

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3 adopted by Ordinance No. 30-98, as it has been amended from time to time, is hereby repealed;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)

Sec. 110-301. Establishment of classifications.

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

The following classifications and their included regulations are established:

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

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

Sec. 110-302. RP, Resource Protection.

(a) *Purpose and intent.* It is intended that the RP, Resource Protection, classification be applied to certain lands which are either owned or controlled by a government agency,

but it may be applied to privately owned lands upon request of the owner. It is the purpose of this classification to protect and preserve.

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

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

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

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

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

(b) Dimensional requirements.

(1) *Minimum lot size:*

Area: One acre.

Width: No minimum.

Maximum building height: 45 feet.

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

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

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

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

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

(a) *Purpose and intent.* The purpose and intent of the A, Transitional Agriculture 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 Permitted Use Table, unless approved by the Director of
91 Planning and Development Services or designee that are deemed to be similar in
92 character and purposes to those enumerated in this section. Any decision made by the
93 Director of Planning and Development Services or designee may be appealed in
94 accordance with 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

accessory towers, in accordance with Chapter 82, Code of Ordinances, as it may be amended from time to time.

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

(e) *Dimensional requirements.*

A – Transitional Agriculture	
Minimum lot size	
Area (acre)	1
Exceptions:	
<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	

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

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

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

(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. 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 Permitted Use Table, unless approved by the Director of
163 Planning and Development Services or designee that are deemed to be similar in character
164 and purposes to those enumerated in this section. Any decision made by the Director of
165 Planning and Development Services or designee may be appealed in accordance with
166 Section 74-5(g):
- 167 (c) *Maximum density.* The maximum development density permitted is one dwelling unit per
168 five net acres, with the exceptions permitted herein.
- 169 (1) When protected resources are set aside in common ownership as open spaces protected
170 for at least 50 years in a conservation easement approved by the City, and no drainage
171 or utilities are permitted to encroach into the easement area, the area of the easement
172 shall be credited one dwelling unit per four acres of the easement area, which credit
173 shall be increased to one dwelling unit per three acres of conservation area when the
174 entire area is conveyed to public ownership. The density credits shall be increased by
175 one-half dwelling unit for the creation of interconnected wildlife habitat greenways
176 suitable for the movement of wildlife through the site. The resulting density credit may
177 be transferred to the upland development area within the project boundaries.
- 178 (2) A credit of one dwelling unit per four acres shall be given for the area established for
179 commonly owned golf courses, parks, and recreational facilities, which credit shall be
180 increased to one dwelling unit per three acres when such facilities are open to the
181 general public through deed restriction or dedication to the City. The density credits for
182 golf courses and recreational facilities shall be computed as allowable dwelling units to
183 be permitted in upland areas of the site.
- 184 (3) The additional units permitted herein as density credits may be applied in upland areas
185 above the one dwelling unit per five net acres maximum limit established herein, but
186 not above the maximum permitted gross density established by the Deltona
187 Comprehensive Plan.

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.	

189 (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
190 the requirements of Sections 110-828 and 110-811 shall be constructed.

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

193 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 2, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
194 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
195 20-2017)

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

- (a) *Purpose and intent.* The purpose and intent of the RE-1, Residential Estate One classification is to provide for development, in a manner which is consistent with the Comprehensive Plan, in areas of the City that are characterized by extensive large lot development or large vacant parcels of land, and to provide for future large lot subdivisions that may or may not include equestrian amenities and accessory uses.
- (b) *Permitted principal uses and structures.* In the RE-1 classification, no premises shall be used except for the following uses and their customary accessory uses or structures as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).
- (d) *Maximum density.* The maximum development density permitted is one dwelling unit per net acre, with the exceptions permitted herein. When protected resources are set aside as open spaces protected for at least 50 years in a conservation easement approved by the City, and no drainage or utilities are permitted to encroach into the easement area, the area of the easement shall be credited one dwelling unit per three-fourths protected acre. The resulting density credit may be transferred to upland development area within the project boundaries. A credit of one dwelling unit per park/recreational acre will be given for the area established for commonly owned golf courses, parks, and recreational facilities, which credit shall be increased to one dwelling unit per three-fourths park/recreational acre when such facilities are open to the general public through deed restriction or dedication to the City.
- (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.	

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

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

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

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

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

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

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

1. R-1AAA: Two dwelling units per acre.
2. R-1AA: Three dwelling units per acre.
3. R-1A: Four dwelling units per acre.
4. R-1: Six dwelling units per acre.

R1-AAA, AA, A, and R1 Single-Family	R1-AAA	R1-AA	R1-A	R1	R1 (Arbor Ridge Sub-division)
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 (with principal and accessory buildings) (%)	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>	<i>Not permitted</i>	<i>Not permitted</i>	<i>Not permitted</i>	<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.)



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

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

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

allow the site to exceed the maximum gross density limits established in the Comprehensive Plan Future Land Use Map.

(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.	

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

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

(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 31-2004, § 1, 1-24-2005; Ord. No. 07-2010, § 5, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

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

(a) *Purposed and intent.* The purpose of the R-2, Two-Family Dwelling District zoning is to allow, single-family dwellings, single-family detached patio homes, and duplex consistent with the development standards and density requirements of the Low Density Residential Future Land Use Category.

(b) *Permitted uses.* Within the R-2, Two-Family (Duplex) Residential Dwelling District, no building, structure, land, or water shall be used except for one or more of the following uses and their customary, incidental, and subordinate accessory uses as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or

designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).

(c) *Building height regulation.* No building shall exceed a height of 35 feet.

(d) *Density.*

1. No development shall be permitted to exceed the maximum density limits established for the development site by the Low Density Residential Future Land Use Map Category established in the Deltona Comprehensive Plan, as it may be amended from time to time.

2. Maximum density: Six dwelling units/acre.

(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.

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

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

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

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

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

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

(c) *Density.*

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

b. Maximum density: 12 dwelling units/acre.

c. Minimum density: Six dwelling units/acre.

(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.

340

- 341 (e) The first floor of each multiple family dwelling building shall be nonresidential and all
342 floors must be built out in one phase. The nonresidential use shall have a certificate of
343 occupancy before the residential use is given a certificate of occupancy.
- 344 (f) At least two uses are required in each multi-family building, both residential and high end
345 commercial or class-A office. Home-based businesses or institutional uses are not
346 appropriate second uses. “HIGH END COMMERCIAL” means specialty retail stores
347 focusing on certain categories of goods. “CLASS-A-OFFICE” means premier office
348 space with high quality finishes, amenities, and technology systems.
- 349 (g) The first floor of each multiple family dwelling building must be concrete.
- 350 (h) Minimum multi-family and condominium unit size: one-bedroom must be larger than 750
351 square feet; two bedrooms must be larger than 1,000 square feet, three or more bedrooms
352 must be larger than 1,350 square feet.
- 353 (i) Minimum multi-family and condominium building setback: 50 feet for buildings greater
354 than 35 feet or when adjacent to single-family residential use or zoning.
- 355 (j) Amenities required within multiple family dwelling developments include:
- 356 1. Each unit must have an in-unit washer/dryer and an independent balcony. All
357 balconies shall be a minimum of 54 square feet of clear, unobstructed space, at
358 least six feet in depth. Balconies may be covered and screened but cannot be fully
359 enclosed. False, Faux, Juliet/Juliette, Balconette, and other similar ornamental or
360 standing type balconies shall not be considered a balcony and are prohibited
361 where a balcony is referenced in this section.
- 362 2. Pool with restrooms
- 363 3. Gymnasium
- 364 4. Doggy runs (if pets are allowed)
- 365 5. Internal concierge trash service

- 366 6. Enhanced landscaping to include a minimum-ten-foot planting area for building
367 foundation landscaping, with a minimum of two understory trees and five shrubs
368 for every 40 feet of façade length. The remainder of the planting area shall be
369 landscaped with groundcover or other landscape treatment. A minimum ten-foot-
370 wide landscape strip is required where four or more rows of parking spaces abut;
371 one canopy tree, one understory tree and three shrubs must be planted in every
372 100 feet in length.
- 373 7. Minimum eight-foot-wide sidewalks.
- 374 8. Flex office space
- 375 9. Parking garages must be provided for all units. An additional 0.25 spaces per
376 dwelling unit for guests, provided either on-street internal to the development or
377 in an off-street parking lot. A minimum of one electric vehicle charging station
378 must be provided for a development requiring more than 50 parking spaces. The
379 charging station shall serve two parking spaces.
- 380 (k) Enhanced architectural standards are required to be integrated into the building form to
381 break up a large building mass and long walls. Architectural features shall be displayed
382 on all sides of a building, incorporating a base, middle and top to maintain pedestrian
383 scale. The building mass shall be proportionate to the site, streets, open space, and
384 surrounding developments.
 - 385 1. Buildings shall include a minimum of three architectural elements on facades
386 fronting a right-of-way, and two elements on other facades. Architectural
387 elements shall include, but not be limited to porticos, balconies, columns,
388 awnings, canopies, recessed/projected access.
 - 389 2. Integrated ornamental and structural building articulation, including projections
390 and recesses with a minimum depth of 24 inches.
 - 391 3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and
392 belt courses must be utilized in the building design.
 - 393 4. Building facades shall have a minimum of 30% fenestration elements (windows,
394 doors and openings). Windows and doors shall include surrounds, casing or
395 headers.
 - 396 5. Building material and finishes shall be consistent on all facades. High quality
397 materials and finishes, such as brick, stone, vertical board or batten siding shall be
398 used; stucco is only acceptable for a maximum of 40% of the building facades;
399 EIFIS shall not be used as a primary material. Prohibited material include
400 unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.
 - 401 6. Light fixtures shall be consistent throughout the development and shall
402 complement the building architecture. Light fixtures shall be decorative with
403 concealed light sources, and light poles shall have fluted bases. The use of
404 illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.
 - 405 7. Accessory structure not design or incorporated as part of the principal building or
406 as part of the amenities listed in this section are prohibited.

- (l) Transportation demand management standards apply, including, but not limited to, strategies to reduce trips and parking demand, pedestrian-oriented design elements, bicycles facilities, pay to park, or other fees based on demand.
- (m) Elements utilized to satisfy amenities required within multi-family developments listed in this section shall not be credited as satisfying other design requirements or standards.
- (n) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting the requirements of Sections 110-828 and 110-811 shall be constructed.
- (o) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, Code of Ordinances of the City of Deltona.
- (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 7, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

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

- (a) *Purpose and intent.* The purpose of the RM-2, Multiple Family Residential Dwelling District zoning is to allow single-family detached patio homes, duplex dwellings, and multiple-family dwellings consistent with the development standards and density requirements of the high density residential future land use category.
- (b) *Permitted uses.* Within the RM-2, Multiple Family Residential Dwelling District, no building, structure, land, or water shall be used except for one or more of the following uses and their customary, incidental, and subordinate accessory uses as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).
- (c) Density.
1. No development shall be permitted to exceed the maximum density limits established for the development site by the Future Land Use Map Category established in the Deltona Comprehensive Plan, as it may be amended from time to time. No development shall be approved with less than the minimum density established for the property by the Future Land Use Map Category in the Deltona Comprehensive Plan, as it may be amended from time to time.
 2. Maximum density: 20 dwelling units/acre.
 3. Minimum density: 12 dwelling units/acre.
- (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.	

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

(f) At least two uses are required in each multi-family building, both residential and high end commercial or class-A office. Home-based businesses or institutional uses are not appropriate second uses. “HIGH END COMMERCIAL” means specialty retail stores focusing on certain categories of goods. “CLASS-A-OFFICE” means premier office space with high quality finishes, amenities, and technology systems.

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

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

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

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

1. Each unit must have an in-unit washer/dryer and an independent balcony. All balconies shall be a minimum of 54 square feet of clear, unobstructed space, at least six feet in depth. Balconies may be covered and screened but cannot be fully enclosed. False, Faux, Juliet/Juliette, Balconette, and other similar ornamental or standing type balconies shall not be considered a balcony and are prohibited where a balcony is referenced in this section.
2. Pool with restrooms
3. Gymnasium
4. Doggy runs (if pets are allowed)
5. Internal concierge trash service
6. Enhanced landscaping to include a minimum-ten-foot planting area for building foundation landscaping, with a minimum of two understory trees and five shrubs for every 40 feet of façade length. The remainder of the planting area shall be landscaped with groundcover or other landscape treatment. A minimum ten-foot-wide landscape strip is required where four or more rows of parking spaces abut; one canopy tree, one understory tree and three shrubs must be planted in every 100 feet in length.

- 473 7. Minimum eight-foot-wide sidewalks.
- 474 8. Flex office space
- 475 9. Parking garages must be provided for all units. An additional 0.25 spaces per
476 dwelling unit for guests, provided either on-street internal to the development or
477 in an off-street parking lot. A minimum of one electric vehicle charging station
478 must be provided for a development requiring more than 50 parking spaces. The
479 charging station shall serve two parking spaces.
- 480 (k) Enhanced architectural standards are required to be integrated into the building form to
481 break up a large building mass and long walls. Architectural features shall be displayed
482 on all sides of a building, incorporating a base, middle and top to maintain pedestrian
483 scale. The building mass shall be proportionate to the site, streets, open space, and
484 surrounding developments.
- 485 1. Buildings shall include a minimum of three architectural elements on facades
486 fronting a right-of-way, and two elements on other facades. Architectural
487 elements shall include, but not be limited to porticos, balconies, columns,
488 awnings, canopies, recessed/projected access.
- 489 2. Integrated ornamental and structural building articulation, including projections
490 and recesses with a minimum depth of 24 inches.
- 491 3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and
492 belt courses must be utilized in the building design.
- 493 4. Building facades shall have a minimum of 30% fenestration elements (windows,
494 doors and openings). Windows and doors shall include surrounds, casing or
495 headers.
- 496 5. Building material and finishes shall be consistent on all facades. High quality
497 materials and finishes, such as brick, stone, vertical board or batten siding shall be
498 used; stucco is only acceptable for a maximum of 40% of the building facades;
499 EIFIS shall not be used as a primary material. Prohibited material include
500 unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.
- 501 6. Light fixtures shall be consistent throughout the development and shall
502 complement the building architecture. Light fixtures shall be decorative with
503 concealed light sources, and light poles shall have fluted bases. The use of
504 illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.
- 505 7. Accessory structure not design or incorporated as part of the principal building or
506 as part of the amenities listed in this section are prohibited.
- 507 8. Transportation demand management standards apply, including, but not limited
508 to, strategies to reduce trips and parking demand, pedestrian-oriented design
509 elements, bicycles facilities, pay to park, or other fees based on demand.
- 510 9. Elements utilized to satisfy amenities required within multi-family developments
511 listed in this section shall not be credited as satisfying other design requirements
512 or standards.

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

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

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

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

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

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

(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.	

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

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

- (g) *Landscape buffer requirements.* A landscaped buffer area meeting the requirements of Section 110-808 shall be constructed.
- (h) *Skirting requirement.* The area between the ground and floor level of the mobile home dwelling shall be enclosed with block or decorative skirting.
- (i) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the Deltona Sign Ordinance, Chapter 102, Code of Ordinances, as it may be amended from time to time.
- (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 9, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014)

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

- (a) *Purpose and intent.* The purpose of the OR, Office Residential Zoning District is to meet two objectives. First, the district is intended to be established in single-family residential areas where road expansions and/or high traffic volumes, nearby nonresidential development, and existing or developing nuisances (noise, lights, vibrations, etc.) decrease or potentially diminish the future potential for the continued use of the area for single-family residential purposes. Second, the OR District is intended to be established as a buffer between existing or proposed single-family residential development and existing or proposed commercial development and high traffic volume streets, and other nuisance producing areas. Designation of an area as an OR zoning district recognizes that the area is a transitioning commercial area, as referenced in the adopted Deltona Comprehensive Plan, as it may be amended from time to time.
- (b) *Permitted uses.* In the Office Residential Zoning District, no land, building, structure, or water shall be used for any purpose except for the following land uses and their customary, incidental and subordinate accessory uses, which are permitted as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).
- (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.			

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

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

- (a) *Purpose and intent.* The purpose of the PB, Professional Business Zoning District is to establish a transitional zone between high volume streets and single-family residential areas, and between higher intensity development and single-family residential areas. The

Professional Business Zoning District is established in areas that are transitional in character. Therefore, a mix of single-family and compatible office development, with some retail sales, is permitted. The Professional Business (PB) Zoning District was first established in the original Deltona Lakes Community Development Plan to serve this purpose in the planned development. It may be applied to achieve a zoning transition in all other appropriate areas of the City, including those areas that were not included in the original Deltona Lakes Community Development Plan, consistent with the commercial future land use designations on the adopted Future Land Use Map.

- (b) *Permitted uses.* In the Professional Business (PB) Zoning District, no building, structure, land, or water shall be used except for one or more of the following uses as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).
- (d) *Residential density.* No residential construction shall exceed a density of nine dwelling units per acre.
- (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.			

(f) *Off-street parking regulations.* See Section 110-828 of the Code of Ordinances, City of Deltona, as it may be amended from time to time.

(g) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of Section 110-808 of the Code of Ordinances as it may be amended from time to time, shall be constructed prior to locating a non-residential use on any site.

- (h) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of Chapter 75, Code of Ordinances, City of Deltona, as it may be amended from time to time, is required prior to constructing a business use, or converting a residential structure to a business use.
- (i) *Types of signs permitted.* Signs are permitted in accordance with Chapter 102, Code of Ordinances, City of Deltona, as it may be amended from time to time.
- (j) *General provisions, exceptions, and prohibitions.*
- (1) See Article VIII. Supplementary regulations.
 - (2) All Professional Business, district sites must be located on a thoroughfare roadway as identified in Deltona Comprehensive Plan as it may be amended from time to time.
- (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 11, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

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

- (a) *Purpose and intent.* The purpose of the C-1, Retail Commercial Zoning District is to establish neighborhood commercial development along high-volume roads that is compatible with nearby single-family residential areas. The C-1-Retail Commercial Zoning District is not suitable for transitional areas. Therefore, low intensity commercial development with no residential mix is permitted. The C-1-Retail Commercial Zoning District was first established in the original Deltona Lakes Community Development Plan to serve this purpose in the planned development. It may be applied to achieve a commercial development suitable for serving surrounding single-family residential development in all other appropriate areas of the City, including those areas that were not included in the original Deltona Lakes Community Development Plan. The C-1 Zoning District shall only be applied to areas that are designated in the Commercial Future Land Use category on the adopted Future Land Use Map in the Deltona Comprehensive Plan, as it may be amended from time to time.
- (b) *Permitted uses.* Within the C-1, Retail Commercial district, no building, structure, land, or water shall be used except for one or more of the following uses as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).
- (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.	

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

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

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

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

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

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

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

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

(b) *Permitted uses.* In the C-2, General Commercial zoning district, no premises shall be used except for one of the following uses and their customary accessory uses and structures as

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

(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.	

(e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting the requirements of Section 110-828 shall be constructed.

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

(g) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of the Land Development Code, Chapter 75, Code of Ordinances, as it may be amended from time to time, is required.

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

(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 13, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018; Ord. No. 08-2018, § 1(Exh. A), 8-20-2018)

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

(a) *Purpose and intent.* The purpose and intent of the C-3, Heavy Commercial classification is to provide areas for commercial uses and structures that are not generally compatible with intensive C-1 or C-2 uses and structures.

(b) *Permitted principal uses and structures.* In the C-3, Heavy Commercial classification, no premises shall be used except for the following uses and their customary accessory uses or structures as depicted in Permitted Use Table, unless approved by the Director of Planning

and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).

(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.	

(e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting the requirements of Section 110-828 shall be constructed.

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

(g) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of the Land Development Code Chapter 75, Code of Ordinances, as it may be amended from time to time.

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

(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 14, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 04-2016, § 1(Exh. A), 4-4-2016)Sec. 110-318.

I, Industrial District.

(a) *Purpose and intent.* The purpose and intent of the I, Industrial classification is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to manufacturing, processing, storage and warehousing, wholesaling, and distribution activities are also permissible in the I, Industrial zoning classification.

(b) *Permitted principal uses and structures.* In the I, Industrial classification, no premises shall be used except for the following uses and their customary accessory uses or structures as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes

to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).

(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.	

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

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

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

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

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

(1) See Article VIII.

734 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 15, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
735 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
736 2014)

PERMITTED USE TABLE

[illegible]

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
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							
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, Micro winery, and Craft Distillery																	P	P	P	P		P	P	P
Car Washes																	P	P	P					
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					
Pet Grooming																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
Pharmacy, Drugstore, Dispensary																	P	P	P			P		P
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	
Automobile Service Stations B – Repair Garage																	C	C	P	P			P	
Automobile Service Stations C – Gas Stations																	C	P	P	P			P	
Bota, 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	

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
Household Moving Center																		P	P	P				P
Laboratories																				P			P	P
Manufacturing																				P			P	P
Truck and Freight Transfer Terminals																			C	P			C	
Truck Stops																			C				P	
Truck Storage																			C				C	
Warehouse																			P	P			P	P
Welding and Soldering Shop																			P	P			P	

740 P = Permitted Use

741 C = Conditional Use

Minor Conditional Use

Major Conditional Use

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

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

744 3. No mortuary services permitted.

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

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

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

748

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

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

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

761 Elevated guidelines consist of development guidelines hereafter set forth in Sections 110-
762 320(c) and 110-320(d). In case of a conflict in the applicability of guidelines, the most
763 stringent and restrictive shall apply.

764 (c) *Elevated architectural guidelines.*

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

775 (2) *Submittal and approval requirements.* The architectural guidelines shall be monitored
776 and enforced by the City. All development proposals shall be submitted to the City for
777 approval in accordance with all applicable laws, rules, and Ordinances. No
778 development proposal shall be submitted to the City that does not comply with all
779 applicable requirements. Deviations from these requirements shall require a variance
780 approved by the City Commission in accordance with the Ordinance procedures and
781 standards for zoning variance.

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

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

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

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

b. *Building mass.*

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

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

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

830 facades shall include detailing, (i.e., raised access bands, cap elements, etc.),
831 emphasizing horizontal lines.

- 832 3. Windows (may be active or fixed) shall be placed along at least 50 percent of
833 any facade that is visible from a public right-of-way. Windows shall be
834 recessed (set to the inside of the building face wall) and shall include
835 prominent sills and some form of framing or trim as outlined below.
836 (Examples of Interpretation, Figure 2)

- 837 a) Windows at street level elevation shall be un-tinted.
- 838 b) Windows shall be of square, vertical proportion, or horizontal.
- 839 c) Windows shall be divided lite (true or simulated). Picture pane and
840 storefront glazing will not be allowed.
- 841 • Simulated division of windows requires full profile muntin's, (defined
842 as the strip separating panes of glass in a sash).
- 843 • Windows immediately adjacent to commercial entrances shall have a
844 sill height of between 12" and 36" above finish floor.
- 845 • No window on any facade shall be lower than 12" above finish floor.
- 846 d) One accent window with decorative glass per building facade may
847 be circular or hexagonal. Additionally, each facade of a cupola or
848 entry tower may act as a facade for this window type, i.e., a six-
849 sided cupola may have six accent windows of circular or hexagonal
850 shape.
- 851 e) Windows in stucco or wood facades shall have molded or squared
852 casings, respectively, keeping with the architectural style of the
853 structure.
- 854 f) Windows in brick facades shall be trimmed with brick moldings
855 but not cased. Windows in brick facades shall have either brick
856 jack or segmented arches and classic brick sills, preferably a
857 molded shape, not rowlock or headers.
- 858 g) Palladian semi-circular window arches are not allowed.
- 859 h) Retail frontages, which require storefront styled window areas, can
860 use exposed steel, or aluminum clad in wood.

- 861 d. *Entryways/customer entrance design.* Entryways shall be designed to provide
862 project focal points. Entryways shall be designed in accordance with the
863 techniques listed below. In the event that the entryway is not oriented toward the
864 major road that, as determined by the City, provides access to the building, the
865 side of the building facing such road shall also be designed to comply with item a.
866 below.

- 867 1. Entryways shall be differentiated from the remainder of the facade through at
868 minimum the use of color, change in materials, application of architectural

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

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

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

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

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

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

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

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

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

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

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

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

(1) Brick.

(2) Cellulose fiber-reinforced cement building boards.

(3) Stone.

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

(5) Wood

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

(1) Brick.

(2) Cellulose fiber-reinforced cement building boards.

(3) Stone may be used at foundations and structural pier locations.

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

(5) Wood.

c) Two wall materials may be combined on any facade, up to all four facades, horizontally. The visually heavier facade material must be below and can cover the first third of the overall wall height only.

4. Exterior colors shall not be specifically limited but shall be consistent with historically appropriate tones and hues, as is consistent with paint manufacturer's produced palettes of historic colors and combinations on file with City staff. Variation from established combinations should be discouraged. Corporate colors not included on historic palettes, shall be limited to logo signage only.

5. Building materials and colors shall be consistent around the entire building.

6. Metal building structures are acceptable if clad in the approved materials as outlined above.

g. *Reserved.*

h. *Roof design and materials.* Roof features shall be in scale with the building's mass and complement the character of the structure, developments, and neighborhoods. Roofs shall be constructed of durable, high-quality materials in order to enhance the appearance and attractiveness of the community. Roofs shall incorporate the design elements and materials listed below: (Examples of Interpretation, Figure 4).

1. For structures less than 5,000 square feet in gross building area on the ground floor the design of roof structures shall be of flat, hip, or gable. If roof surface is visible, hipped, or gabled, the material shall be metal standing seam or "V" crimp.

2. For structures greater than 5,000 square feet in gross building area on the ground floor the design of roof structures shall be flat with parapet wall. The parapet wall and cornice shall include decorative caps and brackets that do not act as waterproofing elements.

3. Parapets when provided will be broken with a minimum of one-stepped pediment articulated with a centered entry below or no more than two per 50' of length centered on a main entry below and centered over side windows.

4. Roof-like appurtenances such as false roofs, parapets and other similar features may be allowed if, such features are required for mechanical equipment screening or acoustical control that cannot be accomplished through utilization of approved roof styles. Application of such-roof like features shall be accomplished in such a manner as to minimize the appearance of a flat roof design.
5. Roofs shall be designed to be of such height, bulk, and mass so as to appear structural even when the design is non-structural.
6. Cupolas shall only be included on roof structures when windows are for natural light illumination of a space beyond or through louver venting of an attic volume.
7. If the use of a flat roof is desired, the exterior of the building shall be clad in brick or stucco.

i. *Fence and wall design.* Design and construction quality of fences and non-building walls are important visual reflections of community character and quality. In order to promote quality site aesthetics, fence and wall design and construction shall comply with the following requirements:

1. Fences and walls, whether required for project approval or whether incorporated into overall project design, shall be designed as an integral part of the principal structure(s). Such design shall include the use of similar materials, colors and finishes as the principal structure.
2. Fences and walls shall be architecturally designed with offsets, raised elements and landscape pockets to avoid an expansive monolithic appearance.
3. Chain link fencing, plastic fencing panels, and vinyl fencing is not permitted.

j. *Perimeter planting.* Plantings located around the perimeter of buildings enhance site aesthetics and increase green space. All projects shall incorporate perimeter plantings into project design in accordance with the requirements listed below:

1. This section supplements and does not supersede the City Landscaping Code requirements. All minimum requirements of the City Landscaping Code must be met, notwithstanding anything to the contrary that may be contained in this Section.
2. Perimeter landscape plantings shall be located adjacent to the primary facade(s) and along any blank facade wall areas that are, or will be, exposed to the general public. Such plantings shall also be included at entrance areas, plazas, and courtyards.
3. Perimeter landscaping shall consist of a combination of trees, palms, shrubs, and ground covers. Planting material type, size and spacing shall, at a minimum, be consistent with the requirements of the City's tree and landscape ordinance.

k. *Screening of mechanical equipment.* Lack of, or inadequate screening of, mechanical equipment can have negative visual impacts on the City's streetscape, ambient landscape, or community image. Such impacts shall be minimized through compliance with the following requirements:

1. Mechanical equipment located on the ground, such as air conditioning units, heating units, satellite dishes, irrigation pumps, propane tank displays and refilling areas, utilities lift stations, and the like shall be screened from public view. Screening shall, at a minimum, be at the same height as the equipment. Structural screening shall be architecturally integrated into the overall project design and shall be compatible, in terms of style, construction materials, colors, and finish, with the principal structure(s). Landscaping may be substituted for structural screening if plantings are compatible with the landscape plan for the project and are of such size and maturity as to be able to provide a fully opaque screen at time of planting.
2. Equipment and appurtenances mounted on rooftops shall be kept to a minimum. All exposed rooftop mounted equipment and appurtenances shall be fully screened from view from any public right-of-way. All screening shall, at a minimum, be at the same height as the equipment and appurtenances. Screening shall be an integral part of the design of the building(s) and shall be architecturally consistent with the style, colors, construction materials and finish of the building(s).

l. *Lighting.* Lighting fixture design and placement are important components of an attractive urban environment as well as important to public safety. In order to enhance site aesthetics and minimize visual distraction, yet maintain adequate public safety, project lighting shall comply with the requirements listed below:

1. An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's submittal for approval.
2. Recessed lighting fixtures shall be required in order to conceal the actual light source, reduce glare, and direct light to specific areas while shielding other areas.
3. Lighting of parking areas, access drives and vehicular circulation areas shall follow LDC Section 110-828.
4. Neon lighting and fiber optic lighting, signs, or company logos/slogans, or neon or fiber optic lighting of any use is not permitted.
5. Building illumination and architectural lighting shall be indirect and with no visible light source.
6. Ground level light fixtures shall be of the burial vault type or shall be fully screened by landscaping materials.
7. Lighting fixtures will not create ambient lighting or trespassing lighting scenarios.

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

1070 electrical and mechanical equipment shall be screened from view
1071 or otherwise camouflaged.

1072 b) No such wireless telecommunication antennas shall exceed 20 feet
1073 in height from the top of the building, existing tower or other
1074 structure.

1075 c) For all wireless telecommunication antennas mounted on an
1076 existing building, the maximum height of such antenna's support
1077 structure shall not exceed ten feet from the top of the building.

1078 d) The diameter of roof-mounted dish antennas shall not exceed 12
1079 feet, provided that no such antenna shall be visible as stated in
1080 1.1.3.3(O)4. and the color, location and design shall blend into and
1081 not detract from the character and appearance of the building and
1082 surrounding properties.

1083 e) The diameter of a tower-mounted dish antenna shall not exceed
1084 four and one-half feet.

1085 f) Aesthetic effects, devices, and techniques. The purpose of this
1086 subsection is to assist the City in determining whether or not a
1087 proposed tower is camouflaged and/or concealed appropriately in a
1088 given area. The applicant shall submit the following
1089 documentation:

1090 (i) Colorized pictorial representation, artist rendering, or
1091 similar representation drawn to scale.

1092 (ii) Design specifications of the various proposed
1093 techniques (if drawings, plans and/or other graphic
1094 representations are included, they shall be drawn to scale).

1095 (iii) A corresponding statement explaining what the nature
1096 and character of the area is within which the tower is
1097 proposed with respect to land use, surrounding
1098 environment, building heights and design, and how the
1099 proposed camouflaging and/or concealment agent(s) will
1100 blend in and harmonize with the nature and character of the
1101 area.

1102 (d) *Elevated site guidelines.* Elevated guidelines shall consist of the following:

1103 (1) Location and design of parking areas. All parking areas and access ways and
1104 driveways shall be designed in accordance with the requirements of the zoning and
1105 Land Development Code of the City, as they may be amended from time to time.
1106 Parking areas shall be located, designed, and visually screened/landscaped so as to
1107 minimize potential impacts on adjacent property owners. Parking areas shall be located
1108 and designed so as to maximize traffic circulation patterns and minimize traffic
1109 hazards.

1110 (2) Cross access. Driveways, curb cuts, parking and internal roadway/traffic circulation
1111 shall be designed so that uninterrupted vehicular access from parcel to parcel is

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

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

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

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

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

1. Light poles shall be located only within landscaped strips, interior landscape islands, or terminal landscape islands. Light poles are not allowed in corridor buffers.
2. Illumination on to adjacent properties shall not exceed one foot-candle.
3. The maximum height of the light pole shall be 20 feet, including the basis.
4. The minimum setback of the light source from the property line shall be a horizontal distance of ten feet.
5. The character of style selected for the Enterprise Commercial Overlay District will be used on all properties for all structures through the entire visible surrounding area of the Enterprise Commercial Overlay District. Examples of acceptable styles are included as Figure 5.

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

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

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

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



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

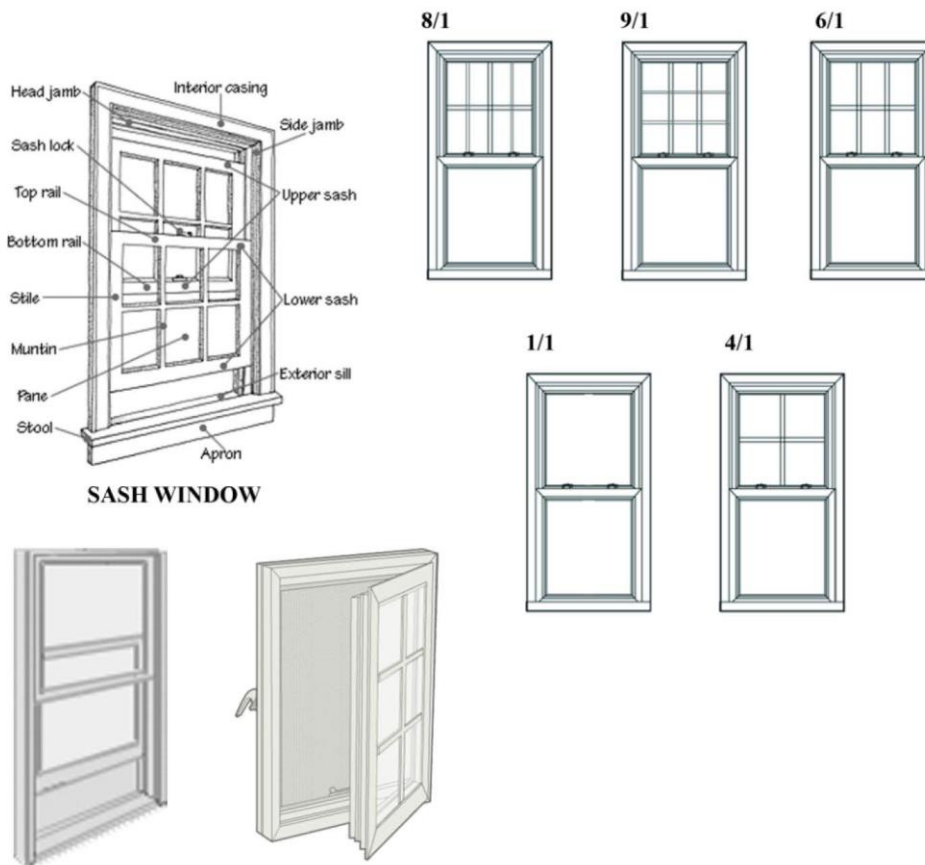
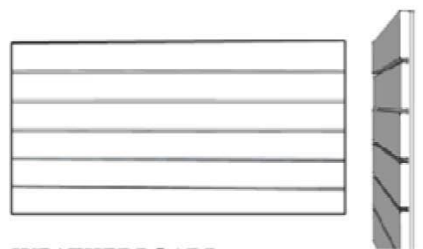


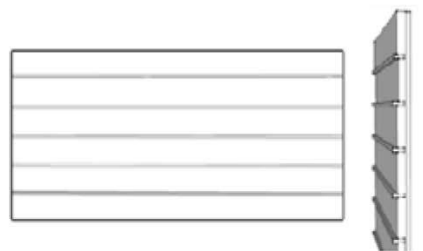
Figure 2 (Referenced in 110-320(c)(3)c. Design Detail)



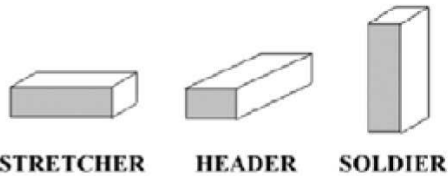
CLAPBOARD



WEATHERBOARD



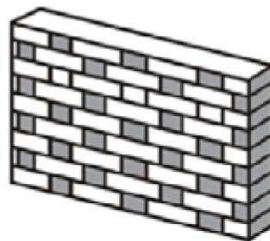
BEADED HORIZONTAL BOARD



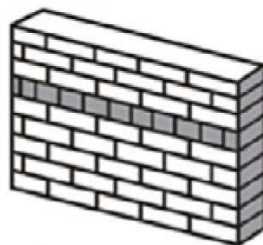
STRETCHER

HEADER

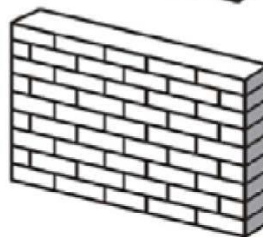
SOLDIER



**FLEMISH
BOND**



**COMMON
BOND**



**RUNNING
BOND**

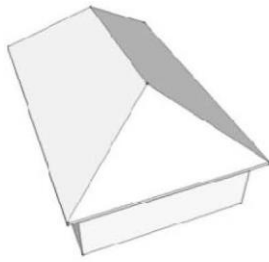
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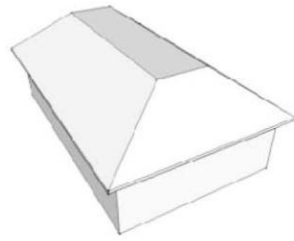
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1160

**Figure 3 (Referenced in 110-320(c)(3)f.
Exterior Materials and Colors)**



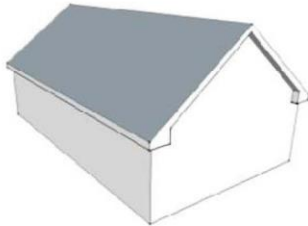
HIP



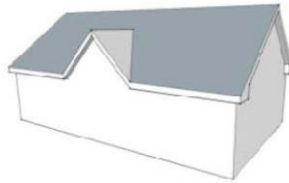
HIP WITH FLAT OR DECK



TIN



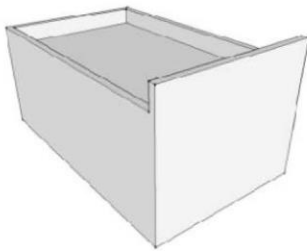
GABLE



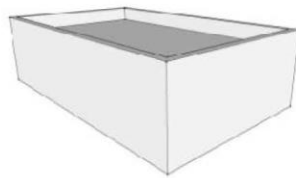
CENTER GABLE



WOOD



FALSE-FRONT



FLAT



ASPHALT

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



1164

1165 This is an example only for reference of acceptable aesthetic style. This specific style may not be
1166 able to meet the City light code.

1167 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-
1168 2013, § 1(Exh. A), 6-17-2013)