

1 **Sec. 110-300. Official ~~z~~Zoning ~~m~~MMap.**

2 ~~(a)~~ *Identification of ~~offieial-Official Zoning Mmap~~.* The Official Zoning Map of the  
3 ~~e~~City of Deltona, Florida, adopted by Ordinance No. 30-98, as it has been amended from  
4 time to time, is hereby repealed; and a new ~~offieial-Official z~~Zoning ~~m~~MMap is hereby  
5 adopted. The Official Zoning Map shall consist of a cover page and a series of map pages  
6 and a master map or maps of the entire ~~city~~City, depicting the incorporated area of the  
7 ~~city~~City. The cover page and each master map depicting half or more of the ~~city~~City,  
8 shall bear the ~~e~~City seal and the following words:

9 ~~(a)~~—"This is the Official Zoning Map of the ~~city~~City of Deltona referred to in ~~section~~  
10 ~~Section~~ 110-300, Code of Ordinances, City of Deltona, Florida, as it may be amended  
11 from time to time, adopted on November 3, 2003."  
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13 ~~True e~~Copies of the ~~offieial-Official z~~Zoning ~~m~~MMap shall be displayed and available for  
14 public viewing and purchase ~~from in the main and branch offices of~~ the ~~p~~Planning and  
15 ~~d~~Development ~~s~~Services ~~d~~Department. File copies of the ~~e~~Official ~~z~~Zoning ~~m~~MMap shall  
16 be maintained by the ~~e~~City ~~e~~Clerk.

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18 ~~(b) (b)~~ *Amendments.* Approved amendments to the ~~e~~Official ~~z~~Zoning ~~m~~MMap shall be  
19 promptly noted on the ~~e~~Official ~~z~~Zoning ~~m~~MMap and the ~~true~~ copies located in ~~p~~Planning  
20 and ~~d~~Development ~~s~~Services ~~d~~Department by inserting the correct zoning classification,  
21 and the case number on or near the affected lot. Approved annexations of unincorporated  
22 areas into the ~~e~~City shall be promptly noted ~~on the official zoning map and its true copies~~  
23 ~~located in the planning and development services department~~ by inserting the correct  
24 municipal limit line and the ~~e~~City ~~e~~Ordinance number annexing the property, if  
25 applicable.  
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27 ~~(a) (e)~~ *Retention of earlier zoning maps.* All zoning maps and regulations or portions  
28 thereof which have had official force and effect in the ~~e~~City after the date of its  
29 incorporation and prior the date of adoption of this ~~e~~Ordinance shall be retained as public  
30 records. A true copy of the ~~e~~Official ~~z~~Zoning ~~m~~MMap in force prior to the date of adoption  
31 of this ~~e~~Ordinance shall be retained as public records by the ~~e~~City ~~e~~Clerk and the  
32 ~~p~~Planning and ~~d~~Development ~~s~~Services ~~d~~Department.  
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34 ~~(b) (d)~~ *Replacement of ~~O~~fficial ~~Z~~oning ~~M~~map.* If a map page of the ~~e~~Official ~~z~~Zoning  
35 ~~m~~MMap is damaged, destroyed, lost or difficult to interpret because of the nature or  
36 number of changes and additions, the ~~e~~City ~~e~~Commission may adopt, after due public  
37 notice, a replacement page for the ~~e~~Official ~~z~~Zoning ~~m~~MMap which will supersede the  
38 prior ~~e~~Official ~~z~~Zoning ~~m~~MMap page. The replacement page of the ~~e~~Official ~~z~~Zoning  
39 ~~m~~MMap may correct drafting or other errors or omissions in the prior ~~e~~Official ~~z~~Zoning  
40 ~~m~~MMap page, but no such corrections shall have the effect of amending the adopted  
41 ~~e~~Official ~~z~~Zoning ~~m~~MMap, except that the map page shall bear the following words:

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

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

(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

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

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

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

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

- ~~— Aquatic preserves (state or federally designated).~~
- ~~— Communication towers up to 70 feet high, in accordance with the Deltona Communications Antenna and Tower Code, Chapter 82, Code of Ordinances, as it may be amended from time to time.~~
- ~~— Essential utility services.~~
- ~~— Exempt excavations (refer to Section 110-817(o)).~~
- ~~— Exempt landfills (refer to Section 110-817(p)).~~
- ~~— Fire stations.~~
- ~~— Fishing, forest, and wildlife management areas.~~
- ~~— Historical or archeological sites.~~
- ~~— Parks and recreation areas.~~
- ~~— Public uses, as seen in Sec 110-303.~~
- ~~— Public utility uses and structures (refer to section Section 110-817(a)).~~

- 92           — Publicly and privately owned parks and recreational areas.
- 93           — Publicly owned or regulated water supply wells of less than eight inches diameter,
- 94           in accordance with the potable water wellfield protection requirements the Land
- 95           Development Code, cChapter 98, aArticle V, Code of Ordinances, City of
- 96           Deltona, as it may be amended from time to time.
- 97   (e) ~~Permitted conditional uses.~~ Additional regulations/requirements governing permitted
- 98           conditional uses are located in sSections 110-817 and 110-1102 of this cChapter.
- 99           — Communication towers over 70 feet high, in accordance with the requirements of
- 100           the Deltona Communications Antenna and Tower Code, cChapter 82, Code of
- 101           Ordinances, as it may be amended from time to time.
- 102           — Publicly or privately owned municipal or public water supply wells of eight
- 103           inches diameter or greater.
- 104   (d) ~~Dimensional requirements.~~ None.
- 105   (e) ~~Off street parking and loading requirements.~~ Off street parking and loading areas meeting
- 106           the requirements of sSections 110-828 and 110-811 shall be constructed.
- 107   (f) ~~Types of signs permitted.~~ Signs are permitted in accordance with the City of Deltona Sign
- 108           Code, cChapter 102, Code of Ordinances.
- 109   (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011)

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

- 111   (a) (a) — *Permitted principal uses and structures.* In the P Public Use classification, no
- 112           premises shall be used except for the following uses and their customary uses and
- 113           structures as depicted in Table 1, unless approved by the Director or designee of Planning
- 114           and Development Services that are deemed to be similar in character and purposes to
- 115           those enumerated in this section. Any decision made by the Director of Planning and
- 116           Development Services or designee may be appealed in accordance with Section 74-5(g).÷
- 117           — Dimensional requirements.
- 118           — Agricultural and silvicultural uses.
- 119           — Agricultural centers and associated fairgrounds.
- 120           — Airports and landing fields.
- 121           — Communication towers up to 70 feet high, in accordance with the Deltona
- 122           Communications Antenna and Tower Ordinance, Ordinance No. 06-97 [cChapter 82,
- 123           Code of Ordinances], as it may be amended from time to time.
- 124           — Contractor's shop, storage, and equipment yard.
- 125           — Essential utility services.
- 126           — Exempt and nonexempt excavations.
- 127           — Exempt and nonexempt landfills.
- 128           — Fire stations.

- 129       — General offices.
- 130       — Group homes.
- 131       — Heliports and helipads.
- 132       — Hospitals.
- 133       — Laboratories.
- 134       — Law enforcement facilities.
- 135       — Libraries.
- 136       — Medical and dental clinics.
- 137       — Medical examiner facilities.
- 138       — Museums.
- 139       — Other public uses.
- 140       — Other public utility uses and structures.
- 141       — Plant facilities for essential utility services.
- 142       — Potable water treatment plant.
- 143       — Public parks and recreational areas.
- 144       — Public schools.
- 145       — Publicly owned or regulated water supply wells of less than eight inches in diameter in  
146       accordance with the potable water wellfield protection requirements of the Land  
147       Development Code, cChapter 98, article V, Code of Ordinances of the City of Deltona,  
148       Florida.
- 149       — Recycling collection centers, transfer stations, and processing centers.
- 150       — Solid waste transfer stations.
- 151       — Wastewater treatment plants.
- 152       — (b) — *Permitted conditional uses.* Additional regulations/requirements governing  
153       permitted conditional uses are located in sSections 110-817.00 and 110-1102.00 of this  
154       cChapter.
- 155       — Communication towers over 70 feet high in accordance with the requirements of the  
156       Deltona Communications Antenna and Tower Code, cChapter 82, Code of Ordinances, as  
157       it may be amended from time to time.
- 158       — Publicly or privately owned municipal or public water supply wells of eight inches  
159       diameter or greater.
- 160       (b) (c) — Dimensional requirements.
- 161       (1) *Minimum lot size:*
- 162             Area: One acre.
- 163             Width: No minimum.

164 Maximum building height: 45 feet.

165 ~~Maximum lot coverage: None.~~

166 ~~(c) (d)~~—*Landscape buffer requirements.* At least a ten-foot-~~2~~-wide natural landscape buffer  
167 shall be maintained around the perimeter of the property.

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169 ~~(d) (e)~~—*Off-street parking and loading requirements.* Off-street parking and loading areas  
170 meeting the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.

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

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

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

176 ~~(a) (a)~~—*Purpose and intent.* The purpose and intent of the A, Transitional Agriculture  
177 classification, is to preserve and protect small farms for personal and limited agricultural  
178 production, ~~or~~ to provide a transitional agricultural~~al~~ production, or to provide a  
179 transitional agricultural zone between more intensive agriculture~~al~~ use areas and  
180 residential areas. ~~It is intended that this classification be applied to properties which are~~  
181 ~~undeveloped or in agricultural use and which lie between other undeveloped or~~  
182 ~~agricultural areas and areas developed as or designated for non-agricultural uses by the~~  
183 ~~comprehensive plan, or to properties, whether designated agriculture by the~~  
184 ~~comprehensive plan, or not, so as to coincide with the existing character of an area in a~~  
185 ~~manner consistent with the comprehensive plan.~~

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187 ~~(b)~~—*Permitted principal uses and structures.* In the ~~A~~-Agriculture classification, no  
188 premises shall be used except for the following uses and their customary accessory uses  
189 or structures as depicted in Table 1, unless approved by the Director of Planning and  
190 Development Services or designee that are deemed to be similar in character and  
191 purposes to those enumerated in this section. Any decision made by the Director of  
192 Planning and Development Services or designee may be appealed in accordance with  
193 Section 74-5(g).÷

194 ~~Except for those permitted as special exceptions listed hereunder, all agricultural pursuits,~~  
195 ~~including the processing, packaging, storage, and sale of agriculture products which are raised on~~  
196 ~~the premises.~~

197 ~~—Animal breeding.~~

198 ~~Animal hospitals and veterinary clinics, (minimum lot size five acres).~~

199 ~~Animal husbandry.~~

200 ~~Apiaries (beekeeping).~~

201 ~~Aviaries (bird keeping).~~

202 Communication towers up to 70 feet high, in accordance with, ~~c~~Chapter 82, Code of Ordinances, as it may be  
203 amended from time to time, except that licensed amateur radio operators' towers as an accessory use to a  
204 residential or agricultural use may be permitted up to 199 feet high.

~~205 Community residential homes (for 1-6 non family residents); (refer to section 110-817(l) to F.S. 419).~~

206 Contractors' storage including equipment in completely enclosed buildings, minimum lot size ten acres.  
207 Essential utility services.  
208 Exempt excavations (refer to ~~s~~Section 110-817(o)).  
209 Exempt landfills (refer to ~~s~~Section 110-817(p)).  
210 Fire stations.  
211 Granny flats (refer to ~~s~~Section 110-827(c)(4)).  
212 Hobby breeder.  
213 Home occupations (refer to ~~s~~Section 110-807).  
214 Parks and recreation areas accessory to residential developments.  
215 Pisciculture (fish farming).  
216 Public schools.  
217 Publicly owned parks and recreational areas.  
218 Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the  
219 potable water wellfield protection requirements of the Land Development Code, chapter ~~Chapter~~ 98, aArticle  
220 V, Code of Ordinances.  
221 Single family standard or manufactured dwelling.  
222 Riding stables (minimum parcel size requirement of five acres).  
223 Tailwater recovery systems.

224 (b)

225 ~~—(e)—~~ *Activity C* ~~center permitted uses~~. Only the following land uses are permitted in the  
226 area zoned within the ~~a~~Activity ~~e~~Center designated in the adopted Deltona  
227 Comprehensive Plan, as they may be amended from time to time, unless approved by the  
228 Director of Planning and Development Services or designee that are deemed to be similar  
229 in character and purposes to those enumerated in this section. Any decision made by the  
230 Director of Planning and Development Services or designee may be appealed in  
231 accordance with Section 74-5(g):-

232 (c) Computer hardware or software services and sales.

- 233 1. Medical or dental clinics.
- 234 2. Motion picture or live performance theater, but not adult entertainment  
235 establishments.
- 236 3. Retail type uses. ~~Neighborhood convenience stores with or without gas pumps.~~
- 237 4. Office type uses, as follows: professional, financial, banks, insurance agencies,  
238 real estate agencies, travel agencies, stock and bond brokers, commodities  
239 brokers, mortgage companies, accountants, attorneys, architects, engineers, and

office uses determined by the enforcement official to have the same characteristics as those specifically listed herein.

5. Restaurants, cafeterias, lounges, coffee shops, and similar eating establishments ~~without drive through windows, but not fast food or drive-in restaurants~~; bars, or taverns, brewery, or microbrewery for on-premises consumption of alcoholic beverages.

6. Service type establishments as follows: including, but not limited to, barber or beauty shops, ~~interior decorators~~, photography shops, ~~weight loss salon or gymnasium, laundry and dry cleaning establishments; self-service laundry; tailor or dressmaker~~; business school; and establishments determined by the enforcement official to have substantially the same characteristics as those specifically listed herein, but not adult entertainment establishments, ~~or tattoo parlors~~.

7. Daycare centers (refer to Section 110-817(f))

8. Private clubs, including, but not limited to golf courses, country clubs, swim clubs, tennis clubs, etc.-(refer to Section 110-817(m))

9. Public markets.

10. Recreational uses (refer to Section 110-817(c))

~~1. Computer hardware or software services and sales.~~

~~1. Medical or dental clinics.~~

~~1. Neighborhood convenience stores with or without gas pumps.~~

~~(a) Motion picture or live performance theater, but not adult entertainment establishments.~~

(d) (d) — Conditional uses. Additional regulations/requirements governing permitted conditional uses are located in sSections 110-817 and 110-1102 of this eChapter.

1. Bed and breakfast homestay (refer to section 110-817(s)).

2. Communication towers, other than towers used by licensed amateur radio operators, over 70 feet high, other than the permitted licensed amateur radio accessory towers, in accordance with eChapter 82, Code of Ordinances, as it may be amended from time to time.

~~1. Community residential homes (for 1-6 non-family residents); (refer to section 110-817(l)).~~

~~1. Bed and breakfast homestay (refer to section 110-817(s)).~~

~~— Day care centers (refer to section 110-817(f)).~~

3. Excavations only for stormwater retention ponds for which a permit is required by this eChapter.

4. Houses of worship, and cemeteries (refer to sSection 110-817(d)).

~~— Kennels (minimum lot size, five acres, must consist of enclosed buildings with outdoor runs).~~

- 278 5. Off-street parking areas (refer to ~~s~~Section ~~110-817.00~~(n)).
- 279 ~~—Private clubs (refer to section 110-817(m)).~~
- 280 ~~—Public markets.~~
- 281 ~~—Public uses not listed as a permitted principal use.~~
- 282 6. Public utility uses and structures (refer to ~~s~~Section 110-817(a)).
- 283 7. Publicly or privately owned municipal or public water supply wells of eight
- 284 inches diameter or greater.
- 285 ~~—Recreational (refer to section 110-817(e)).~~
- 286 8. Riding stables (minimum parcel size requirement of five acres).
- 287 9. Schools, parochial and private (refer to ~~s~~Section 110-817(d)).

288 (e) ~~(e)~~ — *Dimensional requirements.*

<b>A — <u>Transitional Agriculture</u></b>	
Minimum lot size	
Area (acre)	1
<i>Exceptions:</i>	
<i>Animal hospital and veterinary clinics(acres)</i>	5
<i>Contractors' enclosed storage facilities(acres)</i>	10
<u>W</u> width (ft.)	150
Minimum yard size	
Front yard (ft.)	40
Rear yard (ft.)	40
Side yard (ft.) <sup>(1)</sup>	
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
<sup>(1)</sup> Animal hospitals, veterinary clinics, <del>and contractors' enclosed storage facilities</del> from lot lines abutting residential zones or residential uses on lots of less than two and one-half acres: 200 feet	

289 (f)

290 ~~(f)~~ — *Off-street parking and loading requirement.* Off-street parking and loading areas meeting

291 the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.

293 (f) *Off-street parking and loading requirement.* Off-street parking and loading areas meeting

294 the requirements of Sections 110-828 and 110-811 shall be constructed.

295 Types of signs permitted. Signs shall be permitted in accordance with the City of Deltona Sign  
296 Code, Chapter 102, as it may be amended from time to time.~~(g) — Skirting requirement~~  
297 ~~for mobile home dwelling. The area between the ground and floor of the mobile home~~  
298 ~~dwelling shall be enclosed with skirting.~~

299 (g)

300 ~~(h) — Types of signs permitted. Signs shall be permitted in accordance with the City of Deltona Sign Code, cChapter~~  
301 ~~102, Code of Ordinances, as it may be amended from time to time.~~

302 (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.  
303 No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

304  
305 **Sec. 110-305. RE-5, Residential Estate Five classification.**

306 (a) *Purpose and intent.* The purpose and intent of the RE-5, Residential Estate Five  
307 classification is to provide for development, in a manner that is consistent with the  
308 ~~comprehensive~~ Comprehensive plan ~~Plan~~, in areas of the ~~e~~City that are characterized by  
309 extensive large lot development, and to provide for future low density subdivisions that may  
310 include trails, open space, golf courses, equestrian amenities, and accessory uses. The low  
311 density subdivisions permitted by the RE-5 district are intended to be placed in areas of the  
312 ~~e~~City that separate it from agricultural, forestry, and open lands situated in the  
313 unincorporated area of Volusia County, and sited to take advantage of existing and planned  
314 trails, recreational facilities and equestrian amenities, or on large enough tracts of land to  
315 allow the creation of new golf courses, trails, parks, equestrian trails, common stable areas,  
316 polo fields, riding tracks, and similar amenities. Equestrian developments are required to  
317 meet applicable nationally recognized standards for the types of equestrian development  
318 proposed. Equestrian amenities are not required, but are permitted, and the development  
319 contemplated by this zoning district will ~~generally~~ occur on large tracts of land.

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

326 ~~— Agricultural type uses.~~

327 ~~— Communication towers up to 70 feet high, in accordance with cChapter 82, Code~~  
328 ~~of Ordinances, as it may be amended from time to time, except that licensed~~  
329 ~~amateur radio operators' towers as an accessory use to a residential or agricultural~~  
330 ~~use may be permitted up to 199 feet high.~~

331 ~~— Community residential homes (for 1-6 non-family residents); (refer to F.S. 419).~~

332 ~~— Equestrian facilities, trails, and tracks accessory to residential developments, and~~  
333 ~~equestrian accessory uses and structures that are customarily accessory to large lot~~  
334 ~~single family subdivision development. Equestrian uses and structures that are~~  
335 ~~customarily accessory to five-acre lot single family dwellings.~~

- 336 ~~— Farms~~
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- 338 ~~— Fire stations.~~
- 339 ~~— Golf courses with or without club houses and related accessory facilities.~~
- 340 ~~— Granny flats (refer to sSection 110-827(c)(4)).~~
- 341 ~~— Home occupations (refer to Ssection 110-807).~~
- 342 ~~— Publicly owned parks, trails, and recreational areas, and those privately owned~~
- 343 ~~and maintained by homeowners/homeowner's associations.~~
- 344 ~~— Publicly owned or regulated water supply wells of less than eight inches in~~
- 345 ~~diameter in accordance with the potable water wellfield protection requirements~~
- 346 ~~of cChapter 98, article V, Code of Ordinances, city.~~
- 347 ~~— Keeping of horses as accessory uses to permitted single family dwellings, on lots~~
- 348 ~~of two acres or more of net land area.~~
- 349 ~~— Recreational areas (refer to Section 110-817(c)).~~
- 350 ~~— Single family dwelling or DCA approved manufactured dwelling.~~
- 351 ~~Equestrian facilities, trails, and tracks accessory to residential developments, and equestrian~~
- 352 ~~accessory uses and structures that are customarily accessory to large lot single family~~
- 353 ~~subdivision development. Equestrian uses and structures that are customarily accessory to~~
- 354 ~~five-acre lot single family dwellings.~~
- 355 ~~(e) Conditional uUses. Additional regulations/requirements governing permitted cConditional~~
- 356 ~~uUses are located in Ssections 110-817 and 110-1102 of this cChapter.~~
- 357 ~~— Communication towers over 70 feet high, other than the permitted accessory~~
- 358 ~~licensed amateur radio towers, in accordance with cChapter 82, Code of~~
- 359 ~~Ordinances, City of Deltona, as it may be amended from time to time.~~
- 360 ~~Community residential homes (for 1-6 non-family residents); (refer to section~~
- 361 ~~110-817(l)).~~
- 362 ~~— Houses of worship (refer to sSection 110-817(d)).~~
- 363 ~~— Off street parking areas (refer to sSection 110-817(n)).~~
- 364 ~~— Public markets.~~
- 365 ~~— Public uses not listed as a permitted principal use.~~
- 366 ~~— Publicly or privately owned municipal or public water supply wells of eight~~
- 367 ~~inches in diameter or greater.~~
- 368 ~~— Public utility uses and structures (refer to sSection 110-817(a)).~~
- 369 ~~— Recreational areas (refer to section 110-817(c)).~~
- 370 ~~— Schools, public, parochial, or private (refer to sSection 110-817(d)).~~

371 (dc) *Maximum density.* The maximum development density permitted is one dwelling unit per  
 372 five net acres, with the exceptions permitted herein.

373 (1) When protected resources are set aside in common ownership as open spaces protected  
 374 for at least 50 years in a conservation easement approved by the eCity, and no drainage  
 375 or utilities are permitted to encroach into the easement area, the area of the easement  
 376 shall be credited one dwelling unit per four acres of the easement area, which credit  
 377 shall be increased to one dwelling unit per three acres of conservation area when the  
 378 entire area is conveyed to public ownership. The density credits shall be increased by  
 379 one-half dwelling unit for the creation of interconnected wildlife habitat greenways  
 380 suitable for the movement of wildlife through the site. The resulting density credit may  
 381 be transferred to the upland development area within the project boundaries.

382 (2) A credit of one dwelling unit per four acres shall be given for the area established for  
 383 commonly owned golf courses, parks, and recreational facilities, which credit shall be  
 384 increased to one dwelling unit per three acres when such facilities are open to the  
 385 general public through deed restriction or dedication to the eCity. The density credits  
 386 for golf courses and recreational facilities shall be computed as allowable dwelling  
 387 units to be permitted in upland areas of the site.

388 (3) The additional units permitted herein as density credits may be applied in upland areas  
 389 above the one dwelling unit per five net acres maximum limit established herein, but  
 390 not above the maximum permitted gross density established by the Deltona  
 391 Comprehensive Plan.

392 (ed) *Dimensional requirements.*

RE-5, Residential Estate Five	Single-Family Detached Development
Minimum lot size	
Area	5 <del>acres</del> acres <sup>(1)</sup> (net)
Area	1 <del>acre</del> acre <sup>(2)</sup> (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 (with principal and accessory buildings)(buildings) (%)	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.	

393

394 (fe) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting  
 395 the requirements of sSections 110-828 and 110-811 shall be constructed.

396 (gf) *Types of signs permitted.* Signs shall be permitted in accordance with the ~~Deltona~~-Sign  
 397 Code, eChapter 102, Code of Ordinances, City of Deltona, as it may be amended from time  
 398 to time.

399 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 2, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
 400 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-  
 401 20-2017)

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

403 (a) *Purpose and intent.* The purpose and intent of the ~~RE-1~~, Residential Estate One  
 404 classification is to provide for development, in a manner which is consistent with the  
 405 ~~C~~omprehensive ~~P~~lan, in areas of the ~~e~~City that are characterized by extensive large lot  
 406 development or large vacant parcels of land, and to provide for future large lot subdivisions  
 407 that may or may not include equestrian amenities and accessory uses.

408 (b) *Permitted principal uses and structures.* In the ~~RE-1, Residential Estate One~~ classification,  
 409 no premises shall be used except for the following uses and their customary accessory uses  
 410 or structures as depicted in Table 1, unless approved by the Director of Planning and  
 411 Development Services or designee that are deemed to be similar in character and purposes  
 412 to those enumerated in this section. Any decision made by the Director of Planning and  
 413 Development Services or designee may be appealed in accordance with Section 74-5(g).;

414 ~~— Agricultural type uses on parcels larger than 3 acres.~~

415 ~~— Communication towers up to 70 feet high, in accordance with eChapter 82, Code~~  
 416 ~~of Ordinances, as it may be amended from time to time, except that licensed~~  
 417 ~~amateur radio operators' towers as an accessory use to a residential or agricultural~~  
 418 ~~use may be permitted up to 199 feet high.~~

419 ~~— Community residential homes (for 1-6 non-family residents); (refer to F.S. 419).~~

- 420           — ~~Equestrian trails, and commonly owned equestrian facilities within subdivisions~~  
421           ~~that have approved subdivision plans including equestrian land uses.~~
- 422       — ~~Fire stations.~~
- 423           — ~~Granny flats (refer to sSection 110-827(c)(4).~~
- 424           — ~~Home occupations (refer to sSection 110-807).~~
- 425           — ~~Public and private parks and recreation areas.~~
- 426           — ~~Public schools.~~
- 427           — ~~Publicly owned or regulated water supply wells of less than eight inches in~~  
428           ~~diameter in accordance with the potable water wellfield protection requirements~~  
429           ~~of cChapter 98, article V, Code of Ordinances of the City of Deltona.~~
- 430           — ~~Keeping of horses as accessory uses to permitted single family dwellings on lots~~  
431           ~~of two acres or more of net land area.~~
- 432           — ~~Equestrian trails, and commonly owned equestrian facilities within subdivisions~~  
433           ~~that have approved subdivision plans including equestrian land uses.~~
- 434           — ~~Single family dwelling or Florida DCA approved manufactured dwellings.~~
- 435 (e) ~~Conditional uses. Additional regulations/requirements governing permitted conditional uses~~  
436       ~~are located in sSections 110-817 and 110-1102 of this cChapter.~~
- 437           — ~~Bed and breakfast homestay (refer to sSection 110-817(s)).~~
- 438           — ~~Communication towers over 70 feet high, in accordance with cChapter 82, Code~~  
439           ~~of Ordinances of the cCity, as it may be amended from time to time.~~
- 440           ~~Community residential homes (for 1-6 non-family residents); (refer to section~~  
441           ~~110-817(l)).~~
- 442           — ~~Day care center (refer to sSection 110-817(f)).~~
- 443           — ~~Houses of worship.~~
- 444           — ~~Public markets.~~
- 445           — ~~Public uses not listed as a permitted principal use.~~
- 446           — ~~Publicly or privately owned municipal or public water supply wells of eight~~  
447           ~~inches diameter or greater.~~
- 448           — ~~Public utility uses and structures (refer to sSection 110-817(a)).~~
- 449           — ~~Recreational areas (refer to sSection 110-817(e)).~~
- 450           — ~~Schools, parochial and private (refer to sSection 110-817(d)).~~
- 451 (d) *Maximum density.* The maximum development density permitted is one dwelling unit per  
452 net acre, with the exceptions permitted herein. When protected resources are set aside as  
453 open spaces protected for at least 50 years in a conservation easement approved by the  
454 eCity, and no drainage or utilities are permitted to encroach into the easement area, the area  
455 of the easement shall be credited one dwelling unit per three-fourths protected acre. The  
456 resulting density credit may be transferred to upland development area within the project

457 boundaries. A credit of one dwelling unit per park/recreational acre will be given for the  
 458 area established for commonly owned golf courses, parks, and recreational facilities, which  
 459 credit shall be increased to one dwelling unit per three-fourths park/recreational acre when  
 460 such facilities are open to the general public through deed restriction or dedication to the  
 461 eCity.

462 (e) *Dimensional requirements.*

<b>RE-1, Residential Estate One</b>	Single-Family Detached Development
Minimum lot size	
Area	1 <del>acre</del> <u>acre</u> <sup>(1)</sup>
Width (ft.)	100
Minimum yard size	
<b>Front yard(ft.)</b>	
Large lot (one acre or more)	40
Small lot	25
<b>Rear yard (ft.)</b>	
Large lot (one acre or more)	40
Small lot	35
<b>Side yard (ft.)</b>	
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 <del>periphery</del> <u>periphery</u> <sup>(2)</sup>	150
Maximum building height (ft.)	35
Maximum lot coverage ( <i>with principal and accessory buildings</i> ) <del>(buildings)</del> (%)	35
Minimum floor area (sq. ft.)	1,400
<p>(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.</p> <p>(2) 100 percent opaque landscaping using trees, shrubs, and groundcover permitted in the landscaping provisions of this eChapter.</p>	

- 463
- 464 (f) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting  
 465 the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.
- 466 (g) *Types of signs permitted.* Signs shall be permitted in accordance with eChapter 102, Code of  
 467 Ordinances of the eCity.

468 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 3, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
469 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-  
470 20-2017)

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

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

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

487 ~~— Single-family dwellings and their customary accessory uses and structures when~~  
488 ~~located on the same lot as the principal uses.~~

489 ~~— Granny Flats (refer to section 110-827(e)(4)).~~

490 ~~— Home offices as restricted by section 110-807 of this chapter.~~

491 ~~Publicly or privately owned municipal or public water supply wells less than eight~~  
492 ~~inches in diameter.~~

493 ~~— Antennas and towers up to 70 feet high for amateur radio, citizens band, marine~~  
494 ~~band, and business band radio communications, consistent with applicable state~~  
495 ~~and federal regulations regarding antennas and towers for these services.~~

496 ~~— Communication towers up to 70 feet high, in accordance with eChapter 82, Code~~  
497 ~~of Ordinances of the eCity, as it may be amended from time to time.~~

498 ~~— Community residential homes (for 1-6 non-family residents); (refer to F.S. 419).~~

499 ~~— Granny Flats (refer to Section 110-827(e)(4)).~~

500 ~~— Home offices as restricted by section 110-807 of this Chapter.~~

501 ~~— Publicly or privately owned municipal or public water supply wells less than eight~~  
502 ~~inches in diameter.~~

503  
504 ~~Antennas and towers up to 70 feet high for amateur radio, citizens band, marine~~  
505 ~~band, and business band radio communications, consistent with applicable state~~  
506 ~~and federal regulations regarding antennas and towers for these services.~~

- 507 — Publicly owned parks and recreational areas.
- 508 — Privately owned parks and recreational areas that are part of a cCity approved
- 509 subdivision, or single family planned development.
- 510 — Single family dwellings and their customary accessory use and structures when
- 511 located on the same lot as the principal uses.

512

513 ~~(e)~~ *Conditional uses and structures.*

- 514 — Communication towers over 70 feet high, in accordance with cChapter 82, Code
- 515 of Ordinances of the cCity of Deltona, as it may be amended from time to time.
- 516 Community residential homes (for 1-6 non family residents); (refer to section 110-
- 517 817(l)).
- 518 — Day care centers (refer to sSection 110-817(f) of this chapter).
- 519 — Houses of worship (refer to sSection 110-817(d) of this chapter).
- 520 — Non commercial recreational areas not listed as principal permitted uses (refer to
- 521 sSection 110-817(e) of this cChapter).
- 522 — Public markets.
- 523 — Public uses not listed as a principal permitted use.
- 524 — Publicly or privately owned municipal or public water supply wells of eight
- 525 inches or more in diameter.
- 526 — Public utility uses and structures (refer to sSection 110-817(a) of this chapter).
- 527 ~~Non commercial recreational areas not listed as principal permitted uses (refer to~~
- 528 ~~section 110-817(e) of this chapter).~~
- 529 — Public, parochial, or private schools (refer to sSection 110-817(d) of this chapter).

530 ~~(d)~~ *Maximum density.* With septic tanks, maximum one dwelling unit per acre. With

531 community or public water and sewer (except community septic tanks):

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

536 ~~(e)~~ *Dimensional requirements.*

<b>R1-AAA, AA, A, and R1 Single-Family</b>	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.) <sup>(1)</sup>	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.) <sup>(2)</sup>	<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.) <sup>(2)</sup>	15	15	15	15	15
Side street yard with existing house adjacent to a vacant lot <sup>(2)</sup>	25	25	25	25	25
Side street yard adjacent to the existing front yard of a developed lot <sup>(2)</sup>	25	25	25	25	25
Side street yard abutting an arterial or collector street <sup>(2)</sup> ; sup	30	30	30	30	30

<sup>(1)</sup> 25 feet from the rear property line or the ordinary ~~high-water~~high-water mark, whichever is most restrictive ([Section 110-818](#)).

<sup>(2)</sup> Accessory buildings and structures, other than lawn ornaments and fences built in accordance with this ~~e~~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. (~~s~~[Section 110-827\(c\)\(1\)d.](#))

Accessory Structure Setbacks Back-to-Back Lots



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

**SIDE STREET YARD**

538

Accessory Structure Setbacks Side Driveway



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

**SIDE STREET YARD**

539

Accessory Structure Setbacks Adjacent to Vacant Lot



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

**SIDE STREET YARD**

540

541 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 06-2007, § 1, 4-16-2007; Ord. No. 07-2010, § 4, 6-  
542 21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013;  
543 Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 04-2016, § 1(Exh. A), 4-4-2016; Ord. No.  
544 06-2017, § 1(Exh. A), 11-20-2017)

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

546 (a) *Purpose and intent.* The purpose and intent of the R-1B<sub>2</sub> Single-Family Residential  
547 classification is to provide for medium density single-family development, in a manner  
548 which is consistent with the ~~e~~Comprehensive ~~plan, and~~Plan and preserve the character of  
549 existing small lot subdivisions.

550 (b) *Permitted principal uses and structures.* In the R1-B<sub>2</sub> Urban Single-Family Residential  
551 classification, no premises shall be used except for the following uses and their customary  
552 accessory uses or structures as depicted in Table 1, unless approved by the Director of  
553 Planning and Development Services or designee that are deemed to be similar in character  
554 and purposes to those enumerated in this section. Any decision made by the Director of  
555 Planning and Development Services or designee may be appealed in accordance with  
556 Section 74-5(g).:

557 ~~1. Communication towers and antennas up to 70 feet high, in accordance with the~~  
558 ~~requirements of chapter 82, Code of Ordinances, City of Deltona, as it may be~~  
559 ~~amended from time to time.~~

560 ~~— Antennas and towers up to 70 feet high for amateur radio, citizens band, marine~~  
561 ~~band, and business band radio communications, consistent with applicable state~~  
562 ~~and federal regulations regarding antennas and towers for these services.~~

563 ~~— Communication towers and antennas up to 70 feet high, in accordance with the~~  
564 ~~requirements of chapter 82, Code of Ordinances, City of Deltona, as it may be~~  
565 ~~amended from time to time.~~

566 ~~— Community residential homes (for 1-6 non-family residents); (refer to F.S. 419)~~

567

568 ~~— Fire stations.~~

569 ~~— Home occupations (refer to sSection 110-807).~~

570 ~~— Public and private parks and recreation areas.~~

571 ~~Public schools.~~

572 ~~— Publicly owned or regulated water supply wells of less than eight inches in~~  
573 ~~diameter in accordance with the potable water wellfield protection requirements~~  
574 ~~of cChapter 98, aArticle V, Code of Ordinances of the cCity.~~

575 ~~— Public schools.~~

576 ~~— Single family standard or Florida DCA approved manufactured dwellings.~~

577 ~~(c) Conditional uses. Additional regulations/requirements governing permitted conditional uses~~  
578 ~~are located in sSections 110-817 and 110-1102 of this cChapter.~~

- ~~—Communication towers over 70 feet high, in accordance with Chapter 82, Code of Ordinances of the eCity, as it may be amended from time to time.~~
- ~~Community residential homes (for 1-6 non-family residents); (refer to section 110-817(l)).~~
- ~~—Houses of worship (refer to sSection 110-817(f)).~~
- ~~—Off-street parking areas (refer to sSection 110-817(n)).~~
- ~~—Public markets.~~
- ~~—Public uses not listed as a permitted principal use.~~
- ~~—Public utility uses and structures (refer to Ssection 110-817(a) and (b)).~~
- ~~—Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater.~~
- ~~—Recreational areas (refer to sSection 110-817(c)).~~
- ~~—Schools, parochial and private (refer to sSection 110-817(d)).~~

(dc) *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 eCity, 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 eCity. No density credits shall allow the site to exceed the maximum gross density limits established in the Comprehensive Plan Future Land Use Map.

(ed) *Dimensional requirements.*

<b>R1-B, Single-family Residential</b>	
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 <sup>(1)</sup>	7.5 feet
Abutting any street <sup>(2)</sup>	25 feet
Waterfront or golf course yard <sup>(3)</sup>	25 feet
Maximum building height	35 feet

Maximum lot coverage <i>(with principal and accessory buildings)</i>	35%
Minimum floor area <sup>(4)</sup>	1,200 sq. ft.
<sup>(1)</sup> 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 <del>e</del> City <del>f</del> ire <del>m</del> arshal are installed in each building.	
<sup>(2)</sup> May be 15 feet within subdivisions approved prior to November 3, 2003.	
<sup>(3)</sup> 20 percent of the lot depth, but not less than 25 feet.	
<sup>(4)</sup> Except for any subdivisions approved prior to November 3, 2003.	

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

(~~g~~f) *Types of signs permitted.* Signs shall be permitted in accordance with ~~e~~Chapter 102, Code of Ordinances of the ~~city~~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 ~~this the R-2, Two-Family Dwelling District~~ zoning ~~district~~ 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 Table 1, 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).:

- ~~1. Accessory buildings and uses customarily incident to the above uses when located on the same lot as the principal use, and not involving the conduct of a business (other than the customarily incidental business of onsite management and maintenance of apartment buildings).~~
- ~~Communication towers up to 70 feet high in accordance with the requirements of Chapter 82, Code of Ordinances, City of Deltona, as it may be amended from time to time.~~
- ~~Community residential homes (for 1-6 non-family residents); (refer to F.S. 419).~~

- 634           — ~~Essential utility services.~~
- 635           — ~~Home occupation offices.~~
- 636           — ~~Publicly owned or regulated public water supply wells of less than eight inches in~~  
637           ~~diameter in accordance with the potable water wellfield protection requirements~~  
638           ~~of Chapter 98, Article V, Code of Ordinances, City of Deltona, as it may be~~  
639           ~~amended from time to time.~~
- 640           — ~~Single family dwellings.~~
- 641           — ~~2. Single family patio homes.~~
- 642           — ~~3. Two family (duplex) dwellings.~~
- 643           — ~~4. Accessory buildings and uses customarily incident to the above uses when~~  
644           ~~located on the same lot as the principal use, and not involving the conduct of a~~  
645           ~~business (other than the customarily incidental business of onsite management~~  
646           ~~and maintenance of apartment buildings).~~
- 647           5. ~~Essential utility services.~~
- 648           6. ~~Publicly owned or regulated public water supply wells of less than eight inches in~~  
649           ~~diameter in accordance with the potable water wellfield protection requirements of~~  
650           ~~chapter 98, article V, Code of Ordinances, City of Deltona, as it may be amended from~~  
651           ~~time to time.~~
- 652           7. ~~Communication towers up to 70 feet high in accordance with the requirements of~~  
653           ~~chapter 82, Code of Ordinances, City of Deltona, as it may be amended from time to~~  
654           ~~time. Community residential homes (for 1-6 non-family residents); (refer to section~~  
655           ~~110-817(1)).~~
- 656
- 657           8. ~~Home occupation offices.~~
- 658           (e) ~~Conditional uses. The following land uses and their customary subordinate and incidental~~  
659           ~~accessory uses are permitted as conditional uses subject to the public hearing and staff~~  
660           ~~review requirements established for conditional uses in this cChapter.~~
- 661           — ~~Communication towers over 70 feet high, in accordance with cChapter 82, Code~~  
662           ~~of Ordinances, as it may amended from time to time.~~
- 663           — ~~Houses of worship. In the platted Deltona Lakes subdivision, Houses of worship~~  
664           ~~are permitted only on land designated "church" on the Deltona Lakes Community~~  
665           ~~Development Plan.~~
- 666           — ~~Public markets.~~
- 667           ~~Community residential homes (for 1-6 non-family residents); (refer to section~~  
668           ~~110-817(1)).~~
- 669           — ~~Publicly owned park and recreational facilities and recreational areas. In the~~  
670           ~~platted Deltona Lakes Subdivisions, such facilities are permitted on a site~~  
671           ~~designated as "Park" on the Deltona Lakes Master Development Plan, and passive~~  
672           ~~parks and recreational facilities may be placed on designated drainage tracts.~~

673 ~~Publicly owned or regulated water supply wells of eight inches in diameter or~~  
674 ~~greater.~~

675 ~~Public uses not otherwise listed under permitted uses or conditional uses.~~

676 ~~Schools, public or private, including colleges and universities, junior or~~  
677 ~~community colleges, high schools, junior high or middle schools, elementary~~  
678 ~~schools, kindergarten schools, day care centers, correspondence and vocational~~  
679 ~~schools, schools for adult education, and libraries. Schools are permitted in the~~  
680 ~~platted Deltona Lakes Subdivisions only when they are located on a site~~  
681 ~~designated as "school" on the Deltona Lakes Master Development Plan.~~

682 ~~Houses of worship. In the platted Deltona Lakes subdivision, Houses of worship are~~  
683 ~~permitted only on land designated "church" on the Deltona Lakes Community Development~~  
684 ~~Plan.~~

685 ~~Public markets.~~

686 ~~Public uses not otherwise listed under permitted uses or conditional uses.~~

687 ~~Publicly owned or regulated water supply wells of eight inches in diameter or greater.~~

688 ~~Communication towers over 70 feet high, in accordance with chapter 82, Code of~~  
689 ~~Ordinances, as it may amended from time to time.~~

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

691 (ed) *Density.*

692 1. 1.—No development shall be permitted to exceed the maximum density limits  
693 established for the development site by the Low Density Residential Future Land  
694 Use Map Category established in the Deltona Comprehensive Plan, as it may be  
695 amended from time to time.

696 2. 2.—Maximum density: Six dwelling units/acre.

697 (fe) *Dimensional requirements.*

<b>R-2, Two Family (Duplex) Dwelling</b>	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 <sup>(1)</sup>	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.) <sup>(2)</sup>	1,200	1,200	750( <i>each unit</i> )

<sup>(1)</sup> 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.

698

<sup>(2)</sup> 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~~One-bedroom apartments; 750 square feet net living area—~~two bedroom~~two-bedroom apartments; 800 square feet net living area ~~three or more bedroom~~three or more-bedroom apartments.

699

700 (~~gf~~) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting  
701 the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.

702 (~~hg~~) *Types of signs permitted.* Signs shall be permitted in accordance with ~~e~~Chapter 102, ~~Code of~~  
703 ~~Ordinances of the city as it is amended from time to time.~~

704 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 6, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
705 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-  
706 20-2017)

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

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

712 ~~(a)~~

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

720 —

- 721 — 1. ~~Accessory buildings and uses customarily incident to the above uses when~~  
722 ~~located on the same lot as the principal use, and not involving the conduct of a~~  
723 ~~business other than the customarily incidental business of onsite management and~~  
724 ~~maintenance of apartment buildings). Single family patio homes.~~
- 725 — 2. ~~Communication towers up to 70 feet high in accordance with the~~  
726 ~~requirements of Chapter 82, Code of Ordinances, City of Deltona, as it may be~~  
727 ~~amended from time to time.~~
- 728 — ~~Community residential homes (for 1-14 non-family residents); (refer to F.S. 419).~~
- 729 — ~~Essential utility services.~~
- 730 — ~~Home occupation offices. Multiple family dwellings, including cooperative~~  
731 ~~apartments and condominiums. Single family townhomes and townhome~~  
732 ~~condominiums.~~
- 733 — 3. ~~Publicly owned or regulated public water supply wells of less than eight~~  
734 ~~inches in diameter in accordance with the potable water wellfield protection~~  
735 ~~requirements of Chapter 98, Article V, Code of Ordinances, City of Deltona, as it~~  
736 ~~may be amended from time to time.~~
- 737 — ~~Two family (duplex) dwellings.~~
- 738 — 4. ~~Multiple family dwellings. Multiple family dwellings, including~~  
739 ~~cooperative apartments and condominiums.~~
- 740 — 5. ~~Accessory buildings and uses customarily incident to the above uses when~~  
741 ~~located on the same lot as the principal use, and not involving the conduct of a~~  
742 ~~business (other than the customarily incidental business of onsite management~~  
743 ~~and maintenance of apartment buildings).~~
- 744 6. ~~Essential utility services.~~
- 745 7. ~~Publicly owned or regulated public water supply wells of less than eight~~  
746 ~~inches in diameter in accordance with the potable water wellfield protection~~  
747 ~~requirements of chapter 98, article V, Code of Ordinances, City of Deltona, as it~~  
748 ~~may be amended from time to time.~~
- 749 8. ~~Communication towers up to 70 feet high in accordance with the~~  
750 ~~requirements of chapter 82, Code of Ordinances, City of Deltona, as it may be~~  
751 ~~amended from time to time. ~~Community residential homes (for 1-14 non-family~~~~  
752 ~~residents); (refer to section 110-817(l)).~~
- 753
- 754 — 9. ~~Home occupation offices.~~
- 755
- 756 (e) ~~Conditional uses. The following land uses and their customary subordinate and incidental~~  
757 ~~accessory uses are permitted as conditional uses subject to the public hearing and staff~~  
758 ~~review requirements established for conditional uses in this cChapter.~~
- 759 ~~Communication towers over 70 feet high, in accordance with cChapter 82, Code~~  
760 ~~of Ordinances, as it may amended from time to time.~~

761 ~~Public markets.~~

762 ~~Community residential homes (for 1-14 non-family residents); (refer to section~~

763 ~~110-817(1)).~~

764 ~~Publicly owned park and recreational facilities and recreational areas. In the~~

765 ~~platted Deltona Lakes Subdivisions, such facilities are permitted on a site~~

766 ~~designated as "Park" on the Deltona Lakes Master Development Plan, and passive~~

767 ~~parks and recreational facilities may be placed on designated drainage tracts.~~

768 ~~Publicly owned or regulated water supply wells of eight inches in diameter or~~

769 ~~greater.~~

770 ~~Public uses not otherwise listed under permitted uses or conditional uses.~~

771 ~~Schools, public or private, including colleges and universities, junior or~~

772 ~~community colleges, high schools, junior high or middle schools, elementary~~

773 ~~schools, kindergarten schools, day care centers, correspondence and vocational~~

774 ~~schools, schools for adult education, and libraries. Schools are permitted in the~~

775 ~~platted Deltona Lakes Subdivisions only when they are located on a site~~

776 ~~designated as "school" on the Deltona Lakes Master Development Plan.~~

777 ~~Public markets.~~

778 ~~Public uses not otherwise listed under permitted uses or conditional uses.~~

779 ~~Publicly owned or regulated water supply wells of eight inches in diameter or greater.~~

780 ~~Communication towers over 70 feet high, in accordance with chapter 82, Code of~~

781 ~~Ordinances, as it may amended from time to time.~~

782 ~~(b)(c)~~ (d) ~~Density.~~

- 783 a. No development shall be permitted to exceed the maximum density limits
- 784 established for the development site by the Future Land Use Map Category
- 785 established in the Deltona Comprehensive Plan, as it may be amended from time
- 786 to time. No development shall be approved with less than the minimum density
- 787 established for the property by the Future Land Use Map Category in the Deltona
- 788 Comprehensive Plan, as it may be amended from time to time.
- 789 b. Maximum density: 12 dwelling units/acre.
- 790 c. Minimum density: Six dwelling units/acre.

791 ~~(e)(d)~~ (d) ~~Dimensional requirements~~

<b>RM-1, Multiple Family Residential Dwelling</b>	Single-Family Patio Homes	Single-Family Attached Townhouse	Multi-Family Dwelling Buildings
<b>Minimum lot size</b>			
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	
<b>Width (ft.)</b>			
Interior Lot	50	20	100
End lot	----	26	
Corner lot	70	38	
Depth (ft.)	----	90	
<b>Minimum yard size</b>			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			
Abutting any lot <sup>(1)</sup>	15	15	15
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Yard between interior <sup>(2)</sup>	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	<sup>(3)</sup>
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 <sup>(4)</sup>	----	10	
Maximum building length and width (ft.)	----	200	
<b>Building Development Standards <sup>(5)</sup></b>			
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.

792

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

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

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

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

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

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

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

814 2. Pool with restrooms

815 3. Gymnasium

816 4. Doggy runs (if pets are allowed)

817 5. Internal concierge trash service

- 818 6. Enhanced landscaping to include a minimum-ten-foot planting area for building  
819 foundation landscaping, with a minimum of two understory trees and five shrubs  
820 for every 40 feet of façade length. The remainder of the planting area shall be  
821 landscaped with groundcover or other landscape treatment. A minimum ten-foot-  
822 wide landscape strip is required where four or more rows of parking spaces abut;  
823 one canopy tree, one understory tree and three shrubs must be planted in every  
824 100 feet in length.
- 825 7. Minimum eight-foot-wide sidewalks.
- 826 8. Flex office space
- 827 9. Parking garages must be provided for all units. An additional 0.25 spaces per  
828 dwelling unit for guests, provided either on-street internal to the development or  
829 in an off-street parking lot. A minimum of one electric vehicle charging station  
830 must be provided for a development requiring more than 50 parking spaces. The  
831 charging station shall serve two parking spaces.
- 832 (k) Enhanced architectural standards are required to be integrated into the building form to  
833 break up a large building mass and long walls. Architectural features shall be displayed  
834 on all sides of a building, incorporating a base, middle and top to maintain pedestrian  
835 scale. The building mass shall be proportionate to the site, streets, open space, and  
836 surrounding developments.
- 837 1. Buildings shall include a minimum of three architectural elements on facades  
838 fronting a right-of-way, and two elements on other facades. Architectural  
839 elements shall include, but not be limited to porticos, balconies, columns,  
840 awnings, canopies, recessed/projected access.
- 841 2. Integrated ornamental and structural building articulation, including projections  
842 and recesses with a minimum depth of 24 inches.
- 843 3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and  
844 belt courses must be utilized in the building design.
- 845 4. Building facades shall have a minimum of 30% fenestration elements (windows,  
846 doors and openings). Windows and doors shall include surrounds, casing or  
847 headers.
- 848 5. Building material and finishes shall be consistent on all facades. High quality  
849 materials and finishes, such as brick, stone, vertical board or batten siding shall be  
850 used; stucco is only acceptable for a maximum of 40% of the building facades;  
851 EIFIS shall not be used as a primary material. Prohibited material include  
852 unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.
- 853 6. Light fixtures shall be consistent throughout the development and shall  
854 complement the building architecture. Light fixtures shall be decorative with  
855 concealed light sources, and light poles shall have fluted bases. The use of  
856 illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.
- 857 7. Accessory structure not design or incorporated as part of the principal building or  
858 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)~~ ~~(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)~~ ~~(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 Table 1, 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).

~~— Density.~~

~~1. Accessory buildings and uses customarily incident to the above uses when located on the same lot as the principal use, and not involving the conduct of a business (other than the customarily incidental business of onsite management and maintenance of apartment buildings).~~

~~Communication towers up to 70 feet high in accordance with the requirements of Chapter 82, Code of Ordinances, City of Deltona, as it may be amended from time to time.~~

~~Community residential homes (for 1-14 non-family residents); (refer to section 110-817(I)F.S. 419).~~

~~Essential utility services.~~

~~Home occupation offices.~~

~~Publicly owned or regulated public water supply wells of less than eight inches in diameter in accordance with the potable water wellfield protection requirements of Chapter 98, Article V, Code of Ordinances, City of Deltona, as it may be amended from time to time.~~

898 ~~Multiple family dwellings, including condominiums and cooperative apartments. Single family~~  
899 ~~patio homes.~~

900 2. ~~Single family townhomes and townhome condominiums.~~

901 3. ~~Two family (duplex) dwellings.~~

902 4. ~~Multiple family dwellings, including condominiums and cooperative apartments.~~

903 5. ~~Accessory buildings and uses customarily incident to the above uses when located on the~~  
904 ~~same lot as the principal use, and not involving the conduct of a business (other than the~~  
905 ~~customarily incidental business of onsite management and maintenance of apartment~~  
906 ~~buildings).~~

907 6. ~~Essential utility services.~~

908 7. ~~Home occupation offices. Publicly owned or regulated public water supply wells of less~~  
909 ~~than eight inches in diameter in accordance with the potable water wellfield protection~~  
910 ~~requirements of chapter 98, article V, Code of Ordinances, City of Deltona, as it may be~~  
911 ~~amended from time to time.~~

912 8. ~~Communication towers up to 70 feet high in accordance with the requirements of chapter~~  
913 ~~82, Code of Ordinances, City of Deltona, as it may be amended from time to time.~~

914 9. ~~Home occupation offices.~~

915 (e) ~~Conditional uses. The following land uses and their customary subordinate and incidental~~  
916 ~~accessory uses are permitted as conditional uses subject to the public hearing and staff~~  
917 ~~review requirements established for conditional uses in this cChapter.~~

918 ~~Community residential homes (for 1-14 non-family residents); (refer to section 110-817(1)).~~  
919 ~~Communication towers over 70 feet high, in accordance with cChapter 82, Code of~~  
920 ~~Ordinances, as it may amended from time to time.~~

921 ~~Public markets.~~

922 ~~Publicly owned park and recreational facilities and recreational areas. In the platted Deltona~~  
923 ~~Lakes Subdivisions, such facilities are permitted on a site designated as "Park" on the~~  
924 ~~Deltona Lakes Master Development Plan, and passive parks and recreational facilities may~~  
925 ~~be placed on designated drainage tracts.~~

926 ~~Schools, public or private, including colleges and universities, junior or community colleges,~~  
927 ~~high schools, junior high or middle schools, elementary schools, kindergarten schools, day~~  
928 ~~care centers, correspondence and vocational schools, schools for adult education, and~~  
929 ~~libraries. Schools are permitted in the platted Deltona Lakes Subdivisions only when they~~  
930 ~~are located on a site designated as "school" on the Deltona Lakes Master Development Plan.~~

931 ~~Public markets.~~

932 ~~Public uses not otherwise listed under permitted uses or conditional uses.~~

933 ~~Publicly owned or regulated water supply wells of eight inches in diameter or greater.~~

934 ~~Schools, public or private, including colleges and universities, junior or community~~  
935 ~~colleges, high schools, junior high or middle schools, elementary schools, kindergarten~~  
936 ~~schools, day care centers, correspondence and vocational schools, schools for adult~~

937 education, and libraries. Schools are permitted in the platted Deltona Lakes Subdivisions  
 938 only when they are located on a site designated as "school" on the Deltona Lakes Master  
 939 Development Plan.

940 (c)

941 ~~Communication towers over 70 feet high, in accordance with chapter 82, Code of~~  
 942 ~~Ordinances, as it may amended from time to time.~~

943 ~~(d)~~ Density.

- 944 1. No development shall be permitted to exceed the maximum density limits  
 945 established for the development site by the Future Land Use Map Category  
 946 established in the Deltona Comprehensive Plan, as it may be amended from time  
 947 to time. No development shall be approved with less than the minimum density  
 948 established for the property by the Future Land Use Map Category in the Deltona  
 949 Comprehensive Plan, as it may be amended from time to time.
- 950 2. Maximum density: 20 dwelling units/acre.
- 951 3. Minimum density: 12 dwelling units/acre.

952  
 953 (d) ~~(e)~~ Dimensional requirements.

<b>RM-2, Multiple Family Residential Dwelling</b>	Single-Family Patio Homes	Single-Family Attached Townhouse	<u>Multi-Family Dwelling Buildings</u>
<b>Minimum lot size</b>			
Area (sq. <del>ft.</del> <u>ft.</u> ) <sup>(1)</sup>	3,500	1,600	
Area if on-site sewage disposal systems are used (acre per unit)	1	1	<u>1</u>
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	20,000	20,000	
<b>Width (ft.)</b>			
Interior Lot	50	20	
End lot	----	26	
Corner lot	70	38	
Depth (ft.)	----	90	
<b>Minimum yard size</b>			
Front yard(ft.)	25	25	<u>25</u>
Rear yard (ft.)	25	25	<u>25</u>
<b>Side yard (ft.):</b>			
Abutting any lot <sup>(2)</sup>	15	15	<u>15</u>
Abutting any street	15	15	<u>15</u>
Waterfront yard	40	40	<u>40</u>
Abutting golf course	40	40	<u>40</u>
Yard between interior <sup>(3)</sup>	0	0	

Maximum building height (ft.) <sup>(4)</sup>	80	80	<u>80</u>
Maximum lot coverage (with principal and accessory buildings) (%)	40	40	<u>40</u>
Minimum floor area (sq. ft.) <sup>(5)</sup>	1,400	1,000	<u>(5)</u>
<b>Minimum building separation (ft.)</b>			
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 <sup>(6)</sup>	- - - -	10	
Maximum building length and width (ft.)	- - - -	200	
Building Development <del>Standards</del> <u>Standards</u> <sup>(7)</sup>			
Minimum dwelling units in a building	- - - -	2	
Maximum dwelling units in a building	- - - -	8	
Minimum distance between buildings (ft.)	- - - -	30	
<sup>(1)</sup> For Single-family attached townhouse, lots required to be individually platted.			
<sup>(2)</sup> 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.			
<sup>(3)</sup> Patio homes are required to have an interior <del>open-air</del> <u>open-air</u> courtyard, atrium, or patio.			
<sup>(4)</sup> Not over five habitable floors.			
<sup>(5)</sup> Minimum floor area exclusive of terraces, attached roofed-over porches, carports, patios, attached garages, and utility rooms. 600 square feet net living area— <del>One bedroom</del> <u>One-bedroom</u> apartments; 750 square feet net living area— <del>two bedroom</del> <u>two-bedroom</u> apartments; 800 square feet net living area <del>three or more bedroom</del> <u>three or more-bedroom</u> apartments.			
<sup>(6)</sup> This requirement shall not diminish the minimum front, <del>side</del> <u>side</u> , and rear yard requirements for townhouse developments.			
<sup>(7)</sup> 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.			

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

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

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

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

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

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

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

975 2. Pool with restrooms

976 3. Gymnasium

977 4. Doggy runs (if pets are allowed)

978 5. Internal concierge trash service

979 6. Enhanced landscaping to include a minimum-ten-foot planting area for building  
980 foundation landscaping, with a minimum of two understory trees and five shrubs  
981 for every 40 feet of façade length. The remainder of the planting area shall be  
982 landscaped with groundcover or other landscape treatment. A minimum ten-foot-  
983 wide landscape strip is required where four or more rows of parking spaces abut;  
984 one canopy tree, one understory tree and three shrubs must be planted in every  
985 100 feet in length.

986 7. Minimum eight-foot-wide sidewalks.

987 8. Flex office space

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

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

998 1. Buildings shall include a minimum of three architectural elements on facades  
999 fronting a right-of-way, and two elements on other facades. Architectural  
1000 elements shall include, but not be limited to porticos, balconies, columns,  
1001 awnings, canopies, recessed/projected access.

- 1002 2. Integrated ornamental and structural building articulation, including projections  
1003 and recesses with a minimum depth of 24 inches.
- 1004 3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and  
1005 belt courses must be utilized in the building design.
- 1006 4. Building facades shall have a minimum of 30% fenestration elements (windows,  
1007 doors and openings). Windows and doors shall include surrounds, casing or  
1008 headers.
- 1009 5. Building material and finishes shall be consistent on all facades. High quality  
1010 materials and finishes, such as brick, stone, vertical board or batten siding shall be  
1011 used; stucco is only acceptable for a maximum of 40% of the building facades;  
1012 EIFIS shall not be used as a primary material. Prohibited material include  
1013 unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.
- 1014 6. Light fixtures shall be consistent throughout the development and shall  
1015 complement the building architecture. Light fixtures shall be decorative with  
1016 concealed light sources, and light poles shall have fluted bases. The use of  
1017 illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.
- 1018 7. Accessory structure not design or incorporated as part of the principal building or  
1019 as part of the amenities listed in this section are prohibited.
- 1020 8. Transportation demand management standards apply, including, but not limited  
1021 to, strategies to reduce trips and parking demand, pedestrian-oriented design  
1022 elements, bicycles facilities, pay to park, or other fees based on demand.
- 1023 —Elements utilized to satisfy amenities required within multi-family developments  
1024 listed in this section shall not be credited as satisfying other design requirements  
1025 or standards.

1026 —

1027 9.

1028 ~~(l)~~ ~~(f)~~ — *Off-street parking and loading requirements.* Off-street parking and loading areas  
1029 meeting the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.

1030 —

1031 ~~(m)~~ ~~(g)~~ — *Types of signs permitted.* Signs shall be permitted in accordance with ~~e~~Chapter  
1032 102, Code of Ordinances of the City of Deltona.

1033 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 8, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
1034 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 16-2015, § 2, 10-5-2015;  
1035 Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

1036 **Sec. 110-312. MH, Mobile Home Park classification.**

1037 (a) *Purpose and intent.* The purpose and intent of the MH ~~Mobile Home park~~ Mobile Home  
1038 Park classification is to provide areas for the use and development of mobile home parks.

1039 (b) *Permitted principal uses and structures.* In the ~~MH~~ Mobile Home Park classification, no  
1040 premises shall be used except for the following uses and their customary accessory uses or

1041 structures as depicted in Table 1-, unless approved by the Director of Planning and  
1042 Development Services or designee that are deemed to be similar in character and purposes  
1043 to those enumerated in this section. Any decision made by the Director of Planning and  
1044 Development Services or designee may be appealed in accordance with Section 74-5(g).:

1045 — (1) — Communication towers up to 70 feet high, in accordance with cChapter  
1046 82, Code of Ordinances, as it may be amended from time to time.

1047 — (2) — Essential utility services.

1048 — (3) — Exempt excavations (refer to sSection 110-817(o) and/or those which  
1049 comply with the Land Development Code of the City of Deltona, cChapter 75,  
1050 Code of Ordinances and/or final plan review procedures of this cChapter.

1051 — (4) — Exempt landfills (refer to sSection 110-817(p)).

1052 — (5) — Fire stations.

1053 — (6) — Home occupations (refer to sSection 110-807.00).

1054 — (7) — Mobile home parks meeting the requirements of section 110-809 and  
1055 accessory laundry buildings commissary, swimming pools and recreational  
1056 facilities.

1057 — (8) — Public schools.

1058 — (9) — Public schools.

1059 — Publicly owned parks and recreational areas.

1060 — (10) — Publicly owned or regulated water supply wells of less than eight inches in  
1061 diameter in accordance with the potable water wellfield protection requirements  
1062 of cChapter 98, aArticle V, Code of Ordinances.

1063 —

1064 (e) ~~Conditional uses.~~ Additional regulations/requirements governing permitted conditional uses  
1065 are located in sSections 110-817 and 110-1102, of this chapter.

1066 ~~— Communication towers over 70 feet high, in accordance with cChapter 82, Code  
1067 of Ordinances, as it may be amended from time to time.~~

1068 ~~— Excavations only for stormwater retention ponds for which a permit is required by  
1069 this cChapter.~~

1070 ~~— Mobile home sales accessory to a mobile home park (refer to section 110-817).  
1071 Off-street parking areas (refer to sSection 110-817(n)).~~

1072 ~~— Publicly or privately owned municipal or public water supply wells of eight  
1073 inches diameter or greater.~~

1074 ~~— Public markets.~~

1075 ~~— Public uses not listed as a permitted principal use.~~

1076 ~~— Public utility uses and structures (refer to sSection 110-817(a)).~~

1077 ~~Publicly or privately owned municipal or public water supply wells of eight inches diameter~~  
1078 ~~or greater.~~

1079 ~~Communication towers over 70 feet high, in accordance with chapter 82, Code of~~  
1080 ~~Ordinances, as it may be amended from time to time.~~

1081 (d) *Dimensional requirements for mobile home park.*

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

1082  
1083 (e) *Final site plan requirements.* Final ~~s~~Site ~~p~~Plan approval meeting the requirements of  
1084 ~~e~~Chapter 75, Code of Ordinances, as it may be amended from time to time, is required.

1085 (f) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting  
1086 the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.

1087 (g) *Landscape buffer requirements.* A landscaped buffer area meeting the requirements of  
1088 ~~s~~Section 110-808 shall be constructed.

1089 (h) *Skirting requirement.* The area between the ground and floor level of the mobile home  
1090 dwelling shall be enclosed with block or decorative skirting.

1091 (i) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the  
1092 Deltona Sign Ordinance, ~~e~~Chapter 102, Code of Ordinances, as it may be amended from  
1093 time to time.

1094 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 9, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
1095 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
1096 2014)

1097 **Sec. 110-313. OR, Office Residential Zoning District.**

1098 (a) *Purpose and intent.* The purpose of the OR, Office Residential (~~OR~~) Zoning District is to  
1099 meet two objectives. First, the district is intended to be established in single-family

1100 residential areas where road expansions and/or high traffic volumes, nearby nonresidential  
1101 development, and existing or developing nuisances (noise, lights, vibrations, etc.) decrease  
1102 or potentially diminish the future potential for the continued use of the area for single-  
1103 family residential purposes. Second, the OR District is intended to be established as a buffer  
1104 between existing or proposed single-family residential development and existing or  
1105 proposed commercial development and high traffic volume streets, and other nuisance  
1106 producing areas. Designation of an area as an OR zoning district recognizes that the area is  
1107 a transitioning commercial area, as referenced in the adopted Deltona Comprehensive Plan,  
1108 as it may be amended from time to time.

1109 (b) *Permitted uses.* In the Office Residential (~~OR~~) Zoning District, no land, building, structure,  
1110 or water shall be used for any purpose except for the following land uses and their  
1111 customary, incidental and subordinate accessory uses, which are permitted as depicted in  
1112 Table 1, unless approved by the Director of Planning and Development Services or designee  
1113 that are deemed to be similar in character and purposes to those enumerated in this section.  
1114 Any decision made by the Director of Planning and Development Services or designee may  
1115 be appealed in accordance with Section 74-5(g±).

1116 ~~—(1) Single family dwellings.~~

1117 ~~—(2) Banks, accounting, and bookkeeping services.~~

1118 ~~—Communication antennas and towers under 70 feet high, in accordance with~~  
1119 ~~Chapter 82, Code of Ordinances, City of Deltona.~~

1120 ~~—Daycare centers.~~

1121 ~~—Dental offices.(3) Professional offices.~~

1122 ~~—(4) Florist, retail only~~

1123 ~~—General offices.~~

1124 ~~—(5) Internet sales businesses that do little or no on-site sales.~~

1125 ~~—Medical and dental offices and clinics.~~

1126 ~~—(6) Dental laboratories.~~

1127 ~~—Single family dwellings.~~

1128 ~~—Stock and bond brokers.~~

1129  
1130 ~~—(7) Other uses may be approved by the enforcement official, if they are office~~  
1131 ~~or retail service land uses that have similar parking, trip generation, and nuisance~~  
1132 ~~characteristics to the non-residential land uses permitted by this paragraph.~~  
1133 ~~Parking generation and trip generation are to be determined using professionally~~  
1134 ~~acceptable data and analysis, consistent with Institute of Transportation Engineers~~  
1135 ~~recommended practice. The fact that other codes in other jurisdictions may permit~~  
1136 ~~reduced parking requirements for land uses that may come under consideration~~  
1137 ~~shall not be sufficient cause to allow such land uses.~~

(e) — *Conditional uses.* The following land uses and their customary, incidental and subordinate accessory uses may be permitted in the Office Residential (OR) Zoning District as conditional uses:

- ~~— Banks and other financial institutions.~~
- ~~— Care facility.~~
- ~~— Communication antennas and towers over 70 feet high, in accordance with cChapter 82, Code of Ordinances, City of Deltona.~~
- ~~— Florist, retail only.~~
- ~~— General retail sales and services.~~
- ~~— Houses of worship.~~
- ~~— Medical and dental offices and clinics.~~
- ~~— Banks and other financial institutions.~~
- ~~— Stock and bond brokers.~~
- ~~— Florist, retail only.~~
- ~~— Public markets.~~
- ~~— Publicly regulated water supply wells of eight inches or greater diameter, in accordance with cChapter 98, aArticle V, Code of Ordinances, City of Deltona.~~
- ~~— Communication antennas and towers over 70 feet high, in accordance with chapter 82, Code of Ordinances, City of Deltona.~~
- ~~— Houses of worship.~~

1. Other uses may be approved by the enforcement official, if they are office or retail service land uses that have similar parking, trip generation, and nuisance characteristics to the non-residential land uses permitted by this paragraph. Parking generation and trip generation are to be determined using professionally acceptable data and analysis, consistent with Institute of Transportation Engineers recommended practice. The fact that other codes in other jurisdictions may permit reduced parking requirements for land uses that may come under consideration shall not be sufficient cause to allow such land uses.

The above eConditional uUses must meet all eConditional uUse requirements in this eChapter, and furthermore, must occur on sites large enough to accommodate minimum required parking, drainage facilities, landscaping and landscaped buffers, minimum building setbacks, and utility services. The above conditional uses shall be served by community or public water and sewer systems when sites equal to or greater than 0.75 acres or four combined lots are developed.

The floor area ratio of banks and other financial institutions, and medical and dental offices and clinics shall not exceed 0.12.

1176 (d) *Dimensional requirements.*

<b>OR - Office Residential</b>	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
<b>Yard Size</b>			
Front yard(ft.)	25	25	25
Rear yard (ft.) <sup>(1)</sup>	25	25	25
Side yard (ft.) <sup>(2)</sup>	7.5	7.5	7.5
Side street yard (ft.)	15	15	15
<b>Density and Intensity Standards, Minimum Floor Area</b>			
Density	Not to exceed the permitted in the applicable Comp. Plan FLU Map Category		
Maximum Floor Area Ratios ( <del>F.A.R.</del> ) <sup>(3)</sup>	----	0.35	----
Minimum Floor Area <sup>(4)</sup>	1,200	----	----
Maximum building height (ft.)	35	35	35
Maximum lot coverage (%) ( <i>with principal and accessory buildings</i> )	30	30	30
<sup>(1)</sup> Except 30 feet from the ordinary <del>high-water</del> high-water mark or lot line, whichever is most restrictive, on lots adjacent to surface water bodies or golf courses.			
<sup>(2)</sup> 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.			
<sup>(3)</sup> Banks, financial institutions, medical and dental offices, and clinics: Maximum F.A.R. 0.12.			
<sup>(4)</sup> Exclusive of garages, carports, attached roofed-over porches, terraces, and patios.			

1177

1178 (e) *Off-street parking regulations.* See ~~s~~Section 110-828, except that the permitted internet  
1179 sales businesses shall have the same parking requirements as offices.

1180 (f) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of  
1181 ~~s~~Section 110-808 shall be constructed prior to locating a non-residential use on a site in the  
1182 ~~Office Residential (OR)~~ Zoning District. Except that when an existing building encroaches  
1183 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 ~~s~~Site ~~p~~Plan requirements.* Final ~~s~~Site ~~p~~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, ~~e~~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 (~~PB~~) 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 ~~e~~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 ad depicted in Table 1, 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~~-~~).

~~— Any business office provided no retail sales are conducted. Permitted professional business offices include but are not necessarily limited to, accountants, attorneys, insurance agencies, mortgage brokerages, real estate agencies, and offices for architects and engineers.~~

~~— Banks.~~

~~— (2) Barber and beauty shop.~~

~~— (3) Communication towers up to 70 feet high, in accordance with ~~e~~Chapter 82, Code of Ordinances, City of Deltona, as it may be amended from time to time.~~

~~— Daycare centers (refer to Section 110-817(f)).~~

~~— Essential utility services.~~

- 1224           — ~~Excavations only for stormwater retention ponds, subject to applicable permitting~~
- 1225           ~~requirements.~~
- 1226           — ~~Medical offices.~~
- 1227           — ~~Off street parking areas.~~
- 1228           — (4) — ~~Publicly owned or regulated water supply wells of less than eight inches in~~
- 1229           ~~diameter in accordance with the potable water wellfield protection requirements~~
- 1230           ~~of cChapter 98, Code of Ordinances, City of Deltona, as it may be amended from~~
- 1231           ~~time to time.~~
- 1232           (5) — ~~Medical offices.~~
- 1233           (6) — ~~Banks.~~
- 1234           — (7) — ~~Single family dwellings and their customary accessory uses.~~
- 1235           — (8) — ~~Townhomes.~~
- 1236           (9) — ~~Off street parking areas.~~
- 1237           (10) — ~~Essential utility services.~~
- 1238           (11) — ~~Excavations only for stormwater retention ponds, subject to applicable permitting~~
- 1239           ~~requirements.~~
- 1240           (e) — ~~Conditional uses. Additional regulations/requirements governing permitted conditional uses~~
- 1241           ~~are located in sSections 110-817 and 110-1102 of this chapter. The following land uses and~~
- 1242           ~~their customary, incidental and subordinate accessory uses may be permitted in the~~
- 1243           ~~Professional Business (PB) Zoning District as conditional uses:~~
- 1244           — ~~Care facility.~~
- 1245           — ~~Communication towers greater than 70 feet high, in accordance with cChapter 82,~~
- 1246           ~~Code of Ordinances, City of Deltona, as it may be amended from time to time.~~
- 1247           — ~~Care facility.~~
- 1248           — ~~Day care centers (refer to section 110-817(f)).~~
- 1249           — ~~Houses of worship (refer to sSection 110-817(d)).~~
- 1250           — ~~Professional or trade schools related to permitted uses (refer to sSection 110-~~
- 1251           ~~817(b)).~~
- 1252           — ~~Public markets.~~
- 1253           — ~~Public uses not listed as a permitted principal use.~~
- 1254           — ~~Public utility uses and structures (refer to sSection 110-817(a)).~~
- 1255           — ~~Publicly or privately owned municipal or public water supply wells of eight~~
- 1256           ~~inches diameter or greater.~~
- 1257           — ~~Schools, parochial or private (refer to sSection 110-817(d)).~~
- 1258           (d) *Residential density.* No residential construction shall exceed a density of nine dwelling units
- 1259           per acre.

## (e) Dimensional requirements.

<b>PB - Professional Business</b>	Single-Family Dwellings	Single-family Attached Townhouse	Nonresidential
Lot Area (sq. ft.) <sup>(1)</sup>	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	-----
<b>Yard Size</b>			
Front yard(ft.) <sup>(2)</sup>	25	25	25
Rear yard (ft.)	25	25	25
Waterfront rear yard (ft.) <sup>(3)</sup>	30	30	30
Side yard (ft.) <sup>(4)</sup>	7.5	-----	7.5
Interior lot(ft.) <sup>(5)</sup>	-----	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 <sup>(6)</sup>
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> )( <del>provision</del> ) (%)	35	30	30
<b>Minimum building separation (ft.)</b>			
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 <sup>(7)</sup>	-----	10	-----
Maximum building length and width (ft.)	-----	200	

Building Development Standards <sup>(8)</sup>			
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 <del>high-water</del> <u>high-water</u> 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.			

1261

- 1262 (f) *Off-street parking regulations.* See ~~s~~Section 110-828 of the Code of Ordinances, City of  
1263 Deltona, as it may be amended from time to time.
- 1264 (g) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of  
1265 ~~s~~Section 110-808 of the Code of Ordinances, ~~City of Deltona~~, as it may be amended from  
1266 time to time, shall be constructed prior to locating a non-residential use on any site.
- 1267 (h) *Final ~~S~~ite ~~p~~lan requirements.* Final ~~s~~Site ~~p~~lan approval meeting the requirements of  
1268 ~~e~~Chapter 75, Code of Ordinances, City of Deltona, as it may be amended from time to time,  
1269 is required prior to constructing a business use, or converting a residential structure to a  
1270 business use.
- 1271 (i) *Types of signs permitted.* Signs are permitted in accordance with ~~e~~Chapter 102, Code of  
1272 Ordinances, City of Deltona, as it may be amended from time to time.
- 1273 (j) *General provisions, exceptions, and prohibitions.*
- 1274 (1) See ~~a~~Article VIII. Supplementary regulations.
- 1275 (2) All Professional Business, ~~PB~~ district sites must be located on a thoroughfare roadway  
1276 as identified in Deltona Comprehensive Plan as it may be amended from time to time.
- 1277 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 11, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
1278 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
1279 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

1280 **Sec. 110-315. C-1, Retail Commercial District.**

1281 ~~(a)~~ *Purpose and intent.* The purpose of the C-1<sub>2</sub>-Retail Commercial Zoning District is to  
1282 establish neighborhood commercial development along high-volume roads that is  
1283 compatible with nearby single-family residential areas. The C-1-Retail Commercial Zoning  
1284 District is not suitable for transitional areas. Therefore, low intensity commercial  
1285 development with no residential mix is permitted. The C-1-Retail Commercial Zoning  
1286 District was first established in the original Deltona Lakes Community Development Plan to  
1287 serve this purpose in the planned development. It may be applied to achieve a commercial  
1288 development suitable for serving surrounding single-family residential development in all  
1289 other appropriate areas of the eCity, including those areas that were not included in the  
1290 original Deltona Lakes Community Development Plan. The C-1-~~Retail Commercial~~ Zoning  
1291 District shall only be applied to areas that are designated in the eCommercial ~~f~~Future ~~I~~and  
1292 ~~u~~Use category on the adopted Future Land Use Map in the Deltona Comprehensive Plan, as  
1293 it may be amended from time to time.

1294 (b) ~~Uses permitted~~*Permitted uses.* Within the C-1<sub>2</sub> Retail Commercial district, no building,  
1295 structure, land<sub>2</sub>, or water shall be used except for one or more of the following uses as  
1296 depicted in Table 1, unless approved by the Director of Planning and Development Services  
1297 or designee that are deemed to be similar in character and purposes to those enumerated in  
1298 this section. Any decision made by the Director of Planning and Development Services or  
1299 designee may be appealed in accordance with Section 74-5(g~~2~~).

1300 —  
1301 ~~(1) — Motels and hotels.~~

1302 ~~(2) — Restaurants, types A and B.~~

1303 ~~(3) — Retail shops, professional offices, and personal service enterprises similar~~  
1304 ~~to the following:~~

1305 — ~~Animal hospital or Veterinary Office.~~

1306 — ~~Antique shops.~~

1307 — ~~Aquariums.~~

1308 — ~~Art goods and bric-a-brac shops. Art, dance, modeling, and music schools or~~  
1309 ~~studios.~~

1310 — ~~Artist studios.~~

1311 ~~1. — Automobile new parts, equipment, and accessories; sales only.~~

1312 ~~2. — Automobile service stations, type A (auto service stations including oil changes~~  
1313 ~~and tune ups), shall permitted only on building sites with not less than 150 feet~~  
1314 ~~frontage on all abutting streets.~~

1315 — ~~Automobile service stations, type C (Gas Station).~~

1316 — ~~Bakeries, retail (including preparation of products for sale on the premises.);~~

1317 — ~~Banks and other financial businesses.~~

- 1318 — ~~Barber shops and beauty shops.~~
- 1319 — ~~Bars and liquor stores.~~
- 1320 — ~~Beauty parlors.~~
- 1321 — ~~Bicycle stores.~~
- 1322 — ~~Billiard rooms, pool rooms or bowling alleys. or Pool rooms.~~
- 1323 — ~~Bowling alleys.~~
- 1324 — ~~Brewpub/microbrewery (refer to sSection 110-814(i)).~~
- 1325 — ~~Car washes.~~
- 1326 — ~~Catering Services.~~
- 1327 — ~~Cigar stores (retail only).~~
- 1328 — ~~Communication towers up to a height of 70 feet are permitted in accordance with~~
- 1329 ~~Chapter 82, Code of Ordinances, as it may be amended from time to time.~~
- 1330 ~~Confectionery and ice cream stores.~~
- 1331 — ~~Conservatories.~~
- 1332 — ~~Convenience stores.~~
- 1333 — ~~Craft distillery (refer to sSection 110-814(i)).~~
- 1334 — ~~Cultural, historical, and art centers and museums.~~
- 1335 — ~~Curio stores.~~
- 1336 — ~~Day care centers.~~
- 1337 — ~~Dental offices and clinics.~~
- 1338 — ~~Drug and sundry stores.~~
- 1339 — ~~Electric and HVAC sales and services.~~
- 1340 — ~~Electronic sales and service.~~
- 1341 — ~~Employment agencies.~~
- 1342 — ~~Essential utility services.~~
- 1343 — ~~Fire stations.~~
- 1344 — ~~Flex space.~~
- 1345 — ~~Fire stations. Game rooms or arcades.~~
- 1346 — ~~Florist shops.~~
- 1347 — ~~Fruit stores (retail only).~~
- 1348 — ~~Furniture stores.~~
- 1349 — ~~Garden supplies and retail fertilizer store.~~
- 1350 — ~~General offices.~~

- 1351 — Grocery stores with or without meat sales.
- 1352 — Hardware stores (retail only).
- 1353 — Houses of worship.
- 1354 — Interior decorating, costuming, draperies.
- 1355 — Jewelry stores, watch repairs.
- 1356 — Laundromats.
- 1357 — Laundry and dry cleaning agencies establishments (provided no gasoline or
- 1358 explosives of any kind are stored or used therein).
- 1359 — Lawn equipment sales and service.
- 1360 — Leather goods stores (retail only).
- 1361 — Libraries.
- 1362 — Medical offices and clinics.
- 1363 — Microwinery (refer to sSection 110-814(i)).
- 1364 — Millinery, wearing apparel, furrier stores. Motels and hotels.
- 1365
- 1366 Music and radio stores.
- 1367 — Night clubs, private clubs, lodges, fraternities, or sororities.
- 1368 — Non-profit membership and charitable organizations.
- 1369 — Newsstands.
- 1370 — Paint stores.
- 1371 — Pest exterminators.
- 1372 — Pet storesboarding.
- 1373 — Pet grooming.
- 1374 — Pharmacy.
- 1375 — Photograph galleries.
- 1376 — Physical fitness centers.
- 1377 — Printing shops.
- 1378 — Private clubs, lodges, fraternities, sororities.
- 1379 — Plumbing fixture shops (retail only).
- 1380 — Plumbing, sales and service.
- 1381 — Police and sheriff stations.
- 1382 — Public art galleries, libraries, museums, and other public meeting places not
- 1383 operated for profit.

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- ~~— Public Markets.~~
  - ~~— Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water well field protection requirements of the Land Development Code, Chapter 98, article V, Code of Ordinances, as it may be amended from time to time.~~
  - ~~— Restaurants.~~
  - ~~— Retail sales and services, excluding sales or rental of automobile, motorcycle, truck, motor home, or travel trailers, automobile driving schools, boat or mobile home sales and services.~~
  - ~~— Retail specialty shops.~~
  - ~~— Schools.~~
  - ~~— Tailor shops.~~
  - ~~— Tattoo Shops.~~
  - ~~— Theaters.~~
  - ~~— Utility offices.~~
  - ~~— Veterinarians.~~
  - ~~(4) — Communication towers up to a height of 70 feet are permitted in accordance with chapter 82, Code of Ordinances, as it may be amended from time to time.~~
  - ~~(5) — Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water well field protection requirements of the Land Development Code, chapter 98, article V, Code of Ordinances, as it may be amended from time to time.~~
- ~~(e) — Conditional uses.~~
- ~~— Automobile driving schools.~~
  - ~~— Automobile Service Station, type B (Automobile repair garage).~~
  - ~~— Automobile service stations, type A; permitted only on building sites with not less than 150 feet frontage on all abutting streets.~~
  - ~~— Care facility.~~
  - ~~— Communication towers exceeding 70 feet in height above ground level, in accordance with cChapter 82, Code of Ordinances, as it may be amended from time to time.~~
  - ~~— Funeral homes.~~
  - ~~— Group home facility (refer to sSection 110-817(1)).~~
  - ~~— Nightclubs, private clubs, lodges, fraternities, or sororities.~~

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~~Automobile driving schools.~~

~~Automobile repair garage.~~

~~Automobile service stations, type A, permitted only on building sites with not less than 150 feet frontage on all abutting streets.~~

~~Funeral homes.~~

~~Public markets.~~

~~Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater in accordance with the potable water well field protection requirements of the Land Development Code, Chapter 98, Article V, Code of Ordinances, as it may be amended from time to time.~~

(d) Dimensional requirements:

<b>C-1, Retail Commercial</b>	
Minimum lot size	
Area (sq. ft.)	10,000
Width (ft.) <sup>(1)</sup>	100
Minimum yard size	
Front yard (ft.)	25
Rear yard (ft.)	15
Side yard (ft.) <sup>(2)</sup>	5
Side street yard(ft)	15
Maximum building height (ft.)	35
Maximum lot coverage (%) (with principal and accessory buildings) <sup>(3)</sup>	40
Maximum floor area ratio (F.A.R.)	0.35
<sup>(1)</sup> 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.	
<sup>(2)</sup> Except may be reduced to zero foot where adjacent to existing building with zero foot <del>setback, or setback</del> or coordinated with proposed building with <del>zero foot</del> 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.	
<sup>(3)</sup> 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.	

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

(f) Landscape buffer requirements. Landscape buffer areas meeting the requirements of ~~S~~section 110-808 shall be constructed.

1436 (g) *Final sSite pPlan requirements.* Final sSite pPlan approval meeting the requirements of  
1437 aArticle III of the Land Development Code [eChapter 75, Code of Ordinances], is required.

1438 (h) *Types of signs permitted.* Signs are permitted in accordance with the eCity's sign code  
1439 Chapter 102, Code of Ordinances, as it may be amended from time to time.

1440 (i) *General provisions, exceptions, and prohibitions.* See aArticle VIII.

1441 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 12, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
1442 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
1443 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018)

1444 **Sec. 110-316. C-2, General Commercial.**

1445 (a) *Purpose and intent.* The purpose and intent of the C-2, General Commercial classification is  
1446 to encourage the development of intensive commercial areas providing a wide range of  
1447 goods and ~~services, and services,~~ -located adjoining at least one major collector or arterial  
1448 road. The C-2 classification is intended to be applied to strip retail areas and may be applied  
1449 to Interstate Highway interchange areas and other intersections that are characterized by  
1450 high traffic volumes appropriate for highway-oriented commercial development and  
1451 shopping centers. This district is not intended to be applied within established residential  
1452 areas, except when those areas are either in transition, blighted, or designated in the  
1453 commercial ~~fFuture H~~and ~~uUse~~ category on the adopted Future Land Use Map. This zoning  
1454 district shall only be applied to areas designated in the commercial future land use category  
1455 on the adopted Deltona Comprehensive Plan Future Land Use Map.

1456 (b) *Permitted uses.* In the C-2, General Commercial zoning district, no premises shall be used  
1457 except for one of the following uses and their customary accessory uses and structures as  
1458 depicted in Table 1, unless approved by the Director of Planning and Development Services  
1459 or designee that are deemed to be similar in character and purposes to those enumerated in  
1460 this section. Any decision made by the Director of Planning and Development Services or  
1461 designee may be appealed in accordance with Section 74-5(g-).

1462 ~~— Animal hospital or Veterinary office.~~

1463 ~~— Aquariums.~~

1464 ~~— Art, dance, modeling, and music schools or studios.~~

1465 ~~— Automobile driving schools.~~

1466 ~~— Automobile rental agencies.~~

1467 ~~— Automobile sales, new and used.~~

1468 ~~— Automobile service station, types A (Oil Change and Tune-up Shop), B (Auto~~  
1469 ~~Repair Shop) and C (Gas Station).~~

1470 ~~— Barber and beauty shops.~~

1471 ~~— Bars and liquor stores.~~

1472 ~~1. Billiards or Pool room.~~

1473 ~~— Boat, mobile home and recreational vehicle sales and service establishments.~~

- 1474 — Bowling alleys.
- 1475 — Brewpub/microbrewery (refer to sSection 110-814(l)).
- 1476 — Car washes.
- 1477 — Catering services.
- 1478 — Communication towers up to 70 feet high, in accordance with eChapter 82, Code
- 1479 of Ordinances, as it may be amended from time to time.
- 1480 — Craft distillery (refer to sSection 110-814(l)).
- 1481 — Cultural, historic, and art centers and museums.
- 1482 — Daycare centers.
- 1483 — Dental laboratories offices and clinics.
- 1484 — Drive-in theaters.
- 1485 — Employment agencies.
- 1486 — Essential utility services.
- 1487 — Exempt excavations (refer to sSection 110-817(o)) and/or those which comply
- 1488 with the Land Development Code of the eCity, eChapter 75, Code of Ordinances,
- 1489 as it may be amended from time to time and/or fFinal Site plan review
- 1490 procedures of this eChapter.
- 1491 — Exempt landfills (refer to Section 110-817(p)).
- 1492 — Financial institutions.
- 1493 — Fire stations.
- 1494 — Flex space.
- 1495 — Funeral homes.
- 1496 — Game rooms or arcades. for pool, billiards, pinball machines, jukeboxes or other
- 1497 coin-operated amusements.
- 1498 — General offices.
- 1499 — Government-sponsored civic centers.
- 1500 — Home occupations (refer to section 110-807).
- 1501 — Household moving center.
- 1502 — Laundry and dry cleaning dry cleaning establishments.
- 1503 — Lawn Equipment Sales and Services.
- 1504 — Libraries.
- 1505 — Medical Offices and Clinics.
- 1506 — Moped/motorcycle sales and services.
- 1507 2. Microwinery (refer to sSection 110-814(l)).

- 1508       — Motels & Hotels.
- 1509       — Museums.
- 1510       — Nightclubs, private clubs, or lodges.
- 1511       — Outdoor musical event.
- 1512       — Pawnshops.
- 1513       — Pest exterminators.
- 1514       — Pet boarding or kenneling.
- 1515       — Pet grooming.
- 1516       — Pharmacy
- 1517       — Physical fitness centers.
- 1518       — Plant nursery.
- 1519       — Police/Sherriff's offices.
- 1520        Printing shops.
- 1521       3. Private clubs.
- 1522       — Public art galleries, libraries, museums, and other public meeting places not
- 1523        operated for profit.
- 1524       — Public markets.
- 1525        Public schools.
- 1526       — Publicly owned parks and recreational areas.
- 1527       — Publicly owned or regulated water supply wells of less than eight inches in
- 1528        diameter in accordance with the potable water wellfield protection requirements
- 1529        of, the Land Development Code, Chapter 98, Article V, Code of Ordinances, as
- 1530        it may be amended from time to time.
- 1531       — Recycling collection center.
- 1532       — Restaurants, types A and B.
- 1533       — Retail plant nursery.
- 1534       — Retail sales and services.
- 1535       — Retail specialty shops.
- 1536       — Schools.
- 1537       — Tattoo Shops.
- 1538       — Tailors.
- 1539       — Taxicab stands.
- 1540       — Theaters.
- 1541       — Travel agencies.

- 1542           — Veterinary clinics.
- 1543 ~~(e) Conditional uses. Additional regulations/requirements governing permitted conditional uses~~
- 1544 ~~are located in sSections 110-817 and 110-1102 of this cChapter.~~
- 1545           — Care facility.
- 1546           — Communication towers greater than 70 feet high, in accordance with cChapter 82,
- 1547           Code of Ordinances, as it may be amended from time to time.
- 1548           — Bicycle motoecross tracks.
- 1549           — Bus stations.
- 1550           — Car washes.
- 1551           — Day care centers (refer to section 110-817(f)).
- 1552           — Excavations only for stormwater retention ponds for which a permit is required by
- 1553           this cChapter.
- 1554           — House of Worship.
- 1555           — Only one single family dwelling for the owner or manager of an existing
- 1556           permitted principal use.
- 1557           — Outdoor entertainment and recreational uses and structures.
- 1558           — Professional or trade schools related to permitted uses (refer to section (110-
- 1559           817(b)).
- 1560           — Public markets.
- 1561           — Public uses not listed as a permitted principal use.
- 1562           — Public utility uses and structures (refer to sSection 110-817(a)).
- 1563           — Publicly or privately owned municipal or public water supply wells of eight
- 1564           inches diameter or greater.
- 1565           — ~~Schools, parochial or private (refer to section 110-817(d)).~~
- 1566           — ~~Tattoo parlors.~~
- 1567           1. ~~Only one single family dwelling for the owner or manager of an existing~~
- 1568           ~~permitted principal use.~~

1569 (d) Dimensional requirements.

<b>C-2, General Commercial</b>	
Minimum lot size	
Area (sq. ft.)	15,000
Width (ft.) <sup>(1)</sup>	100
Minimum yard size	
Front yard (ft.)	35
Rear yard (ft.) <sup>(2)</sup>	10
Side yard (ft.) <sup>(2)</sup>	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
<sup>(1)</sup> 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.	
<sup>(2)</sup> Unless abutting any residentially zoned property, then 35 feet.	

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1571 (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting  
 1572 the requirements of ~~s~~Section 110-828 shall be constructed.

1573 (f) *Landscape buffer requirements.* Landscaped buffer areas meeting the requirements of  
 1574 ~~s~~Section 110-808.00 shall be constructed.

1575 (g) *Final ~~s~~Site ~~p~~Plan requirements.* Final ~~s~~Site ~~p~~Plan approval meeting the requirements of the  
 1576 Land Development Code, ~~e~~Chapter 75, Code of Ordinances, as it may be amended from  
 1577 time to time, is required.

1578 (h) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the  
 1579 ~~e~~City's sign code, ~~e~~Chapter 102, Code of Ordinances, as it may be amended from time to  
 1580 time.

1581 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 13, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
 1582 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
 1583 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018;  
 1584 Ord. No. 08-2018, § 1(Exh. A), 8-20-2018)

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1586 **Sec. 110-317. C-3, Heavy Commercial classification.**

1587 (a) *Purpose and intent.* The purpose and intent of the C-3, Heavy Commercial classification is  
 1588 to provide areas for commercial uses and structures that are not generally compatible with  
 1589 intensive C-1 or C-2 uses and structures.

1590 (b) *Permitted principal uses and structures.* In the C-3, Heavy Commercial classification, no  
 1591 premises shall be used except for the following uses and their customary accessory uses or  
 1592 structures as depicted in Table 1, unless approved by the Director of Planning and  
 1593 Development Services or designee that are deemed to be similar in character and purposes  
 1594 to those enumerated in this section. Any decision made by the Director of Planning and  
 1595 Development Services or designee may be appealed in accordance with Section 74-5(g).

1596 (d) *Dimensional requirements.*

<b>C-3, Heavy Commercial</b>	
<b>Minimum lot size</b>	
Area (sq. ft.)	15,000
Width (ft.)	100
<b>Minimum yard size</b>	
Front yard (ft.)	35

Rear yard (ft.) <sup>(1)</sup>	25
Side yard (ft.) <sup>(1)</sup>	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
<sup>(1)</sup> Unless abutting any residentially zoned property, then 35 feet.	

- 1597 (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting  
1598 the requirements of Section 110-828 shall be constructed.
- 1599 (f) *Landscape buffer requirements.* Landscaped buffer areas meeting the requirements of  
1600 Section 110-808 shall be constructed.
- 1601 (g) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of the Land  
1602 Development Code Chapter 75, Code of Ordinances, as it may be amended from time to time.
- 1603 (h) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the  
1604 City's sign code Chapter 102, Code of Ordinances, as it may be amended from time to time.
- 1605 **(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 14, 6-21-2010; Ord. No. 19-2011, §**  
1606 **1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013,**  
1607 **§ 1(Exh. A), 2-3-2014; Ord. No. 04-2016, § 1(Exh. A), 4-4-2016)Sec. 110-318.**

1608 **I, Industrial District.**

- 1609 (a) *Purpose and intent.* The purpose and intent of the I, Industrial classification is to provide  
1610 lands for manufacturing, processing, storage and warehousing, wholesaling, and  
1611 distribution. Service and commercial activities that are related to manufacturing, processing,  
1612 storage and warehousing, wholesaling, and distribution activities are also permissible in the  
1613 I, Industrial zoning classification.
- 1614 (b) *Permitted principal uses and structures.* In the I, Industrial classification, no premises shall  
1615 be used except for the following uses and their customary accessory uses or structures as  
1616 depicted in Table 1, unless approved by the Director of Planning and Development Services  
1617 or designee that are deemed to be similar in character and purposes to those enumerated in  
1618 this section. Any decision made by the Director of Planning and Development Services or  
1619 designee may be appealed in accordance with Section 74-5(g).
- 1620 (c) *Dimensional requirements.*

<b>I - Industrial</b>	
<b>Minimum lot size <sup>(1)</sup></b>	
Area (sq. ft.)	20,000
Width (ft.)	100
<b>Minimum yard size <sup>(2)</sup></b>	
Front yard (ft.)	50
Rear yard (ft.) <sup>(3)</sup>	20
Side yard (ft.) <sup>(3)</sup>	10

Side and Rear yard abutting residentially zoned property (ft.)	35
Maximum building height (ft.) <sup>(4)</sup>	75
Maximum lot coverage (%) ( <i>with principal and accessory buildings</i> ) <sup>(5)</sup>	40
Maximum floor area ratio (F.A.R.)	1.0
<sup>(1)</sup> 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.	
<sup>(2)</sup> 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.	
<sup>(3)</sup> 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.	
<sup>(4)</sup> 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.	
<sup>(5)</sup> Swimming pools and screened enclosures are excepted from this provision.	

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- 1622 (d) *Off-street parking regulations.* See section 110-828.
- 1623 (e) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of Section  
1624 110-808 shall be constructed, except for the increased requirements noted above in the  
1625 Activity Center.
- 1626 (f) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of article  
1627 III of the Land Development Code, Ordinance No. 96-25 [Chapter 75, Code of Ordinances],  
1628 as it may be amended from time to time, is required.
- 1629 (g) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the  
1630 City's sign Ordinance, Ordinance No. 12-97 [Chapter 102, Code of Ordinances], as it may  
1631 be amended from time to time.
- 1632 (h) *General provisions, exceptions, and prohibitions.*
- 1633 (1) See Article VIII.  
1634 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 15, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
1635 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
1636 2014)

1637 Sec. 110-317. C-3, Heavy Commercial classification.

1638 ~~(a) Purpose and intent. The purpose and intent of the C-3, Heavy Commercial classification is to provide areas for commercial uses~~  
1639 ~~and structures that are not generally compatible with intensive C-11 or C-2 uses and structures.~~

1640 ~~(b) Permitted principal uses and structures. In the C-3, Heavy Commercial classification, no premises shall be used except for the~~  
1641 ~~following uses and their customary accessory uses or structures, unless approved by the Director of Planning and Development~~  
1642 ~~Services or designee:~~

1643 ~~— Animal hospitals and Veterinary clinics.~~

1644 ~~— Art, dance, modeling, and music schools or studios.~~

1645 ~~— Auction parlors.~~

1646 ~~— Automobile body shops.~~

1647 ~~— Automobile driving schools.~~

1648 ~~— Automobile rental agencies.~~

1649 ~~— Automobile sales, new and used.~~

1650 ~~— Automobile service stations, types A, B, and C.~~

1651 ~~— Bars and liquor stores.~~

1652 ~~— Beauty Barber and barberbeauty shops.~~

1653 ~~— Boat, truck, motorcycle, trailer, bicycle, mobile recreations vehicle, and mobile home storage, sales, service, repairs,~~  
1654 ~~and rental for off-site use (new and used).~~

1655 ~~— Bowling alleys.~~

1656 ~~— Brewpub/microbrewery (refer to Section 110-814(l)).~~

1657 ~~— Building material sales and storage.~~

1658 ~~— Car washes.~~

1659 ~~— Catering services.~~

1660 ~~— Communication towers up to 70 feet high, in accordance with the requirements of cChapter 82, Code of Ordinances, as~~  
1661 ~~it may be amended from time to time.~~

- 1662 — ~~Contractor's shop, storage, and equipment yard.~~
- 1663 — ~~Cultural, historical, and art centers and museums.~~
- 1664 — ~~Dental laboratories offices and clinics.~~
- 1665 — ~~Drive in theaters.~~
- 1666 — ~~Employment agencies.~~
- 1667 — ~~Essential utility services.~~
- 1668 — ~~Exempt excavations (refer to sSection 110-817(o).~~
- 1669 — ~~Exempt landfills (refer to sSection 110-817(p).~~
- 1670 — ~~Financial institutions.~~
- 1671 — ~~Fire stations.~~
- 1672 — ~~Flex space.~~
- 1673 — ~~Funeral homes and crematory.~~
- 1674 — ~~Game rooms or arcades, for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.~~
- 1675 — ~~General offices.~~
- 1676 — ~~Government sponsored civic centers.~~
- 1677 — ~~Household moving center. me occupations (refer to section 110-807).~~
- 1678 — ~~Laundry and dry cleaning dry cleaning establishments.~~
- 1679 — ~~Lawn equipment sales and services.~~
- 1680 — ~~Libraries.~~
- 1681 — ~~Marine engine repair and service. Microwinery (refer to Section 110-814(l)).~~
- 1682 — ~~Mini-warehouses Mini warehouses (refer to Section which meet the requirements of section 110-817(e)).~~
- 1683 — ~~Mobile recreational vehicle and shelter sales, service, storage and repair.~~
- 1684 — ~~Motels & Hotels.~~

- 1685       — Museums.
- 1686       — ~~Nightclubs or private clubs.~~
- 1687       — ~~Outdoor musical event.~~
- 1688       — Pawnshops.
- 1689       — ~~Pest exterminators.~~
- 1690       — Pharmacy
- 1691       — Plant nursery.
- 1692       — Police and Sheriff Station.
- 1693       — Printing and engraving, including photostatting and publishingshops.
- 1694       — ~~Private clubs.~~
- 1695       — ~~Public schools.~~
- 1696       — Public Markets
- 1697       — ~~Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable~~
- 1698       — ~~water wellfield protection requirements of the Land Development Code, cChapter 98, article V, Code of Ordinances, as~~
- 1699       — ~~it may be amended from time to time.~~
- 1700       — ~~Publicly owned parks and recreational areas.~~
- 1701       — ~~Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable~~
- 1702       — ~~water wellfield protection requirements of the Land Development Code, chapter 98, article V, Code of Ordinances, as it~~
- 1703       — ~~may be amended from time to time.~~
- 1704       — ~~Radio and television broadcasting stations.~~
- 1705       — ~~Recycling collection center.~~
- 1706       — ~~Restaurants, types A and B.~~
- 1707       — ~~Retail sales and services.~~
- 1708 1. ~~Retail specialty shops.~~
- 1709       —

1710 Schools.

1711 ~~—Rug cleaning establishments.~~

1712 ~~—Stamp redemption centers.~~

1713 ~~—Tailors.~~

1714 ~~—Tattoo parlorsshops.~~

1715 ~~—Taxicab stands.~~

1716 ~~—Theaters.~~

1717 ~~—Travel agencies.~~

1718 ~~—Veterinary clinics.~~

1719 ~~—Welding and soldering shops.~~

1720 ~~—Wholesale retail nursery. Winery.~~

1721 (e) ~~Conditional uses. Additional regulations/requirements governing permitted conditional uses are located in sSections 110-817 and~~  
1722 ~~110-1102 of this chapter.~~

1723 ~~—Communication towers greater than 70 feet high, in accordance with the requirements of chapter 82, Code of~~  
1724 ~~Ordinances, as it may be amended from time to time.~~

1725 ~~—Bus garages and repair shops.~~

1726 ~~—Bus stations.~~

1727 ~~—Communication towers greater than 70 feet high, in accordance with the requirements of cChapter 82, Code of~~  
1728 ~~Ordinances, as it may be amended from time to time.~~

1729 ~~—Curb markets.~~

1730 ~~—Drive-in theaters.~~

1731 ~~—Excavations only for stormwater retention ponds of which a permit is required by this cChapter.~~

1732 ~~—Flea markets (refer to sSection 110-817(g)).~~

1733 ~~—Houses of worship (refer to sSection 110-817(d)).~~

- 1734 — ~~Moving and storage~~Storage companies~~company.~~
- 1735 ~~Only one single family dwelling for the owner or manager of an existing permitted principal use.~~
- 1736 — ~~Outdoor entertainment and recreational uses and structures.~~
- 1737 — ~~Professional or trade schools related to permitted uses (refer to section 110-817(b)).~~
- 1738 1. ~~Public markets.~~
- 1739 — ~~Public Art Galleries, Libraries, or Museums.~~
- 1740 — ~~Public use not listed as a permitted principal use.~~
- 1741 — ~~Public utility uses and structures (refer to sSection 110-817(a)).~~
- 1742 — ~~Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater.~~
- 1743 — ~~Schools, parochial or private (refer to section 110-817(d)).~~
- 1744 ~~Only one single family dwelling for the owner or manager of an existing permitted principal use.~~
- 1745 — ~~Truck and freight transfer terminals.~~
- 1746 — ~~Truck stops.~~
- 1747 — ~~Truck storage.~~
- 1748 — ~~Warehouse.~~

1749 (d) ~~Dimensional requirements.~~

<b>C 3, Heavy Commercial</b>	
<b>Minimum lot size</b>	
Area (sq. ft.)	15,000
Width (ft.)	100
<b>Minimum yard size</b>	
Front yard (ft.)	35
Rear yard (ft.) <sup>(+)</sup>	25
Side yard (ft.) <sup>(+)</sup>	10
Waterfront yard(ft)	25
Maximum building height (ft.)	75

Maximum lot coverage (%) (with principal and accessory buildings)	35
Maximum floor area ratio (F.A.R.)	0.55
<sup>(4)</sup> Unless abutting any residentially zoned property, then 35 feet.	

1750

1751 ~~(e) Off street parking and loading requirements. Off street parking and loading areas meeting the requirements of sSection 110-828~~  
 1752 ~~shall be constructed.~~

1753 ~~(f) Landscape buffer requirements. Landscaped buffer areas meeting the requirements of sSection 110-808 shall be constructed.~~

1754 ~~(g) Final sSite pPlan requirements. Final sSite pPlan approval meeting the requirements of the Land Development Code~~  
 1755 ~~eChapter 75, Code of Ordinances, as it may be amended from time to time, is required.~~

1756 ~~(h) Types of signs permitted. Signs are permitted in accordance with the requirements of the cCity's sign code cChapter 102, Code of~~  
 1757 ~~Ordinances, as it may be amended from time to time.~~

1758 ~~(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, §~~  
 1759 ~~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)~~

1760 ~~Sec. 110-318. I, Industrial District.~~

1761 ~~(a) Uses permitted.~~

1762 ~~—(1) Communication towers up to a height of 70 feet are permitted in accordance with Chapter 82, Code of~~  
 1763 ~~Ordinances, as it may be amended from time to time.~~

1764 ~~—Essential utility services.~~

1765 ~~—Laboratories. Experimental testing laboratories provided no operation shall be conducted or equipment used which~~  
 1766 ~~would create hazards, noxious or offensive effects.~~

1767 ~~—Manufacturing. The manufacturing, compounding, processing, packaging, and assembling of products such as:~~

1768 ~~a. Food products: Bakery goods, candy, cosmetics, toiletries, meat products, except slaughterhouses, fish,~~  
 1769 ~~sauerkraut, vinegar, yeast and rendering or refining of fats or oils.~~

1770 ~~b. Instruments: Musical toys, novelties, rubber or metal stamps, and other small rubber or plastic products.~~

1771 ~~c. Advertising and sheet metal products: Neon sign manufacturing and repair, billboard, and other commercial~~  
 1772 ~~advertising structures; light sheet metal products, including heating and air conditioning equipment, cornices,~~  
 1773 ~~eaves, and the like (except where presses over 20 tons rated capacity are employed). In the Activity Center, all~~

1774 materials, equipment, interim product, finished products, and by-products shall be stored indoors. In the Activity  
1775 Center, parking areas for heavy equipment and vehicles shall be completely screened from view from adjacent  
1776 buildings and from all streets and roads.

1777 d.—Electrical: Electrical applies, electronic instruments and devices, television sets, radios, and phonographs.

1778 e.—General: Products manufactured from the following previously prepared materials; bone, canvas, cellophane,  
1779 cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals, or stones,  
1780 shell, textiles, tobacco, wax, wood (except where saw planning mills are employed) and yarns. In the Activity Center,  
1781 all materials, equipment, interim products, finished products, and by-products shall be stored indoors. In the Activity  
1782 Center, parking areas for heavy equipment and vehicles shall be completely screened from view from adjacent  
1783 buildings and from all streets and roads.

1784 —One dwelling unit, in conjunction with a permitted use, providing that the unit is necessary for safety or security  
1785 purposes and providing that the unit is incorporated within the principal structure.

1786 —Public utility uses and structures. Any public utility building or structure, including storage yards. In the Activity  
1787 Center, all outdoor storage and heavy equipment parking areas shall be completely screened from view from adjacent  
1788 buildings and from all streets and roads.

1789 —Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable  
1790 water wellfield protection requirements the Land Development Code, Chapter 98, Article V, Code of Ordinances, as it  
1791 may be amended from time to time.

1792 —

1793 —Retail and service. Any retail or service establishment necessary to serve the needs of the industrial area, and type A or  
1794 B restaurants; business or professional offices; fire stations and public uses not otherwise listed; linen supply and  
1795 industrial launderer; tattoo parlors and body piercing establishments, major automobile and truck repair garages,  
1796 including major repair, body work and painting services, and enclosed storage areas, or outdoor storage areas  
1797 completely screened from view from adjacent properties and from any street or road; new and/or used automobile,  
1798 truck farm implement, camping trailer and/or boat sales; bottling of soft drinks or milk and distribution stations;  
1799 contractor and building material yards completely screened from view from adjacent properties and from any street or  
1800 road; plumbing shops with indoor storage only; and automobile service stations, types A, B, and C. All parking and  
1801 storage areas for heavy equipment and large trucks shall be completely screened from view from nearby properties,  
1802 streets, and roads.

1803           ~~—(2)— Warehousing. Warehouses for the storage of merchandise and materials, motor freight stations or terminals, and~~  
1804           ~~hauling and storage establishments for household goods.~~

1805           ~~(3) Laboratories. Experimental testing laboratories, provided no operation shall be conducted or equipment used which would~~  
1806           ~~create hazards, noxious or offensive effects.~~

1807           ~~(4) Manufacturing. The manufacturing, compounding, processing, packaging and assembling of products such as:~~

1808           ~~a. Food products: Bakery goods, candy, cosmetics, toiletries, meat products, except slaughter houses, fish, sauerkraut, vinegar,~~  
1809           ~~yeast and rendering or refining of fats or oils.~~

1810           ~~b. Instruments: Musical toys, novelties, rubber or metal stamps, and other small rubber or plastic products.~~

1811           ~~c. Advertising and sheet metal products: Neon sign manufacturing and repair, billboard and other commercial advertising~~  
1812           ~~structures; light sheet metal products, including heating and air conditioning equipment, cornices, eaves, and the like (except~~  
1813           ~~where presses over 20 tons rated capacity are employed). In the activity center, all materials, equipment, interim product,~~  
1814           ~~finished products, and by products shall be stored indoors. In the activity center, parking areas for heavy equipment and~~  
1815           ~~vehicles shall be completely screened from view from adjacent buildings and from all streets and roads.~~

1816           ~~d. Electrical: Electrical applies, electronic instruments and devices, television sets, radios and phonographs.~~

1817           ~~e. General: Products manufactured from the following previously prepared materials; bone, canvas, cellophane, cloth, cork,~~  
1818           ~~feathers, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals, or stones, shell, textiles,~~  
1819           ~~tobacco, wax, wood (except where saw planning mills are employed) and yarns. In the activity center, all materials,~~  
1820           ~~equipment, interim products, finished products, and by products shall be stored indoors. In the activity center, parking areas~~  
1821           ~~for heavy equipment and vehicles shall be completely screened from view from adjacent buildings and from all streets and~~  
1822           ~~roads.~~

1823           ~~(5) Public utility uses and structures. Any public utility building or structure, including storage yards. In the activity center, all~~  
1824           ~~outdoor storage and heavy equipment parking areas shall be completely screened from view from adjacent buildings and~~  
1825           ~~from all streets and roads.~~

1826           ~~(6) Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water~~  
1827           ~~wellfield protection requirements the Land Development Code, chapter 98, article V, Code of Ordinances, as it may be~~  
1828           ~~amended from time to time.~~

1829           ~~—(7)— Communication towers up to a height of 70 feet are permitted in accordance with chapter 82, Code of~~  
1830           ~~Ordinances, as it may be amended from time to time.~~

1831 — (8) — One dwelling unit, in conjunction with a permitted use, providing that the unit is necessary for safety or security  
1832 purposes and providing that the unit is incorporated within the principal structure.

1833 — (9) — Essential utility services.

1834 (b) ~~Conditional uses.~~ Additional regulations/requirements governing permitted conditional uses are located in sSections 110-817 and  
1835 110-1102 of this chapter.

1836 — Communication towers greater than 70 feet in height, in accordance with the requirements of Chapter 82, Code of  
1837 Ordinances, as it may be amended from time to time.

1838 — Public markets.

1839 — Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater.

1840 (c) ~~Dimensional requirements.~~

<b>I—Industrial</b>	
<b>Minimum lot size<sup>(1)</sup></b>	
Area (sq. ft.)	20,000
Width (ft.)	100
<b>Minimum yard size<sup>(2)</sup></b>	
Front yard (ft.)	50
Rear yard (ft.) <sup>(3)</sup>	20
Side yard (ft.) <sup>(3)</sup>	10
Side and Rear yard abutting residentially zoned property (ft.)	35
Maximum building height (ft.) <sup>(4)</sup>	75
Maximum lot coverage (%) (with principal and accessory buildings) <sup>(5)</sup>	40
Maximum floor area ratio (F.A.R.)	1.0
<sup>(1)</sup> Except that in the <u>a</u> ctivity <u>c</u> enter 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.	
<sup>(2)</sup> 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.	
<sup>(3)</sup> 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 aArticle VIII, sSection 110-808, Landscaping requirements.~~

~~(5) Swimming pools and screened enclosures are excepted from this provision.~~

TABLE 1

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

~~(e) Landscape buffer requirements. Landscape buffer areas meeting the requirements of sSection 110-808 shall be constructed, except for the increased requirements noted above in the aActivity cCenter.~~

~~(f) Final sSite pPlan requirements. Final sSite pPlan approval meeting the requirements of article III of the Land Development Code, Ordinance No. 96-25 [cChapter 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 cCity's sign oOrdinance, Ordinance No. 12-97 [cChapter 102, Code of Ordinances], as it may be amended from time to time.~~

~~(h) General provisions, exceptions, and prohibitions:~~

~~(1) See Aarticle VIII.~~

~~(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 15, 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)~~

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
<b>RESIDENTIAL</b>																								
One-Family Dwelling			P	P	P	P	P	P	P	P	P										P	P		
Two-Family Dwelling (Duplex)											P	P	P								P	P		
Florida DCA-approved manufactured dwellings														P										
Mobile Home														P										

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
Multi-Family Apartments												P	P								P	P		
Townhomes											P	P	P								P	P		
Community Residential Home, following F.S. 419			P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C						
Granny Flat or ADU			P	P	P	P	P	P	P															
<b>MISCELLANEOUS</b>																								
Animal Hospital or Veterinary Clinic			P														P	P	P			P		P
Apiaries, Aviaries or Pisciculture, Animal Husbandry			P	P	P																			
Banks															P	P	P	P				P		P
Bed and Breakfast Homestay			C	C	C <sup>1</sup>																			
Daycare Centers					C <sup>2</sup>						P	P	P	P				P		P				
Dental Offices and Clinics															P		P	P	P			P		P
Employment Agencies																P	P	P	P			P		
Equestrian Facility			P	P	P																			
Funeral Homes																	C <sup>3</sup>	P	P					
Golf Course				P																				
Group Home Facility															C		C							
Medical Offices and Clinics															P	P	P	P	P	P		P		P

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD		
<b>PUBLIC AND SEMI-PUBLIC</b>																										
Communication Tower Over 70 ft.	P	P	C	C	C					C	C	C	C	C												
Communication Towers up to 70 ft.	P	P	C	C	C					C	C	C	C	C		C	C	C	C	C						
Cultural, Historical, and Art Centers and Museums																	P	P	P				P		P	
Government Uses (Fire Stations, Utility Services, Sheriff Station, Civic Center, Libraries, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P
Hospital		P																								P
House of Worship			C <sup>4</sup>	C <sup>4</sup>	C	C	C	C	C	C	C				C <sup>4</sup>	C <sup>4</sup>	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								
<b>Commercial</b>																										
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	

Land Use Category	<u>RP</u>	<u>P</u>	<u>A</u>	<u>RE-5</u>	<u>RE-1</u>	<u>R1</u>	<u>R1-A</u>	<u>R1-AA</u>	<u>R1-AAA</u>	<u>R1-B</u>	<u>R-2</u>	<u>RM-1</u>	<u>RM-2</u>	<u>MH</u>	<u>OR</u>	<u>PB</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>I</u>	<u>RPUD</u>	<u>CPUD</u>	<u>IPUD</u>	<u>MPUD</u>
<u>Brewpub, Microbrewery, Microwinery, and Craft Distillery</u>																	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
<u>Car Washes</u>																	<u>P</u>	<u>C</u>	<u>C</u>					
<u>Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms, etc.)</u>																	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>
<u>Flex Space</u>																	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>General Offices</u>															<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>P</u>
<u>Pet Boarding, Dog Daycares, etc. – Indoor Only</u>																	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
<u>Pet Boarding, Dog Daycares, etc. – Outdoor Only</u>																	<u>C</u>	<u>C</u>	<u>P</u>					
<u>Pet Grooming</u>																<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
<u>Pharmacy, Drugstore, Dispensary</u>																	<u>C</u>	<u>C</u>	<u>C</u>			<u>C</u>		<u>C</u>
<u>Restaurant – Type A (Sit Down)</u>																	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
<u>Restaurant – Type B (Drive-Thru)</u>																	<u>C</u>	<u>C</u>	<u>P</u>			<u>C</u>		<u>C</u>
<u>Retails Sales and Services</u>																<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
<u>Tattoo Shops</u>																	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>C</u>		<u>C</u>
<u>Theater</u>																	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>		<u>P</u>

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
<b>TRANSIENT LODGING</b>																								
Hotels and motels																	C	P	P			P		P
Nightclub, Private Clubs, Lodges, or Lounges																	P	P	P					P
<b>VEHICULAR USES</b>																								
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	
Boat, Mobile Homes, and Recreational Vehicle Sales and Services																		C	C	C			C	
<b>INDUSTRIAL</b>																								

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
Contractor Shop, Storage, and Equipment Yard																			C	P			P	
Contractor Shop, Storage, and Equipment Yard - Outdoor																			C	C			C	
Household Moving Center																		P	P	P				P
Laboratories																				P			P	P
Manufacturing																				P			P	P
Self-Storage Facility																				P			P	C
Truck and Freight Transfer Terminals																			C	P			C	
Truck Stops																			C				P	
Truck Storage																			C				C	
Warehouse																			P	P			P	P
Welding and Soldering Shop																			P	P			P	

1853 P = Permitted Use

1854 C = Conditional Use

Minor Conditional Use

Major Conditional Use

1855 1. Major Conditional Use if 5 or more rooms.

1856 2. Major Conditional Use if 6 or more children.

- 1857 3. No mortuary services permitted.
- 1858 4. Major Conditional Use if greater than 100 seats or there is an ancillary school and/or daycare.
- 1859 5. Major Conditional Use if greater than 8 fuel positions.
- 1860 6. Major Conditional Use if outdoor storage is proposed.
- 1861 7. Please see Article XIV, in the City's Land Development Code Land Development Code regarding distance requirements.
- 1862 —

1863 Sec. 110-319. PUD, Planned Unit Development.

1864 (a) ~~— Purpose and intent. The purpose and intent of the PUD, pPlanned uUnit dDevelopment classification is to provide~~  
1865 ~~for integrated and innovative developments, which are consistent with the comprehensive plan, in order to advance our~~  
1866 ~~cCity's economic growth potential and promote a more balanced and effective development pattern. In addition, it is~~  
1867 ~~intended that a proposed development be sensitive to existing adjacent and future land uses as depicted by the fFuture~~  
1868 ~~lLand uUse mMap of the cComprehensive pPlan, the natural environment and the impact upon supporting public~~  
1869 ~~infrastructure through such mechanisms as, but not limited to, the establishment of appropriate buffer areas between land~~  
1870 ~~uses, limitations upon the types of permissible uses, and structures that are to be permitted in the development.~~

1871 ~~The PUD classification has been divided into four sub-classifications for land uses of rResidential, bBusiness, iIndustrial,~~  
1872 ~~and mMixed Use.~~

1873 ~~PUD's that were in existence prior to the effective date of this cChapter [November 16, 1998] shall continue in accordance~~  
1874 ~~with their original approval and shall be deemed to be lawful conforming land uses. To the extent of any specific~~  
1875 ~~amendment to these PUD's, the amendment must comply with the requirements of this cChapter. Terms previously used~~  
1876 ~~in said the approved PUDs may continue to be employed.~~

1877 (b) ~~— Permitted principal uses and structures. The permitted principal uses and structures shall be those agreed upon by~~  
1878 ~~the cCity cCommission.~~

1879 ~~A residential planned unit development PUD will be indicated on the oOfficial zZoning Mmap with the symbol RPUD. The~~  
1880 ~~permitted uses within an RPUD may be applied from any of the residential zoning classifications of this cChapter and shall~~  
1881 ~~be listed in the dDevelopment aAgreement, and depicted as part of the RPUD plan. All uses shall be approved by the~~  
1882 ~~cCity cCommission.~~

1883 ~~A bBusiness planned unit development PUD will be indicated on the oOfficial zZoning mMap with the symbol BPUD. The~~  
1884 ~~permitted uses within a BPUD may be applied from any of the business-oriented zoning classifications of this cChapter~~  
1885 ~~and shall be listed in the dDevelopment aAgreement, and depicted as part of the BPUD plan. All uses shall be approved~~  
1886 ~~by the cCity cCommission.~~

1887 ~~An iIndustrial planned unit development PUD will be indicated on the oOfficial zZoning mMap with the symbol IPUD. The~~  
1888 ~~permitted uses within an IPUD may be applied from the industrial zoning classifications of this cChapter and shall be listed~~  
1889 ~~in the dDevelopment aAgreement, and depicted as part of the PUD plan. All uses shall be approved by the cCity~~  
1890 ~~cCommission.~~

1891 ~~A mMixed Use planned unit development PUD will be indicated on the oOfficial zZoning mMap with the symbol MPUD.~~  
1892 ~~The permitted uses within an MPUD may consist of any of the uses as approved by the cCity Ccommission within a~~

1893 ~~mixed-use development program format that is consistent with the City's Comprehensive Plan, including the Mixed-Use~~  
1894 ~~use Development Matrix, and achieves both residential and non-residential uses. Residential uses shall be at a~~  
1895 ~~proposed density that is complementary to the non-residential development and shall be incorporated into the project, so~~  
1896 ~~that development of the residential component of the master development program is achieved.~~

1897 ~~(c) — Dimensional requirements.~~

1898 ~~(1) — Minimum parcel size. To utilize the PUD zoning process, the minimum parcel size shall be one acre.~~

1899 ~~(d) — Minimum lot area and yard requirements. Minimum lot sizes, width, and yard areas shall be described in the~~  
1900 ~~dDevelopment aAgreement. In determining yard sizes, the City Commission shall consider whether or not the proposed~~  
1901 ~~PUD will have adverse effects upon adjoining properties as well as ensure compatibility.~~

1902 ~~(e) — Intensity/density. The floor area ratio (FAR) or total number of dwelling units per acre of land shall be calculated~~  
1903 ~~and described in the dDevelopment aAgreement, and shall not exceed the range permitted by the underlying fFuture~~  
1904 ~~Il and uUse category of the adopted cComprehensive pPlan. A cComprehensive pPlan amendment may be needed prior~~  
1905 ~~to the proposed PUD zoning action.~~

1906 ~~(f) — Landscape buffer requirements. A landscape buffer area meeting or exceeding the minimum requirements of~~  
1907 ~~sSection 110-808 shall be constructed. Due to the fact that the PUD process is undertaken as a uniform master~~  
1908 ~~development program, a landscape plan is required that shows the proposed perimeter buffer yard widths, level of opacity~~  
1909 ~~for screening from adjacent land uses, internal landscape buffers between parcels and within parcels, foundation~~  
1910 ~~landscaping, entryway and common area landscaping, and proposed plant material. The proposed landscape plan shall~~  
1911 ~~meet or exceed standards established in sSection 110-808 of this Code.~~

1912 ~~(g) — Off-street parking and loading requirements. Off-street parking and loading areas shall meet the requirements of~~  
1913 ~~sSection 110-828 of this Code. No waivers or modifications of the minimum required number of off-street parking and~~  
1914 ~~loading spaces shall be permitted in the Ddevelopment aAgreement for PUD's. RPUD's shall require additional visitor~~  
1915 ~~parking, when lot sizes are smaller than the typical Deltona Lakes lots.~~

1916 ~~(h) — Transportation Traffic Impact Analysis (TIA) report — Purpose. A transportation impact analysis TIA report is~~  
1917 ~~designed to identify the transportation impacts and problems, which are likely to be generated by a proposed use,~~  
1918 ~~because of size, density, traffic, generation rates, or location. The TIA report will also identify all improvements required to~~  
1919 ~~ensure safe ingress and egress from a proposed development, maintenance of adequate street capacity, and elimination~~  
1920 ~~of hazardous conditions and improvements necessary for immediately surrounding roadways and intersections, as a~~  
1921 ~~result of the property development.~~

- 1922 (i) ~~—~~ *Thresholds for traffic impact and analysis report.* A transportation impact analysis (TIA) report shall be required for  
1923 any project that is anticipated to generate in excess of 1,000 trips per day, as defined by the current edition of the Institute  
1924 of Transportation Engineers (ITE) Trip Generation Manual or if a PUD is located in an area that has traffic safety or  
1925 congestion concerns. The contents of the transportation impact analysis report shall, at a minimum, be consistent with a  
1926 locally accepted methodology.
- 1927 (j) ~~—~~ *Types of signs permitted.* Signs are permitted in accordance with the requirements of ~~c~~Chapter 102, Code of  
1928 Ordinances, as it may be amended from time to time. No ~~v~~Variances or waivers of Deltona Sign Code requirements shall  
1929 be authorized.
- 1930 (k) ~~—~~ *Planned uUnit dDevelopment regulations.* The following regulations apply to all planned unit developments  
1931 (PUD's):
- 1932 (1) ~~—~~ *Unified ownership.* All land within the PUD shall be under the ownership of one entity, either by deed, agreement  
1933 for deed or contract for purchase. PUD applicants shall present either an opinion of title by an attorney licensed in Florida  
1934 or a certification by an abstractor or a title company, authorized to do business in Florida, that, at the time of initial  
1935 application, unified ownership of the entire area within the proposed PUD is in the name of the applicant, or contract  
1936 seller. Unified ownership shall thereafter be maintained until after the recording of the ~~d~~Development ~~a~~Agreement and  
1937 ~~m~~Master ~~d~~Development ~~p~~Plan.
- 1938 (2) ~~—~~ *Utility distribution lines.* All utility distribution lines within an RPUD and the residential portions of a MPUD shall be  
1939 located underground, where possible. Aboveground utility connections may be permitted where there is hardship, as  
1940 determined by the ~~c~~City ~~e~~Engineer, and the permissibility shall be recorded in the ~~d~~Development ~~a~~Agreement.
- 1941 (3) ~~—~~ *Open space requirements.* A minimum of 25 percent of the open space shall be designated as common open  
1942 space. Common open space shall meet the following standards:
- 1943 a. ~~—~~ Its location, shape, size, and character shall be illustrated on the PUD ~~Master Development P~~plan.
- 1944 b. ~~—~~ It shall be dedicated to and maintained by a HOA or POA. Maintenance guarantees shall be included in the  
1945 Development Agreement.
- 1946 (4) ~~—~~ *Procedure for rezoning to PUD.*
- 1947 a. ~~—~~ *Pre-application stage.* A pre-application meeting shall be conducted before a PUD rezoning application can be  
1948 accepted. After the pre-application meeting, a conceptual plan may be submitted for review and comment prior to filing the  
1949 application for rezoning.

1950 1. ~~Pre-application meeting.~~ The pre-application meeting is intended to provide for an informational exchange between  
1951 the applicant and the administrative staff and will be arranged by the ~~p~~Planning and ~~d~~Development ~~s~~Services  
1952 ~~d~~Department. No fee shall be charged. The applicant need not submit any plans or other information. However, the more  
1953 information provided to staff for the proposed PUD will assist staff in providing guidance. At a minimum, the applicant will  
1954 be advised of the PUD procedures and requirements, forms, application materials, guidelines, checklists, the  
1955 ~~c~~Comprehensive ~~p~~Plan, zoning, and other land development regulations. This information will be made available at a  
1956 reasonable cost.

1957 2. ~~Written dDevelopment aAgreement (DA).~~ As part of the PUD plan, a written ~~d~~Development ~~a~~Agreement shall be  
1958 prepared, following a general format supplied by the ~~p~~Planning and ~~d~~Development ~~s~~Services ~~d~~Department at the pre-  
1959 application meeting. The DA, along with the ~~PUD Master Development Pplan,~~ shall govern the development of the PUD  
1960 and shall regulate the future use of the land. The DA shall include any statements or information requested by any  
1961 reviewing department or agency at the pre-application meeting, such as:

1962 aa. ~~Evidence of unified ownership and control.~~

1963 bb. ~~Statement agreeing to:~~

1964 1) ~~Proceed with the proposed development according to all regulations;~~

1965 2) ~~Provide appropriate performance and maintenance guarantees;~~

1966 3) ~~Follow all other provisions of this Cchapter to the extent not expressly inconsistent with the written DA, and bind the~~  
1967 ~~applicant's successors in title to his commitments.~~

1968 cc. ~~The acreage and percentage of the total land area devoted to each of the proposed land uses.~~

1969 dd. ~~Maximum density for each type of dwelling.~~

1970 ee. ~~Maximum building heights.~~

1971 ff. ~~Minimum building spacing and floor areas.~~

1972 gg. ~~Lot sizes, yard areas and buffer areas, including perimeter buffers.~~

1973 hh. ~~Statement regarding the disposition of sewage and stormwater, and arrangements for potable water.~~

1974 ii. ~~Statement regarding ingress/egress controls to the site.~~

1975 jj. ~~Statement regarding any road improvements to be made and the thresholds for the traffic impact analysis.~~

1976 kk. ~~When the PUD is planned for phase development, a schedule of the phases.~~

1977 ll. — The proposed language of any covenants, easements, or other restrictions.

1978 mm. — Environmental considerations.

1979 nn. — Any additional information or statements subsequently deemed necessary by any reviewing department or agency.

1980 b. — ~~Master dDevelopment pPlan (MDP). After the pre-application meeting, a MDP shall be submitted to the pPlanning~~  
1981 ~~and dDevelopment sServices dDepartment. When submitted, written comments on the MDP shall be made within twenty~~  
1982 ~~business days by the pPlanning and dDevelopment sServices dDepartment and any other departments. The pPlanning~~  
1983 ~~and dDevelopment sServices dDepartment shall coordinate this review. A MDP shall indicate general land use categories~~  
1984 ~~and the approximate height, location, architectural character and site intensities/density of dwelling units, and other~~  
1985 ~~structures. The MDP shall show the proposed street layout, approximate street widths, school sites, open space areas,~~  
1986 ~~parks, existing structures, natural/conservation areas, floodplain areas (if applicable), total acreage and the existing~~  
1987 ~~zoning. Finally, the MDP shall include a vicinity map, and any other salient information deemed appropriate by the~~  
1988 ~~applicant.~~

1989 c. — ~~RPUD application stage. A completed and signed application for rezoning to a RPUD, together with a PUD~~  
1990 ~~mMaster dDevelopment pPlan, dDevelopment aAgreement, and all related fees shall be submitted to the pPlanning and~~  
1991 ~~dDevelopment sServices dDepartment. If a rezoning applicant desires concurrent review under the Land Development~~  
1992 ~~Code, the applicant shall state it at the time of application, and shall submit any additional applications and information as~~  
1993 ~~required by these regulations.~~

1994 The RPUD mMaster dDevelopment pPlan shall consist of an illustrative plan and a written development agreement.  
1995 Those documents shall include the following information:

1996 1. — ~~RPUD plan exhibits. The plan shall consist of the following:~~

1997 aa. — ~~Name of project and name, address, telephone number of the developer and his professional project engineers,~~  
1998 ~~architects, planners, etc.~~

1999 bb. — ~~The date the plan was drawn, its scale, and a north arrow.~~

2000 cc. — ~~Names and location of adjoining streets and names of abutting property owners.~~

2001 dd. — ~~Legal description of property, boundary survey and the location of all existing streets, buildings, railroads, bulkhead~~  
2002 ~~lines, easements, and other important features on or adjoining the property.~~

2003 ee. — ~~The general topography and physical conditions of the site, including natural areas of vegetation and type, general~~  
2004 ~~soil types, wetland areas, 100-year floodplain areas, watercourses, water bodies, and natural drainage patterns.~~

- 2005 ff. — Conceptual configuration of proposed streets, which depict access into and traffic flow within the development, with  
2006 particular reference to the separation of vehicular traffic from pedestrian or other types of traffic.
- 2007 gg. — General feasibility plans for potable water, sewage disposal, and stormwater drainage.
- 2008 hh. — Approximate location and area encompassed for each proposed land use within the development.
- 2009 ii. — Approximate location and size of common open space.
- 2010 jj. — Additional material, maps, studies, or reports deemed necessary by any reviewing department or agency.
- 2011 d. — ~~BPUD, IPUD or MPUD requirements—Application stage.~~ An application for rezoning to BPUD, IPUD or MPUD,  
2012 together with a PUD mMaster dDevelopment pPlan, dDevelopment aAgreement, and all related fees set at the pre-  
2013 application meeting, shall be submitted to the pPlanning and dDevelopment sServices dDepartment. If an applicant for  
2014 rezoning desires concurrent review under the Land Development Code Ordinance No. 96-25 as it may be amended from  
2015 time to time, the applicant shall so state at the time of application and shall submit any applications and additional  
2016 information as required by those regulations. The mMaster dDevelopment pPlan shall include:
- 2017 1. — ~~BPUD, IPUD, and MPUD plan exhibits.~~ The master development plan shall be drawn to an appropriate engineer's  
2018 scale to include the location and boundary of the site referenced by the legal description and boundary survey; the date  
2019 the plan was drawn, its scale, and a north arrow; and the name, address and telephone number of the developer and his  
2020 professional project engineers, architects, and planners. In addition, the MDP shall include all of the following, if  
2021 applicable:
- 2022 aa. — The approximate size and location of all proposed buildings and other structures, the specified use of buildings and  
2023 structures may be indicated, if known.
- 2024 bb. — Generalized off-street parking and loading plans, including circulation plans for vehicular movement.
- 2025 cc. — Driveway and access controls, including number and approximate location of driveways.
- 2026 dd. — Approximate location, size and description of open spaces, landscaped areas, or buffers.
- 2027 ee. — Approximate location and size of all easements, rights-of-way, or drainage facilities and structures.
- 2028 ff. — Approximate boundary lines and dimensions of parcels proposed to be subdivided.
- 2029 gg. — The general topography and physical conditions of the site, including features such as water bodies, wooded  
2030 areas, wetland areas, vegetation types, soils, 100-year floodplain areas, and steep grades or depressions on the site.
- 2031 hh. — General location of signs.

2032 ii. — Environmental considerations.

2033 jj. — Any other conditions of development, specifications, limitations, constraints, standards or proposed physical  
2034 features not specifically included in items a. through h. above.

2035 (5) — *Post-approval stage.*

2036 a. — *Recording PUD plan.* After cCity cCommission approval of the rezoning application to PUD, the mMaster  
2037 dDevelopment pPlan, and the written dDevelopment aAgreement, both signed by the mMayor, and attested by the cCity  
2038 cClerk, shall be recorded in the pPublic rRecords of Volusia County, Florida, by and at the expense of the applicant.

2039 b. — *Subdivision and/or fFinal sSite pPlan approval.* After the MDP and dDevelopment aAgreement is recorded, a  
2040 sSubdivision and/or fFinal sSite pPlan applications shall be prepared and submitted in the manner required by the Land  
2041 Development Code.

2042 c. — *Construction.* During permitting and construction, the enforcement official shall enforce compliance with the  
2043 approved fFinal sSite pPlan or the fFinal pPlat.

2044 d. — *Amendments.* Minor amendments not altering the intent and purpose of the approved mMaster dDevelopment  
2045 pPlan or dDevelopment aAgreement may be approved by the appropriate enforcement official after departmental review  
2046 and comment. Examples of minor amendments include de-minimis design-oriented changes to landscaping, parking, or  
2047 building elevation. PUD amendments that are determined to be major revisions to the MDP and/or DA will need to be  
2048 reviewed and processed under sSection 110-1101 of the Land Development Code. Major amendments can be described  
2049 as materially altering proposals that involve changes of uses, density/intensity, reconfiguration of lots, etc.

2050 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014)

2051 **Sec. 110-320. EO, Enterprise Commercial Overlay District.**

2052 (a) *Purpose.* Gateway corridors serve as primary entrances to the eCity. The Enterprise  
2053 community has recognized historical significance. The purpose of this sSection is to ensure  
2054 the design of non-residential sites, landscaping, site appurtenances, and building  
2055 architecture at the gateways to Deltona and Enterprise along Doyle Road, DeBary Avenue,  
2056 and Enterprise Road near and within the Enterprise Community is consistent with the  
2057 historical character of Enterprise. Gateway areas are the area within a one-quarter-mile  
2058 radius of the intersection of I-4 and DeBary Avenue, and the area within a one-quarter-mile  
2059 radius of the intersection of Providence Boulevard with Doyle Road/DeBary Avenue.

2060 (b) *Basis guidelines, elevated guidelines, and applicability.* Basis guidelines consist of existing,  
2061 or hereafter amended, development guidelines presently contained in the eCity Code of  
2062 Ordinances and/or Land Development Regulations.

2063 Elevated guidelines consist of development guidelines hereafter set forth in sSections 110-  
2064 320(c) and 110-320(d). In case of a conflict in the applicability of guidelines, the most  
2065 stringent and restrictive shall apply.

2066 (c) *Elevated architectural guidelines.*

2067 (1) *Applicability.* The architectural guidelines shall apply to all new development and  
2068 redevelopment within the Enterprise area, and gateways to both Deltona and the  
2069 Enterprise community, except for additions, renovations, replacement or  
2070 redevelopment of an existing structure or project, where the cost of such additions,  
2071 renovations, replacement or redevelopment does not exceed 50 percent of the value of  
2072 the existing structure(s), or 35 percent of the square footage of the existing structure(s),  
2073 unless the use of the structure(s) or project has ceased for a period of more than 365  
2074 consecutive days, or unless cumulative additions, renovations, replacement or  
2075 redevelopment initiated during any five-year period meet the thresholds listed above,  
2076 whereupon the provisions herein shall apply.

2077 (2) *Submittal and approval requirements.* The architectural guidelines shall be monitored  
2078 and enforced by the eCity. All development proposals shall be submitted to the eCity  
2079 for approval in accordance with all applicable laws, rules, and oOrdinances. No  
2080 development proposal shall be submitted to the eCity that does not comply with all  
2081 applicable requirements. Deviations from these requirements shall require a variance  
2082 approved by the eCity eCommission in accordance with the oOrdinance procedures  
2083 and standards for zoning variance.

2084 (3) *Elevated guidelines (appearance criteria).* Compliance with the intent, guidelines and  
2085 provisions of this ordinance shall be as provided for below:

2086 a. *Architectural style and application.* It is the intent of this ordinance to ensure a  
2087 harmonious streetscape and compatibility between structures within the Enterprise  
2088 Road/Doyle Road/DeBary Avenue corridors, and at the Deltona/Enterprise  
2089 gateways at the intersections of Deltona Boulevard and DeBary Avenue and  
2090 Providence Boulevard with Doyle Road and DeBary Avenue, sympathetic and  
2091 respectful of commercial structures in and around Enterprise, which will serve as  
2092 a guide for the aesthetic of new development. The styles that accomplish this are

2093 the Florida Cracker, a subset of the Florida Vernacular, and the Florida Victorian.  
2094 (Examples of Interpretation, Figure 1.)

- 2095 1. Structures shall reflect similar styles, materials, details, and colors.
- 2096 2. In the, the following guidelines shall be implemented for new structures and  
2097 renovations.
- 2098 3. All construction shall conform in street orientation and massing to pre-  
2099 approved site plan.

2100 b. *Building mass.*

- 2101 1. For structures less than 5,000 square feet in gross building area on the  
2102 ground floor, no uninterrupted horizontal length of a building facade shall  
2103 exceed 20 linear feet.
- 2104 2. For structures greater than 5,000 square feet in gross building area on the  
2105 ground floor, no uninterrupted horizontal length of a building facade,  
2106 (defined as the front of a building), shall exceed 35 linear feet.
- 2107 3. Blank wall areas for each floor-to-floor relationship (those without relief or  
2108 uninterrupted) shall incorporate the use of landscaping to break up the  
2109 monolithic appearance of such areas. Blank wall areas uninterrupted by  
2110 landscaping shall not exceed ten feet in vertical direction or 20 feet in  
2111 horizontal direction of any building facade.
- 2112 4. Elements acceptable for the interruption of blank wall surfaces are: belt  
2113 courses, trim bands, and related horizontal and vertical recessed and  
2114 protruding elements.
- 2115 5. For structures where verandahs, (defined as a usually roofed open porch on  
2116 the exterior of the building), have been included, a change from grade to  
2117 finish floor of structure of 12 inches will be included in the design.

2118 c. *Design detail.* Buildings shall be designed to enhance the attractiveness of the  
2119 eCity's streetscape. Buildings shall, through use of architectural details and scale,  
2120 have architectural features and patterns that provide visual interest from the  
2121 perspective of the pedestrian and the motorist. The following techniques shall be  
2122 incorporated into building design in order to accomplish such requirements (see  
2123 Illustration No. 2):

- 2124 1. All buildings shall be required to provide the following exterior design  
2125 elements:
  - 2126 a) Canopies or porticos, integrated with, and responsive to, building  
2127 massing and style at entryways—see 1.1.3.3(D).
  - 2128 b) Trim elements of appropriate materials and profiles at entries and  
2129 fenestration.
- 2130 2. **B**uilding elevation configurations and techniques: For structures greater  
2131 than 5,000 square feet in gross building area on the ground floor, eaves,

2132 cornices, facades shall include detailing, (i.e., raised access bands, cap  
2133 elements, etc.), emphasizing horizontal lines.

- 2134 3. Windows (may be active or fixed) shall be placed along at least 50 percent of  
2135 any facade that is visible from a public right-of-way. Windows shall be  
2136 recessed (set to the inside of the building face wall) and shall include  
2137 prominent sills and some form of framing or trim as outlined below.  
2138 (Examples of Interpretation, Figure 2)

- 2139 a) Windows at street level elevation shall be un-tinted.  
2140 b) Windows shall be of square, vertical proportion, or horizontal.  
2141 c) Windows shall be divided lite (true or simulated). Picture pane and  
2142 storefront glazing will not be allowed.
- 2143 • Simulated division of windows requires full profile muntin's, (defined  
2144 as the strip separating panes of glass in a sash).
  - 2145 • Windows immediately adjacent to commercial entrances shall have a  
2146 sill height of between 12" and 36" above finish floor.
  - 2147 • No window on any facade shall be lower than 12" above finish floor.
- 2148 d) One accent window with decorative glass per building facade may  
2149 be circular or hexagonal. Additionally, each facade of a cupola or  
2150 entry tower may act as a facade for this window type, i.e., a six-  
2151 sided cupola may have six accent windows of ~~either~~ circular or  
2152 hexagonal shape.
- 2153 e) Windows in stucco or wood facades shall have molded or squared  
2154 casings, respectively, keeping with the architectural style of the  
2155 structure.
- 2156 f) Windows in brick facades shall be trimmed with brick moldings  
2157 but not cased. Windows in brick facades shall have either brick  
2158 jack or segmented arches and classic brick sills, preferably a  
2159 molded shape, not rowlock or headers.
- 2160 g) Palladian semi-circular window arches are not allowed.
- 2161 h) Retail frontages, which require storefront styled window areas, can  
2162 use exposed steel, or aluminum clad in wood.

- 2163 d. *Entryways/customer entrance design.* Entryways shall be designed to provide  
2164 project focal points. Entryways shall be designed in accordance with the  
2165 techniques listed below. In the event that the entryway is not oriented toward the  
2166 major road that, as determined by the eCity, provides access to the building, the  
2167 side of the building facing such road shall also be designed to comply with item a.  
2168 below.

- 2169 1. Entryways shall be differentiated from the remainder of the facade through at  
2170 minimum the use of color, change in materials, application of architectural

2171 features (arches, columns, colonnades, etc.), setbacks, offsets, level changes  
2172 and the like.

2173 2. Entryway design shall incorporate landscaping, landscape planters or wing  
2174 walls with landscaped areas.

2175 3. Entryway areas shall be provided with structural or vegetative shading  
2176 features and benches or other seating components.

2177 e. *Building orientation.* Buildings shall be oriented so as to enhance the appearance  
2178 of the eCity's streetscape. This requirement shall be met by incorporating the  
2179 following techniques into project design and shall be approved in site plan  
2180 development review.

2181 1. Buildings shall be designed and oriented, so the entrance is visible from the  
2182 public road from which driveway access is provided.

2183 2. Either each the building's primary facade shall face parallel to the public road  
2184 from which driveway access is provided, or each facade, which is clearly  
2185 visible from a public right-of-way, or public area of adjoining properties  
2186 shall be designed with full architectural treatment.

2187 3. Building orientation shall be such that service areas are placed out of view  
2188 from public rights-of-way, parking areas and adjacent properties. Structural  
2189 screening and/or landscape screening to comply with these guidelines shall  
2190 be used to visually encapsulate service areas.

2191 f. *Exterior materials and colors.* Exterior building materials and colors contribute  
2192 significantly to the visual impact of a building on a community, which, in turn,  
2193 individually and collectively reflect upon the visual character and quality of a  
2194 community. In order to project an image of high-quality eCity aesthetics, building  
2195 materials and colors shall conform to the following requirements (Examples of  
2196 Interpretation, Figure 3):

2197 1. All buildings shall be faced with materials that exhibit a durable, high-  
2198 quality appearance.

2199 2. Materials shall be of a low maintenance type, retaining a consistent, clean  
2200 appearance.

2201 3. Generally accepted exterior facing materials shall relate to the mass of the  
2202 structure and be prioritized in their use based on square footage as follow:

2203 a) For structures less than 5,000 square feet in gross building area on  
2204 the ground floor acceptable materials shall include on all facades  
2205 that are or will be exposed to the general public:

2206 (1) Brick.

2207 ~~(1) Wood.~~

2208 (2) Cellulose fiber-reinforced cement building boards.

2209 ~~(1) Brick.~~

2210 (3) Stone.

- 2211 (4) Stucco, if used shall be flat finish or sand finish. ~~Wood.~~
- 2212 (5) Wood
- 2213 b) For structures greater than 5,000 square feet in a gross building
- 2214 area on the ground floor acceptable materials shall include on all
- 2215 facades that are or will be exposed to the general public:
- 2216 ~~—Wood.~~
- 2217 (1) Brick.
- 2218 (2) Cellulose fiber-reinforced cement building boards.
- 2219 (3) Stone may be used at foundations and structural pier
- 2220 locations.
- 2221 (4) Stucco, if used shall be flat finish or sand finish.
- 2222 (5) ~~Brick.~~
- 2223 (6) ~~Stone may be used at foundations and structural pier~~
- 2224 ~~locations.~~ ~~Wood.~~
- 2225 c) Two wall materials may be combined on any facade, up to all four
- 2226 facades, horizontally. The visually heavier facade material must be
- 2227 below and can cover the first third of the overall wall height only.
- 2228 4. Exterior colors shall not be specifically limited, but shall be consistent with
- 2229 historically appropriate tones and hues, as is consistent with paint
- 2230 manufacturer's produced palettes of historic colors and combinations on file
- 2231 with eCity staff. Variation from established combinations should be
- 2232 discouraged. Corporate colors not included on historic palettes, shall be
- 2233 limited to logo signage only.
- 2234 5. Building materials and colors shall be consistent around the entire building.
- 2235 6. Metal building structures are acceptable if clad in the approved materials as
- 2236 outlined above.
- 2237 g. *Reserved.*
- 2238 h. *Roof design and materials.* Roof features shall be in scale with the building's mass
- 2239 and complement the character of the structure, developments, and neighborhoods.
- 2240 Roofs shall be constructed of durable, high-quality materials in order to enhance
- 2241 the appearance and attractiveness of the community. Roofs shall incorporate the
- 2242 design elements and materials listed below: (Examples of Interpretation, Figure
- 2243 4).
- 2244 1. For structures less than 5,000 square feet in gross building area on the
- 2245 ground floor the design of roof structures shall be of flat, hip, or gable. If
- 2246 roof surface is visible, hipped, or gabled, the material shall be metal standing
- 2247 seam or "V" crimp.
- 2248 2. For structures greater than 5,000 square feet in gross building area on the
- 2249 ground floor the design of roof structures shall be flat with parapet wall. The

2250 parapet wall and cornice shall include decorative caps and brackets that do  
2251 not act as waterproofing elements.

2252 3. Parapets when provided will be broken with a minimum of one--stepped  
2253 pediment articulated with a centered entry below or no more than two per 50'  
2254 of length centered on a main entry below and centered over side windows.

2255 4. Roof-like appurtenances such as false roofs, parapets and other similar  
2256 features may be allowed if, such features are required for mechanical  
2257 equipment screening or acoustical control that cannot be accomplished  
2258 through utilization of approved roof styles. Application of such-roof like  
2259 features shall be accomplished in such a manner as to minimize the  
2260 appearance of a flat roof design.

2261 5. Roofs shall be designed to be of such height, bulk, and mass so as to appear  
2262 structural even when the design is non-structural.

2263 6. Cupolas shall only be included on roof structures when windows are for  
2264 natural light illumination of a space beyond or through louver venting of an  
2265 attic volume.

2266 7. If the use of a flat roof is desired, the exterior of the building shall be clad in  
2267 brick or stucco.

2268 i. *Fence and wall design.* Design and construction quality of fences and non-  
2269 building walls are important visual reflections of community character and  
2270 quality. In order to promote quality site aesthetics, fence and wall design and  
2271 construction shall comply with the following requirements:

2272 1. Fences and walls, whether required for project approval or whether  
2273 incorporated into overall project design, shall be designed as an integral part  
2274 of the principal structure(s). Such design shall include the use of similar  
2275 materials, colors and finishes as the principal structure.

2276 2. Fences and walls shall be architecturally designed with offsets, raised  
2277 elements and landscape pockets to avoid an expansive monolithic  
2278 appearance.

2279 3. Chain link fencing, plastic fencing panels, and vinyl fencing is not permitted.

2280 j. *Perimeter planting.* Plantings located around the perimeter of buildings enhance  
2281 site aesthetics and increase green space. All projects shall incorporate perimeter  
2282 plantings into project design in accordance with the requirements listed below:

2283 1. This section supplements and does not supersede the eCity Landscaping  
2284 Code requirements. All minimum requirements of the Ceity Landscaping  
2285 Code must be met, notwithstanding anything to the contrary that may be  
2286 contained in this sSection.

2287 2. Perimeter landscape plantings shall be located adjacent to the primary  
2288 facade(s) and along any blank facade wall areas that are, or will be, exposed  
2289 to the general public. Such plantings shall also be included at entrance areas,  
2290 plazas, and courtyards.

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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 eCity'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 eCity'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).
1. *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 be as follows: See 719.04(d); 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.

- 2332 6. Ground level light fixtures shall be of the burial vault type or shall be fully  
2333 screened by landscaping materials.
- 2334 7. Lighting fixtures will not create ambient lighting or trespassing lighting  
2335 scenarios.
- 2336 m. *Utilities.* The location and aesthetic treatment of utilities is an important factor in  
2337 creating an attractive urban environment. In order to enhance and maintain the  
2338 image of quality in the urban environment, utilities construction and placement  
2339 shall comply with the following requirements:
- 2340 1. All utility lines, whether new or relocated, shall be installed underground.
- 2341 2. Utility conduit and utility panels/boxes shall be painted to match the color of  
2342 the building on which they are placed. Additionally, panels/boxes shall be  
2343 located on the same facade considered the service side or entrance.
- 2344 3. Water and sewer lift stations, pump houses and similar features shall be  
2345 located at the rear of the project site and shall be fully screened from view by  
2346 structural or vegetative means. Where screening is accomplished structural  
2347 means, such screening shall be compatible in design and color with the main  
2348 building.
- 2349 n. *Outdoor storage.* Outdoor storage areas are not permitted.
- 2350 o. *Accessory uses and structures.* Structures and uses accessory to principle  
2351 structures and uses shall be integrated into project design in a manner such that  
2352 they will not detract from site aesthetics. Such structures and uses shall comply  
2353 with the requirements listed below:
- 2354 1. Accessory structures shall be designed and constructed so as to be  
2355 compatible, (i.e., similar in style and image), with the architectural design of  
2356 the principal structure(s). Exterior finishes, colors and materials on  
2357 accessory structures shall be similar to those used on the principal  
2358 structure(s).
- 2359 2. Outdoor display and sales areas are not permitted.
- 2360 3. Site furnishings such as benches, bicycle racks, newspaper racks, trash  
2361 receptacles and the like shall be compatible with the architectural design of  
2362 the principal structure. Permanent shopping cart storage shall be contained  
2363 within the principal structure. Any site furnishings as listed above will be  
2364 painted black, so as to blend in with the existing landscape and environment.
- 2365 4. Except for cellular and other communications towers and antennas that shall  
2366 be regulated pursuant to Chapter 82 of the Code of Ordinances, as it may be  
2367 amended from time to time, no accessory wireless communications towers or  
2368 antennas are permitted within these guidelines for the Enterprise Commercial  
2369 Overlay District to be ground mounted, (i.e., placed on concrete pads with  
2370 appropriate anchoring systems on grade). Dishes and antennas required for  
2371 the operation of the principal business will be located on a roof structure and  
2372 will not be visible from the R.O.W. Such placements shall comply with the  
2373 following requirements:

- 2374 a) For facilities mounted on an existing or new building, the tower,  
2375 and antenna must be of a color that is identical to, or closely  
2376 compatible with, the color of the building so as to make them as  
2377 visually unobtrusive as reasonably possible. In addition, supporting  
2378 electrical and mechanical equipment shall be screened from view  
2379 or camouflaged.
- 2380 b) No such wireless telecommunication antennas shall exceed 20 feet  
2381 in height from the top of the building, existing tower or other  
2382 structure.
- 2383 c) For all wireless telecommunication antennas mounted on an  
2384 existing building, the maximum height of such antenna's support  
2385 structure shall not exceed ten feet from the top of the building.
- 2386 d) The diameter of roof-mounted dish antennas shall not exceed 12  
2387 feet, provided that no such antenna shall be visible as stated in  
2388 1.1.3.3(O)4. and the color, location and design shall blend into and  
2389 not detract from the character and appearance of the building and  
2390 surrounding properties.
- 2391 e) The diameter of a tower-mounted dish antenna shall not exceed  
2392 four and one-half feet.
- 2393 f) Aesthetic effects, devices, and techniques. The purpose of this  
2394 subsection is to assist the eCity in determining whether or not a  
2395 proposed tower is camouflaged and/or concealed appropriately in a  
2396 given area. The applicant shall submit the following  
2397 documentation:
- 2398 • Colorized pictorial representation, artist rendering, or similar  
2399 representation drawn to scale.
  - 2400 • Design specifications of the various proposed techniques (if drawings,  
2401 plans and/or other graphic representations are included, they shall  
2402 be drawn to scale).
  - 2403 • A corresponding statement explaining what the nature and character  
2404 of the area is within which the tower is proposed with respect to  
2405 land use, surrounding environment, building heights and design,  
2406 and how the proposed camouflaging and/or concealment agent(s)  
2407 will blend in and harmonize with the nature and character of the  
2408 area.
- 2409 (d) *Elevated site guidelines.* Elevated guidelines shall consist of the following:
- 2410 (1) Location and design of parking areas. All parking areas and access ways and  
2411 driveways shall be designed in accordance with the requirements of the zoning and  
2412 Land Development Code of the eCity, as they may be amended from time to time.  
2413 Parking areas shall be located, designed, and visually screened/landscaped so as to  
2414 minimize potential impacts on adjacent property owners. Parking areas shall be located

2415 and designed so as to maximize traffic circulation patterns and minimize traffic  
2416 hazards.

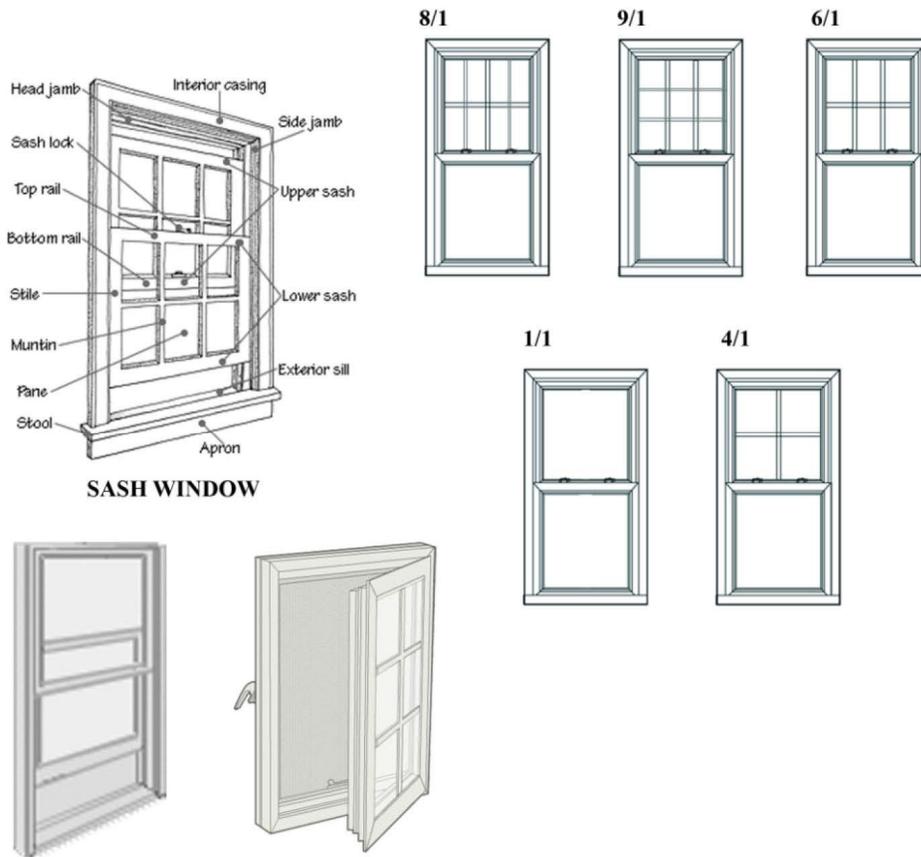
- 2417 (2) Cross access. Driveways, curb cuts, parking and internal roadway/traffic circulation  
2418 shall be designed so that uninterrupted vehicular access from parcel to parcel is  
2419 achieved. Cross access easements shall be provided as detailed elsewhere in this  
2420 section and in the Deltona Land Development Code.
- 2421 (3) Pedestrian access. A clear, safe, and convenient pedestrian path shall be provided from  
2422 the sidewalk along the corridor right-of-way to the main entry door of each principal  
2423 structure. The pedestrian path shall be functionally delineated by using construction  
2424 materials that are different than the materials used for the construction of the parking  
2425 area (e.g., use of brick or concrete for the pedestrian access when the parking lot is an  
2426 asphalt surface). Sidewalks shall meet the minimum design and construction standards  
2427 for sidewalks contained in the Deltona Land Development Code, as it may be amended  
2428 from time to time. Bikeways and other bicycle facilities shall be provided as required  
2429 by the Deltona Comprehensive Plan and the Deltona Land Development Code, as they  
2430 may be amended from time to time.
- 2431 (4) Lighting. General—Recessed lighting fixtures shall be required in order to conceal the  
2432 actual source of the light so as to reduce glare and direct the light to specific areas  
2433 while shielding other areas. Lighting shall be of the metal halide type.
- 2434 a. Backlighting—Backlit awnings/canopies are not permitted.
- 2435 b. Parking areas—Parking lot lighting shall be designed as follows:
- 2436 1. Light poles shall be located only within landscaped strips, interior landscape  
2437 islands, or terminal landscape islands. Light poles are not allowed in corridor  
2438 buffers.
- 2439 2. Illumination on to adjacent properties shall not exceed one foot-candle.
- 2440 3. The maximum height of the light pole shall be 20 feet, including the basis.
- 2441 4. The minimum setback of the light source from the property line shall be a  
2442 horizontal distance of ten feet.
- 2443 5. The character of style selected for the Enterprise Commercial Overlay  
2444 District will be used on all properties for all structures through the entire  
2445 visible surrounding area of the Enterprise Commercial Overlay District.  
2446 Examples of acceptable styles are included as Figure 5.
- 2447 (5) Outside storage. No outside storage of materials, equipment or merchandise shall be  
2448 allowed.
- 2449 (6) Utilities. All utilities, new or relocated, shall be installed underground. Underground  
2450 utilities shall be installed in accordance with the procedures and requirements of the  
2451 City of Deltona Land Development Code, as it may be amended from time to time.
- 2452 (7) Screening (roof top). All roof top equipment shall be screened from public view. The  
2453 screen shall consist of a material, and shall be designed, so as to be compatible and  
2454 consistent with the building on which the equipment is located and in keeping with the  
2455 architectural portion of these guidelines.

2456 (e) *Examples of interpretation.* Figures referenced in sections 110-320(c) and 110-320(d):

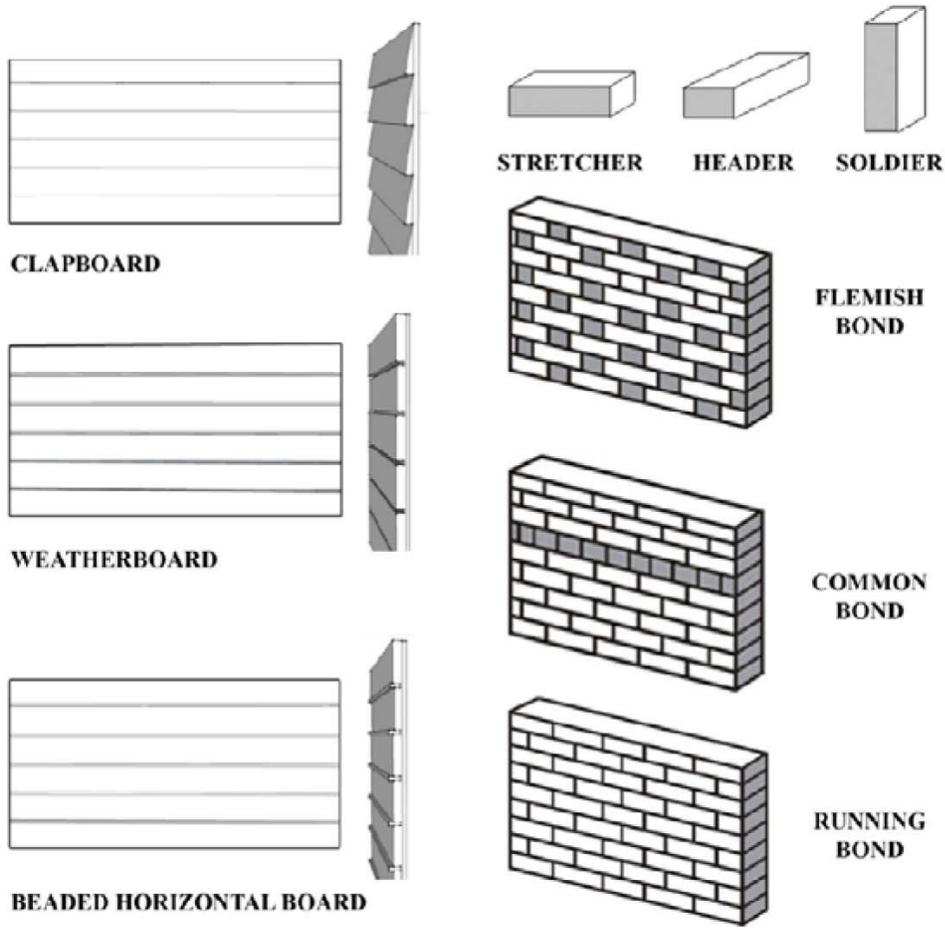


2457  
2458 **Figure 1 (Referenced in 110-320(c)(3)a.**  
2459 **Architectural Style and Application)**

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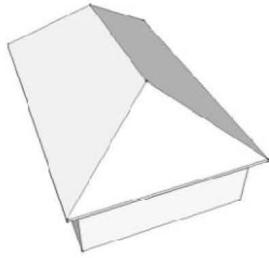


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2462 **Figure 2 (Referenced in 110-320(c)(3)c. Design Detail)**  
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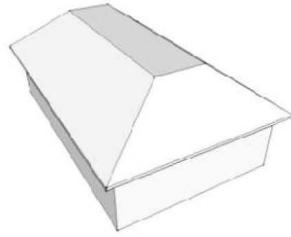


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**Figure 3 (Referenced in 110-320(c)(3)f. Exterior Materials and Colors)**



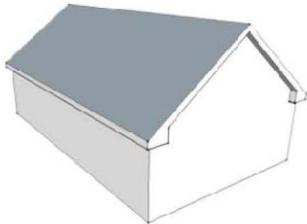
**HIP**



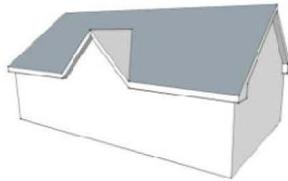
**HIP WITH FLAT OR DECK**



**TIN**



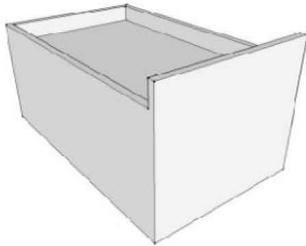
**GABLE**



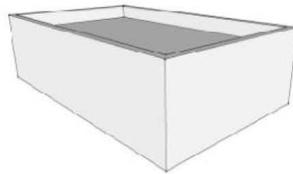
**CENTER GABLE**



**WOOD**



**FALSE-FRONT**



**FLAT**



**ASPHALT**

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2470

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



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2472 This is an example only for reference of acceptable aesthetic style. This specific style may not be  
2473 able to meet the eCity light code.

2474 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-  
2475 2013, § 1(Exh. A), 6-17-2013)

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