

ORDINANCE NO. 13-2024

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING SECTIONS 110-300 TO 110-320, OF ARTICLE III, "ESTABLISHMENT OF CLASSIFICATIONS AND OFFICIAL ZONING MAP," TO INCLUDE ZONING REGULATION UPDATES, OF THE LAND DEVELOPMENT CODE OF THE CITY OF DELTONA; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Article VIII of the State Constitution and Chapter 166, Florida Statutes provide that municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, the City of Deltona as the governing body, pursuant to the authority vested in Chapter 163 and Chapter 166, Florida Statutes, is authorized and empowered to consider changes to its land development regulations; and

WHEREAS, the City of Deltona, Florida, adopted Article III, "Establishment of Classifications and Official Zoning Map," and Chapter 110, "Zoning," as its "Zoning Code;" and

WHEREAS, the City of Deltona, has included Chapter 110, "Zoning," within the Land Development Code; and

WHEREAS, Sections 110-300 to 110-320, of Article III, "Establishment of Classifications and Official Zoning Map", of Chapter 110, "Zoning", of the Land Development Code shall be amended to include zoning regulation updates; and

WHEREAS, the Planning and Zoning Board held a public hearing on February 19, 2025, and forwarded its recommendations to the City Commission; and

WHEREAS, the City Commission finds and determines that these modifications are in the best interest of the public health, safety, and welfare of the residents of the City of Deltona.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA, as follows:

Section 1. Recitals Adopted. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this ordinance upon adoption hereof.

Section 2. Amendment to the Code of Ordinances. The City Commission hereby approves and adopts modifications to Sections 110-300 to 110-320, of Article III, "Establishment of Classifications and Official Zoning Map", of Chapter 110, "Zoning", of the Land Development Code, as set forth in "Exhibit A" attached hereto.

Section 3. Conflicts. Any and all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any other provision or application of this ordinance which can be given effect without the invalid provision or application.

Section 5. Codification. The provisions of this Ordinance shall be codified as and be made part of the Code of Ordinances of the City of Deltona. The sections of this Ordinance may be renumbered to accomplish such intention.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DELTONA, FLORIDA THIS _____ DAY OF _____, 2025.

First Reading: _____

Advertised: _____

Second Reading: _____

BY: _____
Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

Approved as to form and legality
for use and reliance of the City of
Deltona, Florida

TG Law, PLLC, CITY ATTORNEY

Name	Yes	No
Avila-Vazquez		
Colwell		
Heriot		
Howington		
Lulli		
Santiago		
Avila		

EXHIBIT A

1 **Sec. 110-300. Official Zoning Map.**

2 *Identification of Official Zoning Map.* The Official Zoning Map of the City of Deltona, Florida,
3 adopted by Ordinance No. 30-98, as it has been amended from time to time, is hereby repealed;
4 and a new Official Zoning Map is hereby adopted. The Official Zoning Map shall consist of a
5 cover page and a series of map pages and a master map or maps of the entire City, depicting the
6 incorporated area of the City. The cover page and each master map depicting half or more of the
7 City, shall bear the City seal and the following words: "This is the Official Zoning Map of the
8 City of Deltona referred to in Section 110-300, Code of Ordinances, City of Deltona, Florida, as
9 it may be amended from time to time, adopted on November 3, 2003."

10 Copies of the Official Zoning Map shall be displayed and available for public viewing
11 and purchase from the Planning and Development Services Department. File copies of
12 the Official Zoning Map shall be maintained by the City Clerk.

13 *Amendments.* Approved amendments to the Official Zoning Map shall be promptly noted
14 on the Official Zoning Map and the copies located in Planning and Development Services
15 Department by inserting the correct zoning classification, and the case number on or near
16 the affected lot. Approved annexations of unincorporated areas into the City shall be
17 promptly noted by inserting the correct municipal limit line and the City Ordinance
18 number annexing the property, if applicable.

19 (a) *Retention of earlier zoning maps.* All zoning maps and regulations or portions thereof
20 which have had official force and effect in the City after the date of its incorporation and
21 prior the date of adoption of this Ordinance shall be retained as public records. A true
22 copy of the Official Zoning Map in force prior to the date of adoption of this Ordinance
23 shall be retained as public records by the City Clerk and the Planning and Development
24 Services Department.

25 (b) *Replacement of Official Zoning Map.* If a map page of the Official Zoning Map is
26 damaged, destroyed, lost or difficult to interpret because of the nature or number of
27 changes and additions, the City Commission may adopt, after due public notice, a
28 replacement page for the Official Zoning Map which will supersede the prior Official
29 Zoning Map page. The replacement page of the Official Zoning Map may correct drafting
30 or other errors or omissions in the prior Official Zoning Map page, but no such
31 corrections shall have the effect of amending the adopted Official Zoning Map, except
32 that the map page shall bear the following words:

33 "This map page, dated (insert date map was replaced) supersedes and replaces the
34 Official Zoning Map page adopted on the effective date of this Ordinance."

35 Unless the prior Official Zoning Map has been lost or has been destroyed, the prior map
36 or any significant parts thereof remaining shall be preserved, together with all available
37 records pertaining to its adopting or amendment.

38 (Ord. No. 06-2003, § 2, 11-3-03; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011)

39 **Sec. 110-301. Establishment of classifications.**

40 The City is hereby divided into the zoning classifications specified in this Article, in the
 41 manner shown on the Official Zoning Map. That map and the explanatory material contained on
 42 its face is incorporated in this Chapter by reference.

43 The following classifications and their included regulations are established:

44 **Table 110-1: Zoning Districts and Classifications**

ZONING DISTRICT RESOURCE PROTECTION	
RP	Resource Protection
ZONING DISTRICT PUBLIC USE	
P	Public Use
ZONING DISTRICT AGRICULTURE	
A	Agriculture
ZONING DISTRICT RESIDENTIAL	
RE-5	Residential Estate Five
RE-1	Residential Estate One
R1-AAA, AA, A and R1	Single-Family Residential
R-1B	Single-Family Residential
R-2	Two-Family (Duplex) Residential
RM-1	Multi-Family Residential, Medium Density
RM-2	Residential Multi-Family, High Density
MH	Mobile Home Park
OR	Office Residential
ZONING DISTRICT NON-RESIDENTIAL	
PB	Professional Business
C-1	Retail Commercial
C-2	General Commercial
C-3	Heavy Commercial
I	Industrial
EO	Enterprise Commercial Overlay

45 Editor's note(s)—Ord. No. 06-2003, § 1, adopted Nov. 3, 2003, amended art. VII in its entirety.
 46 Formerly, said Article pertained to similar subject matter. Subsequently, Ord. No. 19-2011,
 47 § 1(Exh. A), adopted November 7, 2011..

48 **Sec. 110-302. RP, Resource Protection.**

49 (a) *Purpose and intent.* It is intended that the RP, Resource Protection, classification be
 50 applied to certain lands which are either owned or controlled by a government agency,
 51 but it may be applied to privately owned lands upon request of the owner. It is the
 52 purpose of this classification to protect and preserve.

- 53 1. Fishing, wildlife, or forest management areas;
54 2. Historic or archaeological sites;
55 3. Parks, recreation or similar areas;
56 4. The natural environment of other selected public lands such as wellfields; and
57 5. Any other unusual or unique feature or areas such as governmentally designated
58 canoe trails, wild, or scenic watercourses.

59 (b) *Permitted principal uses and structures.* In the RP classification, no premises shall be
60 used except for the following uses and their customary accessory uses or structures as
61 depicted in Table 1, unless approved by the Director of Planning and Development
62 Services or designee:

63 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011)

64 **Sec. 110-303. P, Public Use classification.**

65 (a) *Permitted principal uses and structures.* In the P Public Use classification, no premises
66 shall be used except for the following uses and their customary uses and structures as
67 depicted in Table 1, unless approved by the Director or designee of Planning and
68 Development Services that are deemed to be similar in character and purposes to those
69 enumerated in this section. Any decision made by the Director of Planning and
70 Development Services or designee may be appealed in accordance with Section 74-5(g).

71 (b) Dimensional requirements.

72 (1) *Minimum lot size:*

73 Area: One acre.

74 Width: No minimum.

75 Maximum building height: 45 feet.

76 (c) *Landscape buffer requirements.* At least a ten-foot-wide natural landscape buffer shall be
77 maintained around the perimeter of the property.

78 (d) *Off-street parking and loading requirements.* Off-street parking and loading areas
79 meeting the requirements of Sections 110-828 and 110-811 shall be constructed.

80 (e) *Types of signs permitted.* Signs shall be permitted in accordance with the City of Deltona
81 Sign Code, Chapter 102, as it may be amended from time to time.

82 (Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013)

83 **Sec. 110-304. A, Transitional Agriculture classification.**

84 (a) *Purpose and intent.* The purpose and intent of the A, Transitional Agriculture
85 classification, is to preserve and protect small farms for personal and limited agricultural
86 production, to provide a transitional agriculture production, or to provide a transitional
87 agricultural zone between more intensive agriculture use areas and residential areas.

88 (b) *Permitted principal uses and structures.* In the Agriculture classification, no premises
89 shall be used except for the following uses and their customary accessory uses or
90 structures as depicted in Table 1, unless approved by the Director of Planning and
91 Development Services or designee that are deemed to be similar in character and
92 purposes to those enumerated in this section. Any decision made by the Director of
93 Planning and Development Services or designee may be appealed in accordance with
94 Section 74-5(g).

95 (c) *Activity Center permitted uses.* Only the following land uses are permitted in the area
96 zoned within the Activity Center designated in the adopted Deltona Comprehensive Plan,
97 as they may be amended from time to time, unless approved by the Director of Planning
98 and Development Services or designee that are deemed to be similar in character and
99 purposes to those enumerated in this section. Any decision made by the Director of
100 Planning and Development Services or designee may be appealed in accordance with
101 Section 74-5(g):

- 102 1. Medical or dental clinics.
- 103 2. Motion picture or live performance theater, but not adult entertainment
104 establishments.
- 105 3. Retail type uses.
- 106 4. Office type uses..
- 107 5. Restaurants, cafeterias, lounges, coffee shops, and similar eating establishments;
108 bars, taverns, brewery, or microbrewery for on-premises consumption of
109 alcoholic beverages.
- 110 6. Service type establishments including, but not limited to, barber or beauty shops,
111 photography shops, or gymnasium; business school; and establishments
112 determined by the enforcement official to have substantially the same
113 characteristics as those specifically listed herein, but not adult entertainment
114 establishments.
- 115 7. Daycare centers (refer to Section 110-817(f))
- 116 8. Private clubs, including, but not limited to golf courses, country clubs, swim
117 clubs, tennis clubs, etc.(refer to Section 110-817(m))
- 118 9. Public markets.
- 119 10. Recreational uses (refer to Section 110-817(c))

120 (d) *Conditional uses.* Additional regulations/requirements governing permitted conditional
121 uses are located in Sections 110-817 and 110-1102 of this Chapter.

- 122 1. Bed and breakfast homestay (refer to section 110-817(s)).
- 123 2. Communication towers, other than towers used by licensed amateur radio
124 operators, over 70 feet high, other than the permitted licensed amateur radio
125 accessory towers, in accordance with Chapter 82, Code of Ordinances, as it may
126 be amended from time to time.

- 127 3. Excavations only for stormwater retention ponds for which a permit is required by
 128 this Chapter.
- 129 4. Houses of worship and cemeteries (refer to Section 110-817(d)).
- 130 5. Off-street parking areas (refer to Section 110-817(n)).
- 131 6. Public utility uses and structures (refer to Section 110-817(a)).
- 132 7. Publicly or privately owned municipal or public water supply wells of eight
 133 inches diameter or greater.
- 134 8. Riding stables (minimum parcel size requirement of five acres).
- 135 9. Schools, parochial and private (refer to Section 110-817(d)).

136 (e) *Dimensional requirements.*

A – Transitional Agriculture	
Minimum lot size	
Area (acre)	1
<i>Exceptions:</i>	
<i>Animal hospital and veterinary clinics(acres)</i>	5
<i>Contractors' enclosed storage facilities(acres)</i>	10
Width (ft.)	150
Minimum yard size	
Front yard (ft.)	40
Rear yard (ft.)	40
Side yard (ft.) ⁽¹⁾	
Abutting any lot	25
Abutting any street	40
Waterfront yard	40
Maximum building height (ft.)	55
Maximum lot coverage (%) <i>(with principal and accessory buildings)</i>	35
Minimum floor area (sq. ft.)	1,400
⁽¹⁾ Animal hospitals, veterinary clinics from lot lines abutting residential zones or residential uses on lots of less than two and one-half acres: 200 feet	

137 (f) *Off-street parking and loading requirement.* Off-street parking and loading areas meeting the
 138 requirements of Sections 110-828 and 110-811 shall be constructed.

139 (f) *Off-street parking and loading requirement.* Off-street parking and loading areas meeting
 140 the requirements of Sections 110-828 and 110-811 shall be constructed.

141 (g) Types of signs permitted. Signs shall be permitted in accordance with the City of Deltona
 142 Sign Code, Chapter 102, as it may be amended from time to time.

143 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 1, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord.
 144 No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

145 **Sec. 110-305. RE-5, Residential Estate Five classification.**

- 146 (a) *Purpose and intent.* The purpose and intent of the RE-5, Residential Estate Five
147 classification is to provide for development, in a manner that is consistent with the
148 Comprehensive Plan, in areas of the City that are characterized by extensive large lot
149 development, and to provide for future low density subdivisions that may include trails,
150 open space, golf courses, equestrian amenities, and accessory uses. The low density
151 subdivisions permitted by the RE-5 district are intended to be placed in areas of the City
152 that separate it from agricultural, forestry, and open lands situated in the unincorporated
153 area of Volusia County, and sited to take advantage of existing and planned trails,
154 recreational facilities and equestrian amenities, or on large enough tracts of land to allow the
155 creation of new golf courses, trails, parks, equestrian trails, common stable areas, polo
156 fields, riding tracks, and similar amenities. Equestrian developments are required to meet
157 applicable nationally recognized standards for the types of equestrian development
158 proposed. Equestrian amenities are not required but are permitted, and the development
159 contemplated by this zoning district will occur on large tracts of land.
- 160 (b) *Permitted principal uses and structures.* In the RE-5 Residential Estate Five classification,
161 no premises shall be used except for the following uses and their customary accessory uses
162 or structures as depicted in Table 1, unless approved by the Director of Planning and
163 Development Services or designee that are deemed to be similar in character and purposes
164 to those enumerated in this section. Any decision made by the Director of Planning and
165 Development Services or designee may be appealed in accordance with Section 74-5(g):
- 166 (c) *Maximum density.* The maximum development density permitted is one dwelling unit per
167 five net acres, with the exceptions permitted herein.
- 168 (1) When protected resources are set aside in common ownership as open spaces protected
169 for at least 50 years in a conservation easement approved by the City, and no drainage
170 or utilities are permitted to encroach into the easement area, the area of the easement
171 shall be credited one dwelling unit per four acres of the easement area, which credit
172 shall be increased to one dwelling unit per three acres of conservation area when the
173 entire area is conveyed to public ownership. The density credits shall be increased by
174 one-half dwelling unit for the creation of interconnected wildlife habitat greenways
175 suitable for the movement of wildlife through the site. The resulting density credit may
176 be transferred to the upland development area within the project boundaries.
- 177 (2) A credit of one dwelling unit per four acres shall be given for the area established for
178 commonly owned golf courses, parks, and recreational facilities, which credit shall be
179 increased to one dwelling unit per three acres when such facilities are open to the
180 general public through deed restriction or dedication to the City. The density credits for
181 golf courses and recreational facilities shall be computed as allowable dwelling units to
182 be permitted in upland areas of the site.
- 183 (3) The additional units permitted herein as density credits may be applied in upland areas
184 above the one dwelling unit per five net acres maximum limit established herein, but
185 not above the maximum permitted gross density established by the Deltona
186 Comprehensive Plan.
- 187 (d) *Dimensional requirements.*

RE-5, Residential Estate Five	Single-Family Detached Development
Minimum lot size	
Area	5 acres ⁽¹⁾ (net)
Area	1 acre ⁽²⁾ (cluster)
Lot area if on-site sewage disposal systems are used (acre)	- - - -
Lot area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	- - - -
Width (ft.)	150
Minimum yard size	
Front yard(ft.)	
Large lot (one acre or more)	45
Small lot	25
Rear yard (ft.)	
Large lot (one acre or more)	45
Small lot	35
Side yard (ft.)	
Abutting any lot	25
Abutting any street	45
Waterfront or golf course yard	45
Abutting equestrian facilities or golf course	45
Yard between interior	- - - -
Buffer yard between the periphery	150
Maximum building height (ft.)	35
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	35
Minimum floor area (sq. ft.)	1,400
⁽¹⁾ Refer to Section 110-305(d)	
⁽²⁾ In clustered development when development is serviced by an onsite sewage disposal system. Minimum lot size may be reduced to 10,000 square feet in clustered development when community or public water and wastewater systems are provided, excluding community septic tanks. Clustered development shall not exceed the density standards established herein.	

- 188 (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
189 the requirements of Sections 110-828 and 110-811 shall be constructed.
- 190 (f) *Types of signs permitted.* Signs shall be permitted in accordance with the Sign Code,
191 Chapter 102, Code of Ordinances, City of Deltona, as it may be amended from time to time.
192 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 2, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
193 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
194 20-2017)

195 **Sec. 110-306. RE-1, Residential Estate One classification.**

- 196 (a) *Purpose and intent.* The purpose and intent of the RE-1, Residential Estate One
197 classification is to provide for development, in a manner which is consistent with the

198 Comprehensive Plan, in areas of the City that are characterized by extensive large lot
 199 development or large vacant parcels of land, and to provide for future large lot subdivisions
 200 that may or may not include equestrian amenities and accessory uses.

201 (b) *Permitted principal uses and structures.* In the RE-1 classification, no premises shall be
 202 used except for the following uses and their customary accessory uses or structures as
 203 depicted in Table 1, unless approved by the Director of Planning and Development Services
 204 or designee that are deemed to be similar in character and purposes to those enumerated in
 205 this section. Any decision made by the Director of Planning and Development Services or
 206 designee may be appealed in accordance with Section 74-5(g).

207 (d) *Maximum density.* The maximum development density permitted is one dwelling unit per
 208 net acre, with the exceptions permitted herein. When protected resources are set aside as
 209 open spaces protected for at least 50 years in a conservation easement approved by the City,
 210 and no drainage or utilities are permitted to encroach into the easement area, the area of the
 211 easement shall be credited one dwelling unit per three-fourths protected acre. The resulting
 212 density credit may be transferred to upland development area within the project boundaries.
 213 A credit of one dwelling unit per park/recreational acre will be given for the area established
 214 for commonly owned golf courses, parks, and recreational facilities, which credit shall be
 215 increased to one dwelling unit per three-fourths park/recreational acre when such facilities
 216 are open to the general public through deed restriction or dedication to the City.

217 (e) *Dimensional requirements.*

RE-1, Residential Estate One	Single-Family Detached Development
Minimum lot size	
Area	1 acre ⁽¹⁾
Width (ft.)	100
Minimum yard size	
Front yard(ft.)	
Large lot (one acre or more)	40
Small lot	25
Rear yard (ft.)	
Large lot (one acre or more)	40
Small lot	35
Side yard (ft.)	
Abutting any lot	15
Abutting any street	40
Waterfront or golf course yard	40
Abutting equestrian facilities or golf course	40
Yard between interior	----
Buffer yard between the periphery ⁽²⁾	150
Maximum building height (ft.)	35
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	35
Minimum floor area (sq. ft.)	1,400

⁽¹⁾ In clustered development when development is serviced by an onsite sewage disposal system. Minimum lot size may be reduced to 10,000 square feet in clustered development when community or public water and wastewater systems are provided, excluding community septic tanks. Clustered development shall not exceed the density standards established herein.

⁽²⁾ 100 percent opaque landscaping using trees, shrubs, and groundcover permitted in the landscaping provisions of this Chapter.

218 (f) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
 219 the requirements of Sections 110-828 and 110-811 shall be constructed.

220 (g) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, Code of
 221 Ordinances of the City.

222 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 3, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
 223 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
 224 20-2017)

225 **Sec. 110-307. R1-AAA, AA, A, and R1, Single-Family classifications.**

226 (a) *Purpose and intent.* The Single-Family classifications are established within the City to
 227 provide areas for single-family dwellings and customary accessory buildings. The
 228 regulations for this classification are designed to promote the construction and continued
 229 use of land for single-family dwellings, and to provide as conditional uses certain structures
 230 and uses required to serve the residents, such as churches and noncommercial recreational
 231 areas. Prohibited are uses of land that would create potential nuisances to residential areas,
 232 adversely affect residential property values, overburden public facilities, or create
 233 potentially adverse individual or cumulative impacts to adjacent lakes that would diminish
 234 their water quality or aesthetic appeal.

235 (b) *Permitted principal uses and structures.* In the R1, R-1AAA, AA and A districts, no
 236 premises shall be used except for the following principal uses and their customary accessory
 237 structures or uses as depicted in Table 1, unless approved by the Director of Planning and
 238 Development Services or designee that are deemed to be similar in character and purposes
 239 to those enumerated in this section. Any decision made by the Director of Planning and
 240 Development Services or designee may be appealed in accordance with Section 74-5(g).

241 (c) *Maximum density.* With septic tanks, maximum one dwelling unit per acre. With
 242 community or public water and sewer (except community septic tanks):

243 1. R-1AAA: Two dwelling units per acre.

244 2. R-1AA: Three dwelling units per acre.

245 3. R-1A: Four dwelling units per acre.

246 4. R-1: Six dwelling units per acre.

247 (d) *Dimensional requirements.*

R1-AAA, AA, A, and R1 Single-Family	R1-AAA	R1-AA	R1-A	R1	R1 <i>(Arbor Ridge)</i>
--	--------	-------	------	----	--------------------------------

					<i>Sub-division)</i>
Minimum lot size					
Area (sq. ft.)	20,000	12,000	9,500	7,400	5,000
Width (ft.)	100	90	80	75	45
Minimum yard size					
Front yard(ft.)	25	25	25	25	25
Front yard abutting an arterial or collector street (ft)	30	30	30	30	30
Rear yard (ft.)	10	10	10	10	10
Side yard (ft.)	6	6	6	6	6
Side street yard (ft.)	25	25	25	25	15
Waterfront (ft.) ⁽¹⁾	25	25	25	25	25
Maximum building height (ft.)	35	35	35	35	35
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	35	35	35	35	35
Minimum floor area (sq. ft.)	1,400	1,400	1,400	1,200	1,200
Accessory Structures Minimum Setbacks (ft.)					
Front yard (ft.) ⁽²⁾	<i>Not permitted</i>				
Rear yard (ft.)	10	10	10	10	10
Interior side yard (ft.)	6	6	6	6	6
Side street yard back-to-back existing SFR structures (ft.) ⁽²⁾	15	15	15	15	15
Side street yard with existing house adjacent to a vacant lot ⁽²⁾	25	25	25	25	25
Side street yard adjacent to the existing front yard of a developed lot ⁽²⁾	25	25	25	25	25
Side street yard abutting an arterial or collector street ⁽²⁾ ; \sup	30	30	30	30	30

⁽¹⁾ 25 feet from the rear property line or the ordinary high-water mark, whichever is most restrictive (Section 110-818).

⁽²⁾ Accessory buildings and structures, other than lawn ornaments and fences built in accordance with this Chapter, shall not be located in the front yard forward of the edge of the principal dwelling, or beyond any side street yard setback on lots of less than 2.45 acres. On lots of 2.45 acres or more, accessory uses and structures other than swimming pools and their decks may be located in the front yard and side street yard past the main building line provided they are set back a minimum of 100 feet from the front yard and the side street yard and 75 feet from any interior side lot line. (Section 110-827(c)(1)d.)

Accessory Structure Setbacks Back-to-Back Lots



SIDE STREET YARD SETBACK FOR ACCESSORY STRUCTURE (Area where no accessory structures are allowed) **SIDE STREET YARD**

248

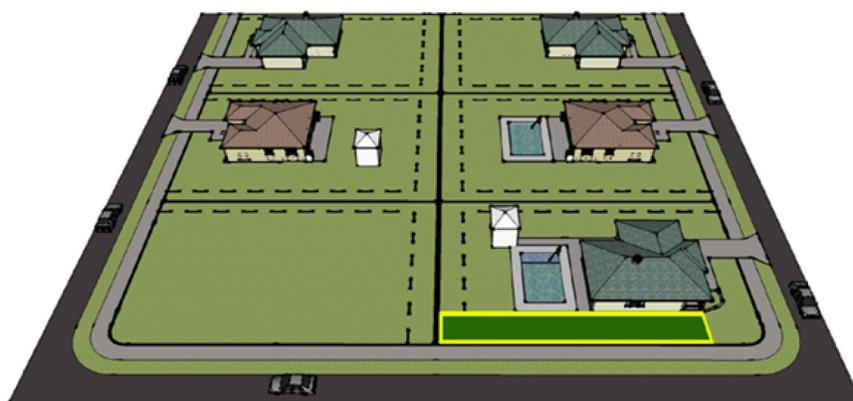
Accessory Structure Setbacks Side Driveway



SIDE STREET YARD SETBACK FOR ACCESSORY STRUCTURE (Area where no accessory structures are allowed) **SIDE STREET YARD**

249

Accessory Structure Setbacks Adjacent to Vacant Lot



SIDE STREET YARD SETBACK FOR ACCESSORY STRUCTURE (Area where no accessory structures are allowed) **SIDE STREET YARD**

250

251 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 06-2007, § 1, 4-16-2007; Ord. No. 07-2010, § 4, 6-
 252 21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013;
 253 Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 04-2016, § 1(Exh. A), 4-4-2016; Ord. No.
 254 06-2017, § 1(Exh. A), 11-20-2017)

255 **Sec. 110-308. R1-B, Single-Family Residential classification.**

- 256 (a) *Purpose and intent.* The purpose and intent of the R-1B, Single-Family Residential
 257 classification is to provide for medium density single-family development, in a manner
 258 which is consistent with the Comprehensive Plan and preserve the character of existing
 259 small lot subdivisions.
- 260 (b) *Permitted principal uses and structures.* In the R1-B, Urban Single-Family Residential
 261 classification, no premises shall be used except for the following uses and their customary
 262 accessory uses or structures as depicted in Table 1, unless approved by the Director of
 263 Planning and Development Services or designee that are deemed to be similar in character
 264 and purposes to those enumerated in this section. Any decision made by the Director of
 265 Planning and Development Services or designee may be appealed in accordance with
 266 Section 74-5(g).
- 267 (c) *Maximum density.* The maximum development density permitted is six dwelling units per
 268 net acre, with the exceptions permitted herein. When protected resources are set aside as
 269 open spaces protected for at least 50 years in a conservation easement approved by the City,
 270 and no drainage or utilities are permitted to encroach into the easement area, the area of the
 271 easement shall be credited three dwelling units per protected acre, but not more than the
 272 gross density permitted by the Future Land Use Map. The resulting density credit may be
 273 transferred to upland development area within the project boundaries. A credit of three
 274 dwelling units per park/recreational acre will be given for the area established for
 275 commonly owned golf courses, parks, and recreational facilities, which credit shall be
 276 increased to four dwelling units per park/recreational acre when such facilities are open to
 277 the general public through deed restriction or dedication to the City. No density credits shall
 278 allow the site to exceed the maximum gross density limits established in the Comprehensive
 279 Plan Future Land Use Map.
- 280 (d) *Dimensional requirements.*

R1-B, Single-family Residential	
Minimum lot size	
Area	5,000 sq. ft.
Width	50 feet
Minimum yard size	
Front yard	25 feet
Rear yard	10 feet
Side yard:	
Abutting any lot ⁽¹⁾	7.5 feet
Abutting any street ⁽²⁾	25 feet
Waterfront or golf course yard ⁽³⁾	25 feet
Maximum building height	35 feet

Maximum lot coverage (<i>with principal and accessory buildings</i>)	35%
Minimum floor area ⁽⁴⁾	1,200 sq. ft.
⁽¹⁾ May be reduced to five feet or the width of side yard easement, whichever is greater, as measured from the closest points of buildings or roofs if Fire Code compliant fire rated materials are used on the external walls and roofs, or if residential fire sprinklers approved by the City Fire Marshal are installed in each building.	
⁽²⁾ May be 15 feet within subdivisions approved prior to November 3, 2003.	
⁽³⁾ 20 percent of the lot depth, but not less than 25 feet.	
⁽⁴⁾ Except for any subdivisions approved prior to November 3, 2003.	

- 281 (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
282 the requirements of Sections 110-828 and 110-811 shall be constructed.
- 283 (f) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, Code of
284 Ordinances of the City of Deltona, as it may be amended from time to time.
- 285 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 31-2004, § 1, 1-24-2005; Ord. No. 07-2010, § 5, 6-21-
286 2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013;
287 Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

288 **Sec. 110-309. R-2, Two-Family (Duplex) Dwelling District.**

- 289 (a) *Purposed and intent.* The purpose of the R-2, Two-Family Dwelling District zoning is to
290 allow, single-family dwellings, single-family detached patio homes, and duplex consistent
291 with the development standards and density requirements of the Low Density Residential
292 Future Land Use Category.
- 293 (b) *Permitted uses.* Within the R-2, Two-Family (Duplex) Residential Dwelling District, no
294 building, structure, land, or water shall be used except for one or more of the following uses
295 and their customary, incidental, and subordinate accessory uses as depicted in Table 1,
296 unless approved by the Director of Planning and Development Services or designee that are
297 deemed to be similar in character and purposes to those enumerated in this section. Any
298 decision made by the Director of Planning and Development Services or designee may be
299 appealed in accordance with Section 74-5(g).
- 300 (c) *Building height regulation.* No building shall exceed a height of 35 feet.
- 301 (d) *Density.*
- 302 1. No development shall be permitted to exceed the maximum density limits
303 established for the development site by the Low Density Residential Future Land
304 Use Map Category established in the Deltona Comprehensive Plan, as it may be
305 amended from time to time.
- 306 2. Maximum density: Six dwelling units/acre.
- 307 (e) *Dimensional requirements.*

R-2, Two Family (Duplex) Dwelling	Single-Family Dwellings	Single-Family Patio Homes	Two-Family (Duplex) Dwellings
--	-------------------------	---------------------------	-------------------------------

Minimum lot size			
Area	7,500 sq. ft.	3,500 sq. ft.	7,500 sq. ft.
Area if on-site sewage disposal systems are used (acre)	-----	1	-----
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	-----	20,000	-----
Width (ft.)	75	-----	75
Interior Lot	-----	50	-----
Corner lot	-----	70	-----
Minimum yard size			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			
Abutting any lot ⁽¹⁾	7.5	0	0
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Maximum building height (ft.)	35	35	35
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	40	40	40
Minimum floor area (sq. ft.) ⁽²⁾	1,200	1,200	750(<i>each unit</i>)
⁽¹⁾ 7.5 feet, or ten percent of the width of the lot at the front property line, whichever is greater. Except that patio homes and duplexes may have a zero feet side yard setback along interior lot lines between patio homes and duplexes.			
⁽²⁾ Minimum floor area exclusive of terraces, attached roofed-over porches, carports, patios, attached garages, and utility rooms. 600 square feet net living area—One-bedroom apartments; 750 square feet net living area—two-bedroom apartments; 800 square feet net living area three or more-bedroom apartments.			

308 (f) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
309 the requirements of Sections 110-828 and 110-811 shall be constructed.

310 (g) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, as it is
311 amended from time to time.

312 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 6, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
313 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
314 20-2017)

315 **Sec. 110-310. RM-1, Multiple Family Residential Dwelling District.**

316 (a) *Purpose and intent.* The purpose of this the RM-1, Multiple Family Residential Dwelling
317 District zoning is to allow single-family detached patio homes, duplex dwellings, and
318 multiple-family dwellings consistent with the development standards and density
319 requirements of the Medium Density Residential Future Land Use Category.

320 (b) *Permitted uses.* Within the RM-1, Multiple Family Residential Dwelling District, no
 321 building, structure, land, or water shall be used except for one or more of the following
 322 uses and their customary, incidental, and subordinate accessory uses as depicted in Table
 323 1, unless approved by the Director of Planning and Development Services or designee
 324 that are deemed to be similar in character and purposes to those enumerated in this
 325 section. Any decision made by the Director of Planning and Development Services or
 326 designee may be appealed in accordance with Section 74-5(g).

327 (c) *Density.*

328 a. No development shall be permitted to exceed the maximum density limits
 329 established for the development site by the Future Land Use Map Category
 330 established in the Deltona Comprehensive Plan, as it may be amended from time
 331 to time. No development shall be approved with less than the minimum density
 332 established for the property by the Future Land Use Map Category in the Deltona
 333 Comprehensive Plan, as it may be amended from time to time.

334 b. Maximum density: 12 dwelling units/acre.

335 c. Minimum density: Six dwelling units/acre.

336 (d) *Dimensional requirements*

RM-1, Multiple Family Residential Dwelling	Single-Family Patio Homes	Single-Family Attached Townhouse	Multi-Family Dwelling Buildings
Minimum lot size			
Area (sq. ft.)	3,500	1,600	43,560
Area if on-site sewage disposal systems are used (acre per unit)	1	1	
Area if on-site sewage disposal systems are used (acre per unit)	1	1	
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	20,000	20,000	
Width (ft.)			
Interior Lot	50	20	100
End lot	- - - -	26	
Corner lot	70	38	
Depth (ft.)	- - - -	90	
Minimum yard size			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			
Abutting any lot ⁽¹⁾	15	15	15
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40

Yard between interior ⁽²⁾	0	0	0
Maximum building height (ft.)	45	45	45
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	40	40	
Minimum floor area (sq. ft.)	1,400	1,400	⁽³⁾
Minimum building separation (ft.)			
Between fronts or rears of principal buildings	----	50	
Between any other combination of principal building arrangements	----	25	
Minimum building setback from streets and drives (ft.)	----		
From any interior street drive or off-street parking area ⁽⁴⁾	----	10	
Maximum building length and width (ft.)	----	200	
Building Development Standards ⁽⁵⁾			
Minimum dwelling units in a building	----	2	----
Maximum dwelling units in a building	----	8	----
Minimum distance between buildings (ft.)	----	30	----
⁽¹⁾ 15 feet, or ten percent of the width of the lot at the front property line, whichever is greater. Side yard for multifamily shall be a minimum of width of fifteen, or one-half the height of the building, whichever is greater			
⁽²⁾ Patio homes are required to have an interior open-air courtyard, atrium, or patio.			
⁽³⁾ Minimum floor area exclusive of terraces, attached roofed-over porches, carports, patios, attached garages, and utility rooms. 600 square feet net living area—One-bedroom apartments; 750 square feet net living area—two-bedroom apartments; 800 square feet net living area three or more-bedroom apartments.			
⁽⁴⁾ This requirement shall not diminish the minimum front, side, and rear yard requirements for townhouse developments.			
⁽⁵⁾ The exterior facades of all townhouse units shall be varied in material and design so that no more than two abutting units will have the same architectural appearance and front yard setback and depth. Varied front yard setbacks shall not be less than two feet offset from adjoining units as measured at the principal foundation line of each unit, and no setback distance shall be less than the required minimum.			

- 338 (e) The first floor of each multiple family dwelling building shall be nonresidential and all
339 floors must be built out in one phase. The nonresidential use shall have a certificate of
340 occupancy before the residential use is given a certificate of occupancy.
- 341 (f) At least two uses are required in each multi-family building, both residential and high end
342 commercial or class-A office. Home-based businesses or institutional uses are not
343 appropriate second uses. “HIGH END COMMERCIAL” means specialty retail stores
344 focusing on certain categories of goods. “CLASS-A-OFFICE” means premier office
345 space with high quality finishes, amenities, and technology systems.
- 346 (g) The first floor of each multiple family dwelling building must be concrete.
- 347 (h) Minimum multi-family and condominium unit size: one-bedroom must be larger than 750
348 square feet; two bedrooms must be larger than 1,000 square feet, three or more bedrooms
349 must be larger than 1,350 square feet.
- 350 (i) Minimum multi-family and condominium building setback: 50 feet for buildings greater
351 than 35 feet or when adjacent to single-family residential use or zoning.
- 352 (j) Amenities required within multiple family dwelling developments include:
- 353 1. Each unit must have an in-unit washer/dryer and an independent balcony. All
354 balconies shall be a minimum of 54 square feet of clear, unobstructed space, at
355 least six feet in depth. Balconies may be covered and screened but cannot be fully
356 enclosed. False, Faux, Juliet/Juliette, Balconette, and other similar ornamental or
357 standing type balconies shall not be considered a balcony and are prohibited
358 where a balcony is referenced in this section.
- 359 2. Pool with restrooms
- 360 3. Gymnasium
- 361 4. Doggy runs (if pets are allowed)
- 362 5. Internal concierge trash service
- 363 6. Enhanced landscaping to include a minimum-ten-foot planting area for building
364 foundation landscaping, with a minimum of two understory trees and five shrubs
365 for every 40 feet of façade length. The remainder of the planting area shall be
366 landscaped with groundcover or other landscape treatment. A minimum ten-foot-
367 wide landscape strip is required where four or more rows of parking spaces abut;
368 one canopy tree, one understory tree and three shrubs must be planted in every
369 100 feet in length.
- 370 7. Minimum eight-foot-wide sidewalks.
- 371 8. Flex office space
- 372 9. Parking garages must be provided for all units. An additional 0.25 spaces per
373 dwelling unit for guests, provided either on-street internal to the development or
374 in an off-street parking lot. A minimum of one electric vehicle charging station
375 must be provided for a development requiring more than 50 parking spaces. The
376 charging station shall serve two parking spaces.

377 (k) Enhanced architectural standards are required to be integrated into the building form to
378 break up a large building mass and long walls. Architectural features shall be displayed
379 on all sides of a building, incorporating a base, middle and top to maintain pedestrian
380 scale. The building mass shall be proportionate to the site, streets, open space, and
381 surrounding developments.

- 382 1. Buildings shall include a minimum of three architectural elements on facades
383 fronting a right-of-way, and two elements on other facades. Architectural
384 elements shall include, but not be limited to porticos, balconies, columns,
385 awnings, canopies, recessed/projected access.
- 386 2. Integrated ornamental and structural building articulation, including projections
387 and recesses with a minimum depth of 24 inches.
- 388 3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and
389 belt courses must be utilized in the building design.
- 390 4. Building facades shall have a minimum of 30% fenestration elements (windows,
391 doors and openings). Windows and doors shall include surrounds, casing or
392 headers.
- 393 5. Building material and finishes shall be consistent on all facades. High quality
394 materials and finishes, such as brick, stone, vertical board or batten siding shall be
395 used; stucco is only acceptable for a maximum of 40% of the building facades;
396 EIFIS shall not be used as a primary material. Prohibited material include
397 unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.
- 398 6. Light fixtures shall be consistent throughout the development and shall
399 complement the building architecture. Light fixtures shall be decorative with
400 concealed light sources, and light poles shall have fluted bases. The use of
401 illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.
- 402 7. Accessory structure not design or incorporated as part of the principal building or
403 as part of the amenities listed in this section are prohibited.

404 (l) Transportation demand management standards apply, including, but not limited to,
405 strategies to reduce trips and parking demand, pedestrian-oriented design elements,
406 bicycles facilities, pay to park, or other fees based on demand.

407 (m) Elements utilized to satisfy amenities required within multi-family developments listed in
408 this section shall not be credited as satisfying other design requirements or standards.

409 (n) *Off-street parking and loading requirements.* Off-street parking and loading areas
410 meeting the requirements of Sections 110-828 and 110-811 shall be constructed.

411 (o) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, Code
412 of Ordinances of the City of Deltona.

413 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 7, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
414 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
415 20-2017)

416 **Sec. 110-311. RM-2, Multiple Family Residential Dwelling District.**

417 (a) *Purpose and intent.* The purpose of the RM-2, Multiple Family Residential Dwelling
 418 District zoning is to allow single-family detached patio homes, duplex dwellings, and
 419 multiple-family dwellings consistent with the development standards and density
 420 requirements of the high density residential future land use category.

421 (b) *Permitted uses.* Within the RM-2, Multiple Family Residential Dwelling District, no
 422 building, structure, land, or water shall be used except for one or more of the following
 423 uses and their customary, incidental, and subordinate accessory uses as depicted in Table
 424 1, unless approved by the Director of Planning and Development Services or designee
 425 that are deemed to be similar in character and purposes to those enumerated in this
 426 section. Any decision made by the Director of Planning and Development Services or
 427 designee may be appealed in accordance with Section 74-5(g).

428 (c) Density.

- 429 1. No development shall be permitted to exceed the maximum density limits
 430 established for the development site by the Future Land Use Map Category
 431 established in the Deltona Comprehensive Plan, as it may be amended from time
 432 to time. No development shall be approved with less than the minimum density
 433 established for the property by the Future Land Use Map Category in the Deltona
 434 Comprehensive Plan, as it may be amended from time to time.
- 435 2. Maximum density: 20 dwelling units/acre.
- 436 3. Minimum density: 12 dwelling units/acre.

437 (d) Dimensional requirements.

RM-2, Multiple Family Residential Dwelling	Single-Family Patio Homes	Single-Family Attached Townhouse	Multi-Family Dwelling Buildings
Minimum lot size			
Area (sq. ft.) ⁽¹⁾	3,500	1,600	
Area if on-site sewage disposal systems are used (acre per unit)	1	1	1
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	20,000	20,000	
Width (ft.)			
Interior Lot	50	20	
End lot	----	26	
Corner lot	70	38	
Depth (ft.)	----	90	
Minimum yard size			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			

Abutting any lot ⁽²⁾	15	15	15
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Yard between interior ⁽³⁾	0	0	
Maximum building height (ft.) ⁽⁴⁾	80	80	80
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	40	40	40
Minimum floor area (sq. ft.) ⁽⁵⁾	1,400	1,000	⁽⁵⁾
Minimum building separation (ft.)			
Between fronts or rears of principal buildings	----	50	
Between any other combination of principal building arrangements	----	25	
Minimum building setback from streets and drives (ft.)	----		
From any interior street drive or off-street parking area ⁽⁶⁾	----	10	
Maximum building length and width (ft.)	----	200	
Building Development Standards ⁽⁷⁾			
Minimum dwelling units in a building	----	2	
Maximum dwelling units in a building	----	8	
Minimum distance between buildings (ft.)	----	30	
⁽¹⁾ For Single-family attached townhouse, lots required to be individually platted.			
⁽²⁾ 15 feet, or ten percent of the width of the lot at the front property line, whichever is greater. Side yard for multifamily shall be a minimum of width of fifteen, or one-half the height of the building, whichever is greater.			
⁽³⁾ Patio homes are required to have an interior open-air courtyard, atrium, or patio.			
⁽⁴⁾ Not over five habitable floors.			
⁽⁵⁾ Minimum floor area exclusive of terraces, attached roofed-over porches, carports, patios, attached garages, and utility rooms. 600 square feet net living area—One-bedroom apartments; 750 square feet net living area—two-bedroom apartments; 800 square feet net living area three or more-bedroom apartments.			
⁽⁶⁾ This requirement shall not diminish the minimum front, side, and rear yard requirements for townhouse developments.			
⁽⁷⁾ The exterior facades of all townhouse units shall be varied in material and design so that no more than two abutting units will have the same architectural appearance and front yard setback and depth. Varied front yard setbacks shall not be less than two feet offset from adjoining units as measured at the principal foundation line of each unit, and no setback distance shall be less than the required minimum.			

438 (e) The first floor of each multiple family dwelling building shall be nonresidential and all
439 floors must be built out in one phase. The nonresidential use shall have a certificate of
440 occupancy before the residential use is given a certificate of occupancy.

441 (f) At least two uses are required in each multi-family building, both residential and high end
442 commercial or class-A office. Home-based businesses or institutional uses are not

443 appropriate second uses. “HIGH END COMMERCIAL” means specialty retail stores
444 focusing on certain categories of goods. “CLASS-A-OFFICE” means premier office
445 space with high quality finishes, amenities, and technology systems.

446 (g) The first floor of each multiple family dwelling building must be concrete.

447 (h) Minimum multi-family and condominium unit size: one-bedroom must be larger than 750
448 square feet; two bedrooms must be larger than 1,000 square feet, three or more bedrooms
449 must be larger than 1,350 square feet.

450 (i) Minimum multi-family and condominium building setback: 50 feet for buildings greater
451 than 35 feet or when adjacent to single-family residential use or zoning.

452 (j) Amenities required within multiple family dwelling developments include:

453 1. Each unit must have an in-unit washer/dryer and an independent balcony. All
454 balconies shall be a minimum of 54 square feet of clear, unobstructed space, at
455 least six feet in depth. Balconies may be covered and screened but cannot be fully
456 enclosed. False, Faux, Juliet/Juliette, Balconette, and other similar ornamental or
457 standing type balconies shall not be considered a balcony and are prohibited
458 where a balcony is referenced in this section.

459 2. Pool with restrooms

460 3. Gymnasium

461 4. Doggy runs (if pets are allowed)

462 5. Internal concierge trash service

463 6. Enhanced landscaping to include a minimum-ten-foot planting area for building
464 foundation landscaping, with a minimum of two understory trees and five shrubs
465 for every 40 feet of façade length. The remainder of the planting area shall be
466 landscaped with groundcover or other landscape treatment. A minimum ten-foot-
467 wide landscape strip is required where four or more rows of parking spaces abut;
468 one canopy tree, one understory tree and three shrubs must be planted in every
469 100 feet in length.

470 7. Minimum eight-foot-wide sidewalks.

471 8. Flex office space

472 9. Parking garages must be provided for all units. An additional 0.25 spaces per
473 dwelling unit for guests, provided either on-street internal to the development or
474 in an off-street parking lot. A minimum of one electric vehicle charging station
475 must be provided for a development requiring more than 50 parking spaces. The
476 charging station shall serve two parking spaces.

477 (k) Enhanced architectural standards are required to be integrated into the building form to
478 break up a large building mass and long walls. Architectural features shall be displayed
479 on all sides of a building, incorporating a base, middle and top to maintain pedestrian
480 scale. The building mass shall be proportionate to the site, streets, open space, and
481 surrounding developments.

- 482 1. Buildings shall include a minimum of three architectural elements on facades
483 fronting a right-of-way, and two elements on other facades. Architectural
484 elements shall include, but not be limited to porticos, balconies, columns,
485 awnings, canopies, recessed/projected access.
- 486 2. Integrated ornamental and structural building articulation, including projections
487 and recesses with a minimum depth of 24 inches.
- 488 3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and
489 belt courses must be utilized in the building design.
- 490 4. Building facades shall have a minimum of 30% fenestration elements (windows,
491 doors and openings). Windows and doors shall include surrounds, casing or
492 headers.
- 493 5. Building material and finishes shall be consistent on all facades. High quality
494 materials and finishes, such as brick, stone, vertical board or batten siding shall be
495 used; stucco is only acceptable for a maximum of 40% of the building facades;
496 EIFIS shall not be used as a primary material. Prohibited material include
497 unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.
- 498 6. Light fixtures shall be consistent throughout the development and shall
499 complement the building architecture. Light fixtures shall be decorative with
500 concealed light sources, and light poles shall have fluted bases. The use of
501 illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.
- 502 7. Accessory structure not design or incorporated as part of the principal building or
503 as part of the amenities listed in this section are prohibited.
- 504 8. Transportation demand management standards apply, including, but not limited
505 to, strategies to reduce trips and parking demand, pedestrian-oriented design
506 elements, bicycles facilities, pay to park, or other fees based on demand.
- 507 9. Elements utilized to satisfy amenities required within multi-family developments
508 listed in this section shall not be credited as satisfying other design requirements
509 or standards.

510 (l) *Off-street parking and loading requirements.* Off-street parking and loading areas
511 meeting the requirements of Sections 110-828 and 110-811 shall be constructed.

512 (m) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, Code
513 of Ordinances of the City of Deltona.

514 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 8, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
515 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 16-2015, § 2, 10-5-2015;
516 Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

517 **Sec. 110-312. MH, Mobile Home Park classification.**

518 (a) *Purpose and intent.* The purpose and intent of the MH Mobile Home Park classification is
519 to provide areas for the use and development of mobile home parks.

520 (b) *Permitted principal uses and structures.* In the Mobile Home Park classification, no
521 premises shall be used except for the following uses and their customary accessory uses or

522 structures as depicted in Table 1, unless approved by the Director of Planning and
 523 Development Services or designee that are deemed to be similar in character and purposes
 524 to those enumerated in this section. Any decision made by the Director of Planning and
 525 Development Services or designee may be appealed in accordance with Section 74-5(g).

526 (d) *Dimensional requirements for mobile home park.*

MH - Mobile Home Park	
Minimum project size (acres)	10
Maximum spaces per net acre of land ⁽¹⁾	7
Minimum mobile home space size	
Area (sq. ft.)	5,000
Width (ft.)	50
Depth (ft.)	50
Minimum yard size	
Front yard (ft.)	10
Rear yard (ft.)	7.5
Side yard (ft.):	
Abutting any space	7.5
Abutting any street	10
Waterfront yard	25
Minimum floor area (sq. ft.)	750
⁽¹⁾ Not more than the gross residential density permitted by the underlying future land use category of the comprehensive plan.	

527 (e) *Final site plan requirements.* Final Site Plan approval meeting the requirements of Chapter
 528 75, Code of Ordinances, as it may be amended from time to time, is required.

529 (f) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
 530 the requirements of Sections 110-828 and 110-811 shall be constructed.

531 (g) *Landscape buffer requirements.* A landscaped buffer area meeting the requirements of
 532 Section 110-808 shall be constructed.

533 (h) *Skirting requirement.* The area between the ground and floor level of the mobile home
 534 dwelling shall be enclosed with block or decorative skirting.

535 (i) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the
 536 Deltona Sign Ordinance, Chapter 102, Code of Ordinances, as it may be amended from time
 537 to time.

538 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 9, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
 539 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
 540 2014)

541 **Sec. 110-313. OR, Office Residential Zoning District.**

542 (a) *Purpose and intent.* The purpose of the OR, Office Residential Zoning District is to meet
 543 two objectives. First, the district is intended to be established in single-family residential
 544 areas where road expansions and/or high traffic volumes, nearby nonresidential

545 development, and existing or developing nuisances (noise, lights, vibrations, etc.) decrease
 546 or potentially diminish the future potential for the continued use of the area for single-
 547 family residential purposes. Second, the OR District is intended to be established as a buffer
 548 between existing or proposed single-family residential development and existing or
 549 proposed commercial development and high traffic volume streets, and other nuisance
 550 producing areas. Designation of an area as an OR zoning district recognizes that the area is
 551 a transitioning commercial area, as referenced in the adopted Deltona Comprehensive Plan,
 552 as it may be amended from time to time.

553 (b) *Permitted uses.* In the Office Residential Zoning District, no land, building, structure, or
 554 water shall be used for any purpose except for the following land uses and their customary,
 555 incidental and subordinate accessory uses, which are permitted as depicted in Table 1,
 556 unless approved by the Director of Planning and Development Services or designee that are
 557 deemed to be similar in character and purposes to those enumerated in this section. Any
 558 decision made by the Director of Planning and Development Services or designee may be
 559 appealed in accordance with Section 74-5(g).

560 (d) *Dimensional requirements.*

OR - Office Residential	Single-Family Dwellings	Permitted Nonresidential Uses	Conditional Uses
Lot Area (sq. ft.)	7,500	7,500	12,500
Lot Width (ft.)	75	75	----
<i>when access is from a thoroughfare street, arterial street, or major collector</i>	----	----	100
<i>when access is from a local street that is not a major collector</i>	----	----	75
Yard Size			
Front yard(ft.)	25	25	25
Rear yard (ft.) ⁽¹⁾	25	25	25
Side yard (ft.) ⁽²⁾	7.5	7.5	7.5
Side street yard (ft.)	15	15	15
Density and Intensity Standards, Minimum Floor Area			
Density	Not to exceed the permitted in the applicable Comp. Plan FLU Map Category		
Maximum Floor Area Ratios (F.A.R.) ⁽³⁾	----	0.35	----
Minimum Floor Area ⁽⁴⁾	1,200	----	----
Maximum building height (ft.)	35	35	35
Maximum lot coverage (%) <i>(with principal and accessory buildings)</i>	30	30	30
⁽¹⁾ Except 30 feet from the ordinary high-water mark or lot line, whichever is most restrictive, on lots adjacent to surface water bodies or golf courses.			
⁽²⁾ Seven and one-half feet, or ten percent of the width of the lot, whichever is greater. Nonresidential side-yard may be reduced to zero when there is adjoining nonresidential			

development, when the property owners enter into a recorded agreement that provides for reasonable access for building maintenance and repairs, and provisions are made in building design for proper fire protection.

⁽³⁾ Banks, financial institutions, medical and dental offices, and clinics: Maximum F.A.R. 0.12.

⁽⁴⁾ Exclusive of garages, carports, attached roofed-over porches, terraces, and patios.

- 561 (e) *Off-street parking regulations.* See Section 110-828, except that the permitted internet sales
562 businesses shall have the same parking requirements as offices.
- 563 (f) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of
564 Section 110-808 shall be constructed prior to locating a non-residential use on a site in the
565 OR Zoning District. Except that when an existing building encroaches within the minimum
566 required perimeter landscaped buffer area, then the required buffer width shall be the
567 distance between the building and the lot line. Access shall be provided in the building
568 encroachment area for maintenance of the building and landscaping.
- 569 (g) *Final Site Plan requirements.* Final Site Plan approval is required meeting all applicable
570 requirements of the Land Development Code, Subpart B, Code of Ordinances, City of
571 Deltona, prior to constructing a business use, or converting a residential structure to a
572 business use.
- 573 (h) *Types of signs permitted.* Signs are permitted in accordance with the Deltona Sign Code,
574 Chapter 102, Code of Ordinances, City of Deltona, as it may be amended from time to time.
575 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 10, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
576 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
577 20-2017)

578 **Sec. 110-314. PB, Professional Business Zoning District.**

- 579 (a) *Purpose and intent.* The purpose of the PB, Professional Business Zoning District is to
580 establish a transitional zone between high volume streets and single-family residential areas,
581 and between higher intensity development and single-family residential areas. The
582 Professional Business Zoning District is established in areas that are transitional in
583 character. Therefore, a mix of single-family and compatible office development, with some
584 retail sales, is permitted. The Professional Business (PB) Zoning District was first
585 established in the original Deltona Lakes Community Development Plan to serve this
586 purpose in the planned development. It may be applied to achieve a zoning transition in all
587 other appropriate areas of the City, including those areas that were not included in the
588 original Deltona Lakes Community Development Plan, consistent with the commercial
589 future land use designations on the adopted Future Land Use Map.
- 590 (b) *Permitted uses.* In the Professional Business (PB) Zoning District, no building, structure,
591 land, or water shall be used except for one or more of the following uses as depicted in
592 Table 1, unless approved by the Director of Planning and Development Services or designee
593 that are deemed to be similar in character and purposes to those enumerated in this section.
594 Any decision made by the Director of Planning and Development Services or designee may
595 be appealed in accordance with Section 74-5(g).
- 596 (d) *Residential density.* No residential construction shall exceed a density of nine dwelling units
597 per acre.

598 (e) Dimensional requirements.

PB - Professional Business	Single-Family Dwellings	Single-family Attached Townhouse	Nonresidential
Lot Area (sq. ft.) ⁽¹⁾	7,500	1,600 <i>interior lots</i>	12,500
		2,000 <i>end lots</i>	
		2,800 <i>corner lots</i>	
<i>Development site if onsite sewage disposal systems are used (acre)</i>	-----	1	-----
<i>Development site if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)</i>	-----	15,000	-----
Lot Width (ft.)	75	-----	100
<i>Interior lot</i>	-----	20	-----
<i>End lot</i>	-----	26	-----
<i>Corner lot</i>	-----	38	-----
Yard Size			
Front yard(ft.) ⁽²⁾	25	25	25
Rear yard (ft.)	25	25	25
Waterfront rear yard (ft.) ⁽³⁾	30	30	30
Side yard (ft.) ⁽⁴⁾	7.5	-----	7.5
Interior lot(ft.) ⁽⁵⁾	-----	0 <i>between townhouses</i>	-----
Side street yard (ft.)	15	15	15
Minimum Floor Area (sq. ft.)	1,000	1,000	-----
Maximum Floor Area Ratios (F.A.R.)	-----	-----	0.35 ⁽⁶⁾
Maximum building height (ft.)	35	35	35
Maximum lot coverage (<i>with principal and accessory buildings</i>) (<i>swimming pools and screened enclosures are excepted from this provision</i>) (%)	35	30	30
Minimum building separation (ft.)			
Between fronts or rears of principal buildings	-----	50	-----
Between any other combination of principal building arrangements	-----	30	-----
Minimum building setback from streets and drives (ft.)			
From any interior street drive or off-street parking area ⁽⁷⁾	-----	10	-----
Maximum building length and width (ft.)	-----	200	

Building Development Standards ⁽⁸⁾			
Minimum dwelling units in a building	----	2	----
Maximum dwelling units in a building	----	8	----
⁽¹⁾ No site for nonresidential development shall be created, and no conversion of an existing site or building to nonresidential use shall be permitted unless the site area meets the minimum standard.			
⁽²⁾ Except that medical offices and banks shall be limited to a front yard equal to the minimum required width of the required landscaped buffer.			
⁽³⁾ No building shall be erected nearer than 30 feet to the ordinary high-water mark, or the platted property line, whichever is more restrictive.			
⁽⁴⁾ 7.5 feet or 10 percent of the width of the lot at the front property line, whichever is greater.			
⁽⁵⁾ Between townhouse buildings and adjacent interior building site side lot line 7.5 feet.			
⁽⁶⁾ The maximum floor area ratio for medical offices shall be 0.12 and for banks shall be 0.10.			
⁽⁷⁾ This requirement shall not diminish the minimum front, side, and rear yard requirements for townhouse developments.			
⁽⁸⁾ The exterior facades of all townhouse units shall be varied in material and design so that no more than two abutting units will have the same architectural appearance and front yard setback and depth. Varied front yard setbacks shall not be less than two feet offset from adjoining units as measured at the principal foundation line of each unit, and no setback distance shall be less than the required minimum.			

- 599 (f) *Off-street parking regulations.* See Section 110-828 of the Code of Ordinances, City of
600 Deltona, as it may be amended from time to time.
- 601 (g) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of
602 Section 110-808 of the Code of Ordinances as it may be amended from time to time, shall
603 be constructed prior to locating a non-residential use on any site.
- 604 (h) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of Chapter
605 75, Code of Ordinances, City of Deltona, as it may be amended from time to time, is
606 required prior to constructing a business use, or converting a residential structure to a
607 business use.
- 608 (i) *Types of signs permitted.* Signs are permitted in accordance with Chapter 102, Code of
609 Ordinances, City of Deltona, as it may be amended from time to time.
- 610 (j) *General provisions, exceptions, and prohibitions.*
- 611 (1) See Article VIII. Supplementary regulations.
- 612 (2) All Professional Business, district sites must be located on a thoroughfare roadway as
613 identified in Deltona Comprehensive Plan as it may be amended from time to time.
- 614 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 11, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
615 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
616 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

617 **Sec. 110-315. C-1, Retail Commercial District.**

- 618 (a) *Purpose and intent.* The purpose of the C-1, Retail Commercial Zoning District is to
619 establish neighborhood commercial development along high-volume roads that is

620 compatible with nearby single-family residential areas. The C-1-Retail Commercial Zoning
 621 District is not suitable for transitional areas. Therefore, low intensity commercial
 622 development with no residential mix is permitted. The C-1-Retail Commercial Zoning
 623 District was first established in the original Deltona Lakes Community Development Plan to
 624 serve this purpose in the planned development. It may be applied to achieve a commercial
 625 development suitable for serving surrounding single-family residential development in all
 626 other appropriate areas of the Cty, including those areas that were not included in the
 627 original Deltona Lakes Community Development Plan. The C-1 Zoning District shall only
 628 be applied to areas that are designated in the Commercial Future Land Use category on the
 629 adopted Future Land Use Map in the Deltona Comprehensive Plan, as it may be amended
 630 from time to time.

631 (b) *Permitted uses.* Within the C-1, Retail Commercial district, no building, structure, land, or
 632 water shall be used except for one or more of the following uses as depicted in Table 1,
 633 unless approved by the Director of Planning and Development Services or designee that are
 634 deemed to be similar in character and purposes to those enumerated in this section. Any
 635 decision made by the Director of Planning and Development Services or designee may be
 636 appealed in accordance with Section 74-5(g).

637 (d) *Dimensional requirements:*

C-1, Retail Commercial	
Minimum lot size	
Area (sq. ft.)	10,000
Width (ft.) ⁽¹⁾	100
Minimum yard size	
Front yard (ft.)	25
Rear yard (ft.)	15
Side yard (ft.) ⁽²⁾	5
Side street yard(ft)	15
Maximum building height (ft.)	35
Maximum lot coverage (%) <i>(with principal and accessory buildings)</i> ⁽³⁾	40
Maximum floor area ratio (F.A.R.)	0.35
⁽¹⁾ Except 150 feet shall be required along all abutting street frontages for land uses with drive through service or windows, and all three types of automobile service stations.	
⁽²⁾ Except may be reduced to zero foot where adjacent to existing building with zero foot setback or coordinated with proposed building with zero-foot setback. When two or more lots are used as one building site the setback restrictions set forth in this zoning district shall apply to the exterior perimeter of the combined site.	
⁽³⁾ Excluding swimming pools and screened enclosures, except, that screened enclosures used for storage, trash or equipment containment, and covered parking areas are included. This provision shall not be interpreted to allow a floor area ratio of any principal building or group of principal buildings to exceed the maximum permitted.	

638 (e) *Off-street parking regulations.* See Sections 110-828(f) through 828(j).

639 (f) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of Section
640 110-808 shall be constructed.

641 (g) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of Article III
642 of the Land Development Code [Chapter 75, Code of Ordinances], is required.

643 (h) *Types of signs permitted.* Signs are permitted in accordance with the City's sign code
644 Chapter 102, Code of Ordinances, as it may be amended from time to time.

645 (i) *General provisions, exceptions, and prohibitions.* See Article VIII.

646 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 12, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
647 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
648 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018)

649 **Sec. 110-316. C-2, General Commercial.**

650 (a) *Purpose and intent.* The purpose and intent of the C-2, General Commercial classification is
651 to encourage the development of intensive commercial areas providing a wide range of
652 goods and services, located adjoining at least one major collector or arterial road. The C-2
653 classification is intended to be applied to strip retail areas and may be applied to Interstate
654 Highway interchange areas and other intersections that are characterized by high traffic
655 volumes appropriate for highway-oriented commercial development and shopping centers.
656 This district is not intended to be applied within established residential areas, except when
657 those areas are either in transition, blighted, or designated in the commercial Future Land
658 Use category on the adopted Future Land Use Map. This zoning district shall only be
659 applied to areas designated in the commercial future land use category on the adopted
660 Deltona Comprehensive Plan Future Land Use Map.

661 (b) *Permitted uses.* In the C-2, General Commercial zoning district, no premises shall be used
662 except for one of the following uses and their customary accessory uses and structures as
663 depicted in Table 1, unless approved by the Director of Planning and Development Services
664 or designee that are deemed to be similar in character and purposes to those enumerated in
665 this section. Any decision made by the Director of Planning and Development Services or
666 designee may be appealed in accordance with Section 74-5(g).

667 (d) *Dimensional requirements.*

C-2, General Commercial	
Minimum lot size	
Area (sq. ft.)	15,000
Width (ft.) ⁽¹⁾	100
Minimum yard size	
Front yard (ft.)	35
Rear yard (ft.) ⁽²⁾	10
Side yard (ft.) ⁽²⁾	10
Waterfront yard (ft.)	25
Maximum building height (ft.)	75
Maximum lot coverage (%) (<i>with principal and accessory buildings</i>)	35

Maximum floor area ratio (F.A.R.)	0.50
⁽¹⁾ Except 150 feet shall be required along all abutting street frontages for land uses with drive through service or windows, and all three types of automobile service stations.	
⁽²⁾ Unless abutting any residentially zoned property, then 35 feet.	

- 668 (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
669 the requirements of Section 110-828 shall be constructed.
- 670 (f) *Landscape buffer requirements.* Landscaped buffer areas meeting the requirements of
671 Section 110-808 shall be constructed.
- 672 (g) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of the Land
673 Development Code, Chapter 75, Code of Ordinances, as it may be amended from time to
674 time, is required.
- 675 (h) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the
676 City's sign code, Chapter 102, Code of Ordinances, as it may be amended from time to time.
- 677 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 13, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
678 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
679 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018;
680 Ord. No. 08-2018, § 1(Exh. A), 8-20-2018)

681 **Sec. 110-317. C-3, Heavy Commercial classification.**

- 682 (a) *Purpose and intent.* The purpose and intent of the C-3, Heavy Commercial classification is
683 to provide areas for commercial uses and structures that are not generally compatible with
684 intensive C-1 or C-2 uses and structures.
- 685 (b) *Permitted principal uses and structures.* In the C-3, Heavy Commercial classification, no
686 premises shall be used except for the following uses and their customary accessory uses or
687 structures as depicted in Table 1, unless approved by the Director of Planning and
688 Development Services or designee that are deemed to be similar in character and purposes
689 to those enumerated in this section. Any decision made by the Director of Planning and
690 Development Services or designee may be appealed in accordance with Section 74-5(g).
- 691 (d) *Dimensional requirements.*

C-3, Heavy Commercial	
Minimum lot size	
Area (sq. ft.)	15,000
Width (ft.)	100
Minimum yard size	
Front yard (ft.)	35
Rear yard (ft.) ⁽¹⁾	25
Side yard (ft.) ⁽¹⁾	10
Waterfront yard(ft)	25
Maximum building height (ft.)	75
Maximum lot coverage (%) <i>(with principal and accessory buildings)</i>	35
Maximum floor area ratio (F.A.R.)	0.55

⁽¹⁾ Unless abutting any residentially zoned property, then 35 feet.

- 692 (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
693 the requirements of Section 110-828 shall be constructed.
- 694 (f) *Landscape buffer requirements.* Landscaped buffer areas meeting the requirements of
695 Section 110-808 shall be constructed.
- 696 (g) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of the Land
697 Development Code Chapter 75, Code of Ordinances, as it may be amended from time to time.
- 698 (h) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the
699 City's sign code Chapter 102, Code of Ordinances, as it may be amended from time to time.
- 700 **(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 14, 6-21-2010; Ord. No. 19-2011, §**
701 **1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013,**
702 **§ 1(Exh. A), 2-3-2014; Ord. No. 04-2016, § 1(Exh. A), 4-4-2016)Sec. 110-318.**

703 **I, Industrial District.**

- 704 (a) *Purpose and intent.* The purpose and intent of the I, Industrial classification is to provide
705 lands for manufacturing, processing, storage and warehousing, wholesaling, and
706 distribution. Service and commercial activities that are related to manufacturing, processing,
707 storage and warehousing, wholesaling, and distribution activities are also permissible in the
708 I, Industrial zoning classification.
- 709 (b) *Permitted principal uses and structures.* In the I, Industrial classification, no premises shall
710 be used except for the following uses and their customary accessory uses or structures as
711 depicted in Table 1, unless approved by the Director of Planning and Development Services
712 or designee that are deemed to be similar in character and purposes to those enumerated in
713 this section. Any decision made by the Director of Planning and Development Services or
714 designee may be appealed in accordance with Section 74-5(g).
- 715 (c) *Dimensional requirements.*

I - Industrial	
Minimum lot size ⁽¹⁾	
Area (sq. ft.)	20,000
Width (ft.)	100
Minimum yard size ⁽²⁾	
Front yard (ft.)	50
Rear yard (ft.) ⁽³⁾	20
Side yard (ft.) ⁽³⁾	10
Side and Rear yard abutting residentially zoned property (ft.)	35
Maximum building height (ft.) ⁽⁴⁾	75
Maximum lot coverage (%) <i>(with principal and accessory buildings)</i> ⁽⁵⁾	40
Maximum floor area ratio (F.A.R.)	1.0
⁽¹⁾ Except that in the Activity Center each industrial classified lot shall be a minimum of one and two-tenths acres of net land area and have a minimum width of 100 feet.	

(2) Measured from the front, rear, and side wall of the main structure to the road or street-right-of-way line, rear and side lines of lot or parcel of land respectively, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot or easement.
(3) For buildings over 35 feet in height the side and rear yard shall be increased by one foot of yard for each foot of building height over 35 feet.
(4) In the activity center, buildings having a height over 55 feet shall provide perimeter landscaping and visual screening that is 50 percent higher both at the time of planting and within three years than the minimum height requirements of Article VIII, Section 110-808, Landscaping requirements.
(5) Swimming pools and screened enclosures are excepted from this provision.

716

717 (d) *Off-street parking regulations.* See section 110-828.

718 (e) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of Section
719 110-808 shall be constructed, except for the increased requirements noted above in the
720 Activity Center.

721 (f) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of article
722 III of the Land Development Code, Ordinance No. 96-25 [Chapter 75, Code of Ordinances],
723 as it may be amended from time to time, is required.

724 (g) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the
725 City's sign Ordinance, Ordinance No. 12-97 [Chapter 102, Code of Ordinances], as it may
726 be amended from time to time.

727 (h) *General provisions, exceptions, and prohibitions.*

728 (1) See Article VIII.

729 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 15, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
730 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
731 2014)

TABLE 1

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD	
RESIDENTIAL																									
One-Family Dwelling			P	P	P	P	P	P	P	p	P											P	P		
Two-Family Dwelling (Duplex)											P	P	P									P	P		
Florida DCA-approved manufactured dwellings														P											
Mobile Home														P											
Multi-Family Apartments												P	P									P	P		
Townhomes											P	P	P									P	P		
Community Residential Home, following F.S. 419			P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C							
Granny Flat or ADU			P	P	P	P	P	P	P																
MISCELLANEOUS																									
Animal Hospital or Veterinary Clinic			P														P	P	P			P		P	
Apiaries, Aviaries or Pisciculture, Animal Husbandry			P	P	P																				
Banks															P	P	P	P					P		P
Bed and Breakfast Homestay			C	C	C ¹																				
Daycare Centers					C ²						P	P	P	P					P		P				

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD
Dental Offices and Clinics															P		P	P	P			P		P
Employment Agencies																P	P	P	P			P		
Equestrian Facility			P	P	P																			
Funeral Homes																	C ³	P	P					
Golf Course				P																				
Group Home Facility															C		C							
Medical Offices and Clinics															P	P	P	P	P	P		P		P
PUBLIC AND SEMI-PUBLIC																								
Communication Tower Over 70 ft.	P	P	C	C	C					C	C	C	C	C										
Communication Towers up to 70 ft.	P	P	C	C	C					C	C	C	C	C		C	C	C	C	C				
Cultural, Historical, and Art Centers and Museums																	P	P	P			P		P
Government Uses (Fire Stations, Utility Services, Sheriff Station, Civic Center, Libraries, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P
Hospital		P																						P
House of Worship			C ⁴	C ⁴	C	C	C	C	C	C	C				C ⁴	C ⁴	P							

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD
Non-Profit or Charitable Organizations																	P	P	P					
Schools (Private and Public)		P	C	C	C	C	C	C	C	C	C	C				C	C	C						
Commercial																								
Art, Dance, or Music Studios																	P	P	P			P	C	P
Barber or Beauty Shops																P	P	P	P			P		P
Bars or Liquor Stores																	P	P	P			P		P
Brewpub, Microbrewery, Microwinery, and Craft Distillery																	P	P	P	P		P	P	P
Car Washes																	P	C	C					
Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms, etc.)																	P	P	P	P		P	P	P
Flex Space																	P	P	P			P	P	P
General Offices															P	P	P	P	P			P	P	P
Pet Boarding, Dog Daycares, etc. – Indoor Only																	P	P	P			P		P
Pet Boarding, Dog Daycares, etc. – Outdoor Only																	C	C	P					

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD
Pet Grooming																P	P	P				P		P
Pharmacy, Drugstore, Dispensary																	C ⁷	C ⁷	C ⁷			C ⁷		C ⁷
Restaurant – Type A (Sit Down)																	P	P	P			P		P
Restaurant – Type B (Drive-Thru)																	C	C	P			C		C
Retails Sales and Services																C	P	P	P			P		P
Tattoo Shops																	C	P	P	P		C		C
Theater																	P	P	P	P		P		P
TRANSIENT LODGING																								
Motels and hotels																	C	P	P			P		P
Nightclub, Private Clubs, Lodges, or Lounges																	P	P	P					P
VEHICULAR USES																								
Automobile Driving School																	C	P	P					
Automobile Rental Agencies																		P	P	P			C	
Automobile Sales, New and Used																		C	C	C			C	
Automobile Service Stations A – Oil Change and Tune-Ups																	C	P	P	P			P	

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD
Automobile Service Stations B – Repair Garage																	C	C	P	P			P	
Automobile Service Stations C – Gas Stations																	C	P	P	P			P	
Boat, Mobile Homes, and Recreational Vehicle Sales and Services																		C	C	C			C	
INDUSTRIAL																								
Contractor Shop, Storage, and Equipment Yard																			C	P			P	
Contractor Shop, Storage, and Equipment Yard - Outdoor																			C	C			C	
Household Moving Center																		P	P	P				P
Laboratories																				P			P	P
Manufacturing																				P			P	P
Self-Storage Facility																				P			P	C
Truck and Freight Transfer Terminals																			C	P			C	
Truck Stops																			C				P	
Truck Storage																			C				C	

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD
Warehouse																			P	P			P	P
Welding and Soldering Shop																			P	P			P	

733 P = Permitted Use

734 C = Conditional Use

Minor Conditional Use

Major Conditional Use

735 1. Major Conditional Use if 5 or more rooms.

736 2. Major Conditional Use if 6 or more children.

737 3. No mortuary services permitted.

738 4. Major Conditional Use if greater than 100 seats or there is an ancillary school and/or daycare.

739 5. Major Conditional Use if greater than 8 fuel positions.

740 6. Major Conditional Use if outdoor storage is proposed.

741 7. Please see Article XIV, in the City's Land Development Code Land Development Code regarding distance requirements.

742 **Sec. 110-320. EO, Enterprise Commercial Overlay District.**

743 (a) *Purpose.* Gateway corridors serve as primary entrances to the City. The Enterprise
744 community has recognized historical significance. The purpose of this Section is to ensure
745 the design of non-residential sites, landscaping, site appurtenances, and building
746 architecture at the gateways to Deltona and Enterprise along Doyle Road, DeBary Avenue,
747 and Enterprise Road near and within the Enterprise Community is consistent with the
748 historical character of Enterprise. Gateway areas are the area within a one-quarter-mile
749 radius of the intersection of I-4 and DeBary Avenue, and the area within a one-quarter-mile
750 radius of the intersection of Providence Boulevard with Doyle Road/DeBary Avenue.

751 (b) *Basis guidelines, elevated guidelines, and applicability.* Basis guidelines consist of existing,
752 or hereafter amended, development guidelines presently contained in the City Code of
753 Ordinances and/or Land Development Regulations.

754 Elevated guidelines consist of development guidelines hereafter set forth in Sections 110-
755 320(c) and 110-320(d). In case of a conflict in the applicability of guidelines, the most
756 stringent and restrictive shall apply.

757 (c) *Elevated architectural guidelines.*

758 (1) *Applicability.* The architectural guidelines shall apply to all new development and
759 redevelopment within the Enterprise area, and gateways to both Deltona and the
760 Enterprise community, except for additions, renovations, replacement or
761 redevelopment of an existing structure or project, where the cost of such additions,
762 renovations, replacement or redevelopment does not exceed 50 percent of the value of
763 the existing structure(s), or 35 percent of the square footage of the existing structure(s),
764 unless the use of the structure(s) or project has ceased for a period of more than 365
765 consecutive days, or unless cumulative additions, renovations, replacement or
766 redevelopment initiated during any five-year period meet the thresholds listed above,
767 whereupon the provisions herein shall apply.

768 (2) *Submittal and approval requirements.* The architectural guidelines shall be monitored
769 and enforced by the City. All development proposals shall be submitted to the City for
770 approval in accordance with all applicable laws, rules, and Ordinances. No
771 development proposal shall be submitted to the City that does not comply with all
772 applicable requirements. Deviations from these requirements shall require a variance
773 approved by the City Commission in accordance with the Ordinance procedures and
774 standards for zoning variance.

775 (3) *Elevated guidelines (appearance criteria).* Compliance with the intent, guidelines and
776 provisions of this ordinance shall be as provided for below:

777 a. *Architectural style and application.* It is the intent of this ordinance to ensure a
778 harmonious streetscape and compatibility between structures within the Enterprise
779 Road/Doyle Road/DeBary Avenue corridors, and at the Deltona/Enterprise
780 gateways at the intersections of Deltona Boulevard and DeBary Avenue and
781 Providence Boulevard with Doyle Road and DeBary Avenue, sympathetic and
782 respectful of commercial structures in and around Enterprise, which will serve as
783 a guide for the aesthetic of new development. The styles that accomplish this are

784 the Florida Cracker, a subset of the Florida Vernacular, and the Florida Victorian.
785 (Examples of Interpretation, Figure 1.)

- 786 1. Structures shall reflect similar styles, materials, details, and colors.
- 787 2. In the, the following guidelines shall be implemented for new structures and
788 renovations.
- 789 3. All construction shall conform in street orientation and massing to pre-
790 approved site plan.

791 b. *Building mass.*

- 792 1. For structures less than 5,000 square feet in gross building area on the
793 ground floor, no uninterrupted horizontal length of a building facade shall
794 exceed 20 linear feet.
- 795 2. For structures greater than 5,000 square feet in gross building area on the
796 ground floor, no uninterrupted horizontal length of a building facade,
797 (defined as the front of a building), shall exceed 35 linear feet.
- 798 3. Blank wall areas for each floor-to-floor relationship (those without relief or
799 uninterrupted) shall incorporate the use of landscaping to break up the
800 monolithic appearance of such areas. Blank wall areas uninterrupted by
801 landscaping shall not exceed ten feet in vertical direction or 20 feet in
802 horizontal direction of any building facade.
- 803 4. Elements acceptable for the interruption of blank wall surfaces are belt
804 courses, trim bands, and related horizontal and vertical recessed and
805 protruding elements.
- 806 5. For structures where verandahs, (defined as a usually roofed open porch on
807 the exterior of the building), have been included, a change from grade to
808 finish floor of structure of 12 inches will be included in the design.

809 c. *Design detail.* Buildings shall be designed to enhance the attractiveness of the
810 City's streetscape. Buildings shall, through use of architectural details and scale,
811 have architectural features and patterns that provide visual interest from the
812 perspective of the pedestrian and the motorist. The following techniques shall be
813 incorporated into building design in order to accomplish such requirements (see
814 Illustration No. 2):

- 815 1. All buildings shall be required to provide the following exterior design
816 elements:
 - 817 a) Canopies or porticos, integrated with, and responsive to, building
818 massing and style at entryways—see 1.1.3.3(D).
 - 819 b) Trim elements of appropriate materials and profiles at entries and
820 fenestration.
- 821 2. Building elevation configurations and techniques: For structures greater than
822 5,000 square feet in gross building area on the ground floor, eaves, cornices,

- 823 facades shall include detailing, (i.e., raised access bands, cap elements, etc.),
824 emphasizing horizontal lines.
- 825 3. Windows (may be active or fixed) shall be placed along at least 50 percent of
826 any facade that is visible from a public right-of-way. Windows shall be
827 recessed (set to the inside of the building face wall) and shall include
828 prominent sills and some form of framing or trim as outlined below.
829 (Examples of Interpretation, Figure 2)
- 830 a) Windows at street level elevation shall be un-tinted.
- 831 b) Windows shall be of square, vertical proportion, or horizontal.
- 832 c) Windows shall be divided lite (true or simulated). Picture pane and
833 storefront glazing will not be allowed.
- 834 • Simulated division of windows requires full profile muntin's, (defined
835 as the strip separating panes of glass in a sash).
 - 836 • Windows immediately adjacent to commercial entrances shall have a
837 sill height of between 12" and 36" above finish floor.
 - 838 • No window on any facade shall be lower than 12" above finish floor.
- 839 d) One accent window with decorative glass per building facade may
840 be circular or hexagonal. Additionally, each facade of a cupola or
841 entry tower may act as a facade for this window type, i.e., a six-
842 sided cupola may have six accent windows of circular or hexagonal
843 shape.
- 844 e) Windows in stucco or wood facades shall have molded or squared
845 casings, respectively, keeping with the architectural style of the
846 structure.
- 847 f) Windows in brick facades shall be trimmed with brick moldings
848 but not cased. Windows in brick facades shall have either brick
849 jack or segmented arches and classic brick sills, preferably a
850 molded shape, not rowlock or headers.
- 851 g) Palladian semi-circular window arches are not allowed.
- 852 h) Retail frontages, which require storefront styled window areas, can
853 use exposed steel, or aluminum clad in wood.
- 854 d. *Entryways/customer entrance design.* Entryways shall be designed to provide
855 project focal points. Entryways shall be designed in accordance with the
856 techniques listed below. In the event that the entryway is not oriented toward the
857 major road that, as determined by the City, provides access to the building, the
858 side of the building facing such road shall also be designed to comply with item a.
859 below.
- 860 1. Entryways shall be differentiated from the remainder of the facade through at
861 minimum the use of color, change in materials, application of architectural

862 features (arches, columns, colonnades, etc.), setbacks, offsets, level changes
863 and the like.

864 2. Entryway design shall incorporate landscaping, landscape planters or wing
865 walls with landscaped areas.

866 3. Entryway areas shall be provided with structural or vegetative shading
867 features and benches or other seating components.

868 e. *Building orientation.* Buildings shall be oriented so as to enhance the appearance
869 of the City's streetscape. This requirement shall be met by incorporating the
870 following techniques into project design and shall be approved in site plan
871 development review.

872 1. Buildings shall be designed and oriented, so the entrance is visible from the
873 public road from which driveway access is provided.

874 2. Either each the building's primary facade shall face parallel to the public road
875 from which driveway access is provided, or each facade, which is clearly
876 visible from a public right-of-way, or public area of adjoining properties
877 shall be designed with full architectural treatment.

878 3. Building orientation shall be such that service areas are placed out of view
879 from public rights-of-way, parking areas and adjacent properties. Structural
880 screening and/or landscape screening to comply with these guidelines shall
881 be used to visually encapsulate service areas.

882 f. *Exterior materials and colors.* Exterior building materials and colors contribute
883 significantly to the visual impact of a building on a community, which, in turn,
884 individually and collectively reflect upon the visual character and quality of a
885 community. In order to project an image of high-quality City aesthetics, building
886 materials and colors shall conform to the following requirements (Examples of
887 Interpretation, Figure 3):

888 1. All buildings shall be faced with materials that exhibit a durable, high-
889 quality appearance.

890 2. Materials shall be of a low maintenance type, retaining a consistent, clean
891 appearance.

892 3. Generally accepted exterior facing materials shall relate to the mass of the
893 structure and be prioritized in their use based on square footage as follow:

894 a) For structures less than 5,000 square feet in gross building area on
895 the ground floor acceptable materials shall include on all facades
896 that are or will be exposed to the general public:

897 (1) Brick.

898 (2) Cellulose fiber-reinforced cement building boards.

899 (3) Stone.

900 (4) Stucco, if used shall be flat finish or sand finish..

901 (5) Wood

- 902 b) For structures greater than 5,000 square feet in a gross building
903 area on the ground floor acceptable materials shall include on all
904 facades that are or will be exposed to the general public:
- 905 (1) Brick.
906 (2) Cellulose fiber-reinforced cement building boards.
907 (3) Stone may be used at foundations and structural pier
908 locations.
909 (4) Stucco, if used shall be flat finish or sand finish.
910 (5)
911 (6) Wood.
- 912 c) Two wall materials may be combined on any facade, up to all four
913 facades, horizontally. The visually heavier facade material must be
914 below and can cover the first third of the overall wall height only.
- 915 4. Exterior colors shall not be specifically limited but shall be consistent with
916 historically appropriate tones and hues, as is consistent with paint
917 manufacturer's produced palettes of historic colors and combinations on file
918 with City staff. Variation from established combinations should be
919 discouraged. Corporate colors not included on historic palettes, shall be
920 limited to logo signage only.
- 921 5. Building materials and colors shall be consistent around the entire building.
- 922 6. Metal building structures are acceptable if clad in the approved materials as
923 outlined above.
- 924 g. *Reserved.*
- 925 h. *Roof design and materials.* Roof features shall be in scale with the building's mass
926 and complement the character of the structure, developments, and neighborhoods.
927 Roofs shall be constructed of durable, high-quality materials in order to enhance
928 the appearance and attractiveness of the community. Roofs shall incorporate the
929 design elements and materials listed below: (Examples of Interpretation, Figure
930 4).
- 931 1. For structures less than 5,000 square feet in gross building area on the
932 ground floor the design of roof structures shall be of flat, hip, or gable. If
933 roof surface is visible, hipped, or gabled, the material shall be metal standing
934 seam or "V" crimp.
- 935 2. For structures greater than 5,000 square feet in gross building area on the
936 ground floor the design of roof structures shall be flat with parapet wall. The
937 parapet wall and cornice shall include decorative caps and brackets that do
938 not act as waterproofing elements.
- 939 3. Parapets when provided will be broken with a minimum of one-stepped
940 pediment articulated with a centered entry below or no more than two per 50'
941 of length centered on a main entry below and centered over side windows.

- 942 4. Roof-like appurtenances such as false roofs, parapets and other similar
943 features may be allowed if, such features are required for mechanical
944 equipment screening or acoustical control that cannot be accomplished
945 through utilization of approved roof styles. Application of such-roof like
946 features shall be accomplished in such a manner as to minimize the
947 appearance of a flat roof design.
- 948 5. Roofs shall be designed to be of such height, bulk, and mass so as to appear
949 structural even when the design is non-structural.
- 950 6. Cupolas shall only be included on roof structures when windows are for
951 natural light illumination of a space beyond or through louver venting of an
952 attic volume.
- 953 7. If the use of a flat roof is desired, the exterior of the building shall be clad in
954 brick or stucco.
- 955 i. *Fence and wall design.* Design and construction quality of fences and non-
956 building walls are important visual reflections of community character and
957 quality. In order to promote quality site aesthetics, fence and wall design and
958 construction shall comply with the following requirements:
- 959 1. Fences and walls, whether required for project approval or whether
960 incorporated into overall project design, shall be designed as an integral part
961 of the principal structure(s). Such design shall include the use of similar
962 materials, colors and finishes as the principal structure.
- 963 2. Fences and walls shall be architecturally designed with offsets, raised
964 elements and landscape pockets to avoid an expansive monolithic
965 appearance.
- 966 3. Chain link fencing, plastic fencing panels, and vinyl fencing is not permitted.
- 967 j. *Perimeter planting.* Plantings located around the perimeter of buildings enhance
968 site aesthetics and increase green space. All projects shall incorporate perimeter
969 plantings into project design in accordance with the requirements listed below:
- 970 1. This section supplements and does not supersede the City Landscaping Code
971 requirements. All minimum requirements of the City Landscaping Code
972 must be met, notwithstanding anything to the contrary that may be contained
973 in this Section.
- 974 2. Perimeter landscape plantings shall be located adjacent to the primary
975 facade(s) and along any blank facade wall areas that are, or will be, exposed
976 to the general public. Such plantings shall also be included at entrance areas,
977 plazas, and courtyards.
- 978 3. Perimeter landscaping shall consist of a combination of trees, palms, shrubs,
979 and ground covers. Planting material type, size and spacing shall, at a
980 minimum, be consistent with the requirements of the City's tree and
981 landscape ordinance.

- 982 k. *Screening of mechanical equipment.* Lack of, or inadequate screening of,
983 mechanical equipment can have negative visual impacts on the City's streetscape,
984 ambient landscape, or community image. Such impacts shall be minimized
985 through compliance with the following requirements:
- 986 1. Mechanical equipment located on the ground, such as air conditioning units,
987 heating units, satellite dishes, irrigation pumps, propane tank displays and
988 refilling areas, utilities lift stations, and the like shall be screened from public
989 view. Screening shall, at a minimum, be at the same height as the equipment.
990 Structural screening shall be architecturally integrated into the overall project
991 design and shall be compatible, in terms of style, construction materials,
992 colors, and finish, with the principal structure(s). Landscaping may be
993 substituted for structural screening if plantings are compatible with the
994 landscape plan for the project and are of such size and maturity as to be able
995 to provide a fully opaque screen at time of planting.
 - 996 2. Equipment and appurtenances mounted on rooftops shall be kept to a
997 minimum. All exposed rooftop mounted equipment and appurtenances shall
998 be fully screened from view from any public right-of-way. All screening
999 shall, at a minimum, be at the same height as the equipment and
1000 appurtenances. Screening shall be an integral part of the design of the
1001 building(s) and shall be architecturally consistent with the style, colors,
1002 construction materials and finish of the building(s).
- 1003 l. *Lighting.* Lighting fixture design and placement are important components of an
1004 attractive urban environment as well as important to public safety. In order to
1005 enhance site aesthetics and minimize visual distraction, yet maintain adequate
1006 public safety, project lighting shall comply with the requirements listed below:
- 1007 1. An exterior building and site lighting master plan detailing areas and
1008 structures requiring illumination, lighting fixture styles, light source and light
1009 levels shall be included as part of a project's submittal for approval.
 - 1010 2. Recessed lighting fixtures shall be required in order to conceal the actual
1011 light source, reduce glare, and direct light to specific areas while shielding
1012 other areas.
 - 1013 3. Lighting of parking areas, access drives and vehicular circulation areas shall
1014 follow LDC Section 110-828.
 - 1015 4. Neon lighting and fiber optic lighting, signs, or company logos/slogans, or
1016 neon or fiber optic lighting of any use is not permitted.
 - 1017 5. Building illumination and architectural lighting shall be indirect and with no
1018 visible light source.
 - 1019 6. Ground level light fixtures shall be of the burial vault type or shall be fully
1020 screened by landscaping materials.
 - 1021 7. Lighting fixtures will not create ambient lighting or trespassing lighting
1022 scenarios.

- 1023 m. *Utilities.* The location and aesthetic treatment of utilities is an important factor in
1024 creating an attractive urban environment. In order to enhance and maintain the
1025 image of quality in the urban environment, utilities construction and placement
1026 shall comply with the following requirements:
- 1027 1. All utility lines, whether new or relocated, shall be installed underground.
 - 1028 2. Utility conduit and utility panels/boxes shall be painted to match the color of
1029 the building on which they are placed. Additionally, panels/boxes shall be
1030 located on the same facade considered the service side or entrance.
 - 1031 3. Water and sewer lift stations, pump houses and similar features shall be
1032 located at the rear of the project site and shall be fully screened from view by
1033 structural or vegetative means. Where screening is accomplished structural
1034 means, such screening shall be compatible in design and color with the main
1035 building.
- 1036 n. *Outdoor storage.* Outdoor storage areas are not permitted.
- 1037 o. *Accessory uses and structures.* Structures and uses accessory to principle
1038 structures and uses shall be integrated into project design in a manner such that
1039 they will not detract from site aesthetics. Such structures and uses shall comply
1040 with the requirements listed below:
- 1041 1. Accessory structures shall be designed and constructed so as to be
1042 compatible, (i.e., similar in style and image), with the architectural design of
1043 the principal structure(s). Exterior finishes, colors and materials on accessory
1044 structures shall be similar to those used on the principal structure(s).
 - 1045 2. Outdoor display and sales areas are not permitted.
 - 1046 3. Site furnishings such as benches, bicycle racks, newspaper racks, trash
1047 receptacles and the like shall be compatible with the architectural design of
1048 the principal structure. Permanent shopping cart storage shall be contained
1049 within the principal structure. Any site furnishings as listed above will be
1050 painted black, so as to blend in with the existing landscape and environment.
 - 1051 4. Except for cellular and other communications towers and antennas that shall
1052 be regulated pursuant to Chapter 82 of the Code of Ordinances, as it may be
1053 amended from time to time, no accessory wireless communications towers or
1054 antennas are permitted within these guidelines for the Enterprise Commercial
1055 Overlay District to be ground mounted, (i.e., placed on concrete pads with
1056 appropriate anchoring systems on grade). Dishes and antennas required for
1057 the operation of the principal business will be located on a roof structure and
1058 will not be visible from the R.O.W. Such placements shall comply with the
1059 following requirements:
 - 1060 a) For facilities mounted on an existing or new building, the tower,
1061 and antenna must be of a color that is identical to, or closely
1062 compatible with, the color of the building so as to make them as
1063 visually unobtrusive as reasonably possible. In addition, supporting

- 1064 electrical and mechanical equipment shall be screened from view
1065 or camouflaged.
- 1066 b) No such wireless telecommunication antennas shall exceed 20 feet
1067 in height from the top of the building, existing tower or other
1068 structure.
- 1069 c) For all wireless telecommunication antennas mounted on an
1070 existing building, the maximum height of such antenna's support
1071 structure shall not exceed ten feet from the top of the building.
- 1072 d) The diameter of roof-mounted dish antennas shall not exceed 12
1073 feet, provided that no such antenna shall be visible as stated in
1074 1.1.3.3(O)4. and the color, location and design shall blend into and
1075 not detract from the character and appearance of the building and
1076 surrounding properties.
- 1077 e) The diameter of a tower-mounted dish antenna shall not exceed
1078 four and one-half feet.
- 1079 f) Aesthetic effects, devices, and techniques. The purpose of this
1080 subsection is to assist the City in determining whether or not a
1081 proposed tower is camouflaged and/or concealed appropriately in a
1082 given area. The applicant shall submit the following
1083 documentation:
- 1084 • Colorized pictorial representation, artist rendering, or similar
1085 representation drawn to scale.
 - 1086 • Design specifications of the various proposed techniques (if drawings,
1087 plans and/or other graphic representations are included, they shall
1088 be drawn to scale).
 - 1089 • A corresponding statement explaining what the nature and character
1090 of the area is within which the tower is proposed with respect to
1091 land use, surrounding environment, building heights and design,
1092 and how the proposed camouflaging and/or concealment agent(s)
1093 will blend in and harmonize with the nature and character of the
1094 area.
- 1095 (d) *Elevated site guidelines.* Elevated guidelines shall consist of the following:
- 1096 (1) Location and design of parking areas. All parking areas and access ways and
1097 driveways shall be designed in accordance with the requirements of the zoning and
1098 Land Development Code of the City, as they may be amended from time to time.
1099 Parking areas shall be located, designed, and visually screened/landscaped so as to
1100 minimize potential impacts on adjacent property owners. Parking areas shall be located
1101 and designed so as to maximize traffic circulation patterns and minimize traffic
1102 hazards.
- 1103 (2) Cross access. Driveways, curb cuts, parking and internal roadway/traffic circulation
1104 shall be designed so that uninterrupted vehicular access from parcel to parcel is

1105 achieved. Cross access easements shall be provided as detailed elsewhere in this
1106 section and in the Deltona Land Development Code.

1107 (3) Pedestrian access. A clear, safe, and convenient pedestrian path shall be provided from
1108 the sidewalk along the corridor right-of-way to the main entry door of each principal
1109 structure. The pedestrian path shall be functionally delineated by using construction
1110 materials that are different than the materials used for the construction of the parking
1111 area (e.g., use of brick or concrete for the pedestrian access when the parking lot is an
1112 asphalt surface). Sidewalks shall meet the minimum design and construction standards
1113 for sidewalks contained in the Deltona Land Development Code, as it may be amended
1114 from time to time. Bikeways and other bicycle facilities shall be provided as required
1115 by the Deltona Comprehensive Plan and the Deltona Land Development Code, as they
1116 may be amended from time to time.

1117 (4) Lighting. General—Recessed lighting fixtures shall be required in order to conceal the
1118 actual source of the light so as to reduce glare and direct the light to specific areas
1119 while shielding other areas. Lighting shall be of the metal halide type.

1120 a. Backlighting—Backlit awnings/canopies are not permitted.

1121 b. Parking areas—Parking lot lighting shall be designed as follows:

1122 1. Light poles shall be located only within landscaped strips, interior landscape
1123 islands, or terminal landscape islands. Light poles are not allowed in corridor
1124 buffers.

1125 2. Illumination on to adjacent properties shall not exceed one foot-candle.

1126 3. The maximum height of the light pole shall be 20 feet, including the basis.

1127 4. The minimum setback of the light source from the property line shall be a
1128 horizontal distance of ten feet.

1129 5. The character of style selected for the Enterprise Commercial Overlay
1130 District will be used on all properties for all structures through the entire
1131 visible surrounding area of the Enterprise Commercial Overlay District.
1132 Examples of acceptable styles are included as Figure 5.

1133 (5) Outside storage. No outside storage of materials, equipment or merchandise shall be
1134 allowed.

1135 (6) Utilities. All utilities, new or relocated, shall be installed underground. Underground
1136 utilities shall be installed in accordance with the procedures and requirements of the
1137 City of Deltona Land Development Code, as it may be amended from time to time.

1138 (7) Screening (roof top). All roof top equipment shall be screened from public view. The
1139 screen shall consist of a material, and shall be designed, so as to be compatible and
1140 consistent with the building on which the equipment is located and in keeping with the
1141 architectural portion of these guidelines.

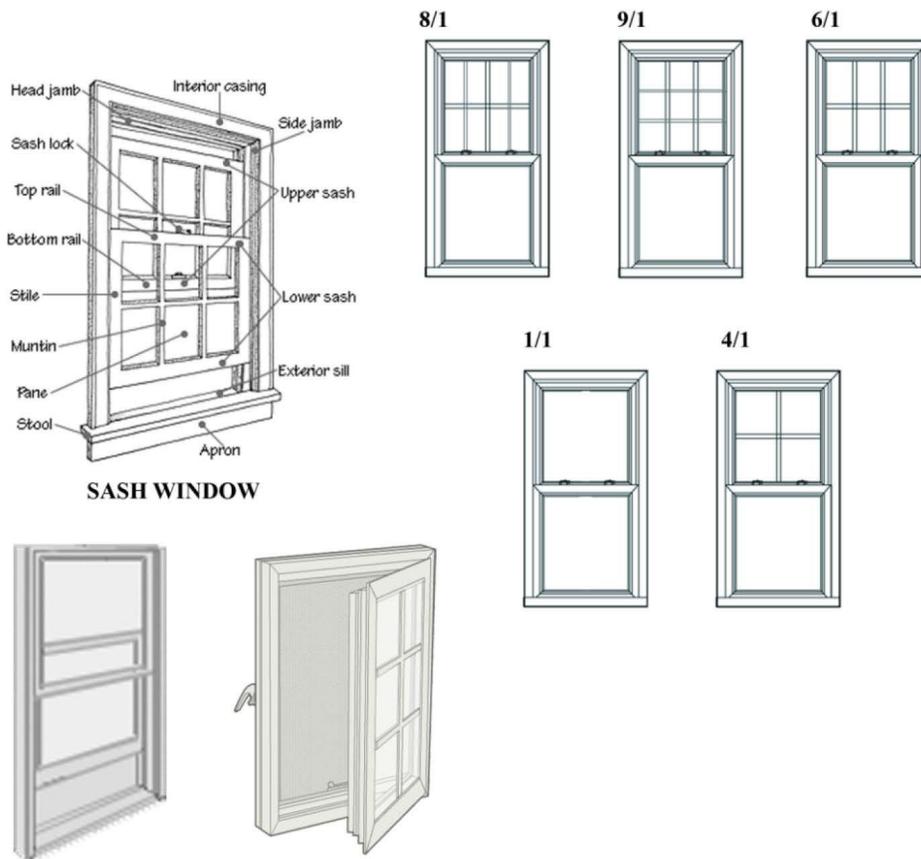
1142 (e) *Examples of interpretation.* Figures referenced in sections 110-320(c) and 110-320(d):



1143

1144 **Figure 1 (Referenced in 110-320(c)(3)a.**
 1145 **Architectural Style and Application)**

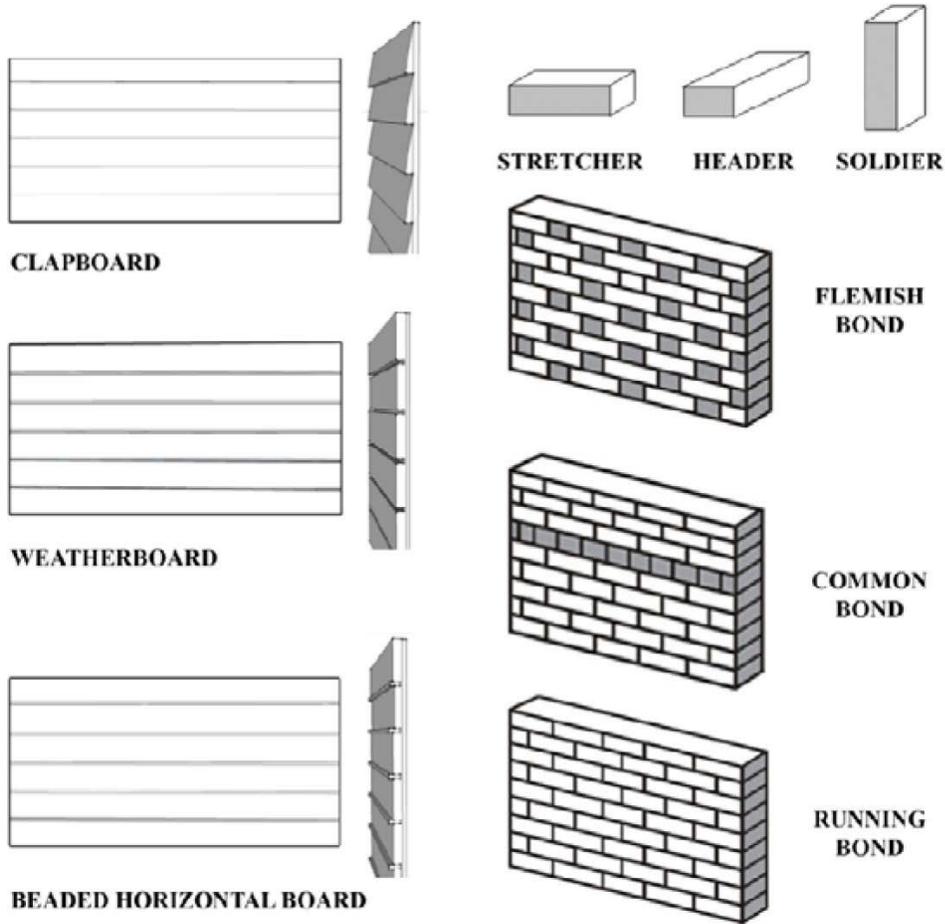
1146



1147

1148 **Figure 2 (Referenced in 110-320(c)(3)c. Design Detail)**

1149

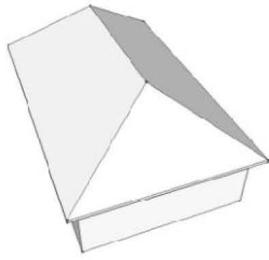


1150

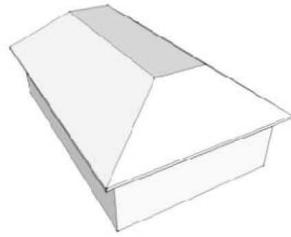
1151 **Figure 3 (Referenced in 110-320(c)(3)f.**

1152 **Exterior Materials and Colors)**

1153



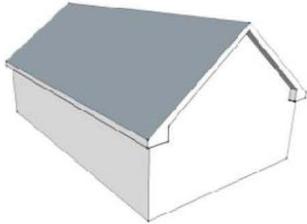
HIP



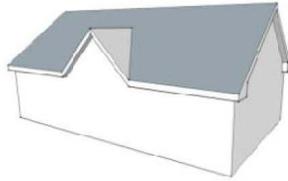
HIP WITH FLAT OR DECK



TIN



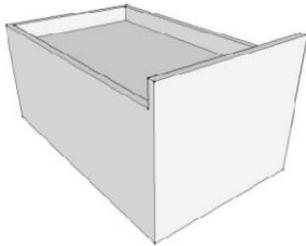
GABLE



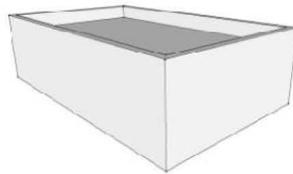
CENTER GABLE



WOOD



FALSE-FRONT



FLAT



ASPHALT

1154

1155

1156

Figure 4 (Referenced in 110-320(c)(3)h. Roof Design and Materials)



1157

1158 This is an example only for reference of acceptable aesthetic style. This specific style may not be
1159 able to meet the City light code.

1160 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-
1161 2013, § 1(Exh. A), 6-17-2013)