

Urban Design Element

Goals, Objectives, and Policies

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URBAN DESIGN GOALS, OBJECTIVES AND POLICIES

GOAL 1: COMMUNITY DESIGN

To protect and to enhance the positive design elements of the Traditional City shown in Figure UD-1. The Traditional City shall be defined by recognizable geographic boundaries of subdivisions platted prior to World War II in which there is a concentration of the following positive design elements:

Residential

- a. Residential with commercial land uses interspersed throughout the neighborhoods;
- b. Economically mixed neighborhoods;
- c. Mixture of architectural styles and sizes of structures;
- d. Mixture of densities on one block;
- e. Varied building setbacks;
- f. Gridded streets and dispersed traffic pattern;
- g. Narrow roads, often brick;
- h. Sidewalks;
- i. Accessible lakes;
- j. Mature street tree canopy.

Commercial

- a. Compact buildings of similar mass and scale which create a street wall;
- b. Mixture of architectural styles;
- c. Orientation toward the street;
- d. Narrow or no setback from the sidewalk;
- e. On-street parking.

The collective design elements which define the Traditional City are based on the concepts of the desired urban form as found in the 1981, 1985, and 1991 Growth Management Plans.

Objective 1.1 The City shall maintain urban design standards to perpetuate positive residential Traditional City design elements throughout the planning period.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

- Policy 1.1.1** The City's Land Development Regulations shall include residential design standards that apply in the Traditional City shown in Figure UD-1. These standards shall address the following design elements:
- a. In order to allow for building projections and recesses, a maximum of 30% of building frontage can extend up to 5' into the front yard setback.
 - b. Primary orientation of the building shall be toward the street. Walls facing the front yard shall have at least one door and one window. Walls facing a street side yard shall have at least one window. Pedestrian access shall be provided from front door to sidewalk.
 - c. Neighborhood convenience stores may be allowed which do not exceed 1,200 square feet gross floor area, allow only limited employee parking to the rear of the principal building, and allow only signs which are attached to the building.
 - d. Residential uses shall be allowed on the same building site as convenience stores.
 - e. Residential parking standards shall reflect the Traditional City development patterns.
- Objective 1.2** The City shall maintain appearance and design standards for the Office Low Intensity land use category in the Traditional City throughout the planning period.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)
- Policy 1.2.1** The Orlando Land Development Regulations shall relate the appearance and scale of new low intensity office to existing surrounding development.
- Objective 1.3** The City shall establish and maintain throughout the planning period urban design standards to perpetuate positive Traditional City design elements for the following pedestrian-oriented Activity Centers shown in Figures UD-2 through UD-5: Audubon Park Activity Center; Parramore Ave./Church St. Activity Center; Mills 50 Activity Center; Milk District Activity Center.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 1.3.1** Urban design standards shall be developed which include:
- a. buildings oriented to the street;
 - b. maximum front yard building setback;
 - c. wall mounted, projecting and awning signs;
 - d. a building street wall which minimizes curb cuts and mid-block gaps;

- e. consolidation of curb cuts; shared parking in the rear of building, preferably entering from side streets;
- f. pedestrian connections to the public sidewalk; and
- g. parking standards to reflect Traditional City development patterns.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

Objective 1.4

The City shall adopt urban design plans by the end of the planning period for infill development in the following areas shown in Figures UD-6 through UD-19.

- a. Parramore Avenue/ Church Street Business District;
- b. Ivanhoe Village;
- c. Edgewater Drive;
- d. West Washington Street;
- e. Thornton Park;
- f. Mills Avenue;
- g. North Lucerne Circle;
- h. Orange/Michigan Activity Center;
- i. Bradshaw Terrace;
- j. Virginia Drive Corridor;
- k. East South Street/South Milk District;
- l. East Central Neighborhood Plan;
- m. Corrine/Forest/Virginia Dr. Corridor; and
- n. West South Street between Garland Ave. and Parramore Ave.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 1.4.1

The City's urban design plans shall ensure that infill development will have a concentrated urban form and positive Traditional City design elements.

Policy 1.4.2

The Virginia Drive Corridor Urban Design Plan shall address the following:

- a. Opportunities for improvement from public and private sources;
- b. Establish designs for improving the Virginia Drive cross-section and design elements for the Virginia/Brookhaven circulation system;

- c. Provide for off-street parking where expansion of roadway sections requires removal of on-street parking for street front businesses;
- d. Provide solutions to minimize cut-through traffic into the Lake Formosa neighborhood from Virginia Drive and the redevelopment of the OUC property;
- e. Integrate bikeways and pedestrian ways, including the 'Dinky Line' bikeway, so as to conform with urban design and recreational goals;
- f. Provide designs for bus stops that are complementary to the street design;
- g. Work with a citizen planning committee who will advise on design with regard to scale and character of proposed improvements;
- h. A funding plan.

(Amended November 16, 1992, Effective January 15, 1993, Doc. No. 26150)

Policy 1.4.3 The South Street Urban Design Plan shall contain the following elements:

- a. parking;
- b. facade design;
- c. landscaping;
- d. maintenance of structures and parking areas;
- e. use of vacant buildings and lots;
- f. signs;
- g. curbs and sidewalks;
- h. pedestrian amenities;
- i. crime prevention;
- j. participation of property and business owners in developing and implementing the plan;
- k. funding schedule and plan.

(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)

Policy 1.4.4 The Parramore Heritage Urban Design Plan shall address the following:

- a. organization of the Parramore Heritage District into wards; each ward is to have a recognizable center, defined edges, and a mix of uses within easy walking distance to satisfy most daily needs;
- b. reservation of special sites for civic and public open spaces;
- c. application of Crime Prevention through Environmental Design principles;

- d. street and sidewalk widths, block dimensions and streetscape treatment that reinforce the Parramore Heritage District as a pedestrian community;
- e. standards for building types that are appropriate for different land uses;
- f. developable parcels that are more than one lot deep;
- g. incentives for single family owner occupied housing;
- h. off-street parking requirements that do not restrict redevelopment or new construction;
- i. the use of CIP and other government funds for construction of public projects;
- j. a Special Plan for redevelopment and new construction in the Parramore Heritage District that identifies building types and design, building orientation, building placement on lots and right-of-way design;
- k. recommendation for model project areas and other design projects;
- l. the use of intensity bonuses to promote redevelopment in accordance with the Parramore Heritage Special Plan.

(Amended October 14, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy 1.4.5 The City shall develop a stormwater management master plan for the Parramore Heritage District in order to promote redevelopment in accordance with the Parramore Heritage Special Plan.

(Amended October 17, 1994, Effective January 4, 1995, Doc. No. 27962)

Policy 1.4.6 The East Central Park urban design plan shall address the following:

- a. parking;
- b. facade design;
- c. landscaping;
- d. maintenance of structures and parking areas;
- e. use of vacant buildings and lots;
- f. signs;
- g. curbs and sidewalks;
- h. pedestrian amenities;
- i. Crime Prevention through Environmental Design principles;
- j. implementation plan; and
- k. funding schedule and plan.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

- Policy 1.4.7 An urban design plan for the Corrine/Forest/Virginia corridor shall address the following issues:
- a. visual quality of street;
 - b. neighborhood image;
 - c. traffic noise levels and physical discomfort caused by the close proximity of traffic;
 - d. distance of front yards and residential structures to the street;
 - e. pedestrian access and street crossings; and
 - f. speed limits and traffic volumes.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

- Objective 1.5** When an application is received to construct or expand a school, the City shall review as part of the Conditional Use procedure the placement and design of the facility to ensure that there is an emphasis on pedestrian connections to the facility and that the architectural style is compatible with the surrounding neighborhood.

- Policy 1.5.1 The location and design of schools shall incorporate the positive design elements of the Traditional City.

GOAL 2: COMMUNITY DESIGN

To incorporate into existing commercial districts outside of the Traditional City the positive design elements of the Traditional City.

- Objective 2.1** By 2024, the City shall develop urban design plans for activity centers which have unique conditions outside the Traditional City.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

- Policy 2.1.1 To enhance business opportunities, aesthetics and safety within and immediately surrounding the Goldwyn and Columbia activity centers (see Figure UD-20), and to implement the general concepts in the Town Center Plan, Phase One Study Area (1995), the following shall be considered appropriate components to any future development and redevelopment:

Land Use

- a. Small scale neighborhood commercial businesses;
- b. Public community facilities such as primary health care facility, branch post office or branch library;

- c. Residential development compatible with adjacent residential areas;
- d. Religious and related facilities.

Streetscape

- a. Streetscape amenities along Goldwyn Avenue, Orange Center Boulevard, Carter Street, Piedmont Street, and Monte Carlo Trail.
- b. Intersection improvements at Goldwyn Avenue/Orange Center Boulevard., and Goldwyn Avenue/Columbia Street, Goldwyn Avenue/Carter Street/Basie Place.

Appearance Review

Establish an Appearance Review Overlay District at property owner's initiation.

Economic Development

Prepare an economic development action plan. This policy shall continue throughout the planning period.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

- Policy 2.1.2 The City shall improve the visual image and pedestrian circulation of International Drive, a major tourist destination, through an Urban Design Plan which addresses signs, landscaping, streetscape design and land use regulations (see Figure UD-21).
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)
- Policy 2.1.3 An Urban Design Plan shall establish land uses and design standards to maintain the vitality of the Lake Underhill and Gaston Foster Commercial Center (see Figure UD-22).
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)
- Policy 2.1.4 An Urban Design Plan for the Michigan Street and Orange Avenue Activity Center shall tie together the pedestrian oriented and vehicular oriented shopping centers (see Figure UD-13).
- Policy 2.1.5 An Urban Design Plan shall be prepared to improve the image and identity of Colonial Town Center (see Figure UD-23). The plan shall address the following elements:
- a. A two-lane Fairgreen Street that accommodates a transit circulator;
 - b. A transit circulator that has a loop and a feeder route;
 - c. A parking system for public parking;

- d. Pedestrian program including safer crosswalks at intersections and driveways, connections from sidewalks to buildings, and connections to adjacent neighborhoods;
- e. Internal and external bicycle trail system connecting adjacent neighborhoods and city-wide trails;
- f. An image that gives the business district a focus and creates distinct visual and functional segments along Colonial Drive; and
- g. Festival Park developed and programmed into a primary park site for Colonialtown Center.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy 2.1.6 Reserved.

(Amended April 21, 1997, Effective June 18, 1997, Doc. No. 30213; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Objective 2.2 By January 1, 2024, the City shall amend the Land Development Regulations to include design standards for auto-oriented Activity Centers and Mixed-Use Corridors outside the Traditional City (see the Future Land Use Map Series). These standards shall apply to the substantial enlargement or the substantial improvement of a building or site.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 2.2.1 Recognizing that the auto-oriented Activity Centers and Mixed-Use Corridors are not a concentrated urban form, the City's Land Development Regulations shall address:

- a. Landscaping and buffering;
- b. Consolidated signs for more than one use per site;
- c. Consolidated site access and parking;
- d. Parking requirements which meet average daily parking demands;
- e. Location standards for service and loading areas;
- f. Location and screening of dumpsters.

Objective 2.3 By January 1, 2024, design standards shall be developed as part of the Orange Blossom Trail Community Redevelopment Agency's urban design plan (see Figure UD- 24).

(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective 2.3.1 The City shall coordinate with the Orange Blossom Trail Community Redevelopment Agency in developing the design standards for the Orange Blossom Trail urban design plan.

GOAL 3: COMMUNITY DESIGN

To incorporate into new development the positive design elements of the Traditional City.

Objective 3.1 By January 1, 2024, the City shall adopt incentives to promote the positive design elements of the Traditional City when development is proposed in any of the Activity Center future land use designations.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 3.1.1 The incentives shall promote the following positive design elements of the Traditional City in Activity Centers shown in the Land Use Map Series:

- a. Shopping districts with buildings that form a street wall, are oriented to the right-of-way, have zero to five feet front yard setbacks and have ground floor uses;
- b. Elements which create a sense of arrival or departure;
- c. Groupings of buildings that have a cohesive mass and scale;
- d. Groupings of buildings that have a variety of architectural styles in Metropolitan, Urban and Community Activity Centers. Groupings of buildings which have a unifying architectural theme in Neighborhood Activity Centers;
- e. A pedestrian network throughout the Activity Center and pedestrian connections to the right-of-way;
- f. Parking standards which reflect the average daily parking demand.

Policy 3.1.2 The incentives shall be developed so that they do not become disincentives for Post World War II (suburban style) development.

Objective 3.2 Reserved.
(Amended November 16, 1992, Effective January 15, 1993, Doc. No. 26150; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 3.2.1 Reserved.
(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 3.2.2 Reserved.
(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

- Policy 3.2.3 Reserved.
(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 3.2.4 Reserved.
(Amended November 16, 1992, Effective January 15, 1993, Doc. No. 26150; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

GOAL 4: TRADITIONAL CITY COMMERCIAL

To protect and to enhance the positive design elements of the Traditional City Commercial Strips.

- Objective 4.1** By January 1, 2024, the City shall apply performance standards to Mixed Use Corridors in the Traditional City. These standards shall be designed to retain the design elements of the Traditional City and improve the appearance of the following existing corridors: Mills Ave.; Colonial Dr.; Robinson St.; Michigan Street and South Orange Ave. (see Figures UD-25-29).
(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

- Policy 4.1.1 Performance standards shall be developed which include:
- a. buildings oriented to the street;
 - b. front yard building setbacks;
 - c. wall mounted, projecting and awning signs;
 - d. street wall which minimizes curb cuts and mid-block gaps;
 - e. consolidate curb cuts; shared parking in the rear of the building, preferably entering from side streets;
 - f. pedestrian connections to the public sidewalk;
 - g. prohibit the expansion of commercial land use into residential areas and provide landscape buffer to screen the commercial use from the residential use;
 - h. parking standards which reflect the Traditional City development patterns.

GOAL 5: RESIDENTIAL TRANSITION

To retain the positive design elements of the Traditional City in residential areas which are in transition from low density to medium density.

- Objective 5.1** Throughout the planning period, the City shall prepare educational materials which promote the positive Traditional City design elements.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)

- Policy 5.1.1 The City shall prepare educational materials to guide infill development and rehabilitation efforts. Key elements shall include:
- a. typical Traditional City architectural characteristics such as roof lines, porch or stoop details and horizontal siding;
 - b. typical Traditional City construction materials;
 - c. front yard landscaping;
 - d. pedestrian walks from sidewalk to front door;
 - e. orientation of building entrances to the street with blank walls strictly prohibited;
 - f. varied front yard setback to allow for building wall projections and recesses; and
 - g. privacy screening between low density and medium density residential uses.
- Objective 5.2** By January 1, 2018, the City shall adopt urban design standards to promote positive design elements of the Traditional City in R-2A/T and R-2B/T zoning districts.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 5.2.1 Duplex Design Standards shall address the following issues:
- a. Building massing, scale, height, style, directional expressions, entries, roofs, materials.
 - b. Principal structure setbacks and accessory structure setbacks.
 - c. Garage frontage and recesses from the street to address Traditional City Design Standards.
 - d. Guidelines for style and floor plan variation along a street block to discourage monotonous buildings in groups, and to allow for diversity in housing stock.
 - e. Compatibility with existing urban fabric in neighborhoods.
- (Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)*

GOAL 6: NATURE IN THE CITY

To integrate the man made environment with the natural environment.

- Objective 6.1** The City shall adopt and maintain Xeriscape ¹ principles in the Land Development Code throughout the planning period.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)
- Policy 6.1.1 The City's Xeriscape principles shall promote the economic and efficient use of water, the protection of indigenous Central Florida vegetation, the reflection of the Central Florida native landscape, the use of appropriate aquatic and wetland vegetation and the use of freeze and drought-resistant plant species.
- Policy 6.1.2 Central Florida vegetation shall be incorporated into all public and private development to create an environmentally sound and aesthetically pleasing urban landscape.
- Objective 6.2** All public lake edges shall be planted with appropriate species of aquatic and wetland vegetation by 2024.
(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.2.1 Plantings along public lake edges shall reflect Central Florida aquatic and wetland vegetation and shall be sensitive to public access and views.
- Objective 6.3** Throughout the planning period, the City shall continue its visual assessment of lake edges to determine if treatment is necessary to enhance views and physical accessibility where the public is permitted.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)
- Policy 6.3.1 The City shall ensure that lakes are an amenity visually accessible to the public.
- Objective 6.4** Throughout the planning period, Land Development Regulations requiring new development to incorporate naturally occurring lakes so that the lakes are visually accessible spaces shall be maintained.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)
- Policy 6.4.1 The City shall ensure that lakes are an amenity visually accessible to the public.
- Objective 6.5** By January 1, 2024, Land Development Regulations shall include incentives to promote the use of stormwater retention/detention areas as visual amenities, and encourage alternative stormwater management systems, such as green roofs, water gardens and rainwater collection systems to reduce the impact of stormwater retention in developments.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.5.1 The City shall encourage the use of stormwater retention/detention areas as visual site amenities.

¹ Xeriscape is a registered trademark.

- Objective 6.6** Throughout the planning period, the City shall maintain standards in the Land Development Regulations to protect existing canopy trees during construction.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)
- Policy 6.6.1 The City shall protect canopy trees impacted by infill and new development.
- Objective 6.7** Throughout the planning period, the City shall develop and maintain an ongoing street tree inventory program, using the Green Works Orlando Tree Tracking Program, to identify and record the location, species, health, and maintenance requirements of all street trees in the right-of-way. The inventory shall also identify areas of the City which lack street tree canopy. The survey shall be maintained on an annual basis.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.7.1 A street tree inventory shall be developed and maintained in order to determine where to plant new street trees, and where to replace existing street trees that must be removed due to damage or disease.
- Objective 6.8** Throughout the planning period, the City shall continue its efforts to expand its urban tree canopy to 40 percent of the total land area.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)
- Policy 6.8.1 The street tree canopy shall be maintained and expanded by planting street trees in designated areas, and requiring street trees for newly constructed streets.
(Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)
- Policy 6.8.2 The City shall maintain and enhance landscaping requirements in the Land Development Code to promote preservation of existing tree canopy, and planting trees that will provide new tree canopy.
(Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)
- Policy 6.8.3 The City shall continue its campaign to increase tree canopy by supporting Green-Up Orlando and other City programs that plant trees and improve landscaping.
(Amended March 12, 2012, Effective April 12, 2012, Doc. No. 1203121201)
- Objective 6.9** Throughout the planning period, the City shall maintain planting programs such as One Person One Tree to enhance the character of residential neighborhoods as viewed from thoroughfares.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.9.1 Residential neighborhoods shall have a vegetative buffer from visual, noise and air pollution which results from traffic on adjacent thoroughfares.

- Objective 6.10** By 2024, the City shall establish sustainable urban design practices that emphasize conservation of natural resources, focus on environmental consciousness, and promote healthy lifestyles within the City.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.10.1 Throughout the planning period, the City shall maintain lighting standards for all commercial and industrial developments within the City through regulations within the Land Development Code.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.10.2 Throughout the planning period, the City shall identify strategies to encourage conformance with green building standards to conserve energy and water and create a healthier physical environment. Such strategies shall be incorporated into the GMP or the LDC, as appropriate.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.10.3 Throughout the planning period, the City shall consider adopting a policy that requires environmental certification for all new buildings owned by the City and obtain and maintain the Better Buildings Challenge goal of 20% of reduction in energy intensity by renovating existing buildings owned by the City.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 6.10.4 By 2024, the City shall consider adopting a policy that requires environmental certification for all new public and private buildings to be constructed and for renovations to existing buildings within the City.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

GOAL 7: CIVIC ARCHITECTURE

To promote the "City Beautiful" by inspiring civic pride and to attract private investment through the design and construction of high quality civic architecture.

Objective 7.1 Throughout the planning period, the Land Development Code, shall include design standards to require the vegetative screening of above ground utilities (excluding overhead power lines).

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy 7.1.1 Public structures and above ground utilities shall be designed and built so that they are visually attractive.

Policy 7.1.2 The City shall ensure protection of existing trees during construction or repair of nearby utilities.

Policy 7.1.3 Public structures and above ground utilities shall be designed and built so that they do not interfere with street tree plantings.

Objective 7.2 Throughout the planning period, the City shall continue to review the appearance of Public Benefit Uses in conjunction with Conditional Use review.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103)

Policy 7.2.1 The City shall ensure that civic architecture is of a high quality design.

Objective 7.3 The City shall promote the undergrounding of overhead utilities along public street right-of-ways by working with the Orlando Utilities Commission to establish an annual priority list of undergrounding or relocation projects.

Policy 7.3.1 The City's scenic quality shall be enhanced by undergrounding the overhead utilities along roadways where cost feasible.

GOAL 8: SCENIC IDENTITY

To emphasize Skyline Vistas, Civic Gateways, Enhanced Landscape Corridors, and View Corridors so that they convey a positive impression of Orlando's visual identity to residents and visitors.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Skyline Vistas and Panoramic Views of Downtown

Objective 8.1 Throughout the planning period, the City shall maintain policies in the GMP and standards in the Land Development Code that limit visual obstruction within designated Skyline Vistas and other areas that provide panoramic views of Downtown Orlando to the greatest extent possible (see Figure UD-30).

(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy 8.1.1 In order to emphasize the importance of Downtown Orlando, designated Skyline Vistas shall be protected from visual obstructions such as structures that unnecessarily block the view of Downtown. Such structures may include communications towers, billboards, overhead utilities, highway overpasses, bridge structures, or other similar objects.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy 8.1.2 The City shall protect the various street-level panoramic views of Downtown such as those from Lake Eola, Lake Lucerne, Lake Ivanhoe, Lake Highland, Park Lake, Lake Adair, Lake Concord, and Lake Underhill. This shall be accomplished in part by limiting inappropriate visual obstructions, and by reviewing the architectural elevations of buildings to ensure that such items as sheer walls, mechanical equipment, unscreened parking garages and other potentially unsightly components are appropriately treated or shielded from view, and where possible, to enhance the architecture of the building to provide greater visual complexity and interest.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Civic Gateways

Objective 8.2 Throughout the planning period, the City shall implement a Central Florida flora-based, water-based, or other appropriate urban design theme for locations that function as Civic Gateways into the City of Orlando or other special areas or districts such as Downtown (including the Downtown Arts District), Main Street Districts, Historic Districts, the Cultural Corridor, and neighborhoods (see Figure UD-31).

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy 8.2.1 Throughout the planning period, the City shall certain Civic Gateways as depicted on Figure UD-31 by incorporating a landscape and urban design theme that celebrates Central Florida's flora, contains real or implied water features, or utilizes other appropriate urban design elements such as banners or monumental signage, as part of the gateway. Techniques for creating a theme may include banners or signs with a related graphic, a landscaping element, or a free standing artwork.

(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

- Policy 8.2.2** The City shall create and enhance Civic Gateways to the maximum extent possible within existing and future funding constraints. The City shall also work proactively to partner with the business and corporate community as well as neighborhood associations to create and enhance Civic Gateways on private property where appropriate.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.2.3** Orlando shall utilize to the maximum extent possible the natural beauties associated with its lakes and lakeshore parks in establishing and maintaining Civic Gateways. In addition, public art should be used to accentuate such gateways where appropriate.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Enhanced Landscape Corridors

- Objective 8.3** Throughout the planning period, the City of Orlando shall develop, implement, and maintain a landscape or hardscape theme for each designated Enhanced Landscape Corridor as depicted on Figure UD-31.
(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.3.1** Within existing and future funding constraints, the City shall implement a landscape or hardscape design theme using Central Florida vegetation along designated Enhanced Landscape Corridors. Appropriate vegetation shall be planted on both sides of the roadway and in the median. Street trees shall be spaced in accordance with species type and other qualitative and quantitative standards as described in the Land Development Code.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.3.2** Because streets are a highly visible component of the public realm, the City shall encourage major public utility lines within designated Enhanced Landscape Corridors to be located underground where practicable.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

View Corridors and View Corridor Areas

- Objective 8.4** Throughout the planning period, and in order to ensure that Orlando's scenic identity is protected, the City of Orlando shall prohibit new billboard signs and regulate existing nonconforming and replacement billboard signs as provided in the Land Development Code. Specific signage, intended to enliven the pedestrian realm, may be allowed in the Downtown View Corridor Areas, consistent with the requirements of the Downtown Special Sign District. In

addition, the City shall regulate adult entertainment businesses as provided in the Land Development Code.

(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538; Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Policy 8.4.1 While new or replacement billboards along the designated View Corridors and View Corridor Areas shown on Figure UD-32 are generally prohibited, the City may consider billboard replacement programs in these areas so long as the result would be a reduction in the overall number of existing billboard structures or planned structures allowed by an agreement with the City along the specified corridor.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201; Amended August 6, 2018, Effective September 20, 2018, Doc #1808061201)

Policy 8.4.2 The City may consider billboard replacement programs in other specific areas of the City in order to reduce the overall number of billboard structures within the City and to enhance the quality of life for Orlando's citizens and visitors.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

Policy 8.4.3 Certain high-rise, projection, interactive storefront, kinetic and digital signs, and similar signage, as well as monument, television and special event signs may be allowed in the Downtown View Corridor Area. Digital kiosk signs may also allowed in this area within the public sidewalk and may display off-site messages as well as static sign copy.

(Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Policy 8.4.4 Appearance review of digital, kinetic, and similar signage, as allowed in the Downtown Sign District, shall take into consideration any potential adverse impacts, such as unattractive obstructions, which detract from the overall appearance and function of the Downtown View Corridor Area.

(Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Policy 8.4.5 To the maximum extent possible, the City shall plan for View Corridors and View Corridor Areas to overlap with Enhanced Landscape Corridors in order to create an overall aesthetic for this portion of the public realm.

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Policy 8.4.6 Adult entertainment facilities shall be prohibited within 500 feet of the right-of-way of road segments designated as View Corridors and within 500 feet of the right-of-way of road segments located within a View Corridor Area (see Figure UD-32).

(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201; Amended February 9, 2015, Effective April 2, 2015, Doc No. 1502091201)

Supplement No. 19

Sky Bridges

- Objective 8.5** Throughout the planning period, the City shall protect street-level pedestrian activity and scenic identity by discouraging pedestrian sky bridges that connect buildings or structures across public or private rights of way. In particular, the City shall discourage sky bridges over streets designated for enhanced street-level amenities or pedestrian-oriented commercial uses (such as enhanced landscape corridors, view corridors, encouraged and mandatory street-level commercial use areas, and other specially planned areas). In addition, the City shall develop and maintain design standards for sky bridges.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.5.1** Where unique circumstances exist or vulnerable populations need protection from the elements, sky bridges over private property, local non-residential streets, secondary streets, alleyways, limited access streets, and automobile-dominated thoroughfares may be allowed.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.5.2** Where sky bridges are proposed due to safety concerns related to high traffic volumes or insufficient street-level pedestrian facilities, options to enhance the street-level pedestrian safety shall be thoroughly explored as alternatives to the sky bridge.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.5.3** The appearance of sky bridges shall be regulated to ensure general consistency with accepted architectural and urban design concepts, including:
- a. Appropriate, compatible architectural treatments to ensure attractive integration with the buildings or structures the sky bridge connects;
 - b. Appropriate transparency and other Crime Prevention Through Environmental Design (CPTED) principles, including pedestrian-scaled lighting at the street-level; and,
 - c. Minimum appropriate dimensions to accommodate pedestrians using the sky bridge and automobile traffic below the sky bridge, while minimizing the visual obtrusion created by the sky bridge.
 - d. Connections to the existing pedestrian network to allow the public to walk from the at-grade sidewalk to the sky bridge. Alternatively, an at-grade sidewalk may be provided. In no instance shall a private sky bridge provide the only pedestrian access to a building.
- (Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)*

- Policy 8.5.4 Signage shall be discouraged on sky bridges, except as a part of a comprehensive, City-approved neighborhood identification plan, special district branding strategy or way-finding sign system that otherwise allows signage within a right of way. Signs on sky bridges over public streets shall be considered off-site signs and regulated as specified in the Land Development Code.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.5.5 At-grade transportation and streetscape improvements shall be provided in conjunction with all sky bridges. Recognizing that the sky bridge is within the right of way, all relevant City policies and requirements related to pedestrian facilities, transit stops, other transportation modes, and landscaping shall be met. These required improvements may extend to special treatments elsewhere along the block, or enhancements to nearby intersections.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)
- Policy 8.5.6 No part of a sky bridge, such as support columns, shall impede pedestrian movement at the street-level.
(Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201)

GOAL 9: 3D MODELING

The City shall explore options for digital 3-dimensional modeling to portray development within the City of Orlando, including, but not limited to, buildings, streets, streetscape, utilities, infrastructure, and topography.

(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Objective 9.1 Throughout the planning period, the City shall seek opportunities and create partnerships with colleges and universities, and private entities that specialize in 3D modeling research of cities to develop a working model of areas within the City of Orlando.

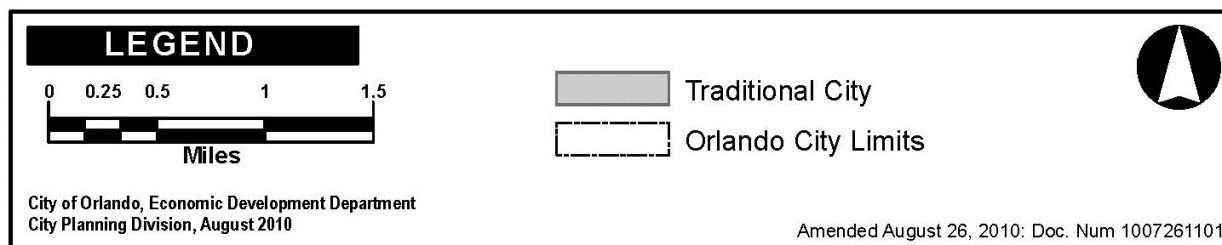
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 9.1.1 A task force of City departments and community stakeholders shall be developed to monitor the plan for the 3D model.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Policy 9.1.2 Funding opportunities, such as grants, in-kind and monetary contributions, public-private partnerships and sponsorship programs shall be considered and encouraged for maintaining the 3D model.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

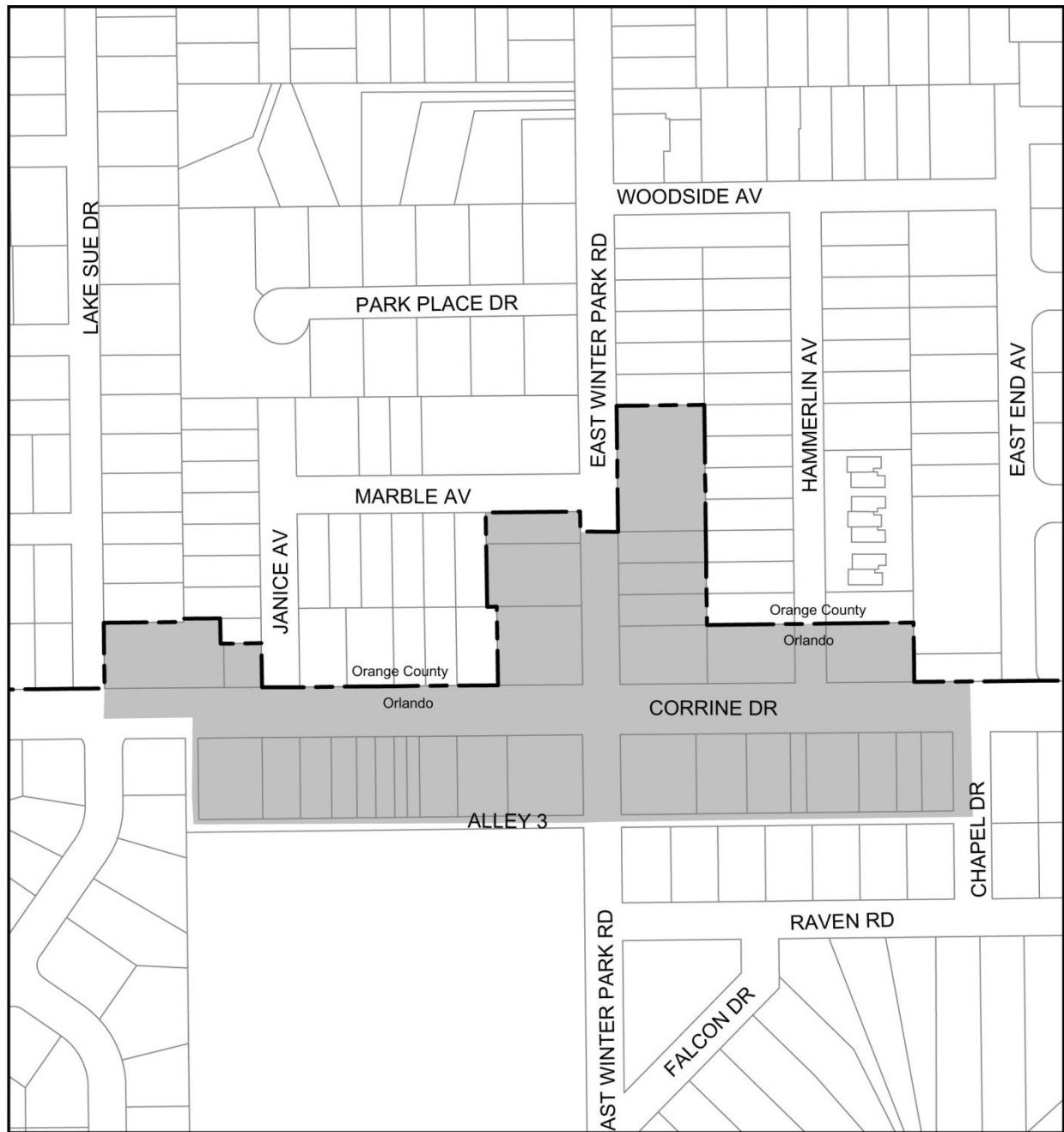
- Objective 9.2** Reserved.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 9.2.1 Reserved. *Supplement 18*
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)
- Policy 9.2.2 Reserved.
(Amended June 8, 2009, Effective August 25, 2009, Doc. No. 0906081103; Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)

Traditional City



**Figure
UD-2**

Corrine Dr./E. Winter Park Activity Center



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



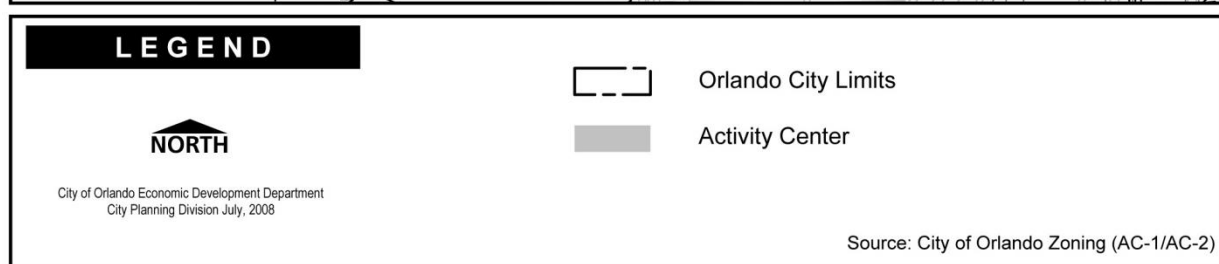
Orlando City Limits



Activity Center

Source: City of Orlando Zoning (AC-N)

Parramore Av./Church St. Activity Center



**Figure
UD-4**

Mills Av./Colonial Dr. Activity Center



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Activity Center

Source: City of Orlando Zoning (AC-1)

**Figure
UD-5**

Robinson St./Bumby Av. Activity Center



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits

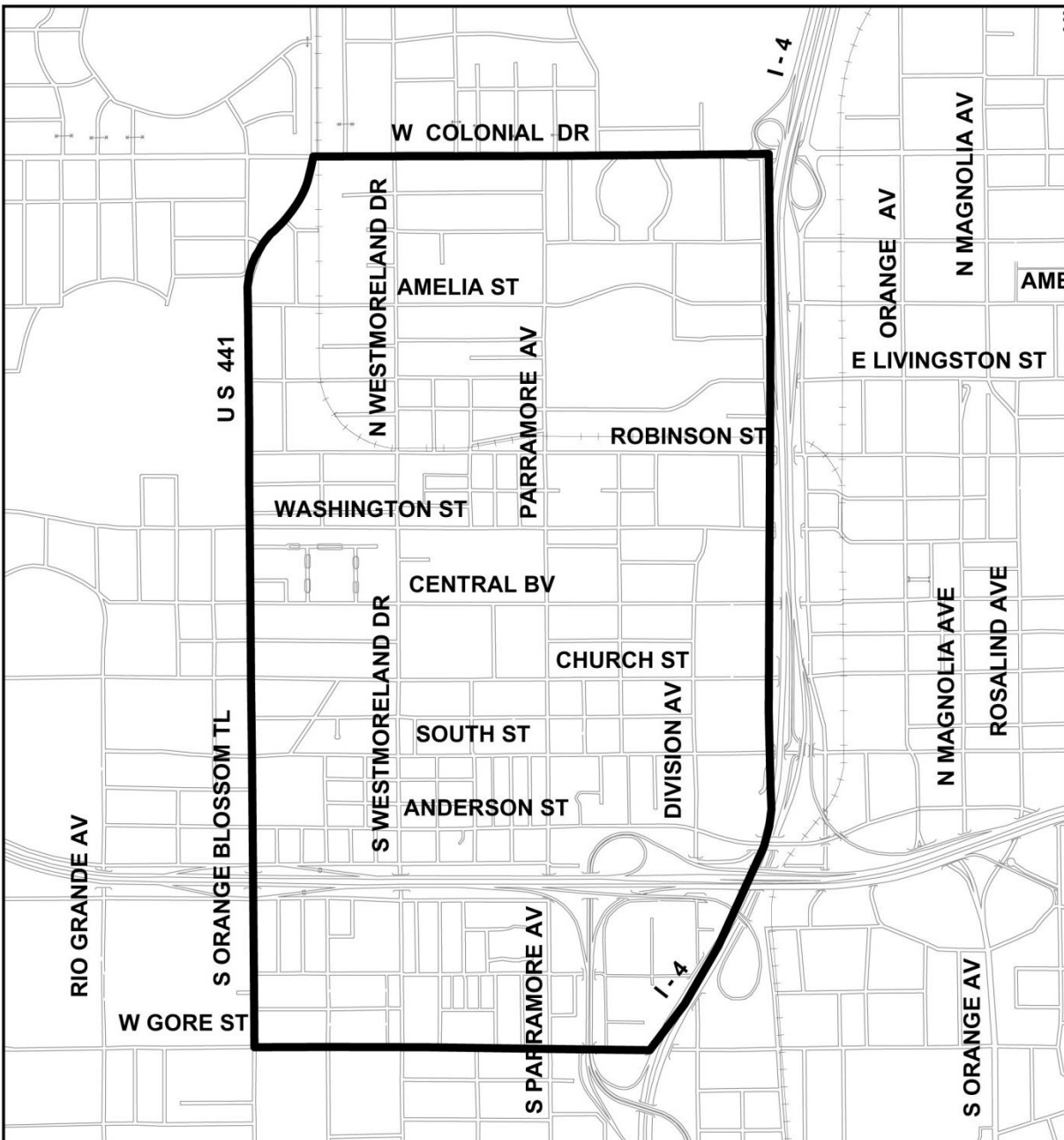


Activity Center

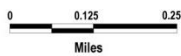
Source: City of Orlando Zoning (AC-N)

**Figure
UD-6**

Parramore Heritage Area



LEGEND



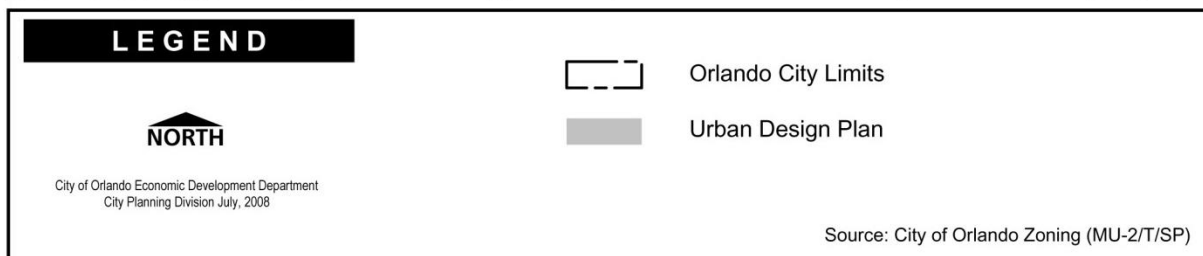
City of Orlando Economic Development Department
City Planning Division, July, 2008

 Parramore Heritage Boundary



Orange Av. Antique Row

Urban Design Plan



Edgewater Dr. Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Urban Design Plan

Source: City of Orlando Zoning (SP Overlay)

**Figure
UD-9**

West Washington St. Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Urban Design Plan

Source: City of Orlando Zoning (SP Overlay)

**Figure
UD-10**

**East Washington St.
Urban Design Plan**



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Urban Design Plan

Source: City of Orlando Zoning (SP Overlay)

**Figure
UD-11**

**N Mills Av
Urban Design Plan**



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits

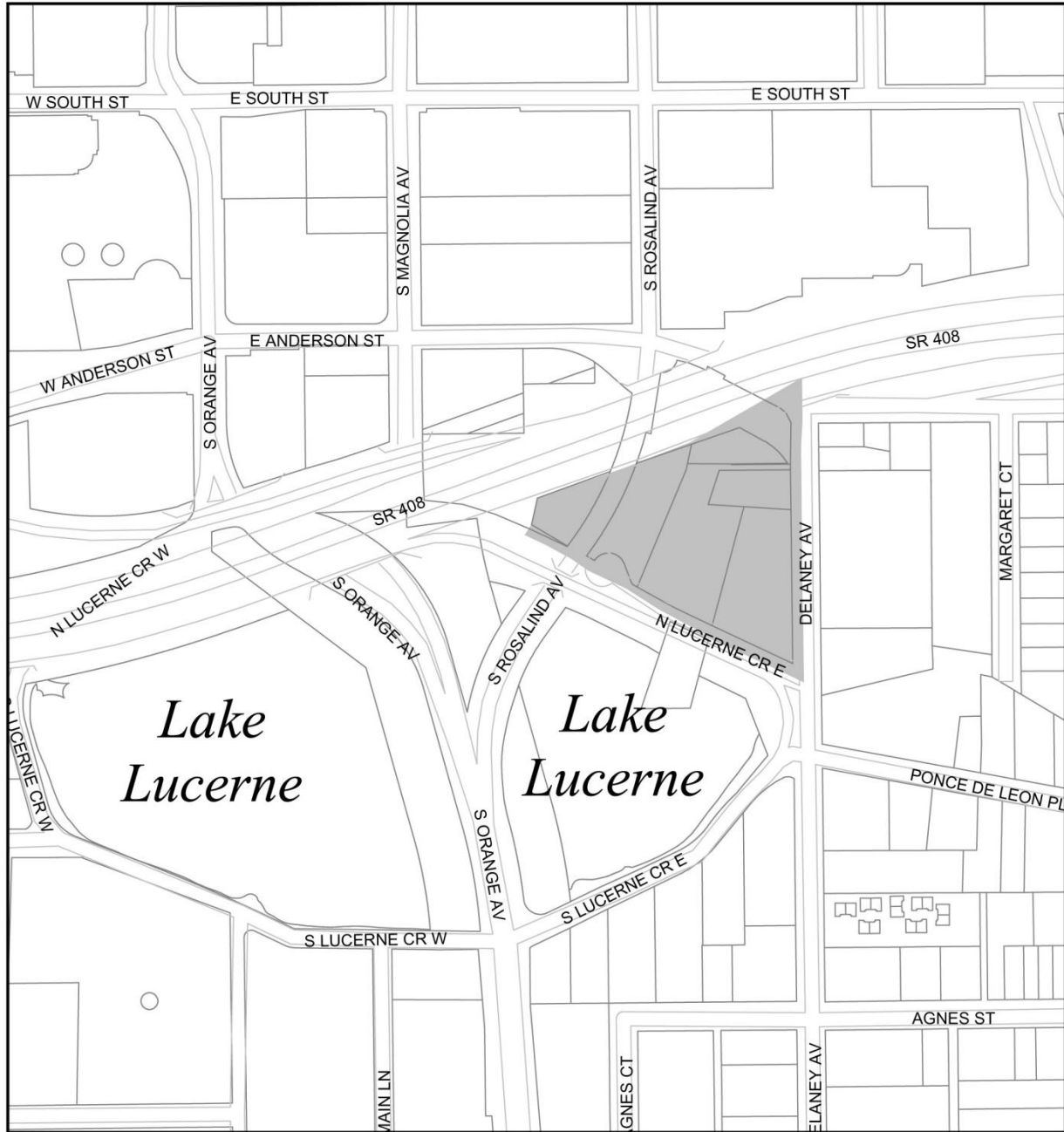


Urban Design Plan

Source: City of Orlando Zoning (SP Overlay)

**Figure
UD-12**

**N Lucerne Circle
Urban Design Plan**



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits

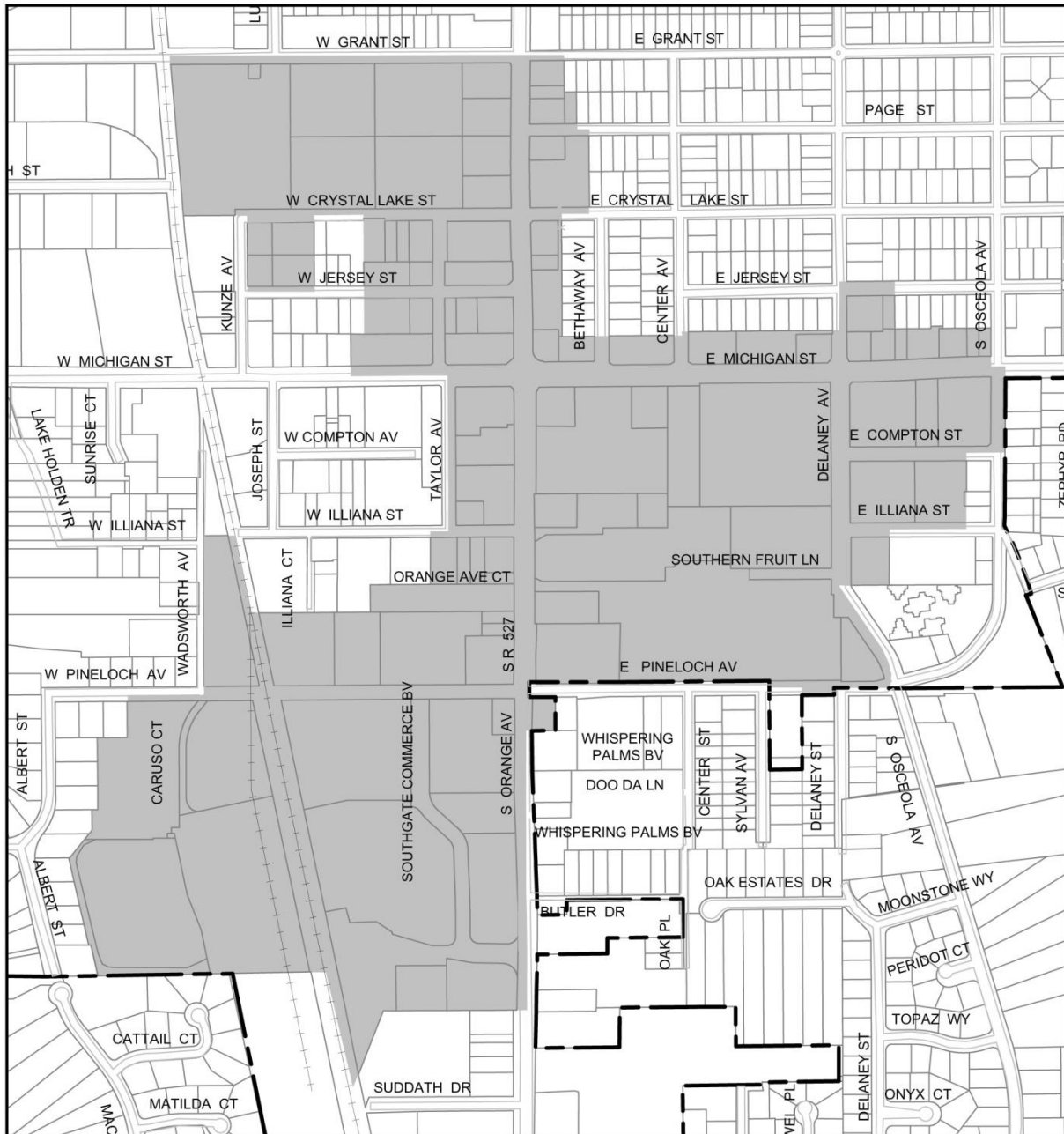


Urban Design Plan

Source: City of Orlando Zoning (SP Overlay)

**Figure
UD-13**

Michigan St. / Orange Av. Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits

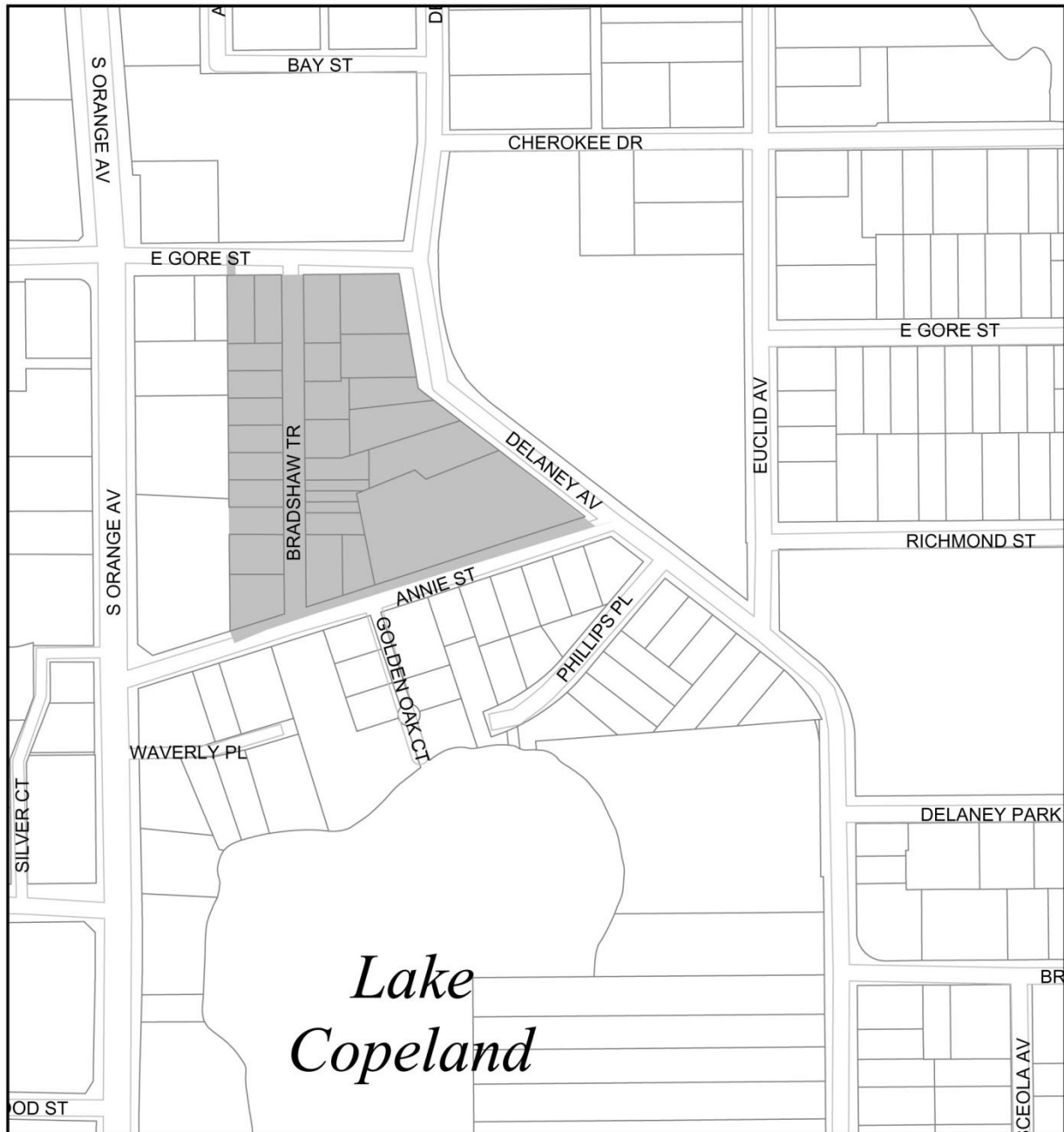


Urban Design Plan/Activity Center

Source: City of Orlando Zoning (AC-N,AC-2,PD)

**Figure
UD-14**

Bradshaw Terrace Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Urban Design Plan

Source: City of Orlando Zoning (O-1)

**Figure
UD-15**

Virginia Dr Corridor



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



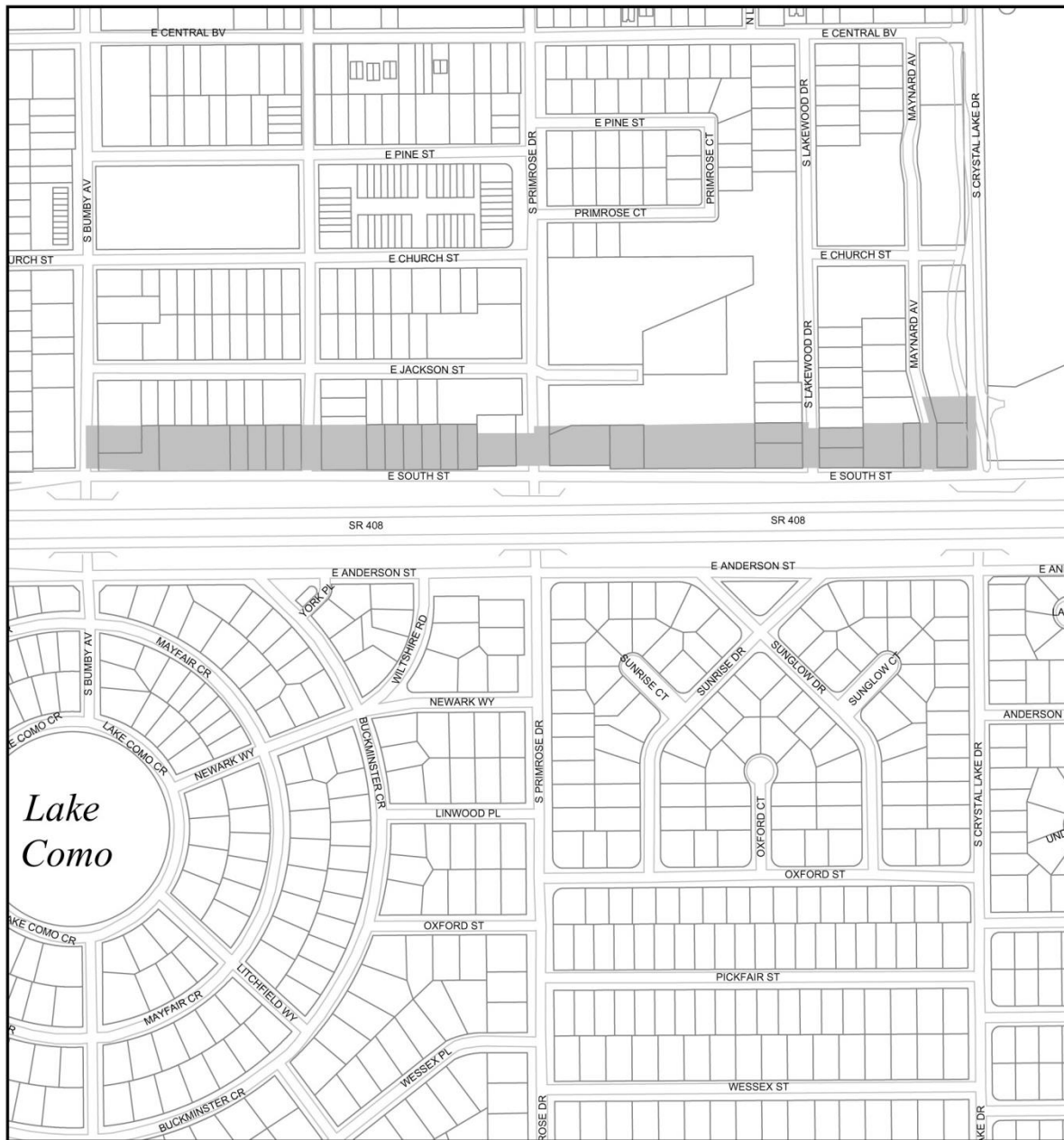
Orlando City Limits



Commercial Strip Urban Design Plan

Source: City of Orlando Zoning (MU-1)

East South Street Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Source: City of Orlando Zoning (MU-1)

**Figure
UD-17**

East Central Neighborhood Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Urban Design Plan

Source: City of Orlando Zoning (R-2A/R-3B)

**Figure
UD-18**

Corrine / Forest / Virginia Corridor



LEGEND



Orlando City Limits

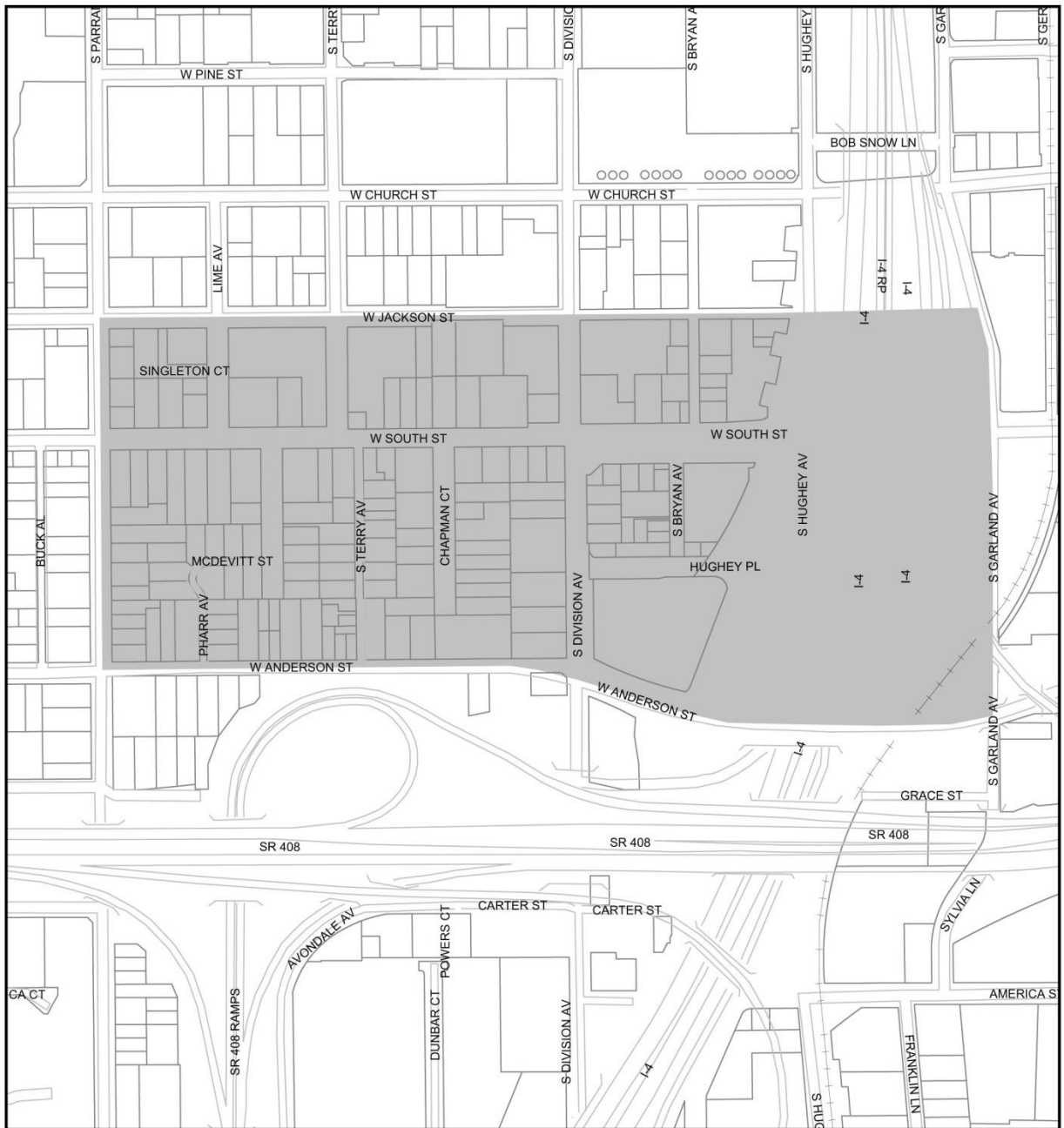


Corridor

City of Orlando Economic Development Department
City Planning Division July, 2008

**Figure
UD-19**

West South Street Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Urban Design Plan

**Figure
UD-20**

Columbia St. Goldwyn Av. Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Columbia Street Activity Center

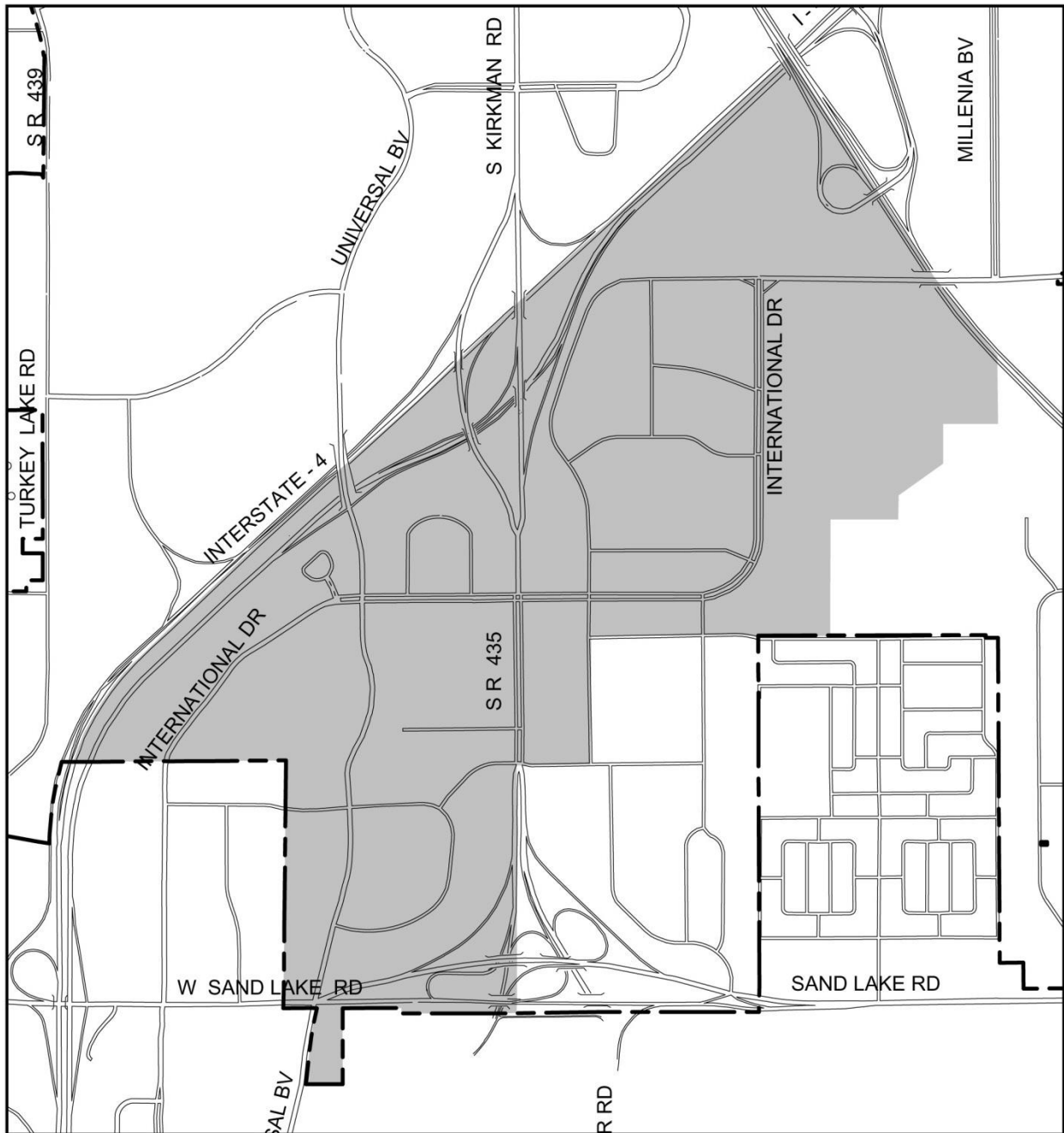


Goldwyn Av Activity Center

Source: City of Orlando Zoning (AC-1)

**Figure
UD-21**

International Drive Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Urban Design Plan

Source: City of Orlando Zoning (AC-3)

**Figure
UD-22**

**Gaston Foster / Lake Underhill
Commercial Center**



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits

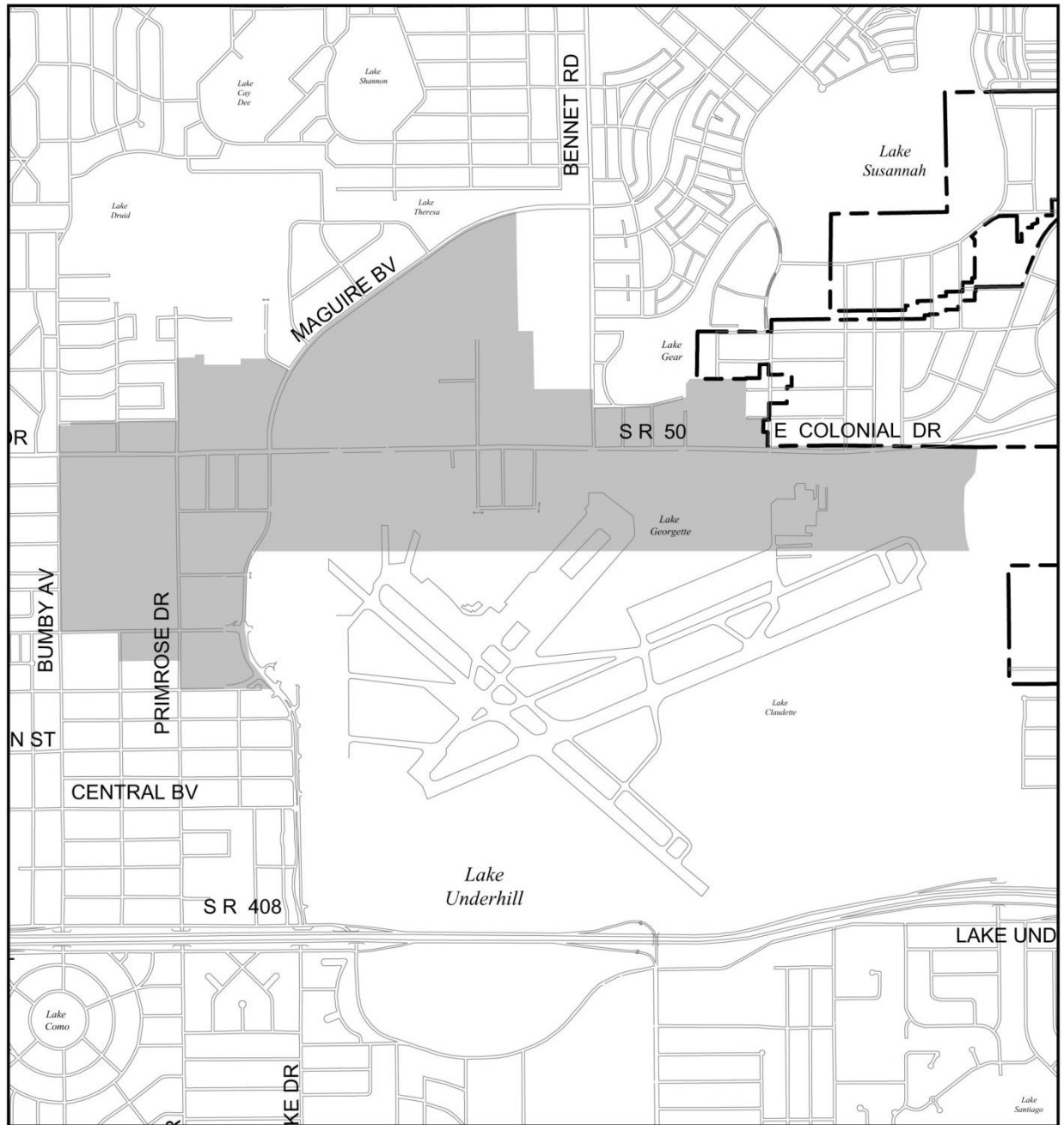


Commercial Center

Source: City of Orlando Zoning (AC-N/SP)

**Figure
UD-23**

Colonial Town Center Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



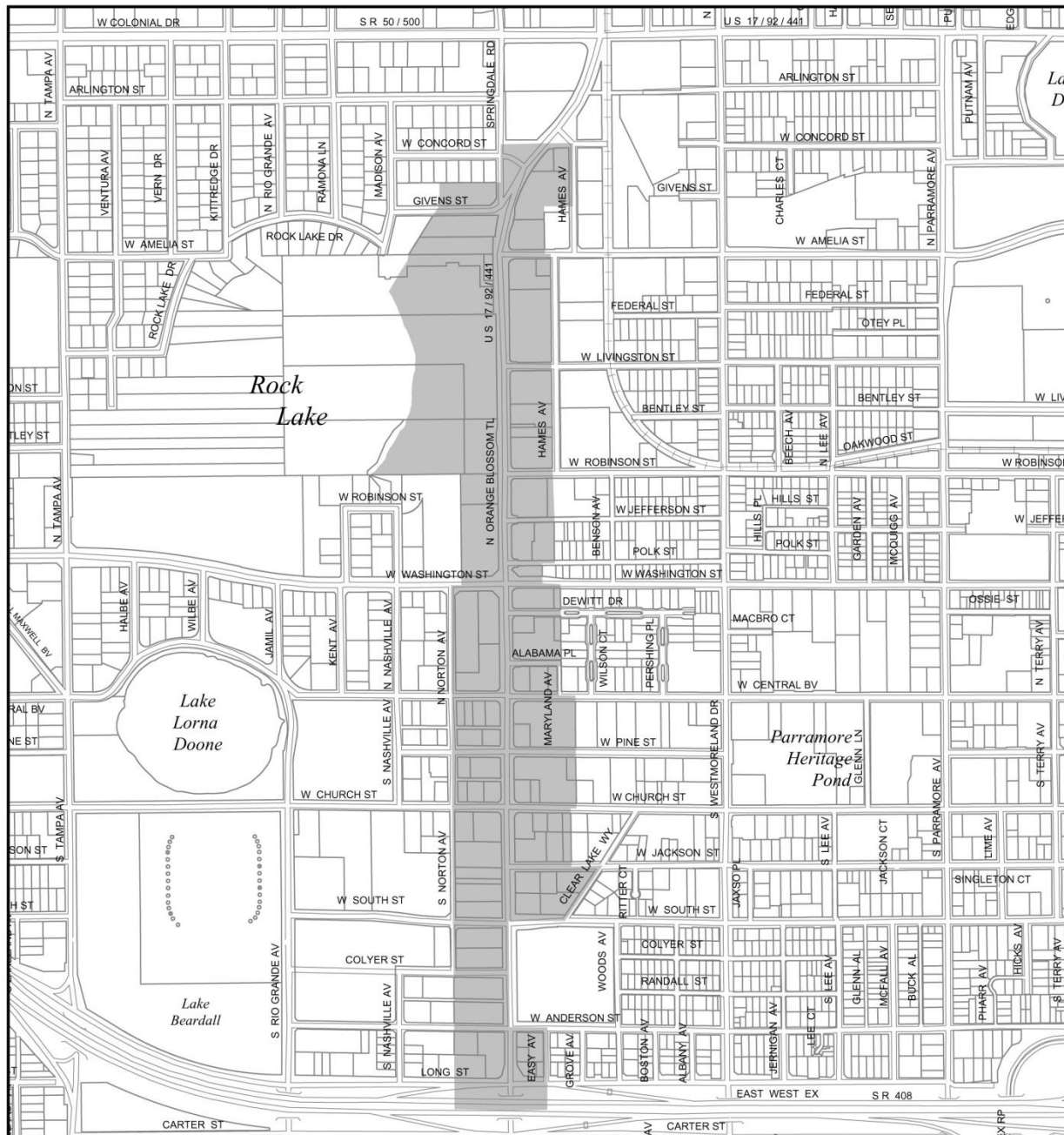
Orlando City Limits



Urban Design Plan

**Figure
UD-24**

Orange Blossom Trail Urban Design Plan



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



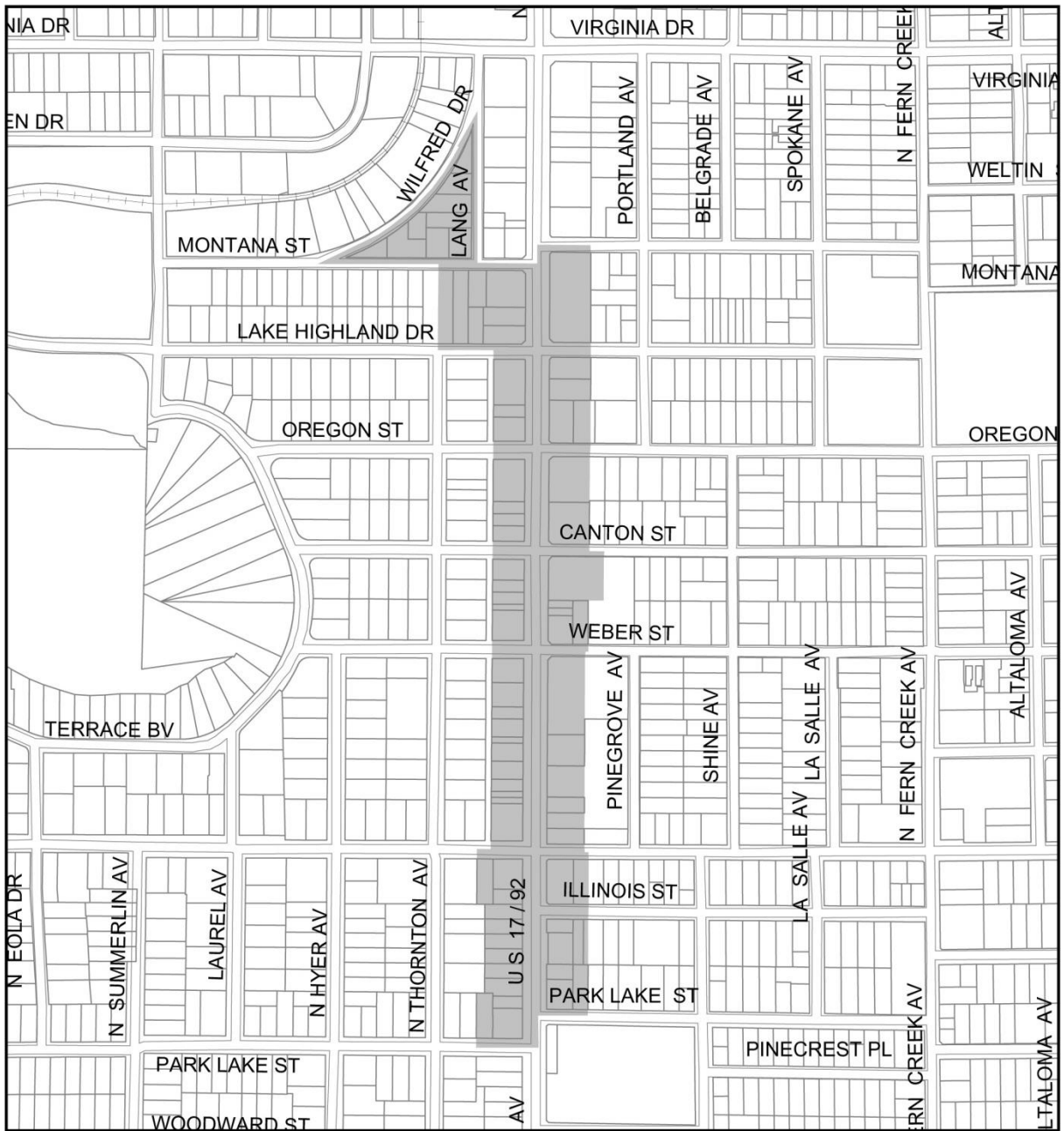
Orlando City Limits



Urban Design Plan

**Figure
UD-25**

Mills Av Corridor



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



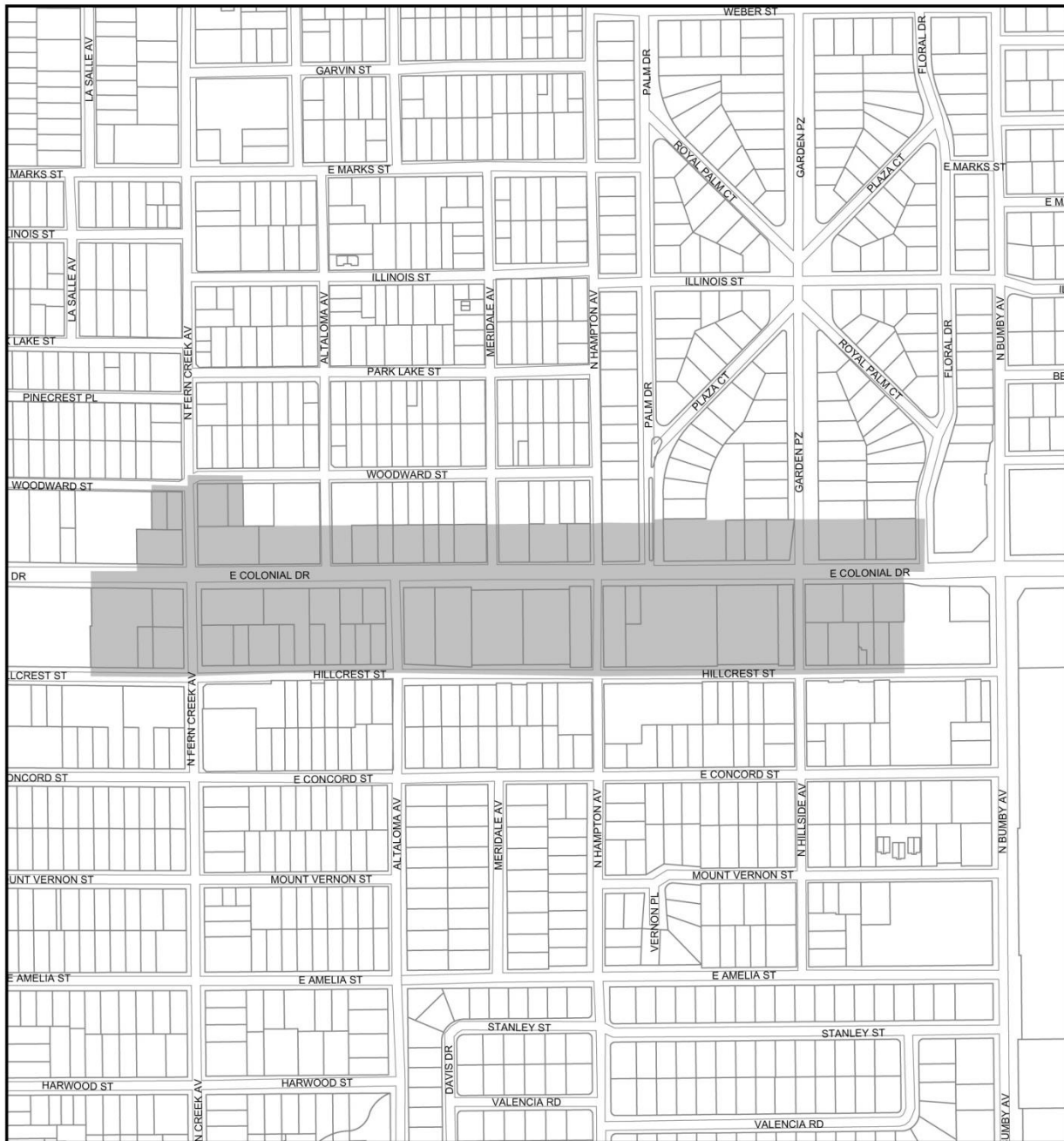
Orlando City Limits



Corridor

**Figure
UD-26**

Colonial Drive Corridor



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008



Orlando City Limits



Corridor

**Figure
UD-27**

Robinson Street Corridor



LEGEND



City of Orlando Economic Development Department
City Planning Division July, 2008

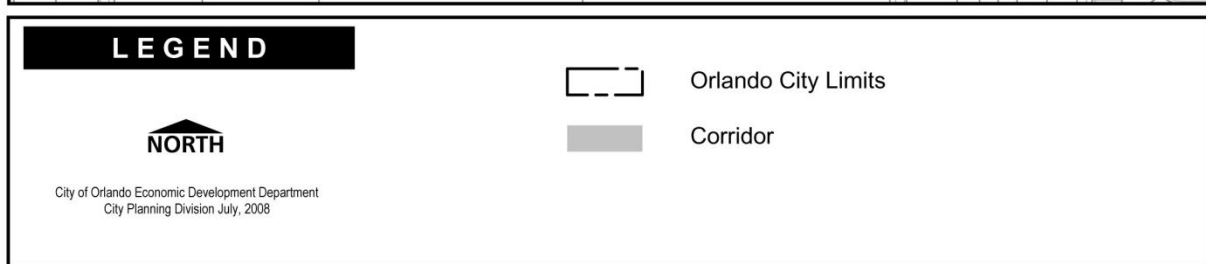


Orlando City Limits



Corridor



Michigan Street Corridor



**Figure
UD-29**

**Orange /
Michigan Corridor**

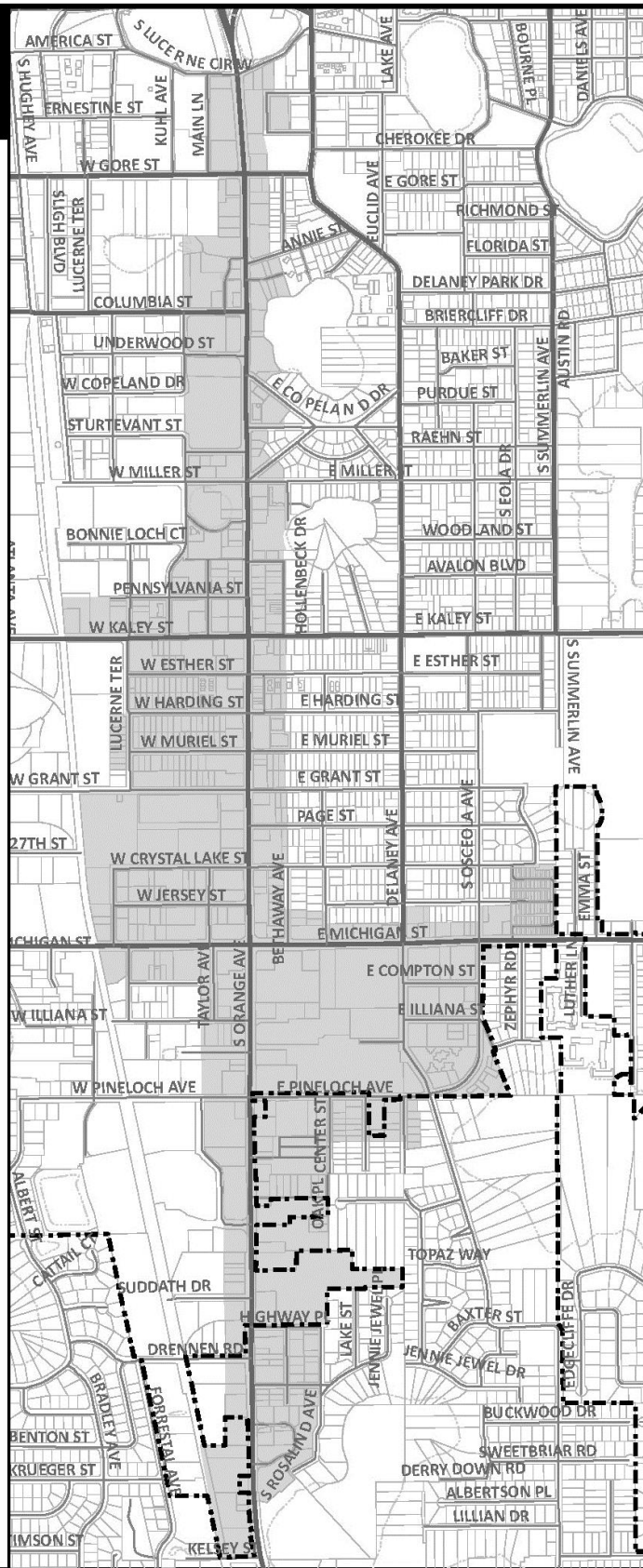
LEGEND

-  Orlando City Limits
-  Corridor

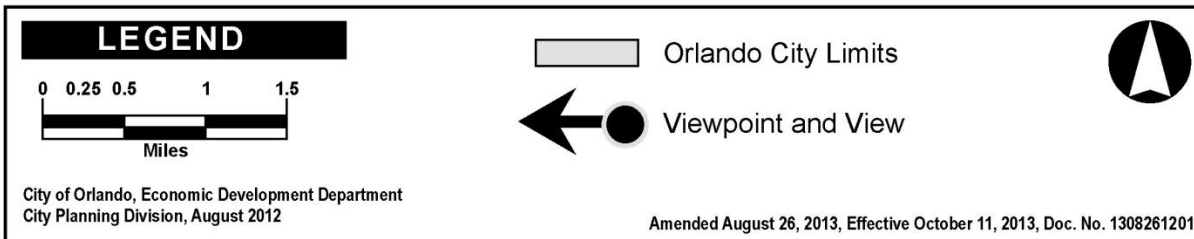
Amended August 26, 2010;
Doc Num. 1007261101



City of Orlando, Economic Development Department,
City Planning Division May 6, 2010

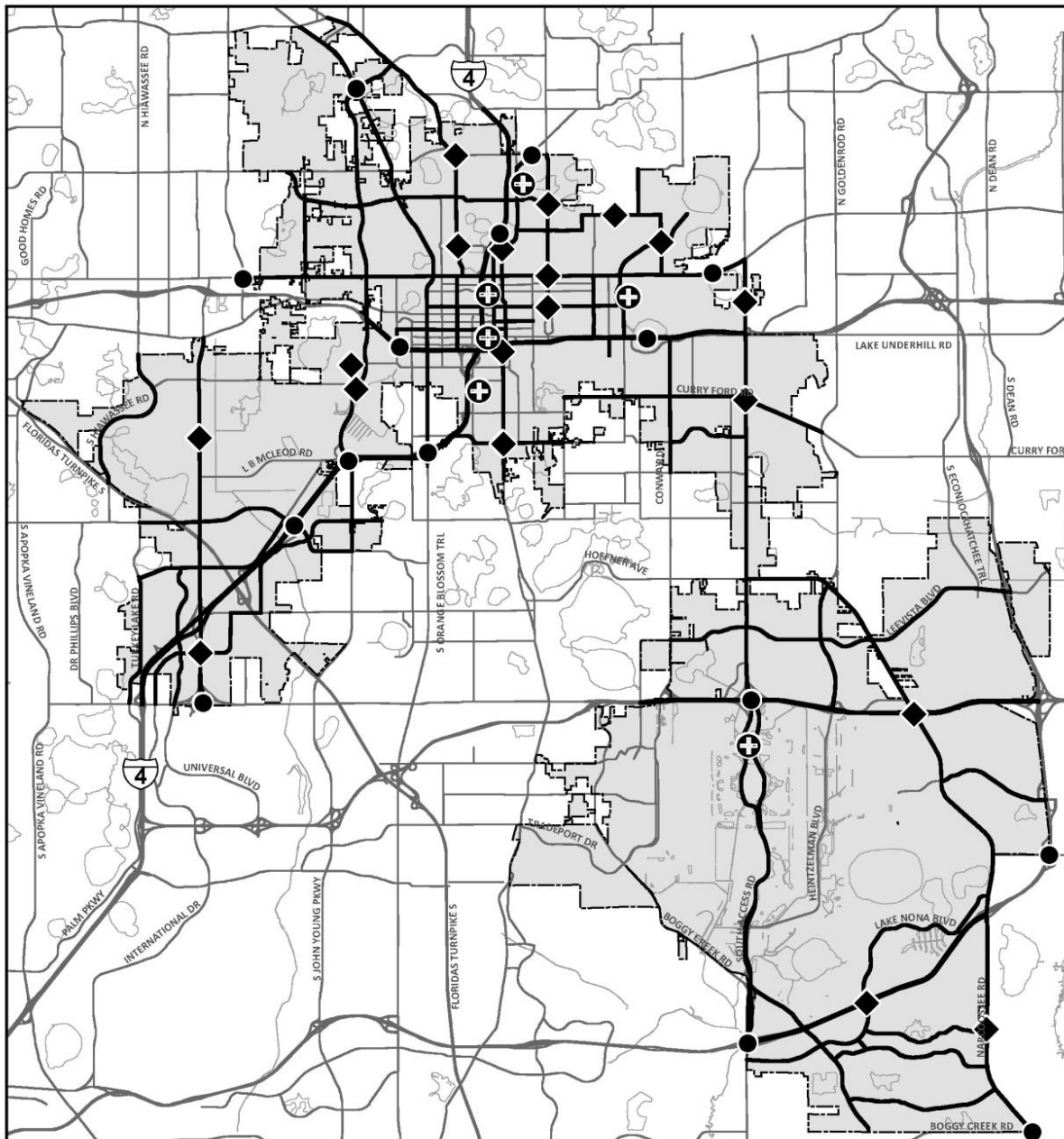


Skyline Vistas

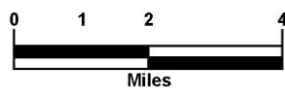


**Figure
UD-31**

Civic Gateways & Enhanced Landscape Corridors



LEGEND



City of Orlando, Economic Development Department
City Planning Division, August 2012

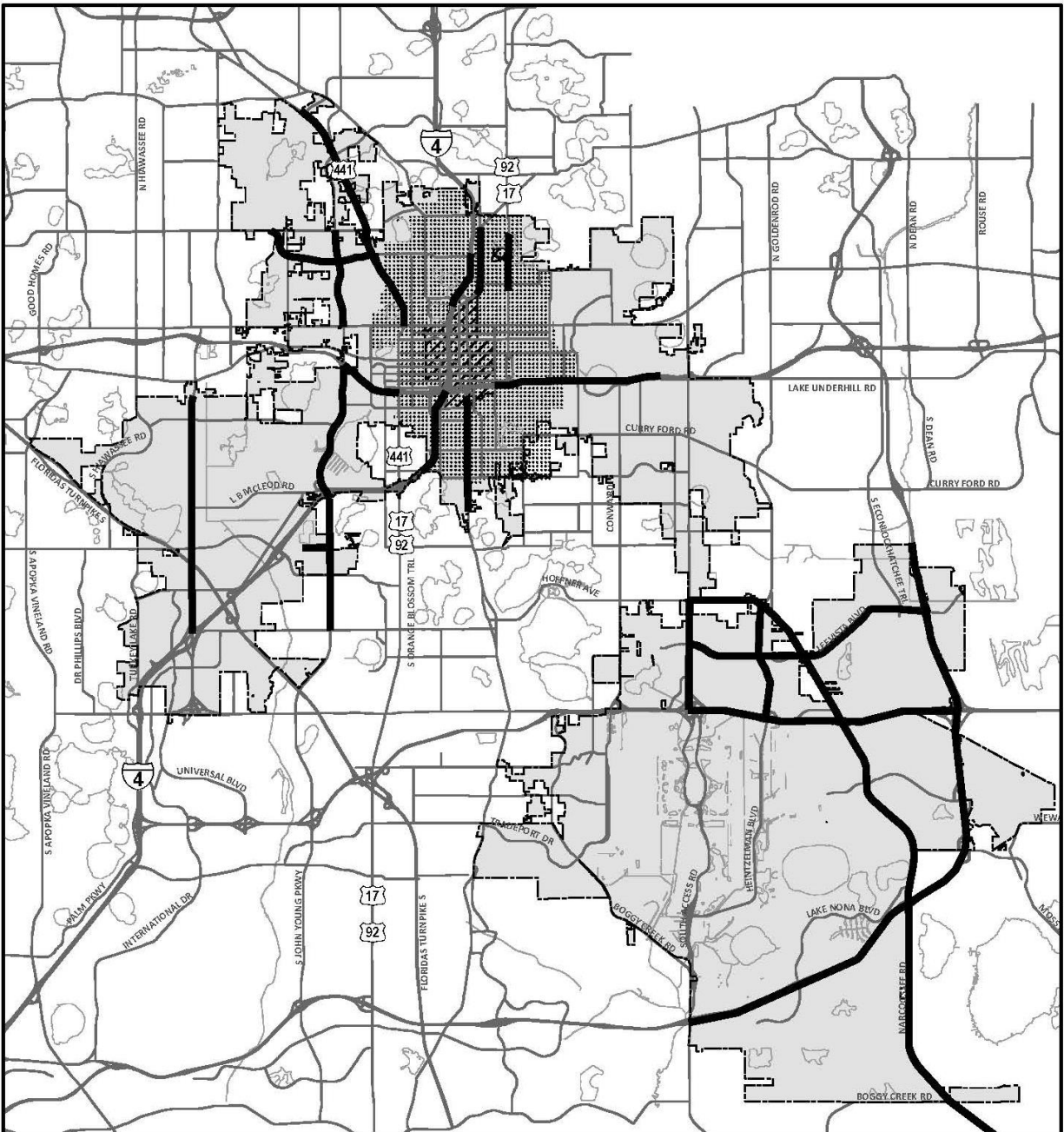
-  Orlando City Limits
-  Civic Gateway
-  Special District Gateway
-  Transit Gateway
-  Enhanced Landscape Corridor



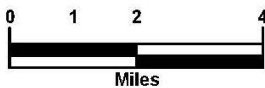
Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201

**Figure
UD-32**

View Corridors & View Corridor Areas



LEGEND



City of Orlando, Economic Development Department
City Planning Division, May 2015

- Orlando City Limits
- Traditional City Boundary (UD-1)
- View Corridor Areas
- View Corridors



Amended Aug 26, 2010, Doc Num 1007261101;
Amended July 9, 2012, Doc. Num. 1207091201;
Amended August 26, 2013, Effective October 11, 2013, Doc. No. 1308261201
Amended February 9, 2015, Effective April 2, 2015, Doc. No. 1502091201

Supplement No. 14