate preserve, large-lot single-family, standard-lot single-family, small-lot single-family, bungalow single-family, and duplex type shall be provided in two ways:

1. attached and recessed from the primary front facade (not including porches, bay windows, or other minor projections) by a minimum of 8 feet and at least 24 feet from the street right-of-way; OR
2. attached or detached, placed at the rear property line, and accessed by either an alley or a side yard driveway. In each development of single-family houses and/or duplexes, no more than 50% of the units may have a recessed, front-loaded garage.

Garages for townhouse and apartment types may be either:

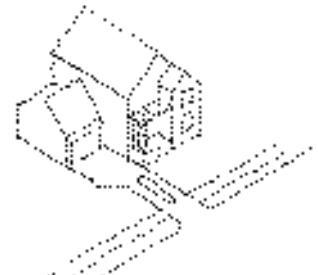
1. attached or detached, placed at the rear property line, and accessed by an alley; OR
2. for apartments, carports or garages may be grouped together and placed behind the residential buildings.



Attached recessed garage



Sidedrive detached garage



Sidedrive attached garage

Front Setbacks

Front setbacks are measured from the right-of-way line of the adjacent street or park. The following table summarizes minimum and maximum setbacks by location of the residential building.

Land Use	Town Center	Village Center	Neighborhood & Residential Center ³	Residential Neighborhood	Estate Residential
Front Setback					
Minimum Front Setbacks ^{1, 2}	8 feet	10 feet	15 feet	15 feet	20 feet
Maximum Front Setbacks	12 feet	15 feet	30 feet	25 feet	n/a

¹ Encroachments into Minimum Front Setbacks. Porches, awnings, and second story balconies may project into setback up to six feet. Bay windows may project into setback up to 4 feet.

² All residential buildings shall be set back at least 30 feet from parkways and arterial streets.

³ Residential buildings with ground floor retail must follow the setback standards identified in the Mixed Use Block Standards.

Other Setbacks

- a. Side yard setbacks in residential areas shall be a minimum of 5 feet from the property line, unless a zero-lot line is proposed. If a zero-lot line unit is proposed, a single 5 foot side yard is required.
- b. Side driveways extending along the property line to a recessed garage are permitted and encouraged within the side yard setback.
- c. Rear yard setbacks in residential areas shall be a minimum of 15 feet from the rear property line, except to garages, where the minimum setback shall be 0 feet and for alley-accessed garages and ancillary units where the minimum setback shall be 6 feet.

Building Heights

The following table summarizes minimum and maximum residential building heights by location of the residential building.

Land Use	Town Center	Village Center	Neighborhood & Residential Center	Residential Neighborhood
Building Height				
Minimum Height	2 stories	1 story	1 story	1 story
Maximum Height	10 stories	3 stories	3 stories	2 stories

Measurement of residential building heights shall be consistent with the City's LDC.

Facades and Roof Form

- a. *Facade Articulation.* The facades of all residential buildings that face adjacent structure, park or open space shall be articulated. Articulation may include porches, bay windows and/or balconies.
- b. *Windows.* All street-facing facades shall have windows covering at least 15% of the facade's area. The largest window or group of windows of the living room, dining room, or family room should be fully visible from the street.
- c. *Garage Door Treatments.* All residential garage doors visible from a street or park shall consist of articulated panels and incorporate at least two of the following features:
 - 1. indoor living space or balcony space built over the garage with clear sight lines between the street and these spaces;
 - 2. strong shadow lines around the garage face



Porches and balconies at Harbortown in Memphis, Tennessee

created by recessing the door one foot behind the adjacent building plane, or by extending a trellis or bay window at least two feet in front of the garage face;

3. For multiple car garages, limit garage doors to nine feet (9') in width with intervening posts at least one foot in width.
- d. *Roof Form.* Residential buildings are encouraged to have hipped or gabled roofs. Flat roofs are prohibited as the principle roof structure.

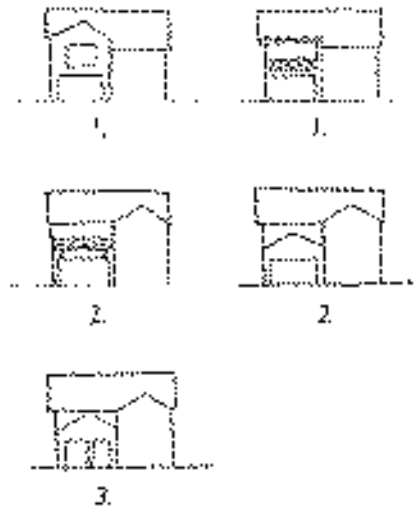
Visual Character

- a. *Climatic Response.* Building design should respond to Southeast Orlando's summer sun with deep recesses and overhangs. Entries, particularly the front door, should be generously protected by a porch. Principal rooms should have windows, whenever possible, on two walls to provide balanced daylighting, and facilitate natural cooling and ventilation. Homes should be oriented so a majority of primary living spaces receive direct sunlight, and incorporate overhangs, awnings or trellises which allow the low winter sun to penetrate the unit, while blocking the high summer sun.
- b. *Ground Floor Elevation.* Building foundations shall be elevated above the adjacent grade level. Residential buildings shall incorporate either raised concrete pads or a raised wood joist floor with perimeter foundation at a minimum of 18 inches above adjacent grade.
- c. *CPTED.* Residential developers shall utilize the design features presented in the Crime Prevention Through Environmental Design "Your Guide to Creating a Safe Environment" booklet prepared by the City of Orlando Planning Department and shall incorporate appropriate safety techniques into residential designs.

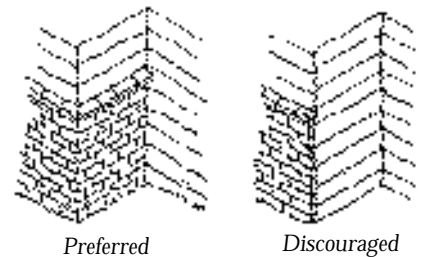
Materials

New buildings should support regional traditions and maintain a level of craft in the process of construction. Exterior finishes should be primarily hardie board, masonry, and/or stucco.

- a. *Material changes.* Material changes should not occur at external corners, but may occur at "reverse" or interior corners or as a "return" at least 6 feet from external corners. Scored plywood (such as "T 1-11") shall not be permitted.



Garage Door Treatments



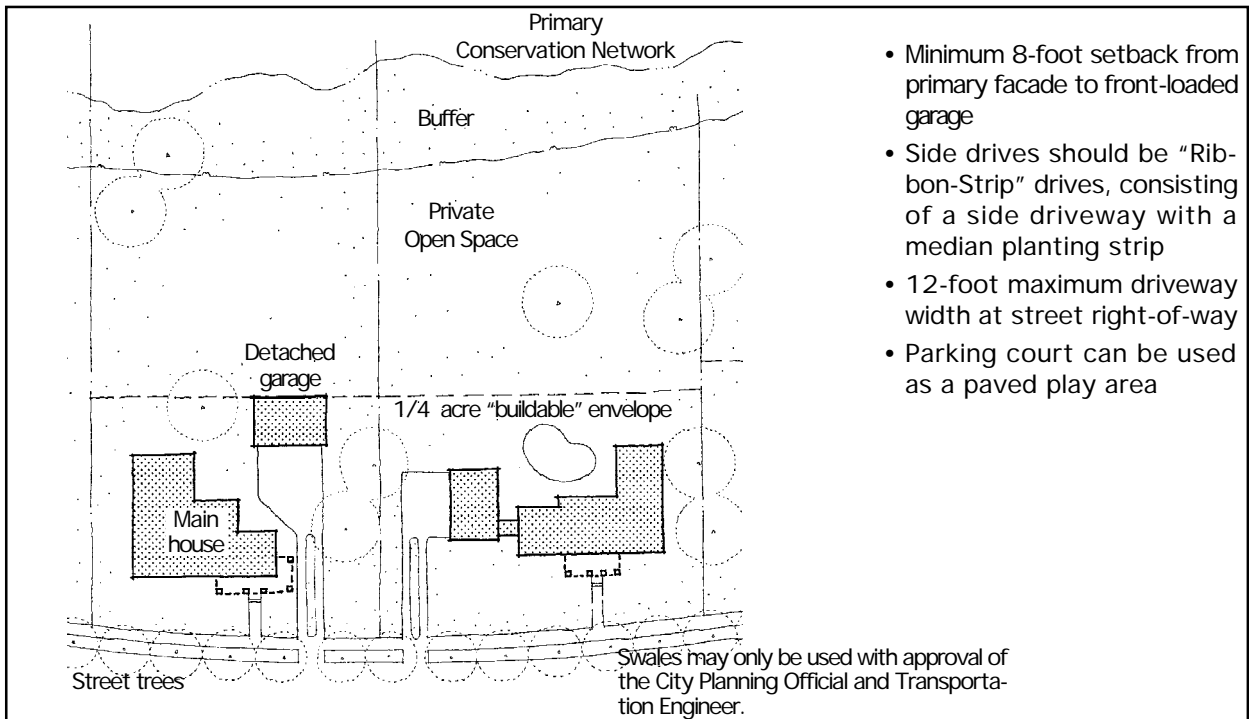
Pedestrian Access Ways and Bicycle Circulation

All residential developments shall be designed so as to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas, including schools, parks, mixed use centers, and other designations, consistent with Chapter 60 of the Land Development Code. Entry posts, columns, and/or landscaping should be installed where an internal sidewalk intersects with a public sidewalk.

Housing Type Illustratives

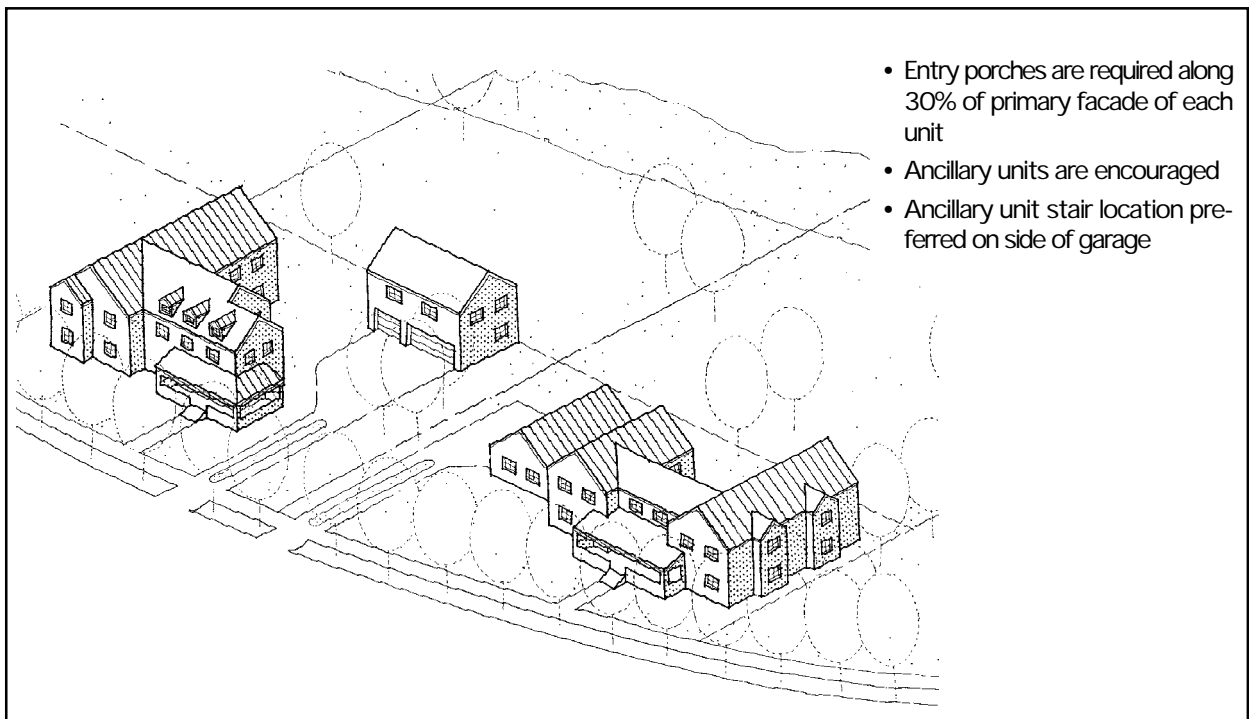
The following plans and axonometric drawings illustrate the various housing types and clarify some design guidelines and standards that are specific to certain types. All house designs for the Southeast Orlando Sector Plan must comply with the complete guidelines and standards as illustrated in this document and specified in Chapter 68 of the Land Development Code.

Estate Residential



- Minimum 8-foot setback from primary facade to front-loaded garage
- Side drives should be "Ribbon-Strip" drives, consisting of a side driveway with a median planting strip
- 12-foot maximum driveway width at street right-of-way
- Parking court can be used as a paved play area

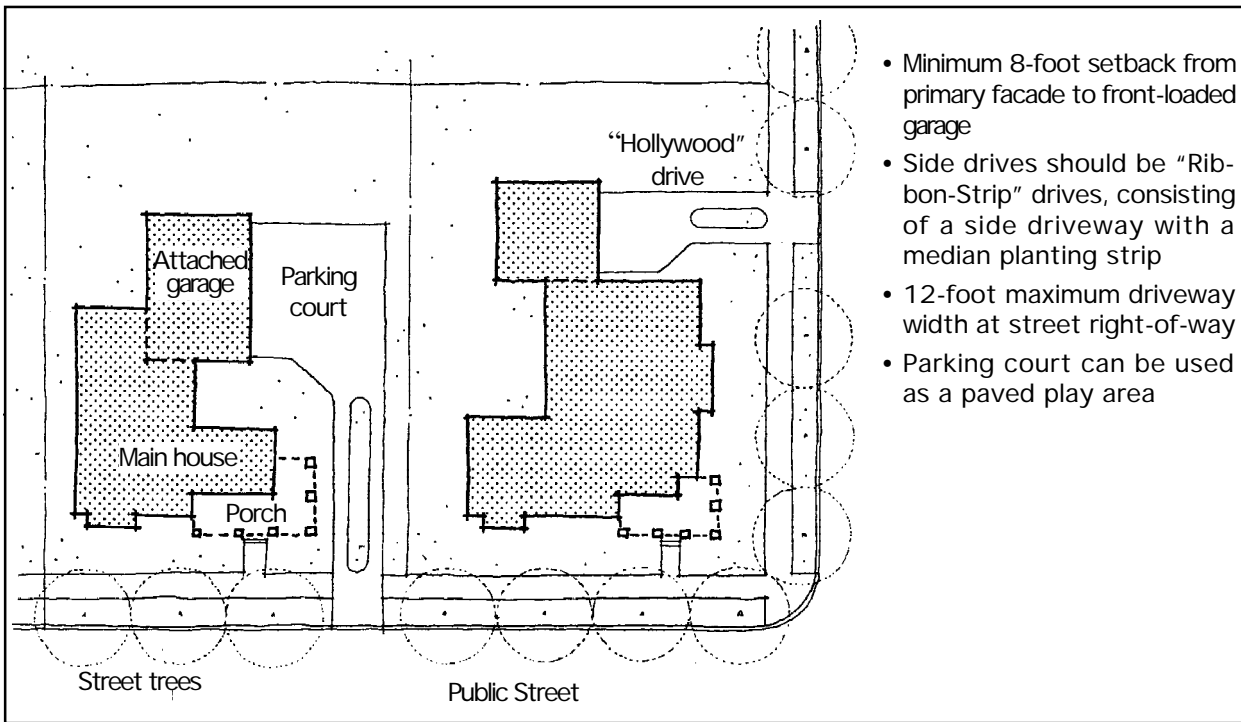
Plan



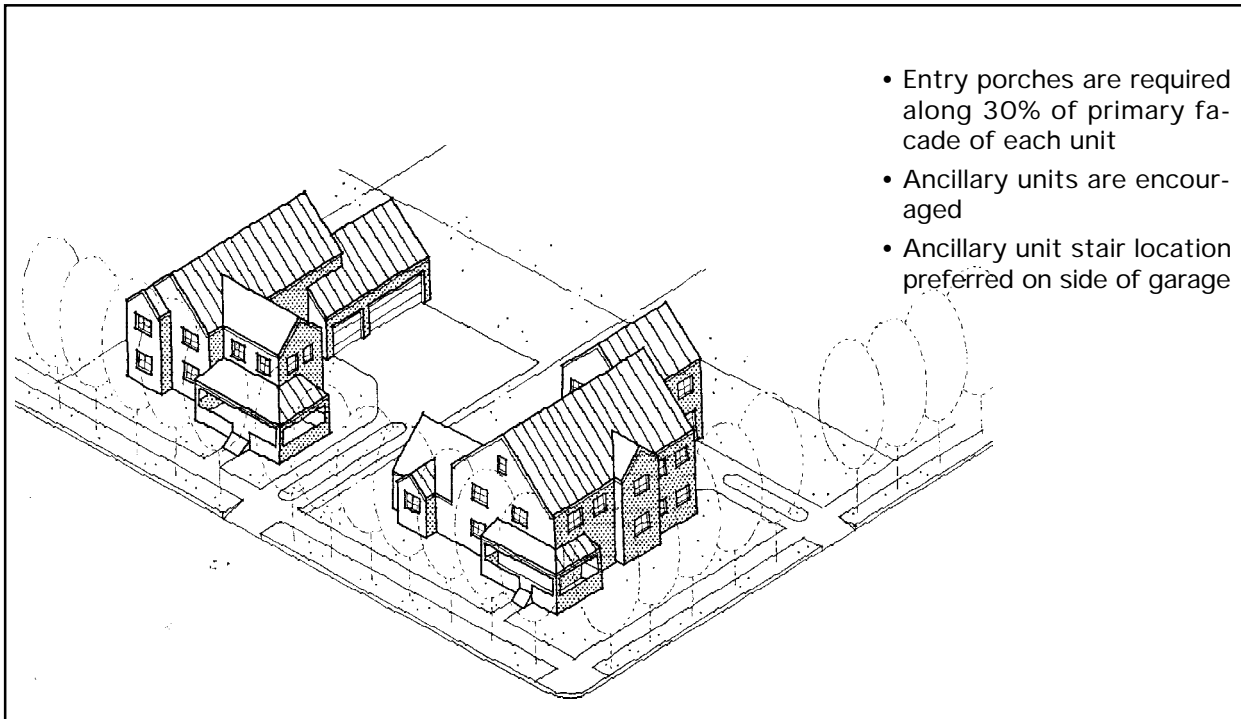
- Entry porches are required along 30% of primary facade of each unit
- Ancillary units are encouraged
- Ancillary unit stair location preferred on side of garage

Axonometric

Single-Family Large-Lot

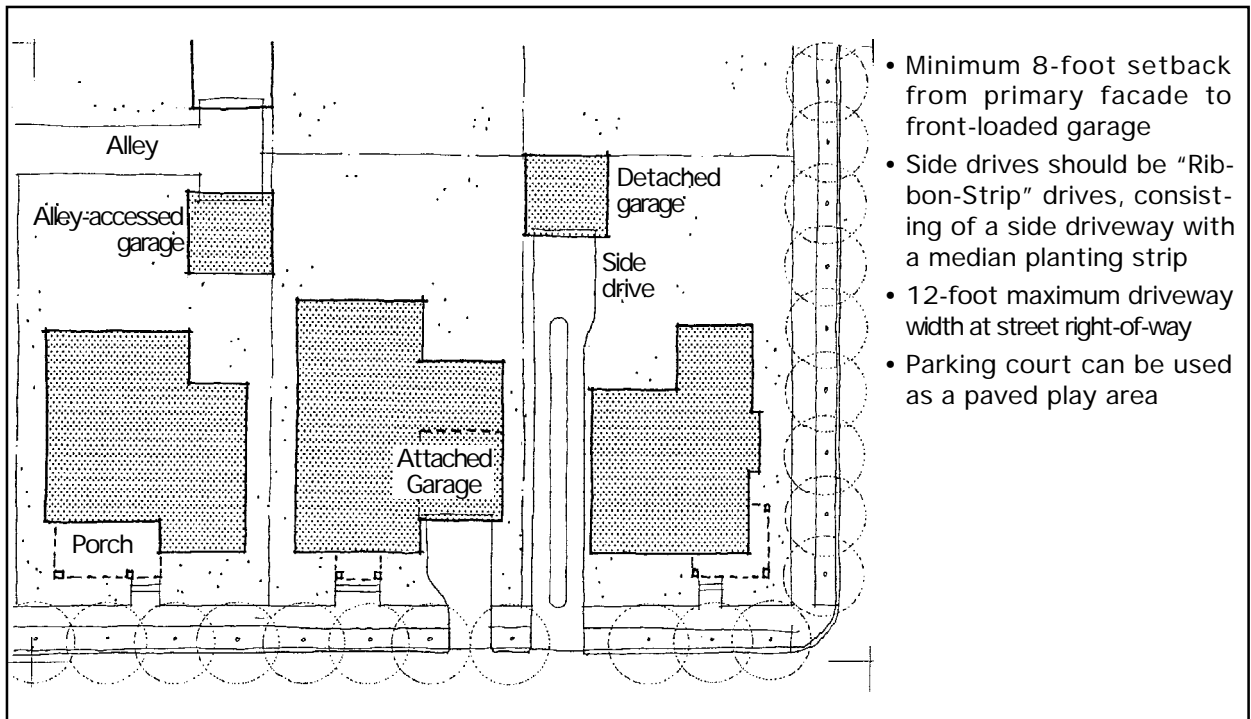


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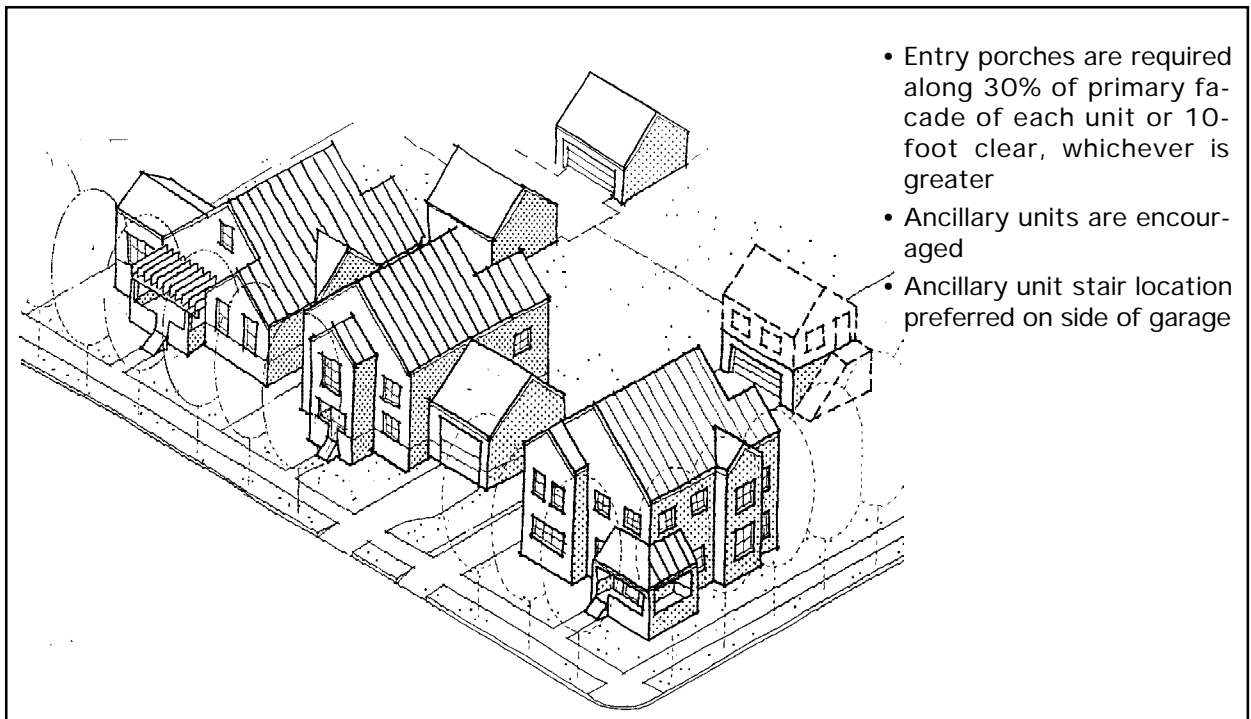


Axonometric

Single-Family Standard-Lot

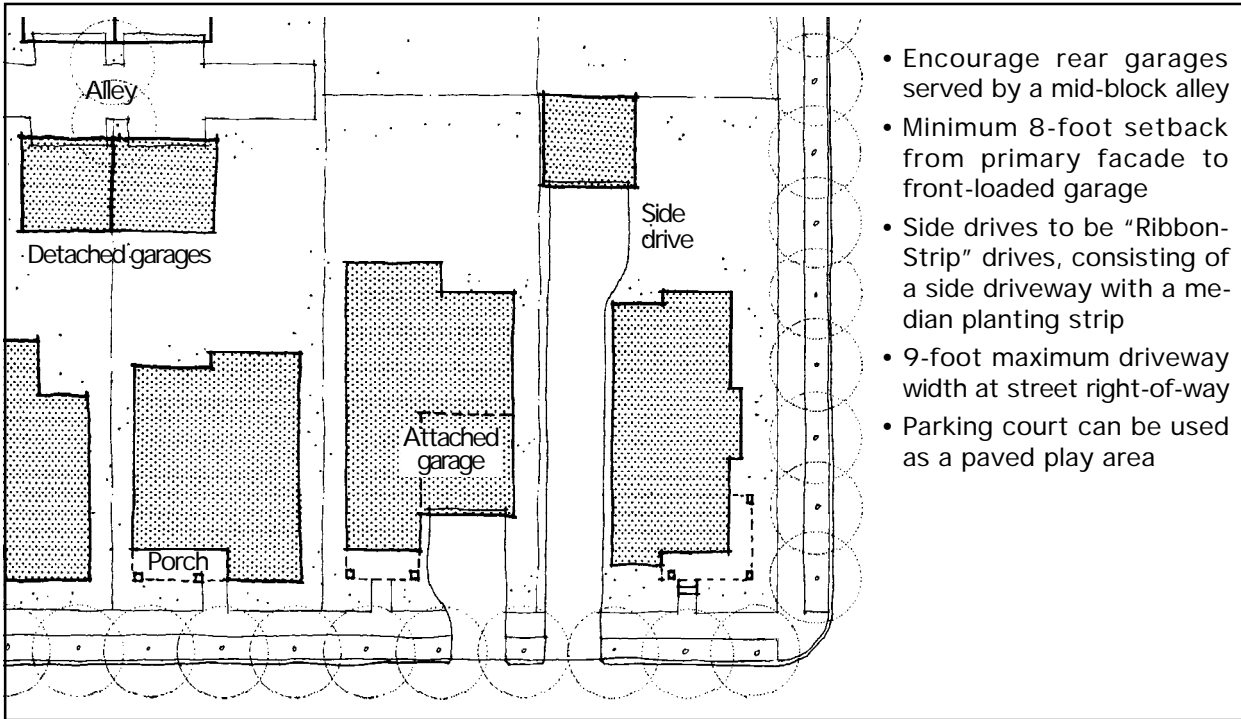


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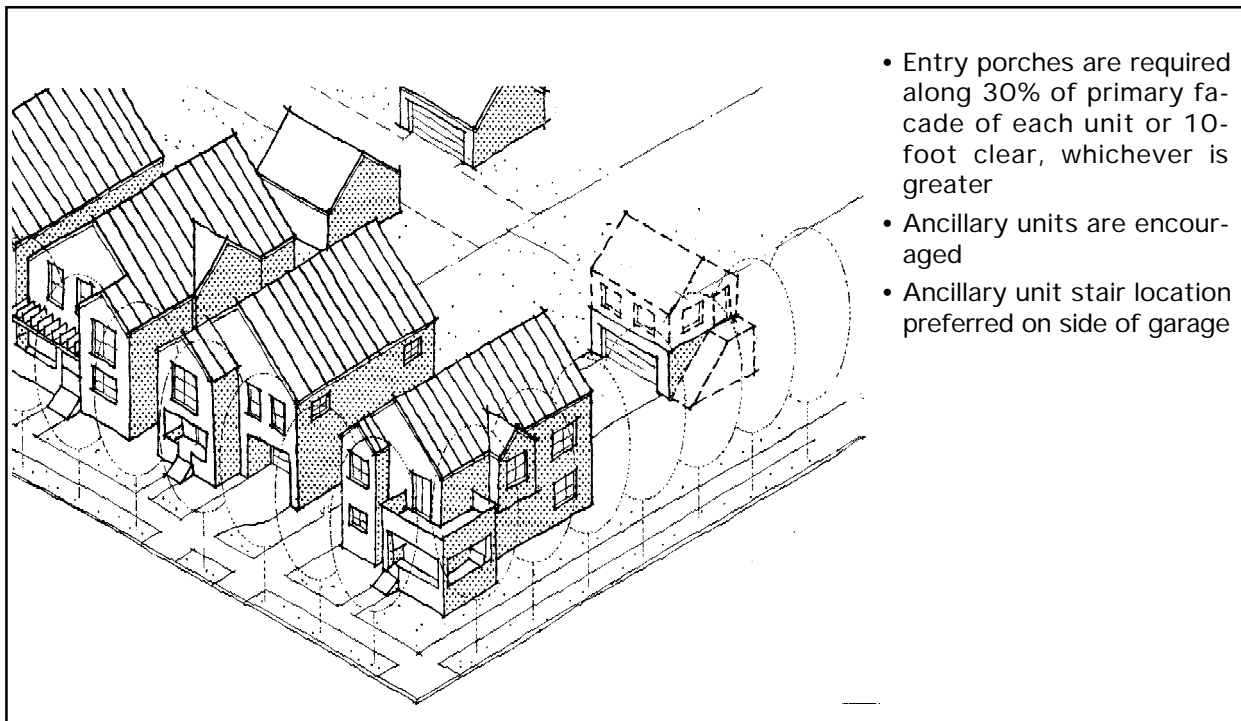
Axonometric

Single-Family Small-Lot



- Encourage rear garages served by a mid-block alley
- Minimum 8-foot setback from primary facade to front-loaded garage
- Side drives to be "Ribbon-Strip" drives, consisting of a side driveway with a median planting strip
- 9-foot maximum driveway width at street right-of-way
- Parking court can be used as a paved play area

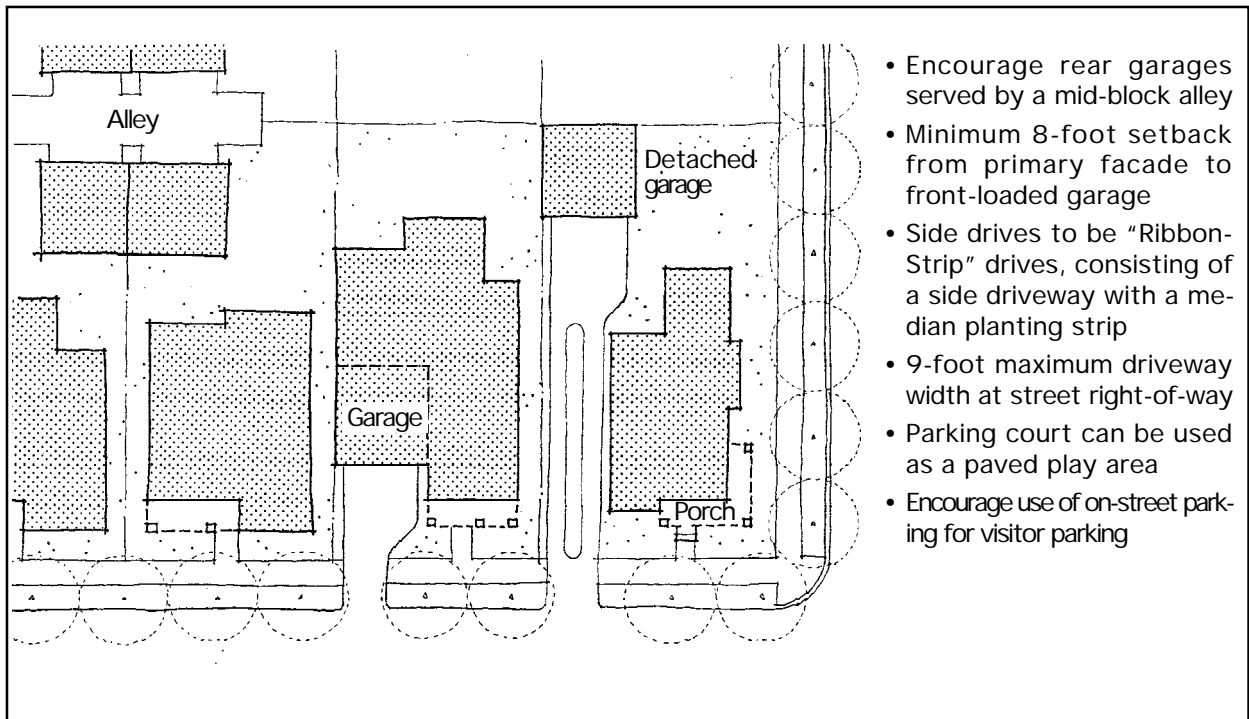
Plan



- Entry porches are required along 30% of primary facade of each unit or 10-foot clear, whichever is greater
- Ancillary units are encouraged
- Ancillary unit stair location preferred on side of garage

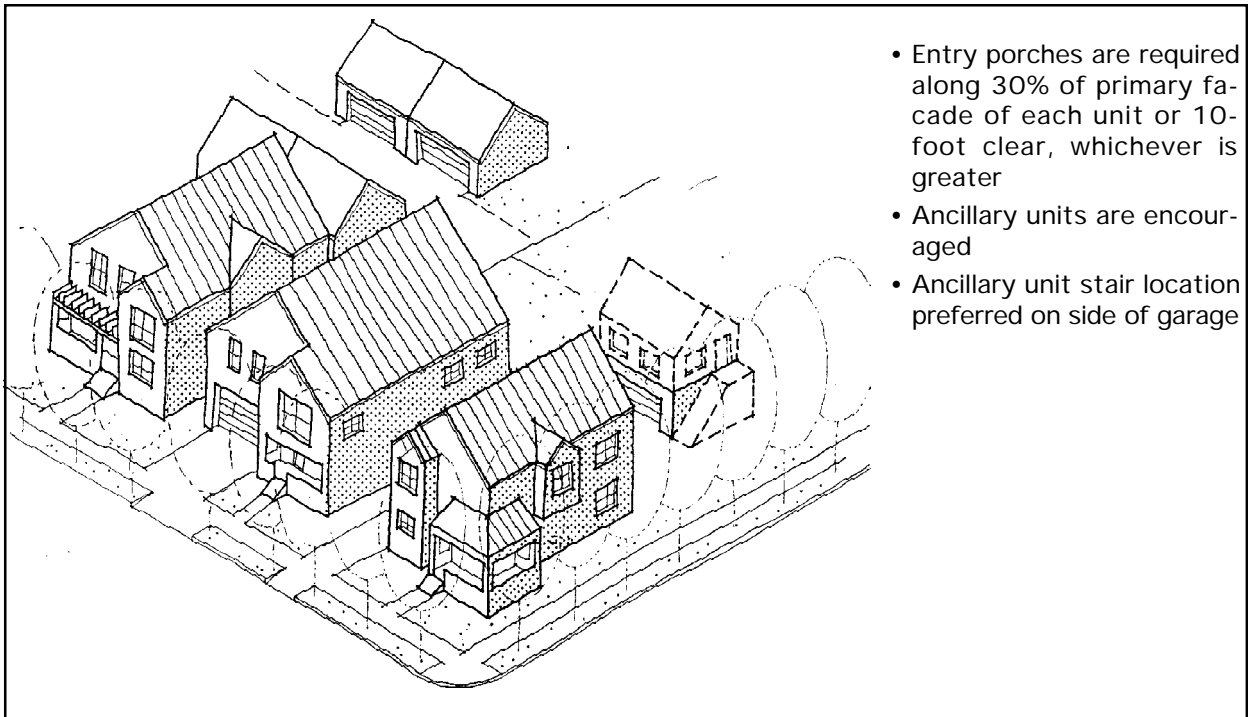
Axonometric

Single-Family Bungalow



- Encourage rear garages served by a mid-block alley
- Minimum 8-foot setback from primary facade to front-loaded garage
- Side drives to be "Ribbon-Strip" drives, consisting of a side driveway with a median planting strip
- 9-foot maximum driveway width at street right-of-way
- Parking court can be used as a paved play area
- Encourage use of on-street parking for visitor parking

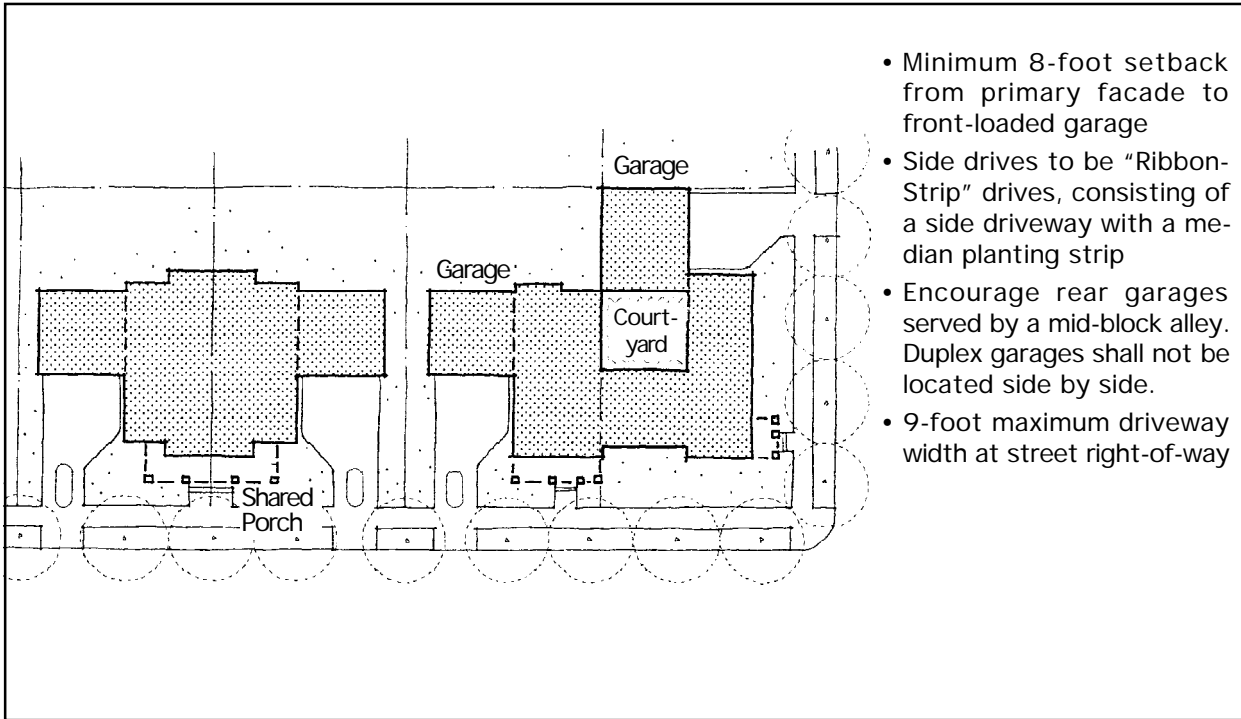
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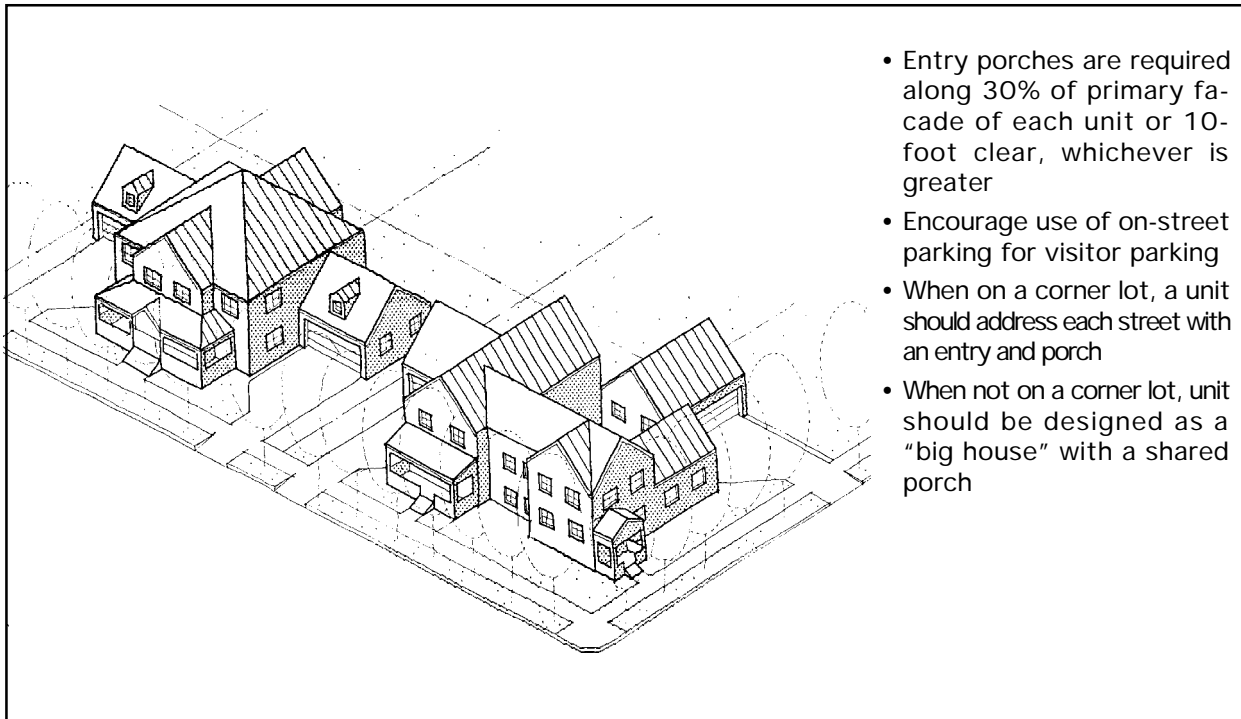
- Entry porches are required along 30% of primary facade of each unit or 10-foot clear, whichever is greater
- Ancillary units are encouraged
- Ancillary unit stair location preferred on side of garage

Axonometric

Duplex

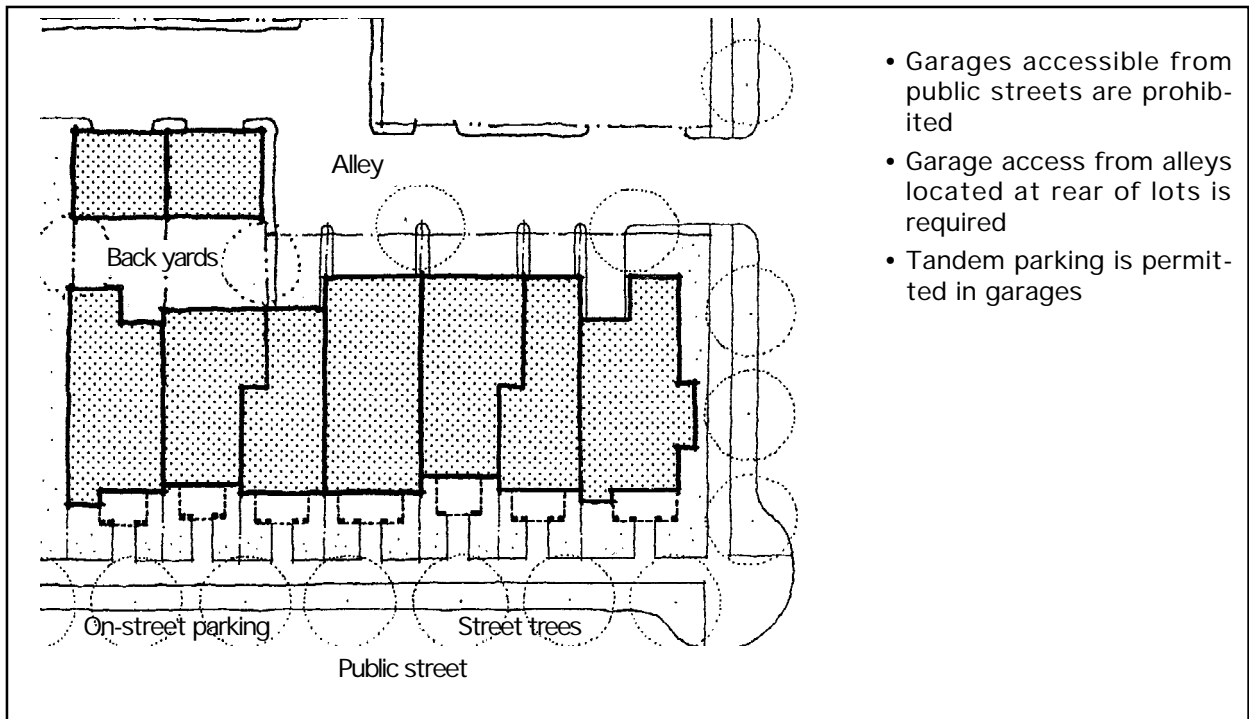


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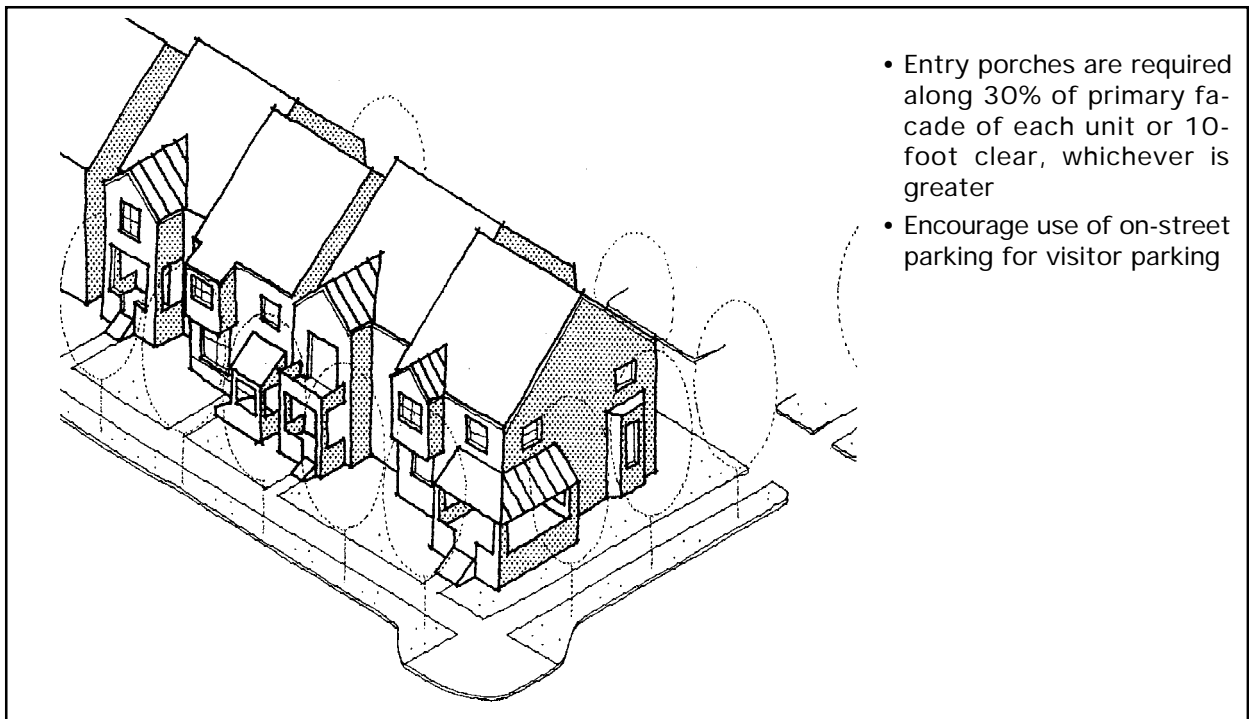


Axonometric

Townhouse/Rowhouse

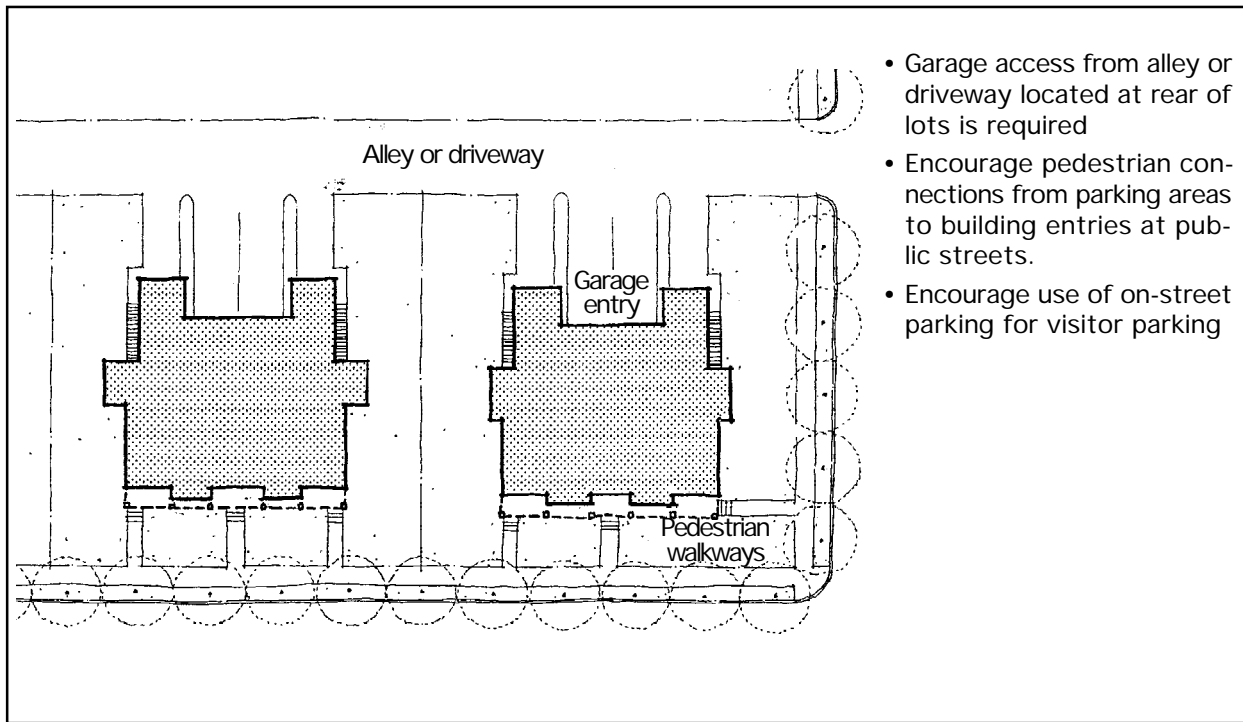


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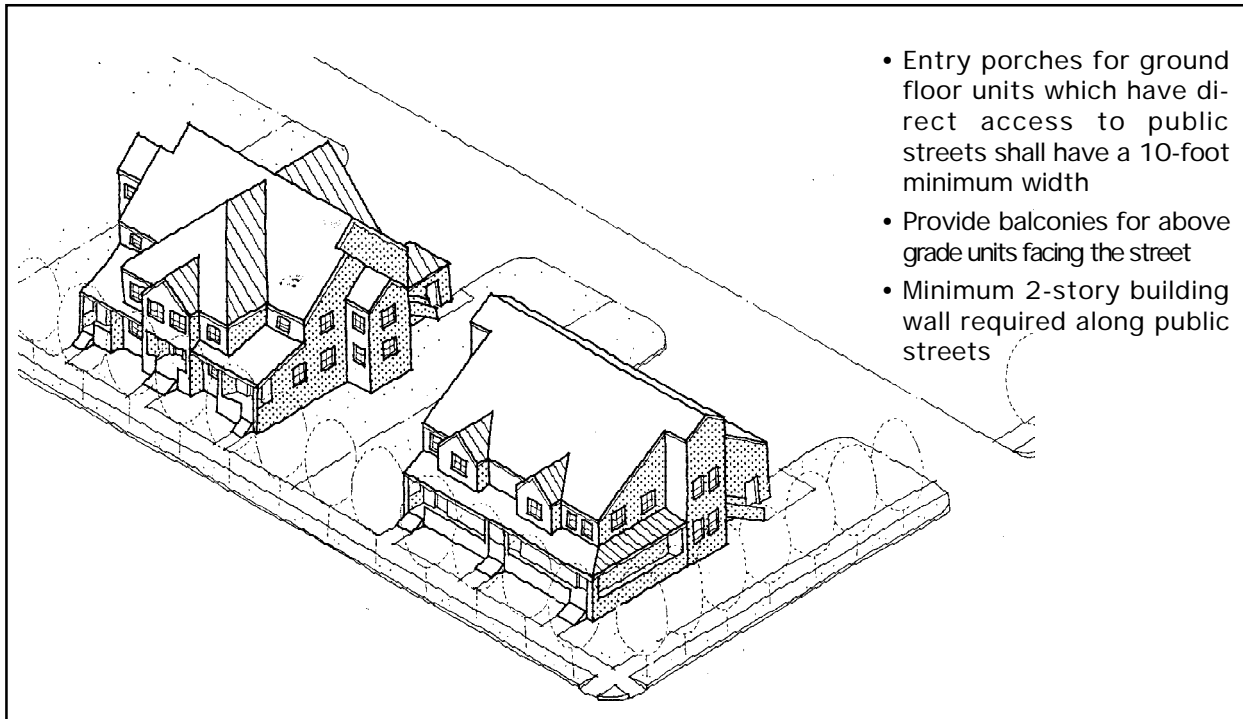


Axonometric

Four-Plex

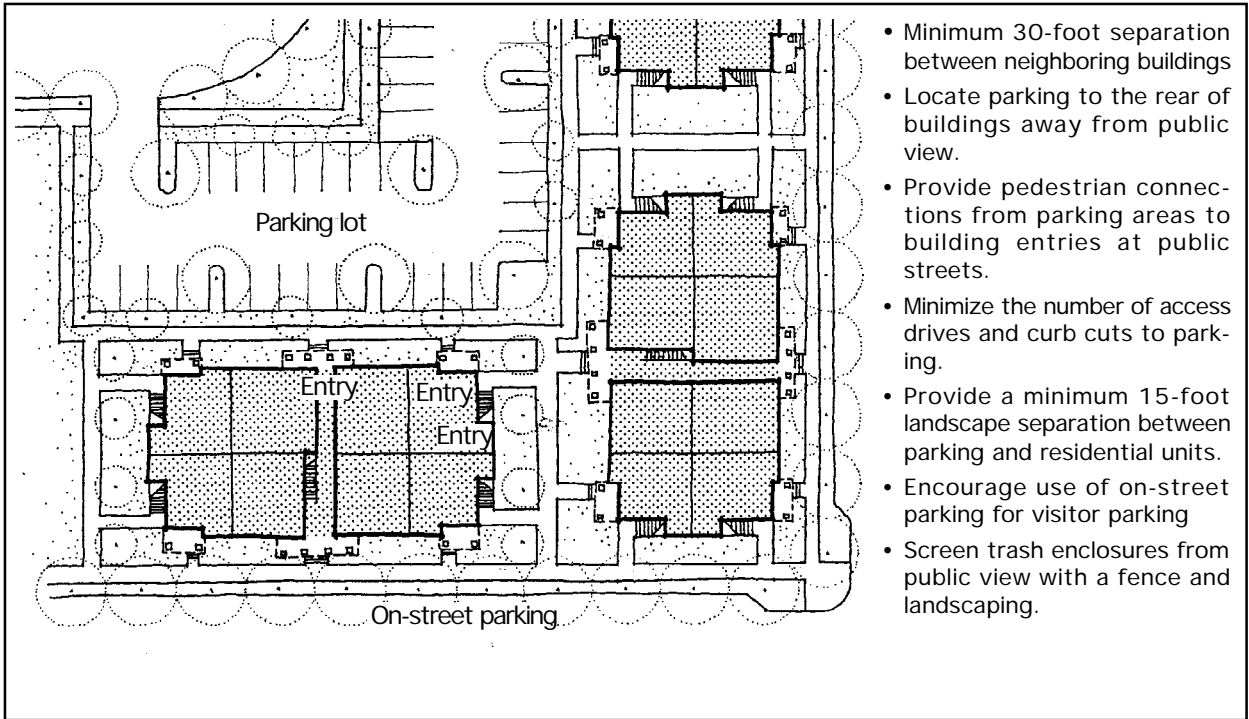


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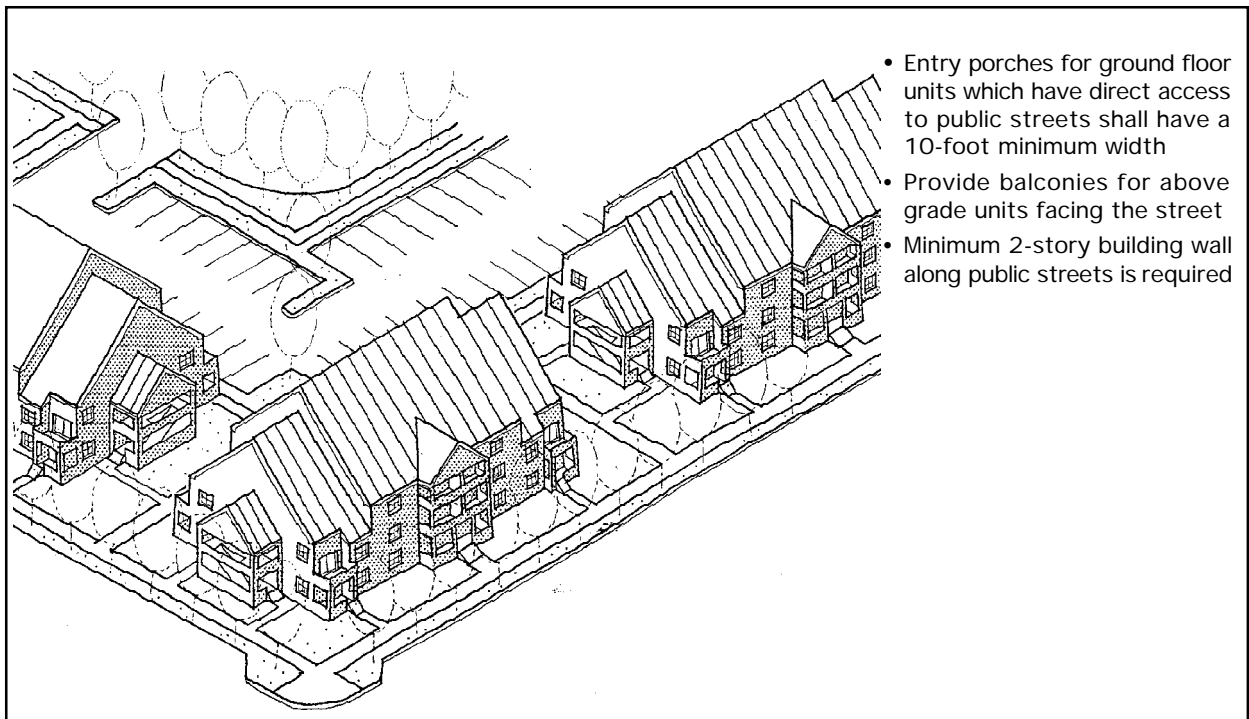


Axonometric

Garden Apartments

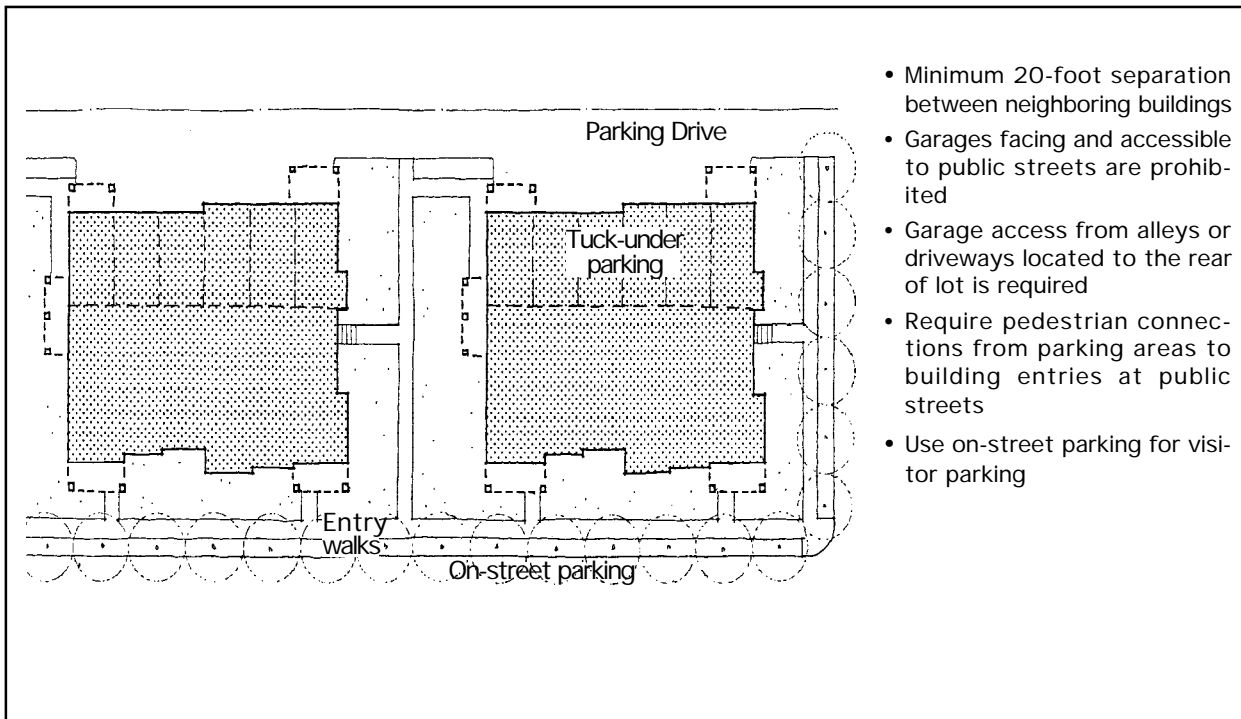


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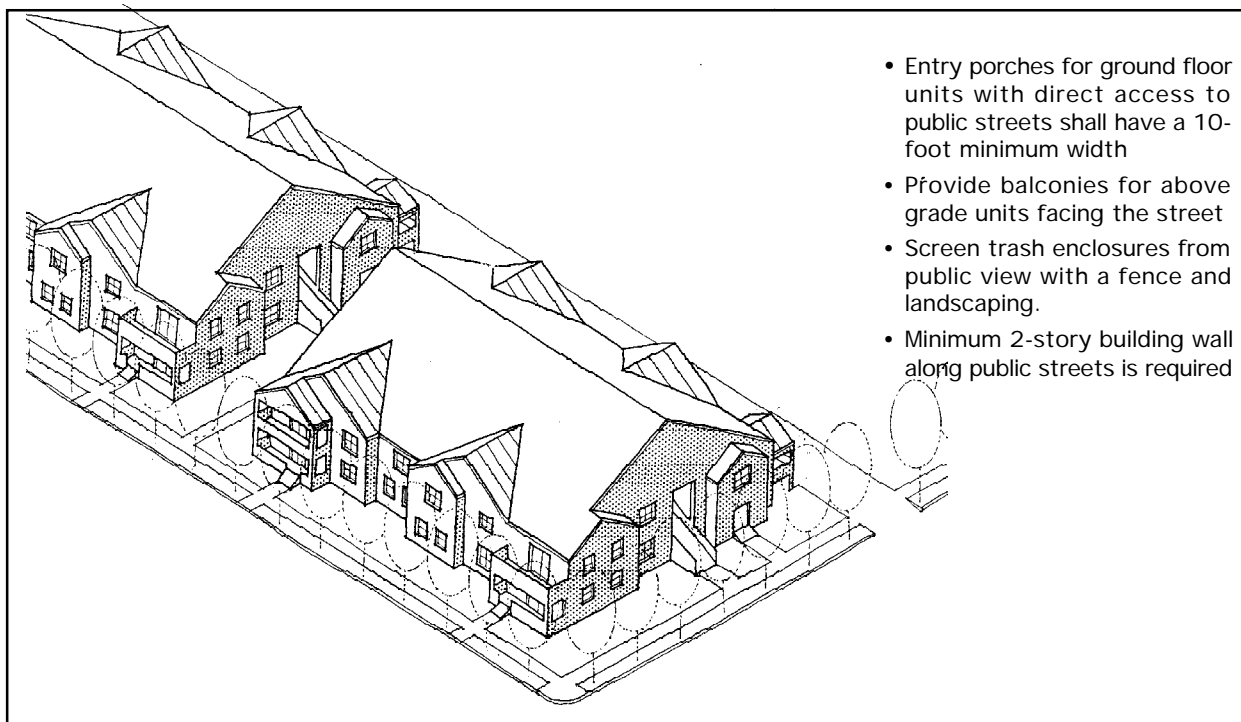


Axonometric

Tuck-Under Apartments

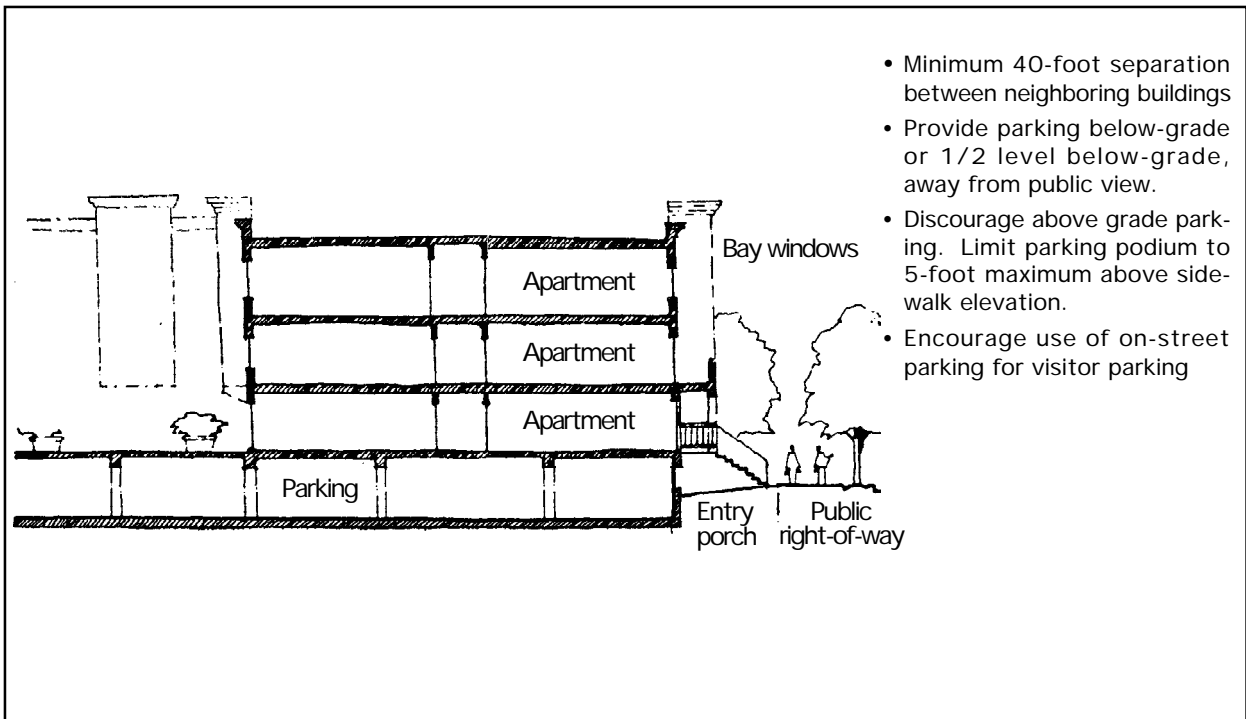


Plan

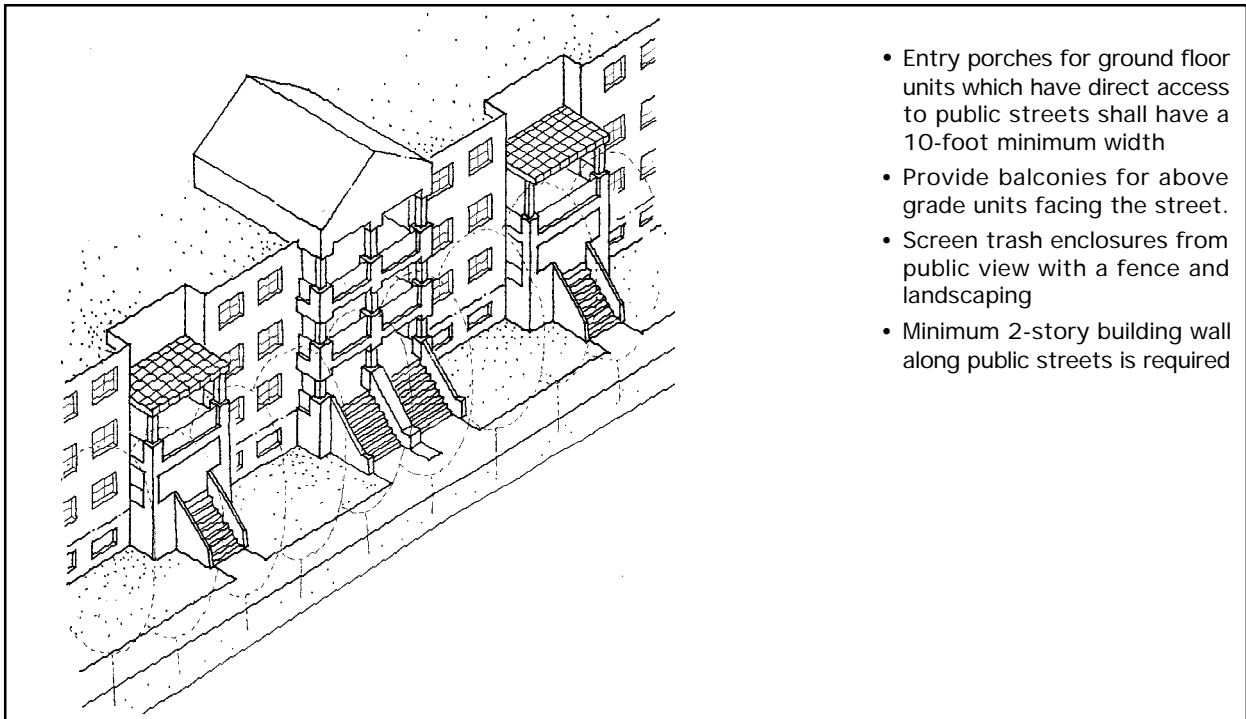


Axonometric

Podium Apartments/Elderly Housing

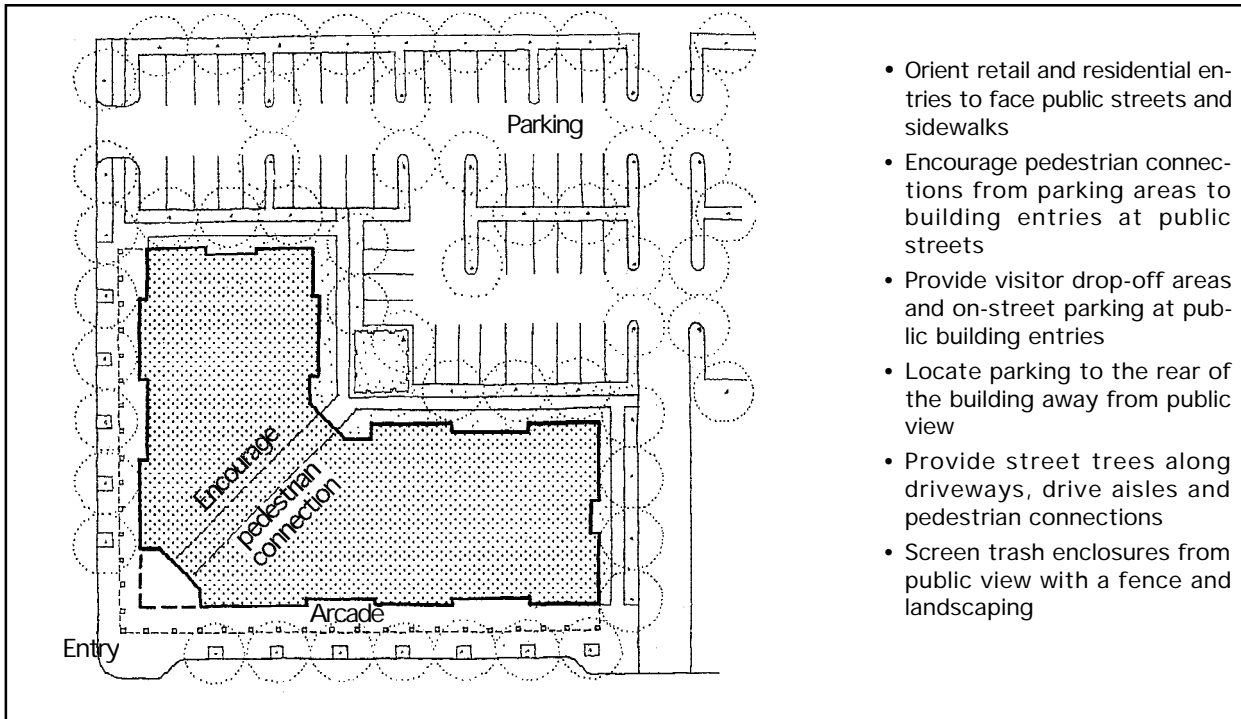


Section



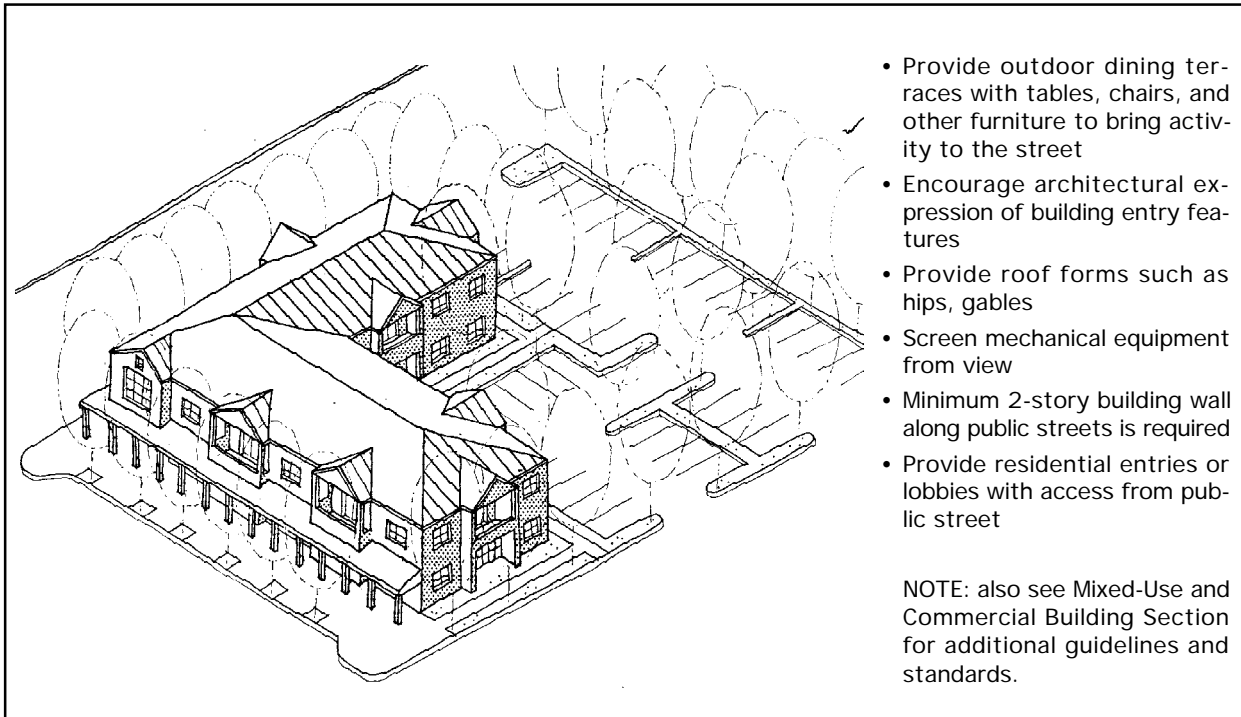
Axonometric

Residential Over Commercial



- Orient retail and residential entries to face public streets and sidewalks
- Encourage pedestrian connections from parking areas to building entries at public streets
- Provide visitor drop-off areas and on-street parking at public building entries
- Locate parking to the rear of the building away from public view
- Provide street trees along driveways, drive aisles and pedestrian connections
- Screen trash enclosures from public view with a fence and landscaping

Plan

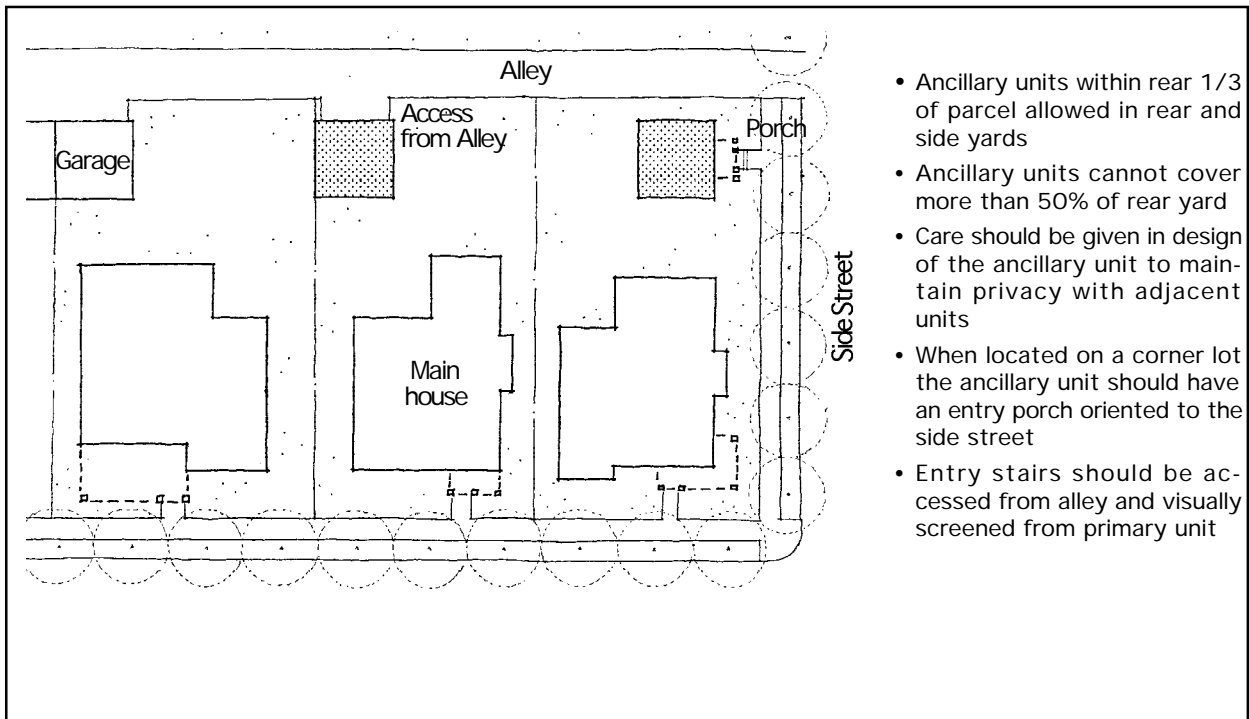


- Provide outdoor dining terraces with tables, chairs, and other furniture to bring activity to the street
- Encourage architectural expression of building entry features
- Provide roof forms such as hips, gables
- Screen mechanical equipment from view
- Minimum 2-story building wall along public streets is required
- Provide residential entries or lobbies with access from public street

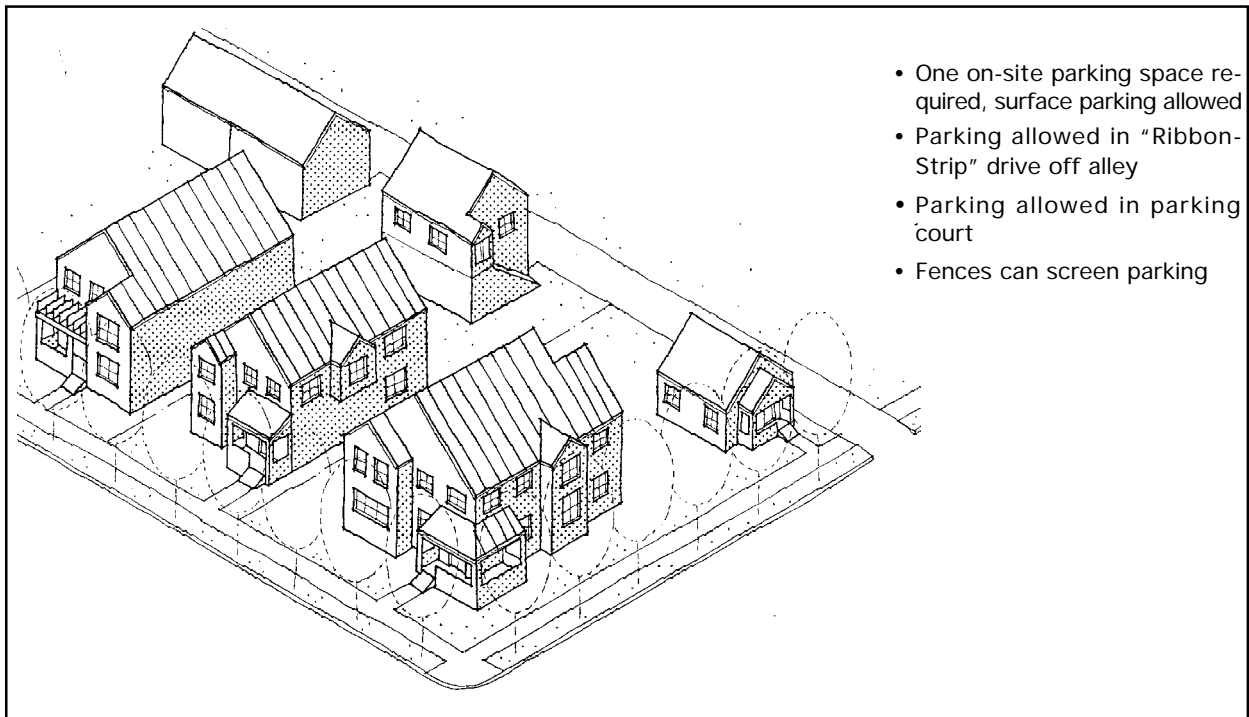
NOTE: also see Mixed-Use and Commercial Building Section for additional guidelines and standards.

Axonometric

Ancillary Unit



Plan



Axonometric

Mixed-Use and Commercial Building Standards

Standards for mixed-use commercial and employment development encompass five distinct land uses falling into two broad categories. Land within the Town Center, Village Centers, Neighborhood Centers, Residential Centers, and mixed-use precincts within the Airport Support District-Medium Intensity comprise Southeast Orlando's pedestrian-oriented mixed-use districts and centers. These design guidelines and standards seek to ensure that it is easy and enjoyable to walk within these area's shops and offices. Land designated for Airport Support District uses are generally more automotive in scale, yet where Traditional Design standards apply, retain provisions for internal pedestrian connections and building elements that acknowledge the public realm; particularly within Mixed-Use Precincts.

Relation of Buildings to Streets and Parking



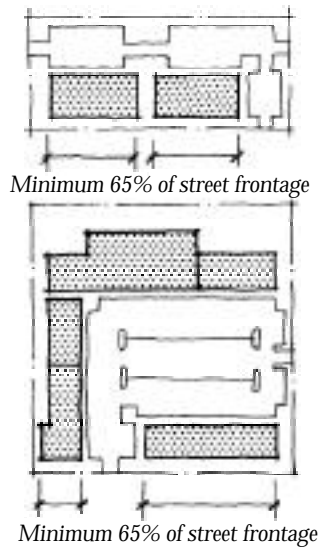
Winter Park Street



Mizner Park Street

- a. *Principle Orientation.* The primary facades of all buildings in commercial, employment, and mixed-use centers shall contain the primary entry and face a public street, except in limited circumstances where parking lots may be placed at the street edge. In these cases the primary facade shall front onto a publicly accessible walkway that leads directly from the street to the establishment's front door without crossing a vehicular travelway.
- b. *Primary Entries and Facades.* The primary entry(s) of both business establishments and residential uses in commercial, employment, and mixed-use centers shall be visible and accessible directly from a public street. Primary facades that front onto a street should be built parallel or nearly parallel to the public right-of-way.
- c. *Street-Facing Facades.* Street facing facades shall be lined with windows. Blank walls and/or garage doors shall not occupy over 50% of a principle frontage, and a section of blank wall shall not exceed 20 linear feet without being interrupted by a window or entry. Industrial/warehouse buildings shall not have a section of blank wall exceeding 30 linear feet without being interrupted by a window, entry, pilaster, lattice, change in plane, or similar element.

The street-facing portion of industrial/warehouse buildings should have administrative areas, offices, break rooms, and other uses that require windows and entries in order to maximize articulation and human activity at the front of these buildings.



Anchor stores can have "departments" such as deli's and pharmacies oriented to the street like this Safeway in Seattle, Washington

d. *Building Frontage and Parking Exposure to Streets.* Building frontages should occupy no less than sixty-five percent (65%) of a block's street-facing frontage, except for Village Center anchor stores and all Neighborhood Center stores and buildings. Outside of these areas, building frontages shall occupy no less than one-third (33%) of a parcel's street-facing frontage; street fronting parking in these districts should be for visitors and short-term parking and should not be more than one bay in depth, additional parking should be located to the side or behind the building.

e. *Walkway-Facing Facades.* The main entrance of all buildings without street edge facades shall open directly onto a publicly accessible walkway. This walkway must directly connect to an adjacent street's sidewalk without crossing a vehicular travelway. Specific conditions include:

1. Village and Neighborhood Center anchor stores (e.g. supermarkets, major drug stores), where parking may be necessary directly in front of the building. In this case, the primary pedestrian entry and windows should be visible from a public street and front onto a publicly accessible walkway;
2. Mixed use portions of Airport Support District-Medium Intensity designated areas, where the primary pedestrian entry and windows shall be visible from a public street and front onto a publicly accessible walkway; and
3. Auto-serving uses in the Airport Support District-Medium Intensity areas (e.g. gas stations, car washes, etc.), where the primary entry need not face a street, however street facing windows should occupy at least 25% of the street-facing facade, and the primary entry should front onto a publicly accessible walkway.

Front Setbacks

Street-facing setbacks are measured from the edge of the adjacent right-of-way.

Land Use	Minimum Street-Facing Setback	Maximum Street-Facing Setback
Town Center	0 feet	10 feet ¹
Village Center	0 feet	10 feet ¹
Neighborhood Center	0 feet	10 feet ¹
Residential Center	0 feet	10 feet
Airport Support District - High Intensity	See LDC	See LDC
Airport Support District - Medium Intensity - Commercial Uses - Other Uses	0 feet 20 feet	65 feet ² 65 feet ²

¹ Except for anchor stores which have no maximum setbacks.

² Permits one bay of parking in front of retail buildings.

Projections and Recesses

- a. *Projections.* Special architectural features, such as bay windows, decorative roofs and miscellaneous entry features may project up to 3 feet into front setbacks and public right-of-ways, provided that they are not less than 9 feet above the sidewalk. Trellises, canopies and fabric awnings may project into front setbacks and public right-of-ways, provided they are not less than 8 feet above the sidewalk. Such projections shall not obstruct the sidewalk, meaning a 5 foot wide unobstructed sidewalk maintained.
- b. *Recesses.* A building's first floor may be recessed from the front setback for the purpose of an arcade. An arcade should conform to the following dimensions:
 1. Minimum clear height inside the arcade space: 10 feet.
 2. Minimum clear width inside the arcade space: 8 feet.

Building Heights

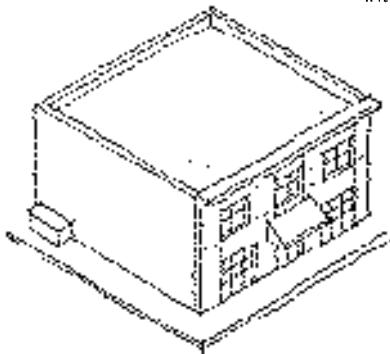
Height is limited by the number of stories not the overall height to provide variety to the skyline in the Centers. Commercial and residential buildings shall have no more than 25 foot floor to floor heights.

Land Use	Stories ¹
Town Center	2 to 10 ²
Village Center	1 to 3 ²
Neighborhood Center	1 to 3 ³
Residential Center	1 to 3 ³
Airport Support District - High Intensity	See LDC
Airport Support District - Medium Intensity	
- Industrial Uses	1 to 3
- Other Non-Res. Uses	1 to 10 ²

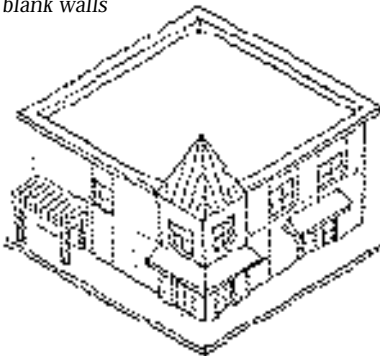
¹ Special architectural features such as clock towers, cupolas and ornamental portions of parapet walls may exceed the height limit by 20 feet, provided they comprise no more than one third of the length of the building.

² The first 50 feet of a corner building, measured from the intersection in both directions, may contain an additional story.

³ The first 30 feet of a corner building, measured from the intersection in both directions, may contain an additional story.



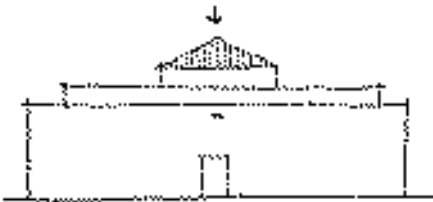
Discouraged: Side elevations should not be blank walls



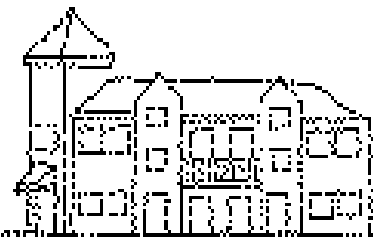
Preferred: High quality material and details are present on all sides/visible from public streets

Facades and Roof Form

- a. **Articulation** All exterior walls of a building should be articulated with a consistent style and materials. Buildings should use consistent materials and details on all sides that front public streets and trails.
- b. **Base and Top Treatments.** All facades shall have:
 1. A recognizable “base” consisting of (but not limited to): (a) thicker walls, (b) richly textured materials (e.g. tile or masonry treatments), (c) special materials such as ceramic tile, granite and marble, or (d) contrasting colored materials, mullion, and/or panels.
 2. A recognizable “top” consisting of (but not limited to): (a) cornice treatments, (b) roof overhangs with brackets, (c) stepped parapets, (d) richly textured materials (e.g. tile or masonry treatments), and/or (e) differently colored materials; colored “stripes” are not acceptable as the only treatment.
- c. **Ground Level Increment.** For mixed-use centers, and Airport Support District-Medium Intensity mixed use



Integrate the screening of rooftop equipment into the overall design of the building



Massing and roof form should be varied

areas, store-fronts and/or building bays should be a maximum of 30 feet in width. Bays should be defined by vertical architectural features such as columns, piers, and fenestration.

- d. *Storefronts.* Display windows should encompass a minimum of 40% and a maximum of 80% of a storefront's linear frontage.
- e. *Entries.* Primary pedestrian entries should be clearly expressed and be recessed or framed by a sheltering element such as an awning, arcade, porch, or portico.
- f. *Awnings.* Awnings should be no wider than a single storefront.
- g. *Roof Form.* Mechanical equipment should be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features; plain boxes are not acceptable.

Visual Character

- a. *Climatic Response.* Building exteriors should provide shelter from the summer sun. Porticos, awnings, arcades, and overhanging eaves are particularly appropriate at pedestrian pathways. Garden structures such as trellises and arbors (with or without vines) should be used to provide dappled shade for pedestrian seating areas.
- b. *CPTED.* Mixed use and commercial developers/builders shall utilize the design features presented in the Crime Prevention Through Environmental Design "Your Guide to Creating a Safe Environment" booklet prepared by the City Planning Department and shall incorporate appropriate safety techniques into non-residential development.
- c. *Signage.* Signage within Mixed Use Centers and Mixed Use Precincts shall conform to the AC requirements specified in Chapter 64-Section 64.228-Signs Inside the Traditional City.
- d. *Billboards.* As per GMP Future Land Use Policy 4.1.18, new and/or replacement billboards shall be prohibited in the Southeast Orlando Sector Plan area. This prohibition applies to areas developed under both TRADITIONAL DESIGN and CONVENTIONAL LDC standards.

Massing

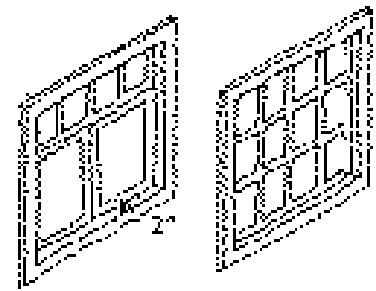
- a. *Vary Massing of Large Buildings.* A single, dominant building mass should be avoided. Substantial variations in massing should include changes in height and

horizontal plane. Horizontal masses should not exceed a height: width ratio of 1:3 without a substantial architectural element that either projects up or away from the building, such as a tower, bay, lattice, or other architectural feature. False fronts or parapets create an insubstantial appearance and should be avoided. Stepping the building can also reduce the apparent scale of the building and establish a “base” and a “top.” Changes in mass should relate to structural system(s) and the organization of interior space.

- b. *Highlight Building Entries.* Building massing should be used to call-out the location of building entries. For example, greater height can be used to accentuate entries in the form of tower elements, tall voids, or a central mass at an entry plaza.

Materials

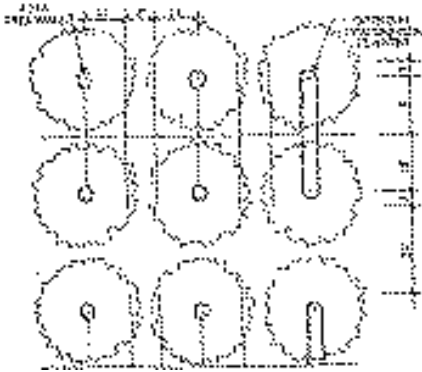
- a. *General.* Buildings should support regional traditions. Buildings shall have consistent materials and details on all sides that are visible from public streets and trails.
- b. *Windows.*
 - 1. **Window Openings.** Windows should be vertical or square in proportion.
 - 2. Windows should be inset a minimum of 2 inches from the exterior wall surface.
 - 3. Mirrored glass is prohibited.
 - 4. Glass curtain walls are prohibited.
 - 5. Clear glass shall be used for storefront windows and doors.
- c. *Simulated Materials.* Materials that are visibly simulated or prefabricated are discouraged. Material changes should not occur at external corners, but may occur at “reverse” or interior corners or as a “return” at least two feet from external corners. Scored plywood (such as “T 1-11”) shall not be permitted.
- d. *Proper Application and Detailing.* Materials shall be properly applied and correctly detailed, especially at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.
- e. *Climate and Pest Considerations.* Sustainability of built structures is extremely important. Materials shall be chosen which take into account the regions’ high humidity and the very real dangers associated with termites. Wood structures should be avoided where possible and hardie board, masonry and/or stucco is preferred for exterior surfaces.
- f. *Fire Sprinklers.* All non-residential buildings greater than 100 habitable square feet shall be fire sprinklered.



Windows should be recessed at least 2 inches

Parking

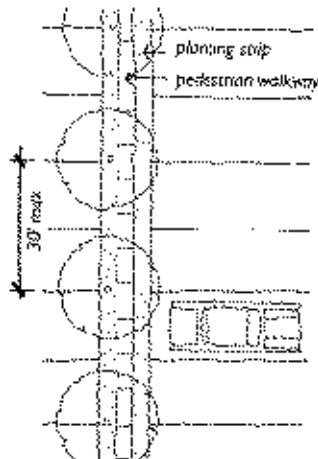
Additional parking standards are included in the Circulation Standards.



Orchard parking layout plan

- a. *Shared Parking.* Where a mix of uses creates staggered peak periods of parking demand, shared parking calculations may reflect a reduction in the total amount of required parking. Retail, office, and entertainment uses should share parking areas and quantities, particularly within Mixed-Use Centers.
- b. *On-Street Parking.* Adjacent on-street parking shall be counted towards a land uses' parking requirement. The amount of on-street parking should be maximized.
- c. *Reduce Scale of Lots.* Large surface parking lots shall be visually and functionally segmented into several smaller lots. CPTED standards should be utilized in the design of parking areas. Designs that reduce visibility, especially between parking areas and business entrances, should be discouraged. Land devoted to surface parking lots should be reduced, over time, through redevelopment and/or construction of structured parking facilities.
- d. *Orchard Parking.* For all commercial or employment uses other than industrial and warehousing, surface parking areas should be planted with shade trees at an approximate ratio of one tree for every five spaces. Trees should be set into a tree grate or landscaped walkway and protected by bollards or tree guards.
- e. *Permeable Paving.* The use of permeable paving to reduce surface run-off is encouraged, particularly in over-flow and seasonal parking areas. However, detention and retention facilities shall be required as per OUSWMM.

Pedestrian walkways through parking lots shall be planted with trees



Connecting Walkways

Connecting walkways should link street sidewalks with building entries through parking lots. They shall meet the following minimum requirements:

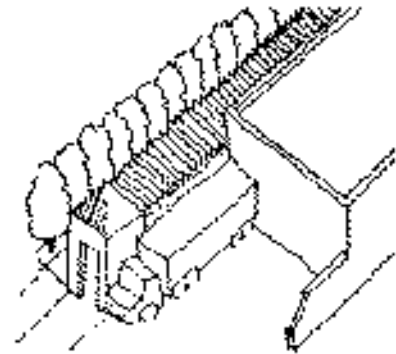
- a. *Grading and Width.* Connecting walkways must be grade separated from the parking lot, with a paved surface a minimum of 6 feet in width.
- b. *Landscaping.* Connecting walkway should be landscaped with either shade trees or climbing vines on trellises, in keeping with CPTED safety considerations.
- c. *Lighting.* Connecting walkways should be equipped with lighting. Standards spaced a maximum of 30 feet

apart, and a maximum of 10 feet tall are recommended. The type of lighting (high pressure sodium/metal halide, etc.) and intensity (foot candles) shall be addressed on a project-by-project basis, but shall meet at least the minimum standards outlined in the CONVENTIONAL LDC.

- d. *Screening.* Any service areas (loading docks/storage areas) adjacent to connecting walkway shall be fully screened from view.

Landscaping and Street Furnishings

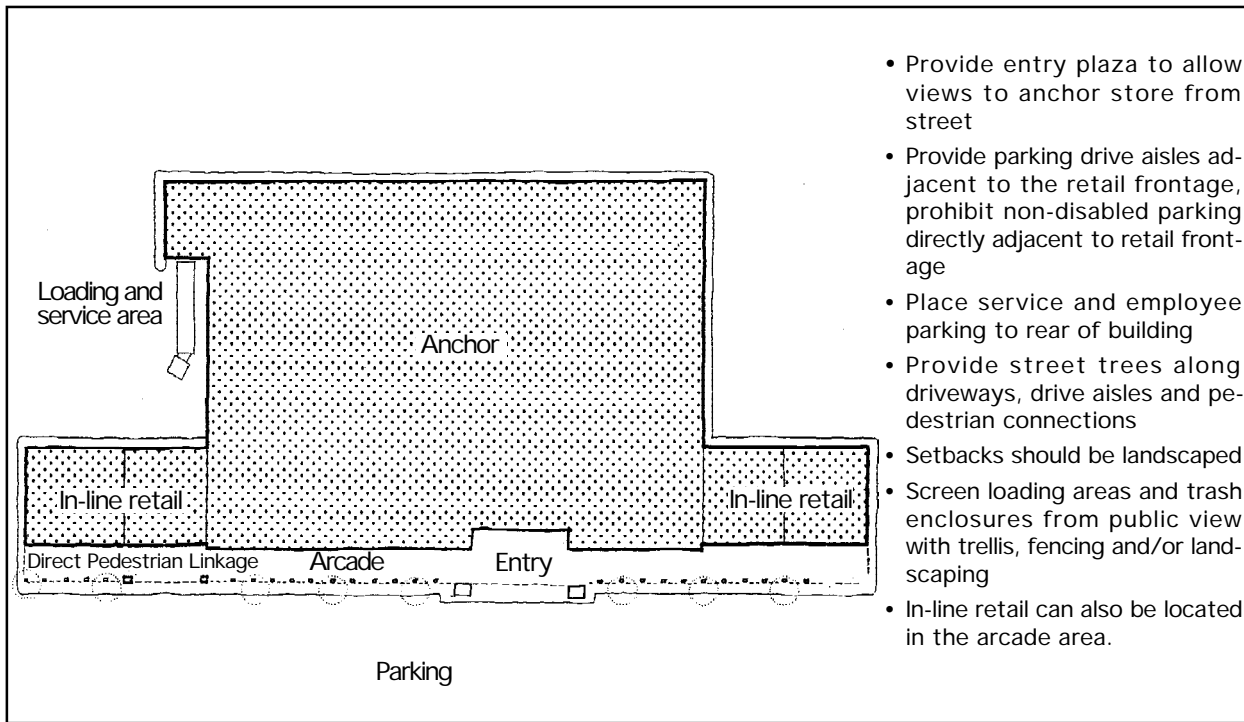
- a. *Parking Lot Frontage.* Where parking lots occur along streets, a landscaped area in accordance with CONVENTIONAL LDC standards shall be provided to minimize views of parked cars from the street and shall be permanently maintained.
- b. *Shade Trees.* Broadleaf trees should predominate in parking areas and public plazas to provide shade in the summer and sun in the winter.
- c. *Screening Devices.* Evergreen shrubs and trees should be used to screen mechanical equipment, loading areas, etc.
- d. *Pedestrian Seating Areas, Trash Receptacles and Transit Shelters.* These items should be made of durable, high quality materials which visually reinforce nearby buildings.
- e. *Markers.* Entry posts, columns, and/or landscaping should be installed where an internal sidewalk intersects with a public sidewalk.



Service areas should be attractive and be screened from streets and freeways

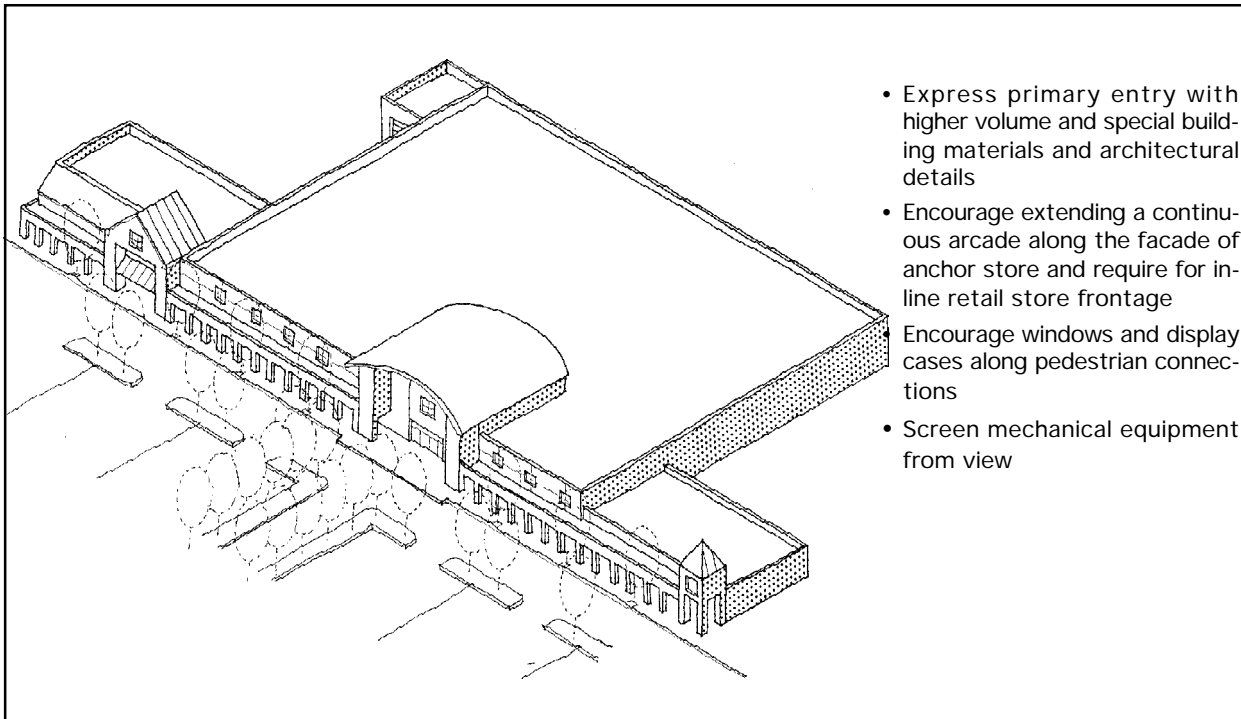
Screening Loading Docks and Ground-Mounted Equipment

Loading areas, transformers, heating units and other ground-mounted equipment shall be adequately screened with opaque walls or fences.



- Provide entry plaza to allow views to anchor store from street
- Provide parking drive aisles adjacent to the retail frontage, prohibit non-disabled parking directly adjacent to retail frontage
- Place service and employee parking to rear of building
- Provide street trees along driveways, drive aisles and pedestrian connections
- Setbacks should be landscaped
- Screen loading areas and trash enclosures from public view with trellis, fencing and/or landscaping
- In-line retail can also be located in the arcade area.

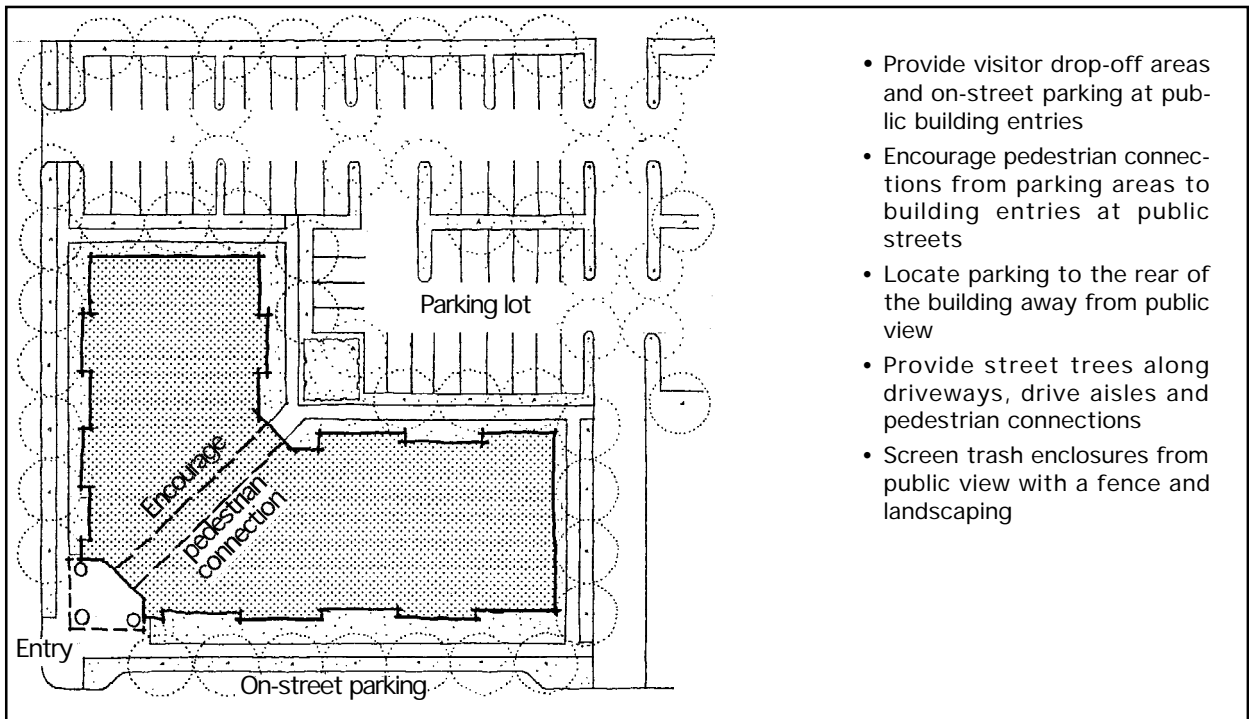
Plan



- Express primary entry with higher volume and special building materials and architectural details
- Encourage extending a continuous arcade along the facade of anchor store and require for in-line retail store frontage
- Encourage windows and display cases along pedestrian connections
- Screen mechanical equipment from view

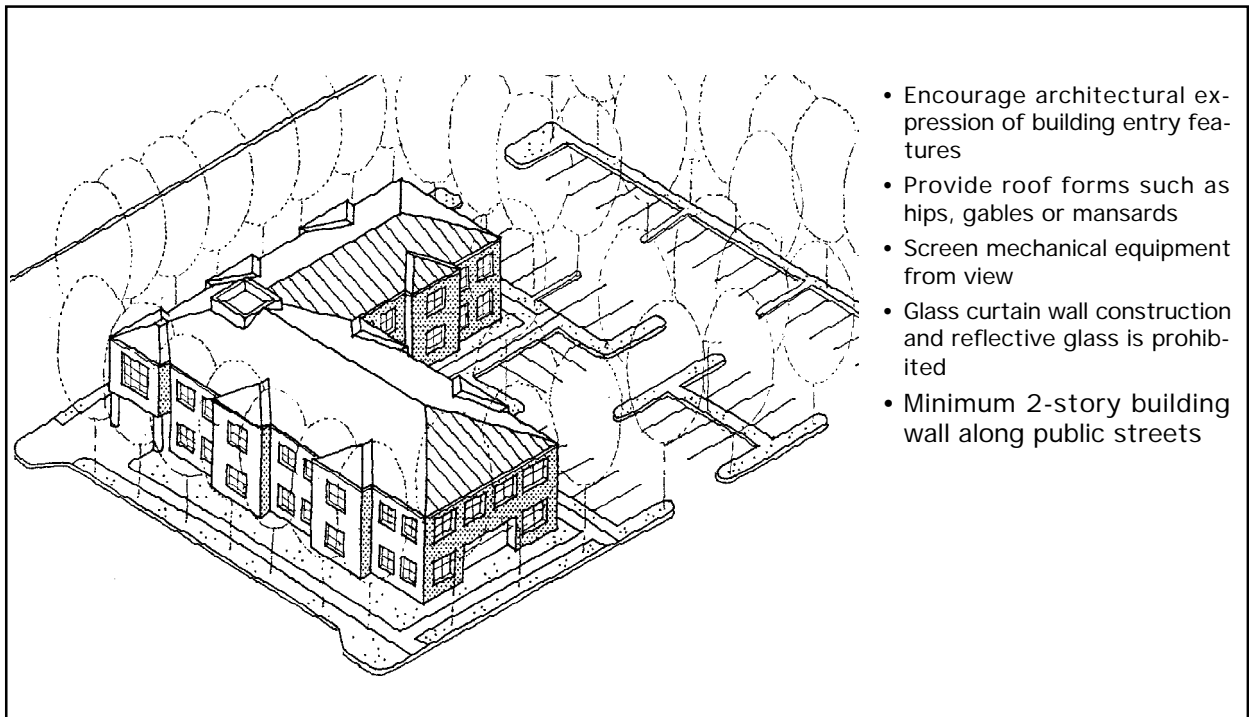
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Anchor Retail and In-Line Shops



- Provide visitor drop-off areas and on-street parking at public building entries
- Encourage pedestrian connections from parking areas to building entries at public streets
- Locate parking to the rear of the building away from public view
- Provide street trees along driveways, drive aisles and pedestrian connections
- Screen trash enclosures from public view with a fence and landscaping

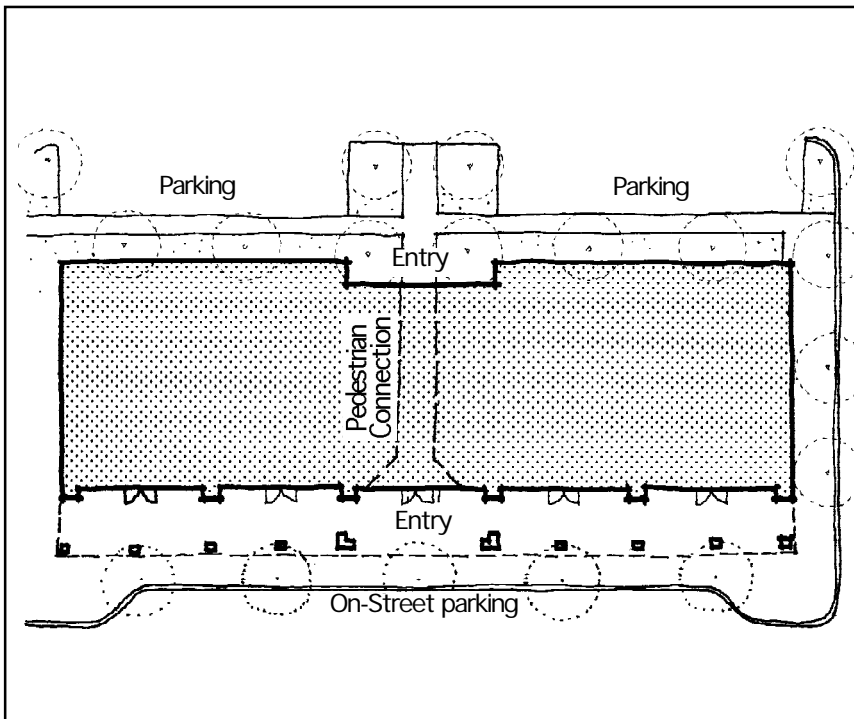
Plan



- Encourage architectural expression of building entry features
- Provide roof forms such as hips, gables or mansards
- Screen mechanical equipment from view
- Glass curtain wall construction and reflective glass is prohibited
- Minimum 2-story building wall along public streets

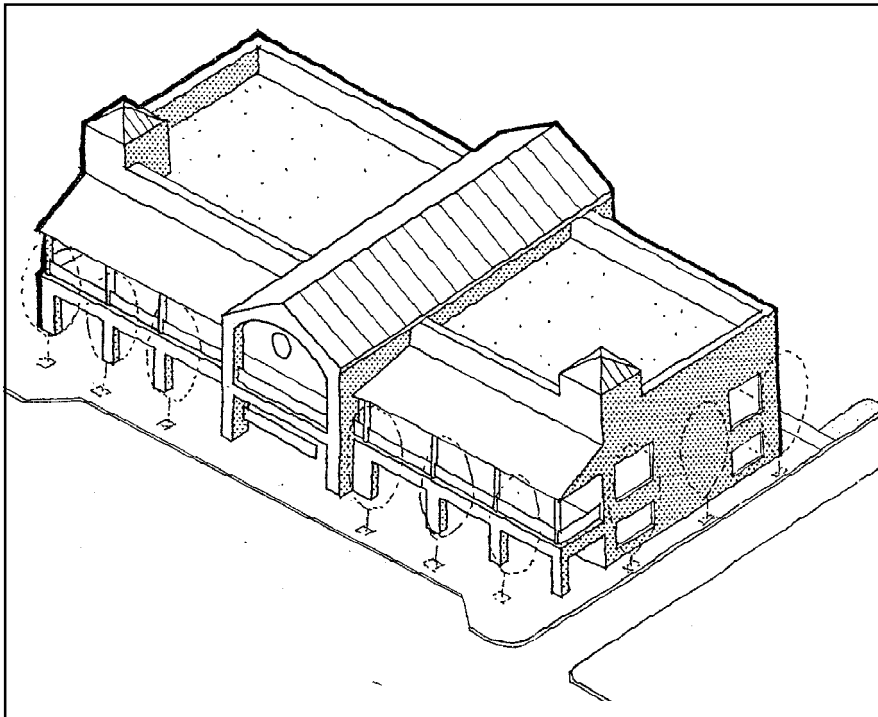
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Office



- Provide visitor drop-off areas and on-street parking at public building entries
- Locate parking to the rear of the building away from public view
- Encourage pedestrian connections from parking areas to building entries at public streets
- Minimize driveway width and pedestrian crossing distances at sidewalk
- Provide street trees along parking lots, driveways, drive aisles and pedestrian connections
- Screen trash enclosures from public view with a fence and landscaping
- Minimum 2-story building wall along public streets is required

Plan



- Emphasize major entries with special massing and architectural treatment
- Provide outdoor dining terraces with tables, chairs, and other furniture to bring activity to the street
- Integrate signage into architectural design
- Windows, display windows, and recessed panels should animate all facades
- Open balconies for second floor office uses
- Provide roof forms such as hips, gables or mansards
- Screen mechanical equipment from view
- Lobby for upper floor uses shall be accessed from public street

Axonometric

Office over Ground Floor Commercial

Civic Uses and Public Facilities Standards

Civic facilities and amenities are fundamental elements of all communities. The placement of civic buildings constitute the framework of each Town, Village, Neighborhood, and Residential Center. Parks and plazas provide a public focal point for each neighborhood and commercial center and should be placed in central and core locations to serve as public activity areas. The Southeast Orlando Sector Plan shall strive to place these uses in appropriate locations in each residential center for the greatest visibility, accessibility, and utility. Civic facilities can include both public and quasi-public uses such as daycare, postal services, community facilities, “telecommuting” services, and other uses.

The goal of the Southeast Orlando Sector Plan shall be to provide a full and equal level of community facilities and services for all areas of the community. The City shall ensure that the provision of facilities is planned for in advance, rather than left to chance, so the quality of community facilities and services is not reduced and the fiscal integrity of the City is promoted. This shall include storm drainage, utilities, library services, police and fire services, and other similar city services, as well as



services or facilities which are not provided by the City, such as schools. See the Mixed-Use and Commercial Building Standards section for additional building design and site planning issues.

Site Planning and Building Guidelines

- a. *Terminate Vistas.* In order to reinforce the importance of civic facilities, they shall be sited to terminate important vistas within the community. For example, a connector roadway linking a Village Center with a school site should be terminated by a prominent building on the school site and a daycare center or other civic building within the Village Center.
- b. *Highlight Entries.* Tower elements, arbors, gateways, or other architectural features should be used at the entries to civic buildings to reinforce the linkage between the community and the civic use.

Schools

- a. *Adequate School Facilities.* In accordance with GMP Future Land Use Policy 4.1.16, and generally consistent with the location of schools shown on the Southeast Orlando Sector Plan map, residential developers shall be required to provide land, or an equivalent fee-in-lieu thereof (if allowed by the City) for public schools based on actual residential entitlements at the time of master site plan, land subdivision or its administrative equivalent. High School and Middle School sites should be reserved; while Elementary

School sites shall either be donated to the City of Orlando prior to the issuance of plat approval for residential projects, or the property owner/developer may propose alternative mechanisms for providing the required school site; however any such alternative mechanism must be approved by the City of Orlando prior to plat approval. The City supports innovative solutions to the provision of school facilities, and shall encourage property owners/developers to coordinate with the Orange County School Board and/or other public and private entities to provide schools in Southeast Orlando.

- b. *Joint School/Park Opportunities.* The location of existing and/or proposed school facilities should be coordinated with existing and/or proposed park sites, in order to provide for more efficient joint use opportunities, wherever possible.

Storm Drainage

- a. *Storm Drainage Requirements.* All future development in the Southeast Orlando planning area shall be required to discharge stormwater at rates not to exceed historic runoff rates and volumes. Stormwater detention and water quality facilities will be required for all development within the Southeast Orlando planning area, as determined during the review process for each development. The specifications and standards of the Southeast Orlando Stormwater Master Plan, when completed, shall be followed to the greatest extent feasible. In the interim, development shall meet the requirements of the Orlando Urban Stormwater Management Manual.
- b. *Integration with Existing Storm Drainage Systems.* Existing drainageways and wetlands shall be maintained or enhanced in a natural state to the greatest extent feasible. In lower-density areas, drainage systems should recharge on-site groundwater by using swales and surface systems, rather than concrete-lined or underground storm drains. All urban runoff should be treated on-site with biological retention and filtration areas.
- c. *Joint Use Stormwater/Open Space Opportunities.* The location, function, and design of all stormwater facilities should be coordinated with open space and park areas, in order to provide for joint use opportunities, wherever possible.
- d. *Interconnected System.* Where possible, greenways with trails should line riparian corridors and storm drainageways connecting to destinations such as schools,

parks, and Neighborhood Centers. Coordinate an open lands system among property owners to use land efficiently and retain wildlife movement corridors.

Library

- a. *Plan for Future Library Needs.* Provide for future library

Police and Fire Services

- a. *Plan for Future Police and Fire Services Needs.* Provide for future police and fire protection services needs in accordance with the planning area's future growth patterns. Specific consideration should be given to planning for a substation/satellite facility to serve the new development area within the Town Center or Village Centers. The City shall identify such location(s) and shall develop a master site plan.
- b. *Fire Sprinklers -* All non-residential buildings of more than 100 habitable square feet shall be equipped with fire sprinklers. This requirement is necessary in order first to optimize public safety, and second, to provide cost savings to the public and to the development community.

Transit Shelters

- a. *Transit Shelter Design.* Transit shelters should be designed so that both passengers accessing the shelter and the bus driver have the ability to clearly see the shelter. Seating areas, if provided, should be designed to discourage sleeping or occupancy for inappropriate lengths of time. Please refer to the following Lynx publications: "Central Florida Mobility Design Manual", and "Customer Amenities Manual".