Regina Dunay	Chris Rader	David Gragg	Marion Rayburn	Dr. Aileen Trivedi
Chairwoman	Co-Chair	Board Member	Board Member	Board Member

PUBLIC NOTICE
PLANNING AND ZONING WORKSHOP – Saturday, April 21, 2018

WELCOME! We are very glad you have joined us for today's Planning and Zoning meeting. The Planning and Zoning Board is an advisory board to City Council comprised of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. The Planning and Zoning Board as the Local Planning Agency for the City of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to discuss the Orange Avenue/Edgewood District at the time and date indicated above.

No official action will be taken at this meeting. The purpose of the meeting is introduction/discussion of the proposed Orange Avenue/Edgewood District, which will be formally presented at a scheduled and noticed public hearing in the future.

The Planning and Zoning Board as the Local Planning Agency for the City of Edgewood will meet at 405 Larue Avenue, Edgewood, Florida, to consider the items of business listed herein at the time and date indicated below.

Saturday, April 21, 2018 at 9:00 am

I. CALL TO ORDER

II. DISCUSSION ITEM

Orange Avenue/Edgewood District

III. PUBLIC COMMENTS

IV. ANNOUNCEMENTS

V. ADJOURNMENT

GENERAL RULES OF ORDER

The Board is pleased to hear non-repetitive comments related to business before the Board; however, a five (5) minute time limit per person has been set by the Board. Large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request Registration Form and give it to the City Clerk. When recognized, state your name and speak directly into the microphone. The City is guided by ROBERTS RULES OF ORDER in governing the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at 407-851-2920 at least 24 hours in advance of the meeting.

WE ASK THAT ALL ELECTRONIC DEVICES (IE. CELL PHONES, PAGERS) BE SILENCED DURING OUR MEETING! Thank you for participating in your government! APPEALS: According to Edgewood City Code Section 26-24 (2), "any person aggrieved by any recommendation of the Board acting either under its general powers or as a Board of Adjustment may file a notice of appeal to the City Council within seven (7) days after such recommendation is filed with the City Clerk.

Orange Avenue District – A New Zoning District

April 11, 2018 - Working Draft

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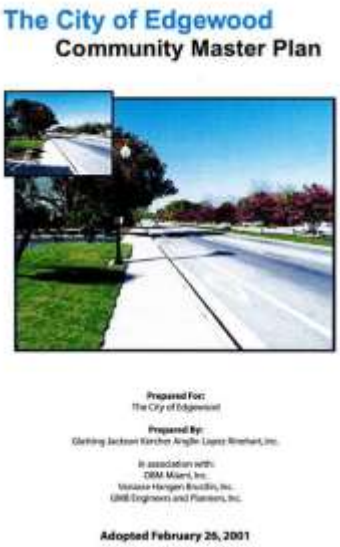
Introduction

The appearance of the city's main corridor sends a strong message to potential businesses and residents, as well as to people who regularly travel through the city. The current image is a haphazard strip of individual heavy commercial uses on the west side and random retail and office uses on the east, anchored on both ends by auto-oriented shopping centers built in the 1960's. The existing development pattern lacks a sense of place; people can travel through the city not realizing they are in Edgewood and without the desire to patronize the businesses.

The city's comprehensive plan directs Orange Avenue beautification, with a goal to create a place that people perceive as special as soon as they enter the city limits. This in turn will lead to increased property values and a higher quality of life for residents, business owners, as well as visitors.

Community Master Plan

The city's desire to improve the Orange Avenue corridor dates back to at least the year 2000 when the city contracted with Glatting Jackson to analyze and make recommendations for improving the Orange Avenue corridor. Glatting Jackson created and presented two reports to City Council: "Main Street Corridor Study/Master Plan Project (2000)" and "The City of Edgewood Community Master Plan (2001)." The plan was never implemented.



Evaluation and Appraisal Report

Seven years later, the Evaluation and Appraisal process, the first phase of updating the comprehensive plan, identified Orange Avenue redevelopment as the primary growth management issue facing the city. Specifically, the Evaluation and Appraisal report (EAR) identified the need to *"Transform the industrial and heavy commercial uses along Orange Avenue into professional employment opportunities, neighborhood services and shopping, and restaurants."*

The "Evaluation and Appraisal" of the comprehensive plan was not only a staff review, but also included bi-weekly workshops and public hearings with the Local Planning Agency (LPA). It was through this public input that the desired direction of the city's future was re-validated. As quoted from the EAR, *"Encouraging beautification and*

creating a sense of identity through redevelopment will be the focus of the [comprehensive] plan update." As also stated in the EAR, *"Redevelopment provides an opportunity to encourage and attract preferred land use, encourage the beautification of the city's 'main street' (Orange Avenue), and create a sense of identity for the City."* A specific recommendation of the EAR addressed the opinion that Orange Avenue *"does not reflect the pleasant experience typical of main streets."* That recommendation was to *"Transform the industrial and heavy commercial uses along Orange Avenue into professional employment opportunities, neighborhood services and shopping, and restaurants."* The LPA on May 12, 2008 made a formal recommendation to City Council to adopt the EAR. City Council adopted the EAR at a May 27, 2008 public hearing.

Comprehensive Plan

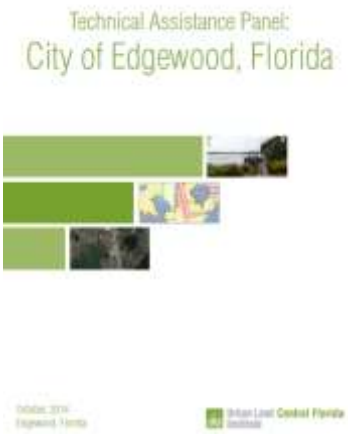
The city updated the comprehensive plan in 2013. Goals, objectives and policies were added directing the update of land development regulations to achieve the desired character of the Orange Avenue corridor, including the following.

- *The City shall undertake efforts to amend where necessary the existing ordinance and regulations to bring them into consistency with the adopted Comprehensive Plan and adopted Future Land Use Map Series (Future Land Use Policy 1.1.2).*
- *Establish development standards for new development that maintain the overall character of the community and ensure architectural design and site planning efforts produce development that is compatible and attractive to surrounding uses (Future Land Use Policy 1.1.4)*
- *The City shall periodically review and update its policies, land use regulations, and other efforts to ensure the City's land use program is responsive to the community's character, changes in state and federal regulatory environment, as well as market and business needs (Future Land Use Policy 1.1.5).*
- *The City's land development regulations shall implement mixed-use development in the Commercial Future Land Use category, including a provision for a "permitted use" development option meeting certain established performance standards and a Planned Development or "conditional use" development option if those performance standards cannot be met (Future Land Use Policy 1.1.7).*

Furthermore, Florida Statute, Chapter 163.3167 – 163.3194 (related to comprehensive planning) requires that local governments plan for future development, and all land development regulations enacted to be consistent with the adopted comprehensive plan. A land development regulation is consistent with the comprehensive plan if such regulation furthers the objectives and policies in the comprehensive plan; creation of a new zoning district to regulate development along the Orange Avenue corridor would further the objectives and policies of the city's comprehensive plan.

Urban Land Institute

In 2014, City Council commissioned an Urban Land Institute (ULI) study to provide a recommendation on the next steps to achieve the vision. As stated in the ULI report, "the city should create a series of development design guidelines to help articulate the vision plan and set in motion redevelopment of current land holdings, corridors, streetscapes or public lands in a cohesive urban design framework." The ULI report recommends new development standards that lead to land being used in the most effective manner to benefit the property values of both the commercial and residential properties of the city.



MetroPlan

In 2017, the Metropolitan Planning Organization (MPO) completed an Orange Avenue transportation study. In addition to a recommendation for reconfiguring the lanes on Orange Avenue, the study recommended changes to development design standards to promote revitalization of the land use along the corridor and a change from auto-oriented to multimodal transportation through and near the corridor. The recommended design guidelines included strategies to improve walking, biking, and transit options, not only for improved mobility, but also for air quality benefits.

Little/LandDesign

Most recently, in late 2017, the city contracted with Little/LandDesign to assist city staff, its residents, and its business owners in re-validating the vision for the Orange Avenue corridor. A two-part strategy was established to collect input on the desired vision. The first part solicited the input of the residents and business owners through the participation of a city-wide online and physical mailer survey. The second part was a public Visioning Charette, which included the creation of an illustration identifying land use opportunities for the future.

The survey showed the desire for three conditions:

- More landscaping along the corridor and gateway treatments;
- An increase of active/people-oriented commercial (such as retail shops, dining and entertainment), rather than the existing heavy commercial uses; and

- An increase in the effectiveness of alternative forms of transportation, including an interconnected network of sidewalks and bike lanes, and establishing a commuter rail station in the city.

Five goals can be generated from this recent work effort to guide the development of the new Orange Avenue zoning district.

- GOAL: Exhibit civic pride
- GOAL: Improve property values
- GOAL: Provide residents with more choices for active commercial, such as specialty retail, dining, and entertainment
- GOAL: Enliven the community by designing developments that create a buzz of activity; great places tend to have at a variety of shops, dining and entertainment, or some critical mass that attracts people and where indoor activity spills toward the street - whether that's through sidewalk displays of merchandise, outdoor cafes, or special events.
- GOAL: Improve existing traffic conditions along the Orange Avenue corridor by encouraging other forms of transportation and mixed use development design

Final Thoughts

It is important to realize the city must be an active participant in achieving the desired vision. The creation of a new zoning district, the Orange Avenue District as presented herein, is one tool the city can use to transform the development along the corridor into one of the great places in Central Florida. Achieving the vision will create a positive community identity and character that will be deeply felt by local residents, businesses, visitors, and passersby.

"If you plan cities for cars and traffic, you get cars and traffic. If you plan for people and places, you get people and places."

- Fred Kent, Project for Public Spaces

Intent and Purpose

The underlying purpose in creating this new zoning district centers on the public health, safety and general welfare of the residents, business owners, and visitors to the city. In order to achieve the highest standard of public health, safety and general welfare, the creation of this district intends to:

- *Provide a reliable development framework for public and private development decision making that will lead to the desired land use character and improve property values;*
- *Encourage redevelopment or reuse of the underutilized or poorly maintained properties, recognizing Edgewood's advantage of accessibility to downtown Orlando, the airport, the tourist area, and existing infrastructure;*
- *Create a sense of civic pride by establishing good order and appearance through establishing uniform landscape and building placement design guidelines;*
- *Recognize that the largest "open space" within the city is the Orange Avenue right-of-way and the need to make this open space compatible with humans in addition to vehicles;*
- *Protect the stability of the existing residential neighborhoods through design guidelines and only allowing uses which are compatible with the intended neighborhood character;*
- *Enliven the community by the requiring development designed to the human scale; and,*
- *Improve transportation efficiency in the city by encouraging alternative modes of transportation, the creation of new travel patterns and live/work/play communities, and the consolidation of vehicle access points along the major roads.*

The district is intended to establish a land use pattern that was recommended by the noted studies: creation of activity nodes, where the primary focus is a high energy mix of live/work/play uses, around well designed public spaces, that are connected by corridors of new employment and multi-family residential opportunities at an intensity less than the activity nodes. The parcel configuration along the Orange Avenue corridor is well suited for this land use pattern, with the current shopping centers (Fort Gatlin,

Water's Edge, and Edgewood Isle) candidates for the activity nodes given that their depth and area is sufficient to accommodate a significant redevelopment effort, and the more shallow depth and individual ownership of parcels along the east and west sides of the corridor for the less intense uses. Assemblages of parcels on the west side of the corridor and a future commuter rail station location also have the potential for activity nodes.

The development standards for both the activity nodes and the business/residential corridor are intended to foster Edgewood's identity as a great "place." Making a "place" is not the same as constructing a building, designing a plaza, or developing a commercial zone. It is a cohesive plan designed to serve people, with development at a human scale, with attention to function as well as form.

Applicability

The new Orange Avenue district is intended to apply to all properties that have frontage on or access to Orange Avenue, Hansel Avenue, or Hoffner Avenue. The regulations apply to both new development and redevelopment activities along the corridor. See Orange Avenue District Map in Appendix __, incorporated herein and adopted by reference.

New Development

All new development shall fully comply with the regulations contained herein.

Expanding or Modifying Existing Development

The intention of the new zoning district is to achieve the vision. Therefore, expansion of existing non-compliant buildings and their ancillary uses shall fully conform to the regulations contained herein. The lawful use of any building, structure or land existing at the time of adoption of this regulation may be continued.

Interior Building Alterations

Interior building changes within an existing building shall not be subject to the requirements of this District.

Change in Use

A change in use to one of the permitted uses in the District without any modification to the site does not require compliance with the District requirements as long as the new use does not require additional parking, loading or buffering.

Uses Permitted

The list of permitted uses by right or special exception in the new district was established to meet the following objectives:

- *To permit businesses that are resident oriented, i.e., a mix of neighborhood shopping, service, and family entertainment establishments,*
- *To permit places of employment that are compatible with and complement the residential character of Edgewood,*
- *To encourage an onsite mix of the intended non-residential with residential uses, and*
- *To prohibit businesses that have the need for outdoor storage of merchandise or need for large expanses of onsite parking/paved areas.*

Most uses are permitted by right; others are permitted by right conditioned upon specific design standards. Those that are listed as a special exception are uses that require public input to ensure their compatibility with the vision and objectives of the district, including those uses that may have intense traffic generation at specific times.

Orange Avenue District Uses Permitted		
		P= Permitted
		S= Special Exception
		-- = Not Permitted
		*Any building with a façade ≥100 feet in length shall be subject to design standards for "large buildings" *Outdoor storage of fleet vehicles requires approval of a special exception
Neighborhood Shopping		
	Automotive Parts and Accessories Stores, retail (excluding service and installation, and excluding tire dealers)	P
	Automotive Repair and Services	--
	Baked Goods Store, retail	P
	Beer, Wine, and Liquor, retail	P
	Boat and other motorized water craft dealers, Used	--
	Boat and other motorized water craft dealers, New (only if within a completely enclosed building)	P

	Book Stores (New and Used)	P
	Building Materials/Home/Hardware Center (with outside storage or display only as a special exception and imposition of additional design requirements)	P
	Clothing, Shoes, Accessories (New) Stores	P
	Clothing, Shoes, Accessories, home goods (Used) Stores	S
	Confectionary and/or Nut Stores	P
	Convenience Stores with gas pumps	--
	Convenience Stores without gas pumps	P
	Cosmetics, Beauty Supplies, and Perfume Stores, retail	P
	Electronics Stores	P
	Fish and Seafood Market, retail	P
	Flea market, outdoor	--
	Floor Covering Stores, retail	P
	Florists, retail	P
	Food, specialty stores, retail	P
	Fruit and Vegetable Market retail, Indoor	P
	Fuel Dealers (heating oil, liquefied petroleum (LP) gas, and other fuels)	--
	Furniture Stores, retail	P
	Garden Center[1]	P
	Gasoline Stations	--
	Gift, Novelty and Souvenir Stores, retail	P
	Hardware Stores, retail	P
	Health, Beauty, and Personal Care Stores (can include pharmacy, optician)	P
	Hobby, Toy, and Game Stores	P
	Home Furnishing Stores	P
	Household Appliance (New) Stores	P
	Jewelry Stores	P
	Luggage and Leather Goods Stores	P
	Meat Market, retail	P
	Marijuana, Medical Dispensary	--
	Marijuana, Non-medical sales	--
	Musical Instrument (sales, rental, service) and Supplies Stores	P
	Office Supplies and Stationery Stores	P
	Optical Goods Stores	P
	Outside Home Equipment merchandise, within enclosed building	P
	Paint and Wallpaper Stores	P
	Pet and Pet Supplies Stores	P

	Pharmacies, except marijuana; drive up window subject to design standards	P
	Sewing, Needlework, and Piece Goods Stores	P
	Seasonal holiday sales (e.g., Christmas trees, Halloween pumpkins, Independence Day fireworks)	P
	Specialty Food Stores	P
	Sporting Goods Stores	P
	Supermarket and Other Grocery Stores,	P
	Tire Dealers	--
	Tobacco and E-cigarettes/vape Shops	--
Do we want to allow	Vehicle, Car Dealers, New, no outdoor storage	--
	Vehicle, Car Dealers, Used	--
these if within a completely enclosed building and as a	Vehicle, Motorcycle, ATV, and All Other Motor Vehicles, New, no outdoor storage	--
Special exception?	Vehicle, Recreational Vehicle Dealers including boat and other water craft, New and Used, no outdoor storage	--
	Warehouse Clubs	P
	Window Treatment Stores	P
Neighborhood Services		
	Car/Automotive Washing/Detailing, full service only[1]	P
	Banking, Commercial, does not include alternative financing services, drive up facility subject to design standards	P
	Banking, Credit Unions, drive up facility subject to design standards	P
	Banking, Savings Institutions, drive up facility subject to design standards	P
	Barber Shop	P
	Beauty Salon	P
	Carpet and Upholstery cleaning	--
	Civic and Social Organizations	P
	Consumer Convenience Services, e.g. 24hr ATM, Mailbox stores; drive up facility subject to design standards	P
	Consumer Repair Services	P
	Convenience Storage, e.g. mini-warehouse	--
	Day care, child and adult	P
	Diet and Weight Reducing Centers	P
	Drinking places (Alcoholic)	P
	Drop off box for charity goods, stand alone	--
	Exam Preparation and Tutoring	P
	Exterminating and Pest Control Services	--

	Fine Arts Schools	P
	Footwear and leather good repair	P
	Formal Wear and Costume Rental	P
	Funeral Services, excludes crematories	P
	Home garden equipment repair and maintenance, without outdoor storage (indoor repair only)	P
	Home appliance repair and maintenance	P
	Landscaping Equipment Storage	--
	Laundry, coin operated	--
	Laundry, dry cleaners (drop off only)	P
	Libraries (public)	P
	Locksmiths	P
	Massage Therapist	P
	Medical Offices	P
	Nail Salon	P
	Optometrist/Optician	P
	Personal Improvement Services	P
	Pet Services, without parking of mobile trucks (e.g. grooming, dog training)	P
	Pet kennels and day care indoor runs only	P
	Pet kennels and day care outdoor runs	S
	Pet, Veterinarian Services	P
	Religious Assembly	S
	Restaurant, snack and nonalcoholic drink bars, including coffee shops	P
	Restaurants, Fast food; drive up windows subject to design standards	P
	Restaurants, Full Service (includes grills, cafeterias, buffets)	P
	Seamstress/Tailor	P
	Shipping, postal, printing and business service centers, retail	P
	Video/CD/Electronic Movie Rental	P
Neighborhood Entertainment, Arts, and Recreation		
	Adult Entertainment per Chapter 34, Article V	--
	Art Gallery	P
	Club or Lodge	P
	Community Centers	P
	Dance Instruction	P
	Gambling establishments including casinos and internet cafés	--
	Museums	P
	Parks and Playgrounds	P
	Performing Arts companies	P
	Recreation, Sports and Fitness, indoor	P

	Recreation, Sports and Fitness, outdoor except public parks and playgrounds or facilities accessory to an on-site residential use	--
	Recreational Equipment Maintenance and Storage	--
	Theaters, motion picture/live performance, except drive-ins and adult entertainment	P
	Zoos	--
Orange Avenue Employment		
Accommodation		
	Hotels with structured or shared parking	P
	Motels	--
	RV parks and campgrounds	--
	Rooming and boarding houses	--
Administration/Business Support		
	Building Maintenance Services	--
	Business services such as copy shops	P
	Carpet and upholstering cleaning services	--
	Court Reporting and Stenotype Services	P
	Employment Placement Agencies except for day labor pool offices	P
	Exterminating and Pest Control Services	--
	Industrial launderers	--
	Landscape equipment storage	--
	Linen Supply	--
	Office Administrative Services	P
	Packaging and labeling Services, Retail	P
	Professional Employer Organizations	P
	Real Estate Training	P
	Security Systems Services	P
	Telemarketing	P
	Telephone Answering Services	P
	Tour Operators, without fleet storage	P
	Travel Agencies	P
Agriculture		
	Agriculture	--
	Cannabis farm	--
Automotive		
	Automotive body, paint, and interior repair and maintenance	--
	Automotive glass replacement	--
	Automotive oil change and lubrication	--
	Automotive Repair and Service	--

	Automotive Sales (new or used)	--
	Automotive washing/detailing[1], full service only	P
	Parking lots not incidental to primary use onsite	--
	Wrecker, Towing, and Vehicle Recovery Services	--
	Vehicle Storage	--
Construction		
	Building material storage, non-retail	--
	Construction Equipment Sales and Services	--
	Construction and Remodel Design Office	P
Food Services		
	Caterers	S
	Mobile food services consistent with Chapter 34, Article VI	P
	Vending Machine Operators	--
Education		
	Driving schools for passenger vehicles only, no courses or vehicle fleet	P
	Business, Vocational, Trade schools, including Cosmetology and Barber Schools	S
	Colleges and Universities	S
	Elementary and Secondary Schools	S
Electronic		
	Commercial and industrial machinery and equipment repair and maintenance	--
	Consumer electronics and communication equipment repair and maintenance, retail	P
	Electronics Testing	--
	Heating and A/C Service	--
Finance and Insurance		
	Credit Card Issuing	P
	Mortgage Brokers	P
	Security Brokerage	P
	Investment Advice, including trust, fiduciary and custody activities	P
	Insurance carriers	P
Health Care and Social Service		
	Ambulance services	--
	Assisted living facilities	S
	Blood, cryo, and organ banks	P
	Community food services	--
	Continuing Care Retirement Communities	S

	Diagnostic imaging centers	P
	Emergency Relief Services	--
	Freestanding ambulatory surgical and emergency centers	P
	Home health care services, administration only	P
	Hospitals, general medical and surgical	S
	Kidney Dialysis Centers	P
	Medical laboratories	P
	Medical marijuana dispensaries.	--
	Skilled nursing facilities (24 hour care)	S
	Pain management clinics	--
	Physical, Occupational, Speech therapists and audiologists	P
	Residential Treatment Facility, Inpatient or Outpatient	--
	Social Service offices, administration only	P
	Social Advocacy organizations, administration only	P
	Temporary shelters	--
	Transitional housing	--
	Vocational rehabilitation counseling	P
Information		
	Motion picture and video production	P
	Music publishers	P
	Printing and Publishing	P
	Software development	P
	Sound recording studios	P
	Communication services, indoor, without antennae or satellite dish	P
	Telecommunications towers and facilities consistent with Article VI, Edgewood Code	S
Manufacturing		
	Art workshop	P
	Craft breweries, distilleries, wineries, coffee roasters, must include a retail and/or restaurant component and limited to a maximum of 15,000 gross square feet of building without special exception (Design standards apply)	P
	Artisan food production (e.g., candy, pasta), must include a retail and/or restaurant component	P
	Monument Retail Sales without outdoor storage	P
	Re-upholsterer and furniture repair	P
	Other Manufacturing	--
Mining		
	Mining	--

Professional, Scientific and Technical Services		
	Accounting/CPA	P
	Advertising Agencies	P
	Agents and managers for artists, athletes, entertainers	P
	Architectural Services	P
	Building Inspection Services	P
	Computer Systems Design Services	P
	Custom Computer Programming Services	P
	Direct Mail Advertising	P
	Drafting services	P
	Engineering services	P
	Environmental Consulting Services	P
	Graphic Design Services	P
	Human Resources Consulting Services	P
	Industrial Design Services	P
	Interior Design Services	P
	Investigation Services	P
	Land Planning Services	P
	Landscape Architects	P
	Lawyers	P
	Management Consulting Services	P
	Market Research and Public Opinion Polling	P
	Marketing Consulting Services	P
	Media Buying Agencies	P
	Notaries	P
	Photography Studios	P
	Process, Physical Distribution, and Logistics Consulting Services	P
	Promoters of Performing Arts, Sports, and Similar Events without facilities	P
	Public Relations Agencies	P
	Scientific Research Services without testing, indoor only	P
	Scientific Research Services with testing, indoor only	S
	Surveying and Mapping services	P
	Tax preparation service	P
	Title abstract and settlement offices	P
	Translation and Interpretation Service	P
	Other similar professional offices with Council approval	P
Real Estate Rental and Leasing		
	Property Managers	P
	Real Estate Agents and Brokers	P

	Real Estate Appraisers	P
Merchandise/Equipment Rental and Leasing		
	Construction and industrial machinery and equipment rental and leasing	--
	Consumer Electronics and Appliance Rental	--
	General rental centers	--
	Home equipment rental	--
	Office machinery and equipment rental and leasing	--
	Non-vehicular recreational goods rental	--
	Automotive rental or leasing, all (including but not limited to passenger, truck, utility trailer, recreational vehicles), does not include passenger vehicle rental agency	--
	Passenger vehicle rental agency [1]– Urban Prototype requires site plan approval	P
Transportation		
	Courier and Express Delivery Service without fleet storage	P
	Electronic/Mail Order Shopping/Order taking	P
	Freight companies, dispatch only no storage of vehicles	P
	Local messenger and local delivery service, no fleet parking	P
	Moving companies, dispatch only no storage of vehicles	P
	Taxi, pedicab, and limo service, dispatch only no storage of vehicles	P
	Vehicle towing	--
	Vehicle storage	--
Warehousing		
	Warehousing and storage (except as allowed with artisan manufacturing and production)	--
	Warehousing, mini/personal storage	--
Waste Collection and Disposal		
	Hazardous Waste Collection	--
	Hazardous Waste treatment and disposal	--
	Materials Recovery facilities	--
	Remediation services	--
	Scrap and Salvage Services	--
	Septic Tank and Portable Toilets Related Services	--
	Solid Waste Collection	--

	Solid waste combustors and incinerators	--
	Solid waste landfill	--
Wholesale trade		
	Micro brewery, craft distillery, micro winery (requires retail component) and limited to a maximum of 15,000 gross square feet of building area, design standards apply. Greater than 15,000 gross square feet building only with special exception.	P
	Art Workshop (requires retail component)	P
	Wholesale Trade except as allowed in Artisan Food/Product Manufacturing	--
Other		
	Adult Establishments as stated in Chapter 34, Article V	--
	Alternative financial services such as check cashing, payday advance or similar businesses	--
	Auction	--
	Bail Bonds Services	--
	Crematory	--
	Day labor pool offices	--
	Manufactured/Mobile Home Dealers	--
	Fortunetelling	--
	Heavy Equipment Sales, Repairs and serving	--
	Pawn Shop services	--
	Tattoo and/or body piercing	--
	Other uses which are similar or compatible to the uses permitted herein, which would promote the intent and purposes of this district; determination made by authority of city council, without public notice or public hearing. Approval may include conditions, restrictions or requirement for Special Exception processing.	P
Orange Avenue Residential		
	Assisted living facilities	S
	Detention facilities, jails, or other similar uses	--
	Living quarters in conjunction with commercial use to be occupied by the owner of the business or employee	S

	Multi-family residential dwellings when included as one component of a mixed use master development plan submitted with the application, either horizontal or vertical mix, (minimum 3 uses, e.g., office, retail and residential)	P
	Multi-family residential dwellings above first floor non-residential	P
	Short term rental housing	--
	Single family dwellings (conventional or manufactured)	--
	Homeless, runaway, emergency shelters	--
Orange Avenue Public/Quasi Public/Government Administration/Infrastructure		
	Government Administration	P
	Cemetery	--
	Community Events	P
	Major Utility Facilities	S
	Postal Facilities	--
	Power Generation and Distribution	S
	Telecommunications towers and facilities	S

Footnotes: [1]Specific design standards apply

General Development Design Standards

The following design standards are established for the following purposes:

- *To create a cohesive development pattern, thus creating a sense of place that has physical appeal, safe for pedestrians, and coordinated functionality in order to protect, promote, and improve public health, safety, comfort, order, convenience, prosperity and general welfare;*
- *To improve mobility along the corridor for vehicles and pedestrians;*
- *To transform the Orange Avenue corridor into a public "open space" designed for pedestrians and bicyclists in addition to vehicles;*
- *To ensure connectivity of uses and travel paths;*
- *To mitigate the appearance of certain uses to ensure these uses/buildings are aesthetically integrated, harmonious, and compatible with the community and surrounding neighborhood; and,*
- *To create economic opportunities for redevelopment and assemblage of parcels.*

Basic Site Requirements

The following site requirements are applicable to all new construction on parcels in this zoning district. The standards for the existing zoning districts along the corridor are included for comparison. Rationale for these standards is included in the next sections of this report.

District	Minimum Lot Area (Square Feet)	Minimum Building Floor Area (Square Feet)	Minimum Lot Frontage (Feet)	Front Yard (see text for zones within Front Yard)	Minimum Rear Yard[1,2,3]	Minimum Side Yard[1,2,3,4]	Minimum Building frontage	Maximum Building # stories/maximum height[5]	Maximum Impervious Surface
Orange Avenue			80 on major streets; 100 for corner lots	22 feet where overhead utilities do not exist; 26 feet where overhead utilities exist	30 feet Rear yard does not apply to "out parcels" in the front of the property.	Zero, or 30 feet where abutting a single family residential district; and 22 feet for side street	45%	Two stories, with a height limit of 35 feet, unless an Activity Node where maxim height is allowed up to five stores, with a limit of 75 feet	60%, with shared driveways connected to Orange/Hansel Avenue excluded from calculation (See Bonus Section); 75% with the Activity Node bonus; 90% Activity Node with urban plaza/park bonus
C1	6,000	500	80 on major streets; 60 for all other streets [1] ; 100 ft. for corner lots on major streets	25 feet	20 feet	zero, or 15 ft. where abutting residential district; side street, 15 ft.		50, or 35 within 100 ft. of all residential districts	
C3	12,000	500	125 on major streets; 100 for all other streets [6]	25 feet	15; 30 where abutting residential district	five; 25 where abutting residential di strict; 15 from any side street		75; 35 within 100 ft. of all residential districts	

[1] Setbacks from every natural surface water body shall be a minimum of 50 feet, measured from the normal high water elevation.

[2]The pool minimum setback shall be measured from the normal high water line (NHWL) as established by the county to the water's edge of the pool (as outlined in the Code) and shall be equal to the setback distance used for the rear setback for that particular zoning district. Pool decks and enclosures will be allowed to encroach into the minimum setback a distance not to exceed five feet. Encroachments into drainage swales, easements, etc., will not be allowed, regardless of setback distance.

[3] Within the access overlay area, a two way cross access easement/alley of 27 feet in width (two – 11 feet wide lanes and a 5 feet wide pervious strip) shall be provided along the rear property line.

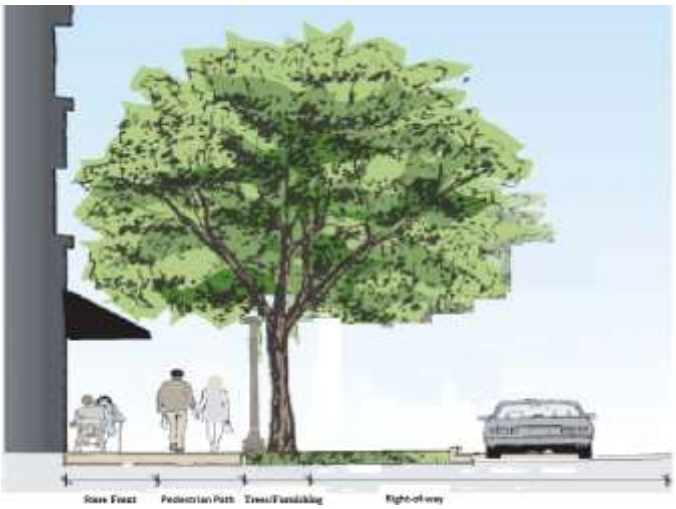
[4] If zero setback is used, a plan for side building maintenance shall be presented with development application.

[5]One story shall be equal to less than or equal to 15 feet in height regardless of the number of floors.

Front Yard

The intent of the front yard is to aesthetically frame the largest open space area in the city, provide for pedestrian safety, enhance development projects, as well as provide health benefits.

The required front yard, the yard adjacent to Orange or Hansel Avenues and also serving as the building placement line, is either 22 feet or 26.5 feet, depending on the existence of overhead utilities. It is divided into three zones: Store Front (8 feet), Pedestrian Path (8 feet), and Trees/Furnishings (6 feet) as shown in the exhibits below. An additional landscaped strip is required where overhead utilities exist to meet the recommended tree to utility line distance.



Without Overhead Utilities

With Overhead Utilities

To ensure safe and continuous pedestrian access along the corridor, the property owner shall dedicate and record in Orange County Official Records a non-exclusive pedestrian easement over the Pedestrian Path and Tree/Furnishing Zones. It shall be the property owners' responsibility to ensure proper maintenance of the sidewalks and street furnishing/trees within these areas.

Store Front Zone

The Store Front is the area adjacent to the building, with the area extending eight (8) feet from the building toward the road.

Uses Allowed Within Store Front Zone

Uses allowed within the Store Front area include any or all of the following: Adjacent café or restaurant seating provided railing or other delineating techniques are less than 36 inches in height and more than 50% open; landscaping/planters; overhanging architectural elements such as awnings, canopies (as long as there is a clear distance under them of at least 80 inches, as required by accessibility standards); bay windows not extending greater than 18 inches from the building wall, street furniture, signage per code, and daily signage. The daily signage must not block or impede pedestrian traffic or be placed outside the Store Front zone. Stormwater management is allowed within the Store Front zone only when designed as an amenity.

A gallery-type of building is allowed, whereby stories above the first can extend over the Store Front zone, provided the above stories have a minimum 13 feet ground clearance.

Building Landscaping

Where not used for an active use (e.g., outdoor café) or a gallery-type building design, the Store Front zone shall be landscaped adjacent to the building walls. The landscaping shall, at maturity, include a continuous hedge of shrubs creating a depth of at least six (6) feet and maintained at a height below the windows and so not to extend into the Pedestrian Path zone. Under story trees are required within this landscaping where blank walls exceed four feet in width.

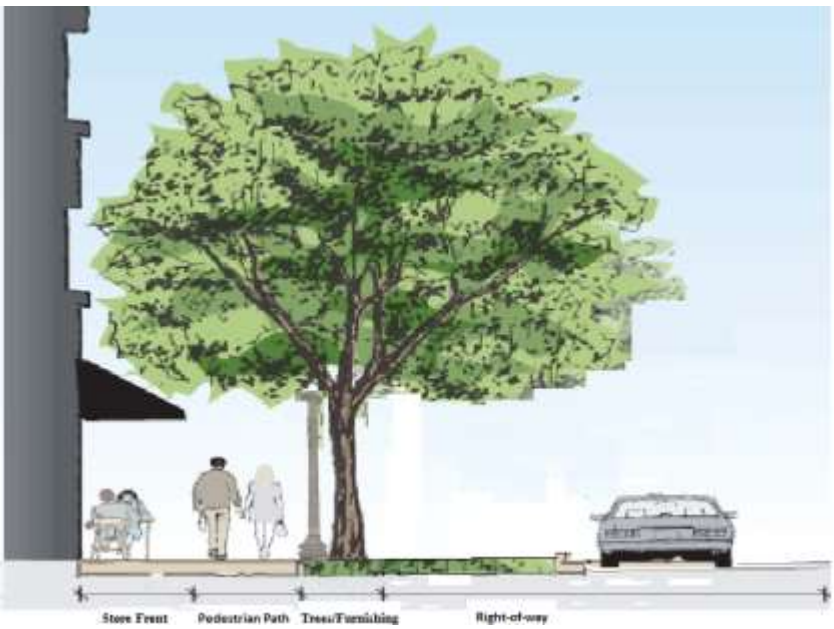
Pedestrian Path Zone

The Pedestrian Path zone is a mandatory element within the Front Yard intended for travel by pedestrians, strollers, wheelchairs and the like and thus, should be clear of obstacles, including driveway aprons or other changes to cross-slope. The sidewalk width shall be eight feet and connect with the sidewalk on adjacent property. If the adjacent parcel has yet to (re)develop in accordance with this district, transition between the sidewalk in the Pedestrian Path zone and existing off-site sidewalk will be required. For consistency throughout the district, the sidewalk surface shall be natural colored cement constructed in accordance with Section 126-398 of the city's code.

The sidewalk is preferred in the Pedestrian Path location vs. within the adjacent road right-of-way in order to increase the safety of the pedestrians along the corridor (increased sidewalk setback from curb) and to avoid pedestrian disruption if existing underground utilities need repair. For stormwater and landscape benefits, the sidewalk should be pitched toward the Tree/Furnishing Zone. Since the preferred pedestrian path is within the Pedestrian Zone and not within the right-of-way, the city shall work with FDOT to remove any existing sidewalks once the sidewalk within the Pedestrian Zone is constructed, replacing the concrete with low maintenance, drought tolerant ground cover.

Tree/Furnishings Zone

The Tree/Furnishing zone is a mandatory element within the front yard with a required width of six feet. Street trees and furnishings such as pedestrian scaled streetlights, benches, bike racks, and public art are permitted in this area. The location of the Tree/Furnishing Zone is dependent upon the location of overhead utility lines (east side of Orange Avenue). Where overhead utility lines exist the Tree/Furnishings Zone is between the Store Front and Pedestrian Path. Without the overhead utility lines, the Tree Furnishing Zone is between the road right-of-way/property line and the Pedestrian Zone.



Street Trees

The requirement for trees in this zone is to provide aesthetic value and help establish a strong community character by creating a definite edge. Furthermore, trees provide protection from rain, wind, and sun; reduce heat; reduce harm from tailpipe emission; and reduce stormwater runoff.

An evergreen tree (i.e., trees that have foliage year round) shall be planted within the Tree/Furnishing zone consistent with the Tree Standards below, to the maximum extent practical. Proper species selection is important to ensure trees will not interfere with overhead utility lines, driver sight distance, and sidewalks.

Recommended Tree Standards (Source: FDOT)

	Under Utilities Trees	Large Stature Shade Trees
On-center spacing	25’-0”	40’-0”
Offset from Sidewalk	2’-6”	2’-6”
Offset (Horizontal) from Overhead Wires	15’-0”	n/a
Offset from Underground Utilities	10’-0”	10’-0”
Offset from Light Poles	15’-0”	15’-0”
Offset from Driveways, Fire Hydrants	10’-0”	10’-0”
Offset from Intersections (Depending on Direction of Traffic	20’-0” – 40’-0”	20’-0” – 40’-0”

*Staff has the ability to modify on-center spacing to allow conformance with the remaining spacing standards.

The use of native and adapted plant species that are drought tolerant and disease and pest resistant is preferred. Also recommended is using more than one species to reduce the risk of disease or pests destroying the entire landscape; however, more than two species will detract from the goal of a recognizable cohesive development pattern. The following trees are recommended.

Under Utility Lines	**No Overhead Utility Lines**
Tree Ligustrum	Green Ash
Flowering Crabapple	Cathedral Oak
Wax Myrtle	Cherry Laurel
Japanese Blueberry	Laurel Oak
	Live Oak
	Pin Oak
	Shumard Oak

Alternative species may be approved through the site plan review process provided the tree is of a species that can fulfill the intended design intent, and at the same time achieve full growth and form.

All trees shall be four-(4) inch minimum caliper and have a six-(6) foot clear trunk at planting and planted in a shallow pervious swale extending three feet in all directions from the center of the tree to capture rainwater and runoff in order to promote deep root growth.

Any unpaved area in the Tree/Furnishings zone shall be planted with a low-maintenance, drought tolerant ground cover.

If pavement is used in this zone, ADA compliant pervious pavers are recommended to promote the survival of the trees and other landscaping within this area. Pavement differentiation from the sidewalk is also encouraged to indicate that the Tree/Furnishing zone is a place separate from the location of through pedestrian travel.

Furnishings

Street furnishings include, but are not limited to seating, lighting, bike racks, and public art. All street furnishings shall be permanently fixed to the ground through mechanical fasteners or through the use of concrete footings. Unless specifically approved through the site plan review process, all street furnishing shall have black finish. Details for all furnishings, including specifications, installation, colors and material shall be provided as part of the site plan review process.

The following pedestrian lighting is required to be placed every 50 feet on center. Developers shall work with local energy provider to obtain the following type of street lights (as pictured to the left).

Fixture: Biscayne (12 inch height)
Pole: Washington (12 feet in height)
Lighting Color: Black
www.duke-energy.com

Stormwater Management in Tree/Furnishings Zone

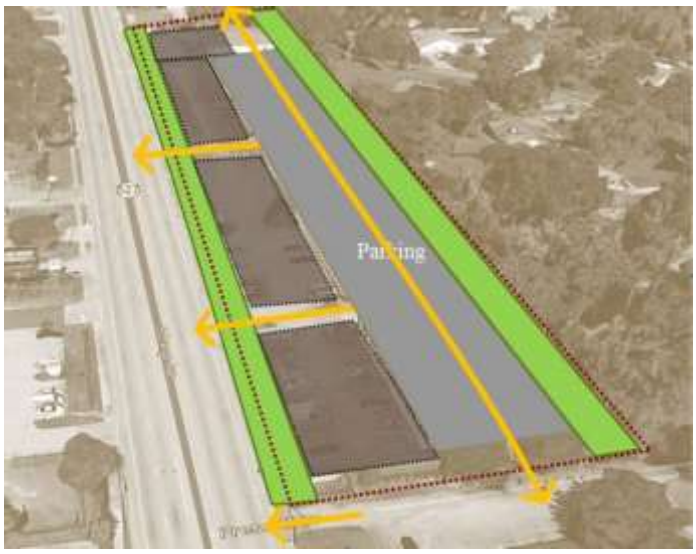
Stormwater management is allowed to be aesthetically incorporated into the Tree/ Furnishings zone upon approval of the design by staff.

Example of a creative method of stormwater management within Tree/Furnishings zone

Rear Yard

The rear yard acts as a buffer to adjacent uses and provides for ancillary uses including parking and service areas. In addition, as was recommended by the MPO Orange Avenue study, the rear yards of properties located between Holden Avenue and Stratemeyer Drive on the west side of Orange Avenue and Gatlin Avenue and Lake Conway Drive on the east are also intended to be used as a secondary north/south travel corridor within the city through the use of cross access easements. Cross access easements, as already required by Section 134-142 of the city code, on properties outside the designated area will be reviewed during the site development approval process.

West Side Designated Parcels



East Side Designated Parcels

Side Yard

Side yards in this district are envisioned to be used for access, parking, and linear/swale stormwater management. The minimum building setback is zero; however, if zero setback is used, a plan for side building maintenance shall be presented with the development application. Coordinated stormwater management, e.g., side yards of adjacent property combined for a drainage swale, is encouraged.

Building Height

Architectural appendages, embellishments and other architectural features are required for all development and may be permitted to exceed the maximum heights on a limited basis. Up to eight (8) feet of additional height is possible for such appendages upon approval of the City Council, provided such appendages are no more than thirty (30) percent of the building roof length and area and based on a finding that said features are compatible with adjacent development. Such appendages and architectural embellishments shall be strategically located to draw customers to the primary entrance of the building and or highlight pedestrian passages between buildings.

Building Frontage Design

Building Frontage Minimum Width

The purpose of the minimum building frontage requirement is to ensure façade continuity for visual aesthetics and encouragement of pedestrian activity, avoiding large expanses of paved areas adjacent to the Orange Avenue corridor. The building frontage requirement is a proportion of the building width facing roads within the district (within 100 feet of front property line) relative to the width of the parcel measured at the parcel's front property line. Buildings onsite beyond the front one hundred (100) feet are not subject to the building frontage requirement.

Uncovered recessed courtyards will be counted toward meeting the minimum building frontage percentage provided the width of the forecourt shall not be more than fifty (50) percent of the main building frontage and the courtyard is paved and enhanced with landscaping.

Road Frontage Façade Design

Buildings with greater than or equal to 100 feet of frontage along a road right-of-way shall be required to comply with the Road Frontage Design Standards below as well as the design standards stated in the Use Specific Design Standards section of this district. The following standards shall apply, and shall apply to any façade fronting a road right-of-way.

At least sixty (60) percent of the width of the ground floor road frontage façade shall be public entrance(s) and transparent windows. Transparent windows shall not be covered during opening hours of the business to encourage pedestrian interest. The windows are encouraged to be full height of the ground floor, but in no instance shall the sill be more than two and one half feet (2.5) feet above grade, with the window extending to not less than 6.5 feet in height above grade.

Maximum 2.5 feet sill height limit

Greater than 2.5 feet sill height

Secondary Façade Design

Secondary façades, facades not facing a road but within public view, shall be of finished quality, color, and materials that blend with the remainder of road frontage façade. Major architectural treatments on the road frontage building façade, such as cornices, window treatments, and repeating details, shall be continued around all sides of the building that will be visible to the public, which would include all facades of outparcel buildings.

Access/Parking

Access to parcels along the Orange Avenue corridor is strongly encouraged to be via shared driveways. Direct vehicular ingress and egress connections will be prohibited along Orange/Hansel Avenue when the city determines that adequate access can be provided from another location, including a side street or an existing available shared driveway. All driveways shall be constructed with concrete curbs.

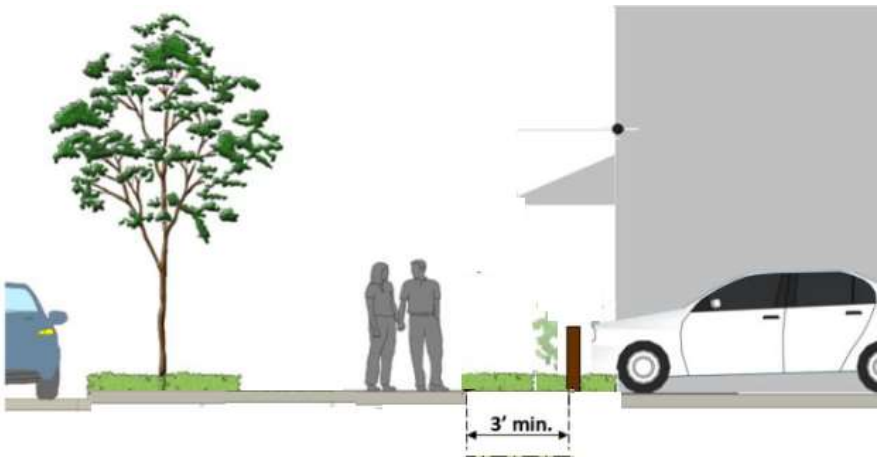
Surface Parking Lots

The preferred location for a surface parking lot is behind the buildings in order to maximize the building's road frontage and pedestrian interest along the road corridor. Parking lots are allowed to be located on the side of the building, behind an extension of the building's front façade, provided the minimum building frontage percentage is maintained. On buildings that front more than one (1) street, the parking shall be located behind an extension of the elevation facing the road with the higher traffic count. Pedestrian connections from the parking areas to the public building entrance shall be provided. A sidewalk parallel and within two feet of a driveway curb shall be placed adjacent to the curb and be at least six feet wide; otherwise the minimum width shall be 4 feet.

If parking is provided on the side of the building, the vehicular area shall be screened from the road by a street wall, which is intended to screen the vehicle use area and

ensure that lights from parked vehicles do not shine into the right-of-way or adjacent pedestrian way.

The street wall shall be three (3) feet in height above grade of the parking lot. Street walls shall be constructed of materials that complement the finish on the primary building. Chain link, wood and PVC street walls shall be prohibited. The street wall is to be placed behind the Store Front zone of the front yard, though may be placed forward of the building façade a maximum of four feet when necessary to allow for pedestrian connection to the store front from behind the wall.



Landscaping shall be planted on the street side of the wall, and shall contain a continuous hedge of shrubs planted with at least four (4) feet in depth. The shrubs shall be at least 30 inches high at planting of a species capable of growing to 36 inches in height within 18 months. The minimum height that the hedge shall be maintained is 24 inches, with the maximum equal to the height of the wall. If the street wall exceeds forty (40) feet in length, columns will be required at intervals of forty feet, with a shade tree located between the columns, in addition to the hedge requirement.

All surface parking lots shall be landscaped consistent with city code standards.

Structured Parking

Parking structures shall reflect the character, scale and massing of the principal structures they serve and shall not be located along the major road frontage without a liner building containing businesses and/or residential uses. These "liner buildings" are not required along other streets. However, any portion of a parking garage that is not concealed behind a building shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping shall be internalized. Exposed spandrels shall be prohibited.

Parking garages not concealed behind liner buildings shall provide a landscaping strip along the facade as follows:

- *The pervious area shall have a minimum depth of 6 feet, and planted with a minimum of five (5) understory trees per 100 linear feet and a double row of evergreen shrubs. Vines growing on a metal mesh mounted on the wall of the parking garage are encouraged.*

- *The exterior facades of all parking garages shall be designed as to achieve architectural unity with the principal structure(s) which they are intended to serve.*
- *Parking structures shall meet setback, height, façade articulation standards required in the Orange Avenue District.*
- *Major architectural treatments used on the road frontage façade of the building, such as cornices, faux window treatments, and repeating details, shall be continued around all sides of the parking garage that will be visible to the public or adjacent properties.*

Any above grade parking garage or parking deck shall be setback at least one hundred (100) feet from any property used for single family residential uses unless approved by a Special Exception. Submittal of such a Special Exception application shall include text and illustrations that demonstrate mitigation of the impact to adjacent residential uses, for example, through the use of superior screening and/or façade treatment.

Shared Parking/Parking Reduction

When any land or building accommodates two (2) or more categories of uses (e.g., residential and commercial), the minimum total number of required parking spaces for each use may be reduced through shared parking as allowed by Section 134-607.

Reduction in required parking spaces also may be approved if one of the following is met:

a. A parking study is submitted demonstrating the amount of parking needed.

b. Developments within a one-quarter mile from a transit stops are eligible for the following:

   - *The minimum number of parking spaces may be reduced by up to five (5) percent for sites in which the closest portion of the building on the requested parcel is no more than a 1/4 of a mile (1320 linear feet) from a bus stop.*

   - *The minimum number of parking spaces may be reduced by up to twenty (20) percent for sites in which the closest portion of the building on the requested parcel is no more than a 1/4 of a mile (1320 linear feet) radius from a commuter rail or bus transfer station.*

On-street Parking

On-street parking along newly created streets within the district may be allowed through the site development process. If allowed, only parallel parking can be created. Angled or perpendicular parking adjacent to a public street shall not be allowed. On-street parking, if provided, may be counted toward meeting minimum parking requirements, where such spaces are adjacent to the development boundaries.

Service Areas

To the extent possible, areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design and shall not be located within 50 feet of a single family residential lot.

Loading areas, waste disposal, satellite dishes, truck parking, and other service support equipment shall be fully screened from the view of the street and adjacent properties both at ground and rooftop levels.

Mechanical equipment shall 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.

Fences

With the exception of decorative railings within the Store Front zone, fences shall not be allowed in the front of the building primary façade. Maximum height of fences anywhere in the district shall be 42 inches, unless approved by City Council.

Corner Sight Clearance Triangle

The Corner Triangle, measured as twenty five (25) feet along the road curb in each direction with the outer points connected by a straight line, shall be kept clear of all obstructions, including, but not limited to, trees and street furnishings.

Stormwater Management

Developers are strongly encouraged to create/connect to a shared stormwater system, rather than providing individual on-site facilities. Until such time as a shared system is available, development is subject to the following requirements:

- *Stormwater management shall be incorporated into the overall design of the project so as to be a creative feature/amenity of the development or incorporated into the landscape irrigation system.*
- *The pond edges should be sloped so as to avoid the necessity of fencing. Where slopes require fencing, only ornamental fencing will be allowed.*
- *To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is strongly encouraged, which in turn can increase the amount of developable land.*

Underground Utility Installation

It is the intent of the city to improve the aesthetic appeal of the city and the reliability of utility service by requiring that utility lines such as electric, telephone, cable TV, fiber optics and other utilities be placed underground in conjunction with the construction of all new buildings, unless it is determined by the City Council that soil, topographical or any other compelling conditions make the installation of such utility lines as prescribed herein unreasonable or impracticable. It shall be the developer's responsibility to make the necessary arrangements with each utility in accordance with the utility's established policies.

The underground installation of incidental appurtenances such as transformer boxes, pedestal-mounted terminal boxes for electricity, or similar service hardware necessary for the provision of electric and communication utilities shall not be required.

Below ground installation shall not normally be required for bulk electric power supply lines and communication major feeder lines. Nothing in this section shall be construed to prohibit any entity furnishing utility service within the city from collecting, as a condition precedent to the installation of service facilities, any fee, prepayment or contribution in aid of construction which may be required.

Use Specific Design Standards

Building Facades ≥ 100 Feet in Length

The intent of these design standards is to avoid long uninterrupted, monolithic appearance of façade planes and/or blank walls. The standards are intended to alter the apparent mass and scale of these large buildings to create a pedestrian scale building. The façade design is intended to give the appearance of a series of buildings having varied sizes and volumes vs. a single massive structure.

Horizontal Plane

The maximum permitted length of an uninterrupted horizontal façade plane of any side of the building facing a public road or residential district shall be less than one hundred (100) feet. A building façade ≥100 foot in length shall be designed to incorporate wall projections or recesses of a minimum of 3 foot depth and a minimum of 30 contiguous feet.

Blank Walls Facing Streets

The front building façade of a building located further than 100 feet from a road shall have at least thirty (30) percent of the façade (linear feet) devoted to transparent windows and/or glass doors affording some view into the interior areas.

Blank walls shall not exceed a horizontal distance of greater than 30 feet. To avoid blank walls, the building design shall incorporate one or more of the following special design treatments:

- *Lush vegetation in front of the wall (such as a trellis with climbing vines or other planted materials like trees and shrubs) which covers at least 50% of the blank wall surface;*
- *A decorative masonry pattern, or other architectural feature, over at least 30% of the blank wall surface,*
- *Small projections, indentations, or intervals of material change to break up the wall's surface.*

Blank Walls Other Sides

The same standards for blank walls facing a street shall apply to other sides of the building if those sides face a vehicular use area (other than loading area) or a single family residential district.

Vertical Plane

The vertical plane (height) of a building shall vary as follows.

- *An architectural treatment/change in surface texture shall occur 2 to 3 feet above the ground to create a more pedestrian scale.*
- *The vertical façade plane of one (1) story buildings higher than 20 feet shall include a texture change, variations in roof lines, or expression of architectural or structural change in a plane no less than 12 inches in width, such as an offset, reveal, or projecting rib to give the illusion of a multi-story building. The recommended placement is 13 feet above ground for the variation.*
- *Roof lines shall be varied with a change in height at least every 100 linear feet in building length. A substantial, 3-dimensional cornice shall be used along all flat or parapet roof portions.*

Photo above doesn't have the roof change for the entire length, or the three foot indentation/projection every 30 feet. The building in the photo below does.

Customer Entrances

Customer entrances shall be recessed or include a covered entry roof feature to help create a more human scale appearance to the building.

Sidewalks

A continuous minimum 8 feet wide sidewalk shall be provided adjacent to the building where the building faces parking. Where sidewalks are not adjacent to the building front and sides, landscaping shall be maintained adjacent to the building wall. The landscaping shall include a hedge 6 feet in depth (typically two rows of hedges).

Employee Parking

Employee parking is recommended to be located to the rear of the building.

Summary of Features Illustration

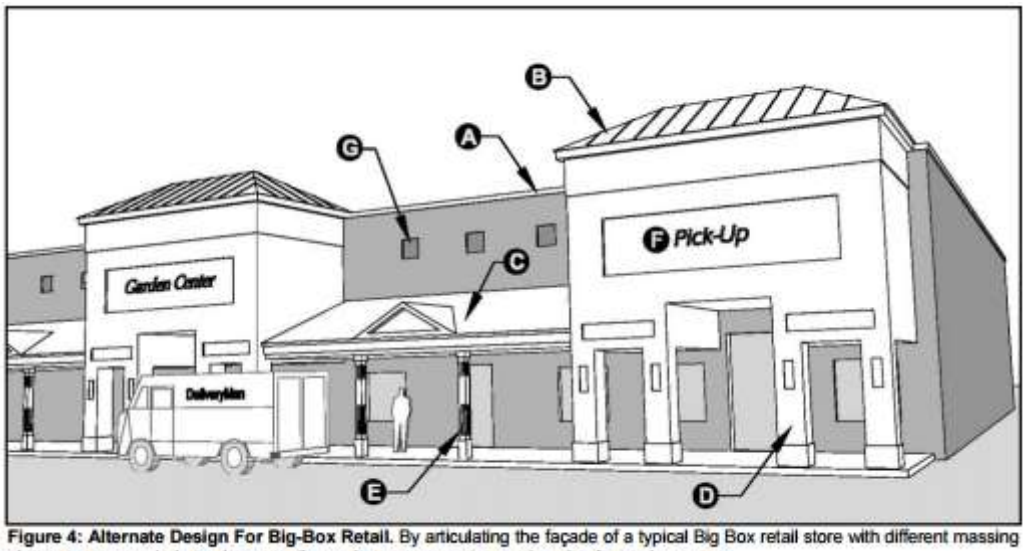


Figure 4: Alternate Design For Big-Box Retail. By articulating the façade of a typical Big Box retail store with different massing elements, you can help to give a smaller scale appearance to an otherwise featureless mass.

A. "Big Box" retail structures typically have featureless blank walls

B. Articulated façade and roofline changes can positively affect the structure's character.

C. Vertical changes can create a more interesting façade

D. & E. The support structures of the roof provide a more pedestrian scale

F. Signage or a change in materials/textures can break up the horizontal and vertical plane

G. The use of banding (continuous horizontal stripes) across large areas of the façade is not recommended. Smaller scale materials should be used on these front façade massing elements whenever possible.

Car/Automotive Washing

These uses typically service motor vehicles owned by residents in the surrounding neighborhoods. However, car wash and detailing uses have the potential to generate undesirable conditions for adjacent properties. Airborne mist, odors from chemicals and vehicle exhaust, and noise from vacuums, pumps, pressurized sprayers, dryers, engines and car stereos are examples of common impacts generated by these uses. The impacts can be detrimental to the quality of life for adjacent property owners. The following design standards are intended to mitigate the associated undesirable impacts.

- *All washing, waxing, and detailing of automobiles shall be within an enclosed building, with the exception of tunnel entrance and exit doors. Detail bays are prohibited.*
- *Tunnel entrance/exit shall not face Orange Avenue, Hansel Avenue, or Hoffner Avenue*
- *Vacuuming and drying of automobiles may be outside the building but shall not encroach upon any setback for the principal structure or intended landscape or pedestrian zone, shall only be located on paved areas.*
- *Vacuum stations and related equipment shall be located behind an extension of the building elevation or a street wall to shield visibility from all streets or single family residential use or zoning district. Such wall shall meet the street wall criteria, as stated above, including landscaping.*
- *There shall be no outside storage, nor display of goods offered for sale.*
- *No radios, stereos, or other sound amplification devices shall be played when any of the motor vehicles doors or windows are open. Sound from radios, stereos, or other sound amplification devices shall not be audible from anywhere off the site.*
- *Before a permit will be issued, the property owner shall sign an affidavit documenting the property owner understands conditions of operation.*
- *Parking or storage of vehicles and portable equipment on the site is not permitted outside a fully enclosed structure when the site is closed.*
- *In addition to standard commercial site plan requirements, the proposed site plan must be designed and demonstrate effective ingress/egress to the site, adequate stacking for 5 vehicles per queuing/stacking lane, realistic turning radiuses, and the accommodation of a by-pass lane(s). The site plan shall also include the proposed architectural building rendering. These plans will include the Exterior Elevations and landscaping, and location for any proposed outside activities. The building will typically require conformance to the 100-foot building rule.*

- *The building shall be designed to have a primary or secondary customer (Pedestrian) entrance facing the primary road (highest traffic count) with pedestrian connection from the public sidewalk to the customer entrances.*

Drive Up Windows/Facilities

Drive up windows shall be designed on the rear of the building. The drive up aisle shall not be located between the building and Orange Avenue, Hansel Avenue, or Hoffner Avenue.

The building elevation facing Orange Avenue, Hansel Avenue, or Hoffner Avenue, whether such elevation functions as the side or rear of the building, shall be architecturally designed to avoid the appearance that the elevation is the "back of the building."

Drive up aisles should have adequate on-site queuing distance to accommodate 6 cars (120 feet) before stopping point (e.g., pick up window, teller window, atm machine).

The menu board/ communication speaker shall be oriented away from residential uses/ districts.

Garden Center

Outdoor storage of merchandise is not permitted in the Orange Avenue District. Garden Centers are allowed if incorporated/integrated into the primary building onsite with the intent that all merchandise is shielded from view from adjacent properties at ground level and street rights-of-way. An example of this requirement is the use of a freestanding wall constructed of the same material, color, height and style of the main building enclosing the garden center area. Freestanding walls are subject to the same design standards for buildings in this district.

Passenger Car Rental, Urban Prototype

Only passenger vehicles as defined by the Federal Highway Administration shall be available for rent at this location.

Deliveries containing multiple vehicles from a truck are not permitted.

No vehicle maintenance and repair shall occur on-site, including oil changes, except light washing and vacuuming.

Location of any wash or vacuum stations, trash facilities shall be in accordance with the following:

- *Vacuuming and drying of automobiles may be outside the building but shall not encroach upon any setback for the principal structure or intended landscape or pedestrian zone, shall only be located on paved areas.*
- *Vacuum stations and related equipment shall be located behind an extension of the building elevation or a street wall to shield visibility from all streets or single family residential use or zoning district. Such wall shall meet the street wall criteria, as stated above, including landscaping.*
- *Detail bays shall not be permitted.*
- *There shall be no outside storage, other than the rental vehicles, nor outdoor display of goods offered for sale.*
- *The number of rental cars onsite is limited to 15, without special exception approval.*

Micro Breweries, Craft Distilleries, Micro Wineries

No outdoor storage shall be permitted. All malt, vinous or distilled liquor production shall be within completely enclosed structures.

By-products or waste from the production of the malt, vinous or distilled liquor shall be properly disposed of off the property.

Building square footage shall not exceed 15,000 gross square feet without approval of a special exception.

A minimum of 50% of the building floor area shall be used as a restaurant, tasting room, or retail operation (or any combination thereof).

Seasonal Holiday Sales

(e.g., Christmas trees, Halloween pumpkins, Independence Day fireworks)

To be added

Development Bonus

The purpose of the development bonus system is to promote achievement of the goals and vision of the district that otherwise would not be economically feasible without a bonus in development intensity. Development sites may receive more than one bonus. However, the intensity and height shall not exceed the maximum noted in Basic Site Standards table.

All costs associated with implementation of the bonus categories shall be the responsibility of the developer.

Creation of an Activity Node as a "Great Place"

As stated above, the vision is the creation of activity nodes, the identifiable "places" where people want to be in. The height and/or intensity/density allowed in this district may be increased through development bonuses for projects proposed as activity nodes.

Prerequisite for bonus use is

1) Development proposals must be at least 7.5 acres in size.

2) Buildings are to be designed with the pedestrian in mind reflected by, but not limited to, scale and massing of buildings, walkable blocks, use of arcades and galleries, and emphasis on active first floor uses oriented to the street. Both residential and nonresidential uses are included. Building entryways and walkways will incorporate awnings and/or recessed entrances to provide weather protection for pedestrians. Such development will include unique architectural features and a comprehensive sign plan that promotes a cohesive design for the activity node. In addition, public amenities will be incorporated into the development to include public art, useable public gathering areas with seating and shade structures, water sculptures, fountains, or similar public amenities that are accessible to the public.

3) Parking shall be located behind buildings or in parking structures. On street parallel parking is allowed; on-street angled parking shall not be allowed.

4) Elevations and colored renderings with materials shall be included in the project site plan application.

A rendering of a potential layout is shown in the next exhibit.

- Commercial/Retail
  - 85,000 SQFT
- Medical Office
  - 70,000 SQFT
- Residential Units
  - 300
- Open Space
  - +/- 5 AC

The available bonuses for the creation of an activity node include an increase in maximum building stories/maximum height and an increase of allowable impervious surface. Bonuses are discretionary to the city and the merits of the request will be evaluated by City Council after review by the Planning and Zoning Board. Consideration of bonus approval includes compatibility with adjacent uses through land use design.

Creation of a Plaza

This bonus is available in conjunction with the creation of the activity node; it is for the creation of an urban park/plaza and provides the opportunity to achieve 85% impervious surface. Prerequisites for the bonus include the following design standards:

- *The urban plaza or park shall not be enclosed, shall be easily accessible by the public, include amenities (landscaping, hardscaping, and furnishing), and be privately-owned and maintained, but open to the public. The applicant shall also be required to prepare a management plan for the maintenance and ownership of the site (property owner's association).*

- *The applicant will be required to record a legal document prohibiting the future development of the public park/plaza.*

- *The area will consist of paved surfaces with planters and landscaped areas consisting of paths, lawns, and shade trees, all formally arranged.*

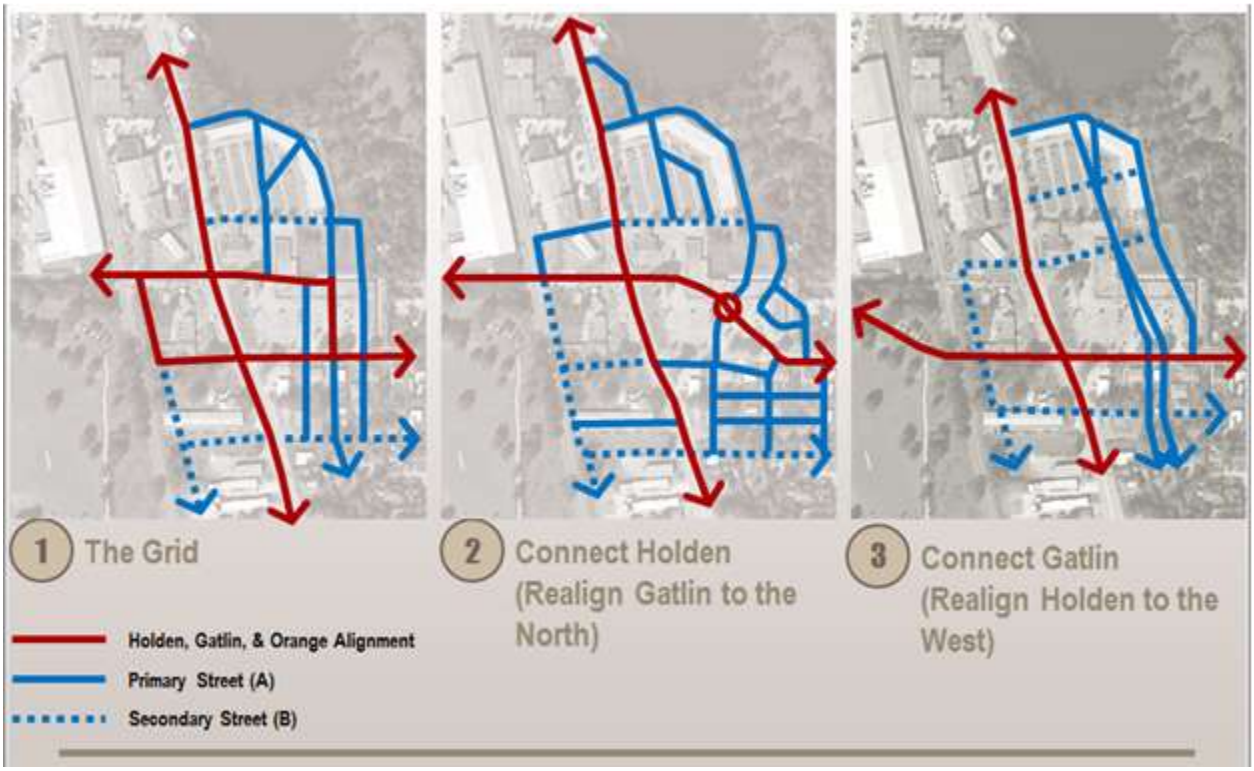
- *The area is spatially defined by building frontages and must be located along at a least one street or a lake. Building façades facing the plaza shall have at least seventy (70) percent of their first floor's primary façade in transparent windows and/or public entrances.*

- *The minimum area shall comprise at least one quarter (0.25) of an acre and the maximum shall be 2 acres.*

Road Connectivity Improvement

Land set aside for improved public road connectivity within the city, in particularly the connection of Holden Avenue to Gatlin Avenue, will receive a transfer of development rights to other areas of the site at 2:1 land area ratio. In addition, cost of the road construction may creditable against any transportation impact fees attributable to development of the site.

Three scenarios were presented by the MPO Study, with "the Grid" being the preferred option; however, other designs will be considered.



Cross access easements are not eligible for this bonus.

Consolidation of Access Points/Use of Joint Driveways on Major Roads

Minimizing the number of driveway connections along the corridor is not only important for efficient through-traffic movements, but will improve pedestrian safety. Minimizing the number of driveways reduces the number of potential pedestrian/driver conflicts. Thus, the goal along the road corridor is consolidation of driveways.

The use of a joint use/shared driveway by locating the driveway on a shared property line and a non-exclusive ingress/egress access easement recorded in Orange County official public records will be eligible for an impervious surface area bonus equal to the impervious surface of the shared driveway.

Other Bonuses to Consider

Structured Parking

Provision of public parking above the minimum parking requirements for use by nearby businesses.

Improved Transit Shelters

Catalyst for construction of a bus transit shelter within the city limits (either physically construct or toward capital costs payment) consistent with the latest LYNX transit development plan.

Environmental Sensitive Design

Green building principles/Leadership in Energy and Environmental Design (LEED) certified construction related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged. Provision of electric vehicle charging stations should also be considered.

Bonus shall be based on achievement of silver, gold, or platinum certification.

Non-Conforming Uses/Structures

It is the intent to permit nonconforming Uses/Structures to continue until they are removed but not to encourage their survival. It is further the intent that a nonconformity shall not be perpetuated nor be used as grounds for adding other structures or uses prohibited in this district. Nonconforming uses may not be expanded beyond the scope and area of its operation at the time this regulation is adopted. When a nonconforming use has been discontinued for a period of 180 calendar days, all subsequent uses shall revert to those permitted in this district.

Conflicts

In the event of any conflict between the provisions of this Section and other provisions of the Land Development Code, shall be reviewed and resolved by the City Planner.

Definitions

ALTERNATIVE FINANCIAL SERVICES BUSINESSES use is the use of a site for a check cashing business, payday advance or loan business, money transfer business, motor vehicle title loan business, or a credit access business as defined in this section.

(1) This use excludes the following:

- a state or federally chartered bank, savings and loan association or credit union, or a pawnshop, and
- a convenience store, supermarket, or other retail establishment where consumer retail sales constitute at least 75% of the total gross revenue generated on site.

(2) This use includes, but is not necessarily limited to, the following.

(a) A CHECK CASHING BUSINESS is an establishment that provides one or more of the following:

- an amount of money that is equal to the face of a check or the amount specified in a written authorization for an electronic transfer of money, less any fee charged for the transaction;
- an agreement not to cash a check or execute an electronic transfer of money for a specified period of time; or
- the cashing of checks, warrants, drafts, money orders, or other commercial paper for compensation by any other person or entity for a fee.

(b) A PAYDAY ADVANCE OR LOAN BUSINESS is an establishment that makes small consumer loans of $2,500 or less, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term or until a customer's next payday and then cashed unless the customer repays the loan to reclaim the check or debit. Such establishments may charge a flat fee or other service charge and/or a fee or interest rate based on the size of the loan amount.

(c) A MOTOR TITLE LOAN BUSINESS is an establishment that makes small consumer loans of $2,500 or less that leverage the equity value of a car or other vehicle as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the vehicle cancel the application. Failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the vehicle.

ART GALLERY use is the use of a site for the display or sale of art.

ART WORKSHOP use is use of a site for the production of art or handcrafted goods, and it includes the incidental sale of the art produced.

ARTISAN FOOD/PRODUCTS MANUFACTURING refers to food produced by non-industrialized methods, in amounts not intended for mass-output, examples include cheese, charcuterie, coffee roasters, and soaps. This use must include a retail component.

ASSISTED LIVING HOUSING use is the use of a site of multiple dwelling units designed and marketed specifically for the elderly and/or the physically disabled not requiring 24-hour skilled nursing care.

ATTACHED RESIDENTIAL DWELLING UNITS non-transient residential use of two or more dwelling units within one or more buildings, and includes condominium and townhouse residential use, specifically excludes short-term rentals and institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, including mental hospitals and prisons.

AUTOMOTIVE LEASING/RENTALS use is the use of a site for the leasing or rental of non-passenger trucks, trailers, or recreational vehicles.

AUTOMOTIVE REPAIR AND SERVICES use is the use of a site for the repair and/or servicing of automobiles, noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats. This use includes muffler shops, oil change shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excludes dismantling or salvage.

AUTOMOTIVE SALES use is the use of a site for sale or leasing of automobiles, commercial or noncommercial trucks, motorcycles, motor-homes, recreational vehicles, or boats. This use includes new and used car dealerships, motorcycle dealerships, and boat, trailer, and recreational vehicle dealerships.

AUTOMOTIVE WASHING/DETAILING, FULL SERVICE use is the use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment. Facility shall be limited to the following activities:

1. Fully automated and/or manual washing, waxing, polishing, drying of automobiles by employees.

2. Fully automated or manual vacuuming and cleaning of the interior of automobiles by employees.

Design standards apply.

BAIL BOND SERVICES use is the use of a site by a licensed bail bond surety to provide bail bond services.

BUILDING MAINTENANCE SERVICES use is the use of a site for provision of maintenance and custodial services. This use includes janitorial service, landscape maintenance, and window cleaning services.

BUSINESS OR TRADE SCHOOL use is the use of a site for provision of education or training in business, commerce, language, or other similar activity or occupational pursuit

that is not otherwise described as a home occupation, college, university, or public or private educational facility.

CAMPGROUND use is the use of a site for provision of camping or parking areas and incidental services for travelers in recreational vehicles or tents. This use includes recreation vehicle parks.

CLUB OR LODGE use is the use of a site for provision of meeting, recreational, or social facilities by a private or nonprofit association, primarily for use by members and guests. This use includes private social clubs and fraternal organizations.

COLLEGE AND UNIVERSITY FACILITIES use is the use of a site as an educational institution of higher learning that offers a course of study designed to culminate in the issuance of a degree.

COMMUNITY EVENTS use an approved Council project, such as the city farmer's market

COMMUNITY FOOD SERVICES comprise establishments primarily engaged in the collection, preparation, and delivery of food for the needy. Establishments in this industry may also distribute clothing and blankets to the poor. These establishments may prepare and deliver meals to persons who because of age, disability, or illness are unable to prepare meals for themselves; collect and distribute salvageable or donated food; or prepare and provide meals at fixed or mobile locations. Food banks, meal delivery programs, and soup kitchens are included in this definition.

COMMUNICATIONS SERVICES use is the use of a site for the provision of broadcasting or information relay services through electronic and telephonic mechanisms, but excludes major utility facilities. This use includes television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.

CONSTRUCTION EQUIPMENT SALES AND SERVICES use is a use involving construction activities, the incidental storage of materials on sites other than construction sites, and the on-site sale of materials used in the construction of buildings or other structures, other than retail sale of paint, fixtures and hardware.

CONSUMER CONVENIENCE SERVICES use is the use of a site for the provision of convenient and limited services to individuals in access-controlled facilities that make twenty-four hour operation possible. This use includes the renting of private postal and safety deposit boxes to individuals and automated banking machines.

CONSUMER ELECTRONICS/COMMUNICATION EQUIPMENT REPAIR SERVICES use is the use of a site for the provision of repair services for electronics such as televisions, computers, or smartphones, bought for personal rather than commercial use. This use does not include automotive repair services, large appliance repair services, automotive repair, or service stations.

CONVENIENCE STORAGE use is storage services primarily for personal effects and household goods within enclosed storage areas having individual access. This use includes mini-warehouses

CRAFT DISTILLERY: An establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce distilled spirits. The establishment must include a retail and/or eating/drinking/cafe requirement onsite. May include a tasting room and may include office establishment or event facility components in addition to the area devoted to production of liquors. Building size is limited to a maximum of 15,000 square feet. Larger facilities require a special exception. Other design standards apply.

DAILY SIGNAGE: A maximum 24" wide x 36" high sign placed only within the Store Front area of the front setback. Such sign shall be allowed only during the hours of business operation and shall not exceed one such sign per business.

DETENTION FACILITIES use is the use of a site for the provision by a public agency of housing and care for legally confined individuals.

DRINKING PLACES (Alcoholic) means an establishment other than a restaurant, licensed to sell alcoholic beverages for consumption on premises; that limits patronage to adults of legal age for the consumption of alcohol; and in which food service may be an accessory to the service of alcoholic beverages. A bar may include an area outside of an enclosed building provided a wall or fence delineates the limits of that outdoor area, and such area is included in the licensed premises description in the vendor's license certificate.

ELECTRONICS TESTING use is the use of a site for testing an electrical or electronic component for a computer, computer peripheral, radio, telephone, scientific or medical instrument, or similar equipment. The use excludes the manufacture or assembly of a product.

EMERGENCY RELIEF SERVICES provide immediate financial and/or material support to people in financial crisis. The type of assistance offered by each organization varies, however may include assistance such as:

- food, transport or pharmaceutical vouchers
- part-payment of utility accounts
- food parcels or clothing
- budgeting assistance and/or
- referrals to other services that help to address underlying causes of financial crisis.

EXTERMINATING SERVICES use is the use of a site for the eradication or control of rodents, insects, or other pests with incidental storage on sites other than where the service is rendered.

FLEA MARKET, OUTDOOR a market selling secondhand goods.

FLEET VEHICLES are vehicles directly related to the primary operation on the site.

FUNERAL SERVICES use is the use of a site for the preparation human dead for burial, arranging, or managing funerals. This use includes funeral homes and mortuaries, though excludes crematories.

GARDEN CENTER use is a retail operation that sells plants and related products for the domestic garden. It is a development from the concept of the retail plant nursery but with a wider range of outdoor products and on-site facilities. Design standards apply.

HEAVY EQUIPMENT SALES, REPAIRS, AND SERVICING use is the use of a site for the sale or rental, repairs or servicing of non-passenger trucks, tractors, construction equipment, agricultural implements, mobile homes, or similar heavy equipment, including incidental storage, maintenance, and servicing. This use includes truck dealerships, construction equipment dealerships, and mobile home sales establishments, in addition to truck repair garages, tractor and farm implement repair services, and machine shops, dismantling and salvage activity.

KENNELS use is the use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.

LANDSCAPE EQUIPMENT STORAGE use is the use of a site for outdoor storage of vehicles and trailers used to transport landscaping equipment, and/or the outdoor storage of landscaping equipment.

MAJOR UTILITY FACILITIES use is the use of a site for the provision of generating plants, electrical switching facilities or primary substations, refuse collection or disposal facilities, water or wastewater treatment plants, or similar facilities.

MEDICAL OFFICES use is the use of a site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, medical or dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for practice by the state.

MEDICAL TESTING LABORATORY is a medical laboratory or clinical laboratory where tests are usually done on clinical specimens in order to obtain information about the health of a patient as pertaining to the diagnosis, treatment, and prevention of disease.

MICRO-BREWERY is an establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to manufacture malt beverages. The establishment may also include a tasting room and retail space to sell malt beverages produced on the premises along with related retail items and food. Building size is limited to a maximum of 15,000 square feet. Larger facilities require a special exception. Other design standards apply.

MICRO-WINERY is an establishment that is licensed by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco to produce wine. The establishment may also include a tasting room and retail space to sell wine produced on the premises along with related retail items and food. Building size is limited to a maximum of 15,000 square feet. Larger facilities require a special exception. Other design standards apply.

MINIMUM LOT FRONTAGE is the minimum width of a lot where it adjoins a street. The purpose of minimum lot frontage is to prevent congestion by minimizing curb cuts, providing for sufficient width for on-site parking.

MINIMUM BUILDING FRONTAGE is the minimum width of the building facing the road. It is based on a percentage of the lot's road frontage.

MIXED USE BUILDING is a building where the ground floor is occupied by retail, service, and/or office uses; the upper floors may include non-residential use and/or residential dwelling units. The ground floor must be designed for maximum pedestrian interaction (shop fronts, outdoor cafes, etc.).

MONUMENT RETAIL SALES use is the use of a site primarily for the retail sale of monuments for placement on graves. This use includes the sale, storage, and delivery of headstones, footstones, markers, statues, obelisks, cornerstones, and ledgers.

MULTI-FAMILY RESIDENTIAL DWELLINGS are at least five attached units in a single building.

MUSEUM is an enclosed building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited totally within an enclosed building.

PASSENGER VEHICLE RENTAL /URBAN PROTOTYPE Use is restricted to only passenger vehicles as defined by the Federal Highway Administration. This is intended to be a neighborhood location where the demand for vehicles is less than average. Thus, deliveries containing multiple vehicles from a truck are not permitted. No vehicle maintenance and repair shall occur on-site, including oil changes, except washing and vacuuming. Design standards apply.

PAWN SHOP SERVICES use is the use of a site for the lending of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of the property.

PERSONAL IMPROVEMENT SERVICES use is the use of a site for the provision of informational, instructional, personal improvement, and similar services of a non-professional nature. This use includes photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

PET SERVICES use is the use of a site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.

POSTAL FACILITIES use is the use of a site for the provision of postal services and includes post offices, bulk mail processing, and sorting centers operated by the United States Postal Service.

PRINTING AND PUBLISHING use is the use of a site for the bulk reproduction, printing, cutting, or binding of written or graphic material.

PROFESSIONAL OFFICE use is the use of a site for the provision of professional or consulting services in the fields of law, architecture, design, engineering, accounting, or similar professions.

PROJECTION Sometimes known as an "encroachment," projection is a structure that extends beyond the build-to line that is a privilege. Projections may not be claimed as a right, and require a permit. The building code establishes limitations on projections that may be granted. Proposed projections may be further restricted or refused if the code official determines such action best for the public interest.

RECREATIONAL EQUIPMENT MAINTENANCE AND STORAGE use is the use of a site for the maintenance, service, or storage of sports equipment, watercraft, watercraft motors, trailers, motorcycles, or motor-homes.

RECREATION, SPORTS, AND FITNESS, INDOOR use is a recreational use conducted within an enclosed building. This use includes such activities as bowling alleys, billiard parlors, ice and roller skating rinks, electronic video (non-gambling) arcades, gymnastic instruction, indoor playgrounds, and indoor racquetball courts. This use does not include gambling facilities or adult entertainment.

RELIGIOUS ASSEMBLY use is regular organized religious worship or religious education in a permanent or temporary building. The use excludes private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption is prima facie evidence of religious assembly use.

RESIDENTIAL TREATMENT FACILITY use is 24 hour supervision, counseling, or treatment. This use includes alcohol and chemical dependency rehabilitation facilities, facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill. This is not a skilled nursing facility.

RESTAURANT means any establishment where food is prepared and served for consumption off the premises or within an enclosed building. Outdoor seating areas in conjunction with the restaurant shall be considered part of the restaurant.

RE-UPHOLSTERER use is a use within an enclosed building where (chairs, sofas, etc.) coverings, cushions, stuffing, springs, etc. are made or repaired. Furniture repair means an establishment that is engaged in the rebuilding, rehabilitation, renovation, repair and restoration of furniture, including antique furniture and furnishings.

SCIENTIFIC RESEARCH SERVICES use is research of a scientific nature. This use includes electronics research laboratories, space research or development firms, and pharmaceutical research labs, excludes product testing except with approval of a special exception. Testing with the use of animals is prohibited.

SCHOOL as referenced in this document includes those institutions providing a full day program of academic classes, public or private, as well as other businesses such as a truck driving school or motorcycle repair school, where the additional review provided by the Special Exception process is appropriate.

SCRAP AND SALVAGE SERVICES use is the use of a site for the storage, sale, dismantling or other processing of used or waste materials that are not intended for re-use in their original forms. This use includes automotive wrecking yards, junk yards, and paper salvage yards.

SHORT-TERM RENTAL use is the rental of a residential dwelling unit or accessory building, other than a unit or building associated with a group residential use, on a temporary or transient basis. The use does not include an extension for less than 30 consecutive days of a previously existing rental agreement of 30 consecutive days or more. The use does not include a rental between parties to the sale of that residential dwelling unit.

SKILLED NURSING FACILITY use is the use of a site for the provision of bed care and in-patient services for persons requiring regular medical attention. This use excludes the provision of surgical or emergency medical services and the provision of care for alcoholism, drug addiction, mental disease, or communicable disease. This is not a residential treatment facility.

SOFTWARE DEVELOPMENT use is the use of a site for development or testing of computer software packages including magnetic disks, tapes, and associated operating manuals.

TELECOMMUNICATION TOWER use is the use of a site for provision of a structure built exclusively to support one or more antennae for receiving or transmitting electronic data or telephone communications.

THEATER use is the use of a site for presentation of plays, motion pictures, or other dramatic performances within a building, does not include adult entertainment.

TRANSITIONAL HOUSING use is the use of a site for the supervision or detention of residents who are making the transition from institutional to community living. This use includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and overnight shelters for the homeless.

TREE BOX/FURNISHING AREA is the area of the roadside that provides a buffer between the pedestrians and vehicles, which primarily contains landscaping such as a continuous planting strip in residential areas.

VEHICLE STORAGE use is the use of a site for overnight storage for vehicles. This use includes storage of vehicles towed from private parking areas and impound yards, but excludes dismantling or salvage, and storage of hobby or recreational vehicles.

VOCATIONAL REHABILITATION COUNSELING use is the counseling of persons with functional, psychological, developmental, cognitive and emotional impairments or health disabilities to overcome barriers to accessing, maintaining or returning to employment or other useful occupation. This use does not include in-patient or overnight treatment.

WAREHOUSE CLUB is a retail store, typically selling a wide variety of merchandise, in which customers buy large, wholesale quantities of the store's products. Customers must first become club members.

NOTES