

SEC. 20-320. INTENT.

(a) The City of Winter Springs seeks to create a Town Center based upon traditional standards for city building.

In February, 1998 the City of Winter Springs created a plan for the Town Center through a design session involving the community and a team of design professionals. This division is based on that plan. Traditional urban design conventions have been applied to create a palette of squares, parks, and street types that form the framework for the Town Center.

These conventions are derived from a number of sources in planning literature. Where approvals, interpretations and judgments are left to the discretion of City officials, these officials shall use the following texts for guidance as to best practices:

Civic Art, by Hegemann and Peets;

Great Streets, by Allan B. Jacobs;

The New Urbanism: Toward an Architecture of Community, by Peter Katz;

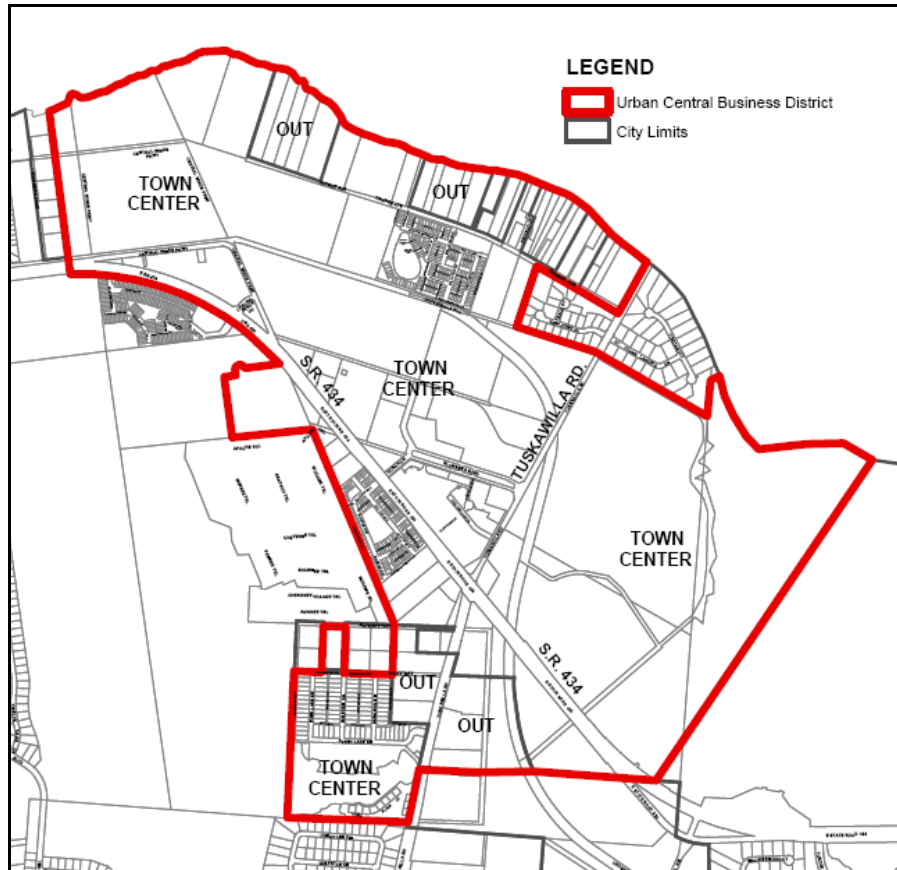
AIA Graphic Standards, 9th Edition;

The Lexicon of the New Urbanism, by Duany et al, Congress for the New Urbanism;

Shared Parking, by Barton-Aschman Associates, The Urban Land Institute

(b) This division repeals the Town Center Overlay Zoning District Regulations of June 9, 1997 (Ordinance No. 661) and September 8, 1997 (Ordinance No. 676). Should any conflict arise between the provisions of this division and other local land development regulations for the City of Winter Springs, the provisions of this division shall apply. To the extent that this division is silent where other codes govern, they shall apply.

Town Center District Boundary Map



(c) HOW TO USE THIS CODE:

- (1) Determine whether your use is permitted in the Town Center.
- (2) Review the general provisions which apply throughout the District.
- (3) Determine which street type your lot fronts. (If you have a corner lot, you must determine the primary space or street based on the hierarchy in section 20-325.)
- (4) Next, review section 20-325 for provisions about the street type, square, or park that corresponds to the lot.
- (5) Finally, review the building elements and architectural guidelines which contain specific rules for buildings.



Tuskawilla Road Retail; Winter Springs Town Center

SEC. 20-321. ADMINISTRATION.

(a) INTERPRETATION OF THE STANDARDS. Interpretation of the standards in this division shall be the responsibility of the city's development review committee (DRC). Unless otherwise authorized by resolution of the city commission, the City Commission shall serve as the development review committee under this division. The "In Our Generation" illustrative buildout drawing in section 20-325 of this division Code and on page 6 (see p. 14) in the adopted Master Plan shall serve as guidance to the development review committee with regard to the city's intent for land development in the Town Center. The images contained in this division are meant to demonstrate the character intended for the Town Center, but are for illustrative purposes only. The accompanying text and numbers are rules that govern permitted development.

(b) REVIEW PROCESS.

(1) Applications are subject to final review and approval by the development review committee. Prior to final review and approval by the development review committee, all new applications, and proposed substantial amendments to previously approved applications, shall be reviewed by the planning & zoning board for purposes of issuing an advisory recommendation to the development review committee. The committee shall have authority within reason for approving all aspects of site planning and exterior architecture, including aesthetic appropriateness, environmental implications, traffic impacts, and any other site-specific matters not delineated herein.

(2) Optional preliminary review: Applicants may, at their option, submit designs in schematic or sketch form to the development review committee for preliminary approval, subject to further review.

(3) Applicants shall submit the following items to the land development division of the department of community development for review:

- a. A current site survey, no more than one (1) year old.
- b. A current tree survey, no more than one (1) year old.
- c. A site plan, drawn to scale, which shall indicate:
 1. Building locations and orientations, and landscape areas;
 2. Parking locations and number of spaces;
 3. Paved surfaces, materials and location(s);
 4. Site location diagram and legal description; and
 5. Signage.

- d. Building elevations illustrating all sides of structures facing public streets or spaces.
- e. A parking analysis justifying the proposed parking solution (such as Shared Parking, by Barton Aschman Associates, The Urban Land Institute).
- f. Other reasonable supporting documents to indicate intentions and/or any other items reasonably required by the development review committee.

(c) SPECIAL EXCEPTIONS:

(1) The City Commission may by special exception waive strict compliance with provisions of this code. In granting a special exception, the City Commission must find by substantial competent evidence that:

- a. The proposed development contributes to, promotes and encourages the improvement of the Winter Springs Town Center and catalyzes other development as envisioned in the Winter Springs Town Center regulations.
- b. The proposed development will not have an unfavorable effect on the economy of the Winter Springs Town Center.
- c. The proposed development abides by all rules in this code other than those specially excepted. Special limitations apply to large footprint buildings (greater than twenty thousand (20,000) square feet); see subsection 30-324(12) for these limitations.
- d. The proposed development meets any reasonable additional conditions, restrictions or limitations deemed necessary by the city commission in order to preserve and promote the intent of the Winter Springs Town Center Master Plan.

(2) Procedure for Special Exceptions:

- a. Approval may be granted only after a minimum of two (2) discretionary reviews. The first review shall be before the planning & zoning board, at which time the planning & zoning board shall review the project and provide to the city commission an advisory recommendation regarding approval, approval with conditions, or disapproval. The second review shall be a public hearing held before the city commission and shall be held no sooner than seven (7) calendar days following the planning & zoning board hearing.
- b. Requests for special exceptions under this division shall include each exhibit required in the administration review process per subsection 20-321(b). In addition, the city commission may within reason require additional exhibits and may defer approval of the special exception application or schedule an additional public hearing or hearings to review those exhibits.
- c. Special exceptions shall not be unreasonably withheld, but the city commission shall have authority to require that the applicant satisfy any additional conditions it deems necessary to fulfill goals of the master plan, including reasonable offsite improvements directly related and proportionate to the specific impact of the request, or further review(s) and approval by the development review committee.

(3) The City Commission may grant the approval of an application for special exceptions from the Code in whole or in part upon a majority vote of its members.

(d) SITE DEVELOPMENT AGREEMENT OPTION: The City may enter into a site development agreement with the user or developer of a property, relating to development of a particular parcel or tract of land, and such an agreement may address such issues as impact fee credits; a specialized or negotiated concept of design or site plan development authorized or sanctioned by this division; infrastructure service credits or public-private participation in funding, design or construction; or other incentives based upon strict compliance with requirements of this ordinance. The agreement will be mutually acceptable to all parties. Considerations for the City in deciding whether to participate in such an agreement will include compliance with the objectives and design criteria specified in this division; demonstration of a cost benefit to city and developer; consideration of development amenities provided by the developer. Such a site

development agreement shall be adopted and be in conformance with the requirements of the Florida Municipal Home Rule Powers Act or Sections 163.3220 through 163.4243, Florida Statutes, as to effect, duration, public hearing requirements and other issues.

(e) COMPREHENSIVE PLAN COMPLIANCE REQUIRED: All development of property subject to the Town Center zoning designation and these regulations shall be subject to the Comprehensive Plan of the City of Winter Springs, Florida, and all approvals and land development permits shall be in compliance with the comprehensive plan. An amendment to the comprehensive plan has been proposed and is currently being processed by the city. This amendment is proposed to increase densities for the area affected by these Town Center regulations; however, until this amendment to the comprehensive plan is approved and adopted in accordance with state law, the city cannot lawfully assure any owner or user of any affected property densities and land uses not currently allowed or permitted by the city's comprehensive plan.

SEC. 20-322. DEFINITIONS.

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

Accessory structure: A building or structure subordinate to the principal building and used for purposes customarily incidental to the main or principal building and located on the same lot or set of attached lots therewith.

Alley: A publicly or privately owned secondary way which affords access to the side or rear of abutting property.



Jesup's Reserve Alley; Winter Springs Town Center

Appurtenances: Architectural features not used for human occupancy consisting of: spires, belfries, cupolas or dormers; silos; parapet walls, and cornices without windows; chimneys, ventilators, skylights, and antennas.

Awning: An architectural projection roofed with flexible material supported entirely from the exterior wall of a building.

Balcony: A porch connected to a building on upper stories supported by either a cantilever or brackets.

Block: An increment of land composed of an aggregate of lots, tracts and alleys circumscribed by thoroughfares.

Build-to-line: A line parallel to the property line, along which a building shall be built. Exact location of build-to-lines shall be established by the DRC at the time of application.

Building frontage: The vertical side of a building which faces the primary space or street and is built to the build-to-line.

Building volume: The space displaced by the exterior walls and roof of a building; a product of building width, depth, and height. It is the intent of this division to regulate building volume in order to shape public spaces that are human-scaled, well-ordered, and which maximize the shared real estate amenity.

Building width: The distance from one side of a building frontage to the other. In conditions where buildings are attached, building width is the distinction between buildings which shall be expressed via a change in architectural expression, such as a vertical element running from ground to roof, a change in fenestration or style, color or texture, or a break in facade plane or roof

line. These changes may be subtle or significant, but it is the intent to avoid homogenous blocks of excessively long buildings.

Colonnade or arcade: A covered, open-air walkway at standard sidewalk level attached to or integral with the building frontage; structure overhead is supported architecturally by columns or arches along the sidewalk.

Dwelling area: The total internal useable space on all floors of a structure, not including porches, balconies, terraces, stoops, patios, or garages.

Front porch: A roofed area, attached at the ground floor level or first floor level, and to the front of a building, open except for railings, and support columns.



Avery Park Porches; Winter Springs Town Center

Garden wall: A freestanding wall along the property line dividing private areas from streets, alleys, and or adjacent lots.



Additional Example- Garden Wall in Maitland, FL

Height: The vertical distance from the lowest point on the tallest side of the structure to the top of the parapet, cornice or eave.

Liner building: A building built in front of a parking garage, cinema, supermarket etc., to conceal large expanses of blank wall area and to face the street space with a facade that has doors and windows opening onto the sidewalk (see diagrams in section 20-324). Parking garages and their Liners may be built at different times.

Lot: A single building plot; the smallest legal increment of land which may be bought and sold.

Lot frontage: The property line adjacent to the frontage street.

Marquee: A permanently roofed architectural projection the sides of which are vertical and are intended for the display of signs; which provides protection against the weather for the pedestrian; and which is supported entirely from an exterior wall of a building.

Primary Space or Street: The space or street that a building fronts. At squares and street intersections the space or street highest in the hierarchy is the primary street.

Stoop: A small platform and/or entrance stairway at a house door, commonly covered by a secondary roof or awning.

Storefront: Building frontage for the ground floor usually associated with retail uses.



Additional Example- Storefront in Winter Park, FL

Structured parking: Layers of parking stacked vertically.

SEC. 20-323. PERMITTED USES.

(a) **USES PERMITTED.** The following uses shall be permitted in the Town Center District;

Administrative public buildings
Adult congregate living facility
Advertising agencies
Alcoholic beverage sales (package)
Alcoholic beverage on-premises consumption
Alterations and tailoring
Amusement enterprises, private commercial
Antique and gift shop
Appliances, sales and service
Artists' studios
Automotive accessories sales
Bakery, wholesale and retail
Bathroom accessories
Bed and breakfast inn
Bicycles, sales and service
Bookkeepers
Bookstores, stationery, newsstands
Bridal shops
Butcher shop, retail only
Carpets, rugs and linoleum
Churches (with or without educational and recreational buildings and facilities)
Cleaners
Coin dealers
Computers, hardware, and software sales and service
Confectionery and ice cream stores
Convention center
Corner store or neighborhood convenience store without gas pumps
Dance and music studios
Day nurseries, kindergartens and day care
Drug and sundry stores
Employment agencies
Financial institutions, banks, savings and loan
Florist and gift shops
Furniture, retail, new and used
Government service facilities
Grocers, retail and wholesale
Gun shop
Hair, nail and tanning salons
Hardware stores
Health food
Hobby and craft shops
Home occupations
Hospitals and nursing homes
Hotel
Hypnotists
Inn
Insurance
Interior decorating and draperies
Jewelry stores
Libraries
Loan companies
Locksmiths
Luggage shops
Manufacturing and assembly of scientific and optical precision instruments
Markets and stores, small (Not exceeding 20,000 square feet)
Medical clinics and laboratories
Municipal Buildings
Museums and/or cultural institutions
Nurseries, plants, trees, etc., Retail and wholesale
Nursing Homes
Offices
Outdoor signs sales offices
Paint store
Parking garages
Parks and public recreation areas and facilities
Pet shops and grooming
Photographic studios
Physical fitness and health clubs
Post office
Private clubs and lodges
Public restrooms
Public utilities and service structures
Quick printers
Radio and TV broadcasting studios, excluding towers
Radio and TV sales and service
Reception facilities
Rental stores
Retirement homes, including independent living through assisted living
Residential, single family (attached and detached)
Residential, multifamily
Restaurants
Schools, service and vocational schools (such as cosmetology, medical and dental assistant's training)
Shoe repair shops
Sidewalk cafes
Snack shops
Sporting goods, retail

Tailoring shops
Taxidermists
Telephone business office and exchanges
Theaters, not drive-ins
Title companies
Tobacco shops
Town Center marketing and sales center
Toy stores
Trail heads
Travel agencies

Wearing apparel stores
Any other similar retail store or business enterprise not listed, that in the judgement of the development review committee is not specifically limited to other zoning districts within the city and is consistent with those included above, and further, that will be in harmony with the spirit of the Winter Springs Town Center Master Plan.

(b) USES PERMITTED BY SPECIAL EXCEPTION ONLY.

Automobile repair shops (routine service)
Bowling alleys
Bus terminal
Car wash
Corner store or neighborhood convenience store with gas pumps
Equestrian facilities
Gas stations

Launderettes and laundromats
Printers, commercial
Schools, private and parochial
Skating rinks
Stadiums and arenas
Swimming pools; sales service and supplies
Veterinary clinics (no overnight boarding)



Main Street (Tuskawilla Road); Winter Springs Town Center