

1 **Sec. 110-300. Official zZoning mMap.**

2 ~~(a)~~ ~~Identification of ~~official-Official Zoning Mmap~~~~. The Official Zoning Map of the
3 ~~eCity 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4 time to time, is hereby repealed; and a new ~~official-Official zZoning mMap~~ is hereby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 ~~cityCity~~, depicting the incorporated area of the
7 ~~cityCity~~. The cover page and each master map depicting half or more of the ~~cityCity~~,
8 shall bear the ~~eCity~~ 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."

12 ~~True eCopies~~ of the ~~official-Official zZoning mMap~~ shall be displayed and available for
13 public viewing and purchase ~~from in the main and branch offices of the pPlanning and~~
14 ~~dDevelopment sServices dDepartment~~. File copies of the ~~eOfficial zZoning mMap~~ shall
15 be maintained by the ~~eCity eClerk~~.
16

17 ~~(b) (b)~~ ~~Amendments~~. Approved amendments to the ~~eOfficial zZoning mMap~~ shall be
18 promptly noted on the ~~eOfficial zZoning mMap~~ and the ~~true-copies~~ located in ~~pPlanning~~
19 and ~~dDevelopment sServices dDepartment~~ by inserting the correct zoning classification,
20 and the case number on or near the affected lot. Approved annexations of unincorporated
21 areas into the ~~eCity~~ shall be promptly noted ~~on the official zoning map and its true copies~~
22 ~~located in the planning and development services department~~ by inserting the correct
23 municipal limit line and the ~~eCity eOrdinance~~ number annexing the property, if
24 applicable.
25

26 ~~(a) (e)~~ ~~Retention of earlier zoning maps~~. All zoning maps and regulations or portions
27 thereof which have had official force and effect in the ~~eCity~~ after the date of its
28 incorporation and prior the date of adoption of this ~~eOrdinance~~ shall be retained as public
29 records. A true copy of the ~~eOfficial zZoning mMap~~ in force prior to the date of adoption
30 of this ~~eOrdinance~~ shall be retained as public records by the ~~eCity eClerk~~ and the
31 ~~pPlanning and dDevelopment sServices dDepartment~~.
32

33 ~~(b) (d)~~ ~~Replacement of ~~Official Z zoning Mmap~~~~. If a map page of the ~~eOfficial zZoning~~
34 ~~mMap~~ is damaged, destroyed, lost or difficult to interpret because of the nature or
35 number of changes and additions, the ~~eCity eCommission~~ may adopt, after due public
36 notice, a replacement page for the ~~eOfficial zZoning mMap~~ which will supersede the
37 prior ~~eOfficial zZoning mMap~~ page. The replacement page of the ~~eOfficial zZoning~~
38 ~~mMap~~ may correct drafting or other errors or omissions in the prior ~~eOfficial zZoning~~
39 ~~mMap~~ page, but no such corrections shall have the effect of amending the adopted
40 ~~eOfficial zZoning mMap~~, except that the map page shall bear the following words:
41

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(e) "This map page, dated (insert date map was replaced) supersedes and replaces the eOfficial zZoning mMap page adopted on the effective date of this eOrdinance."

Unless the prior eOfficial zZoning mMap 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 eCity is hereby divided into the zoning classifications specified in this aArticle, in the manner shown on the eOfficial zZoning mMap. That map and the explanatory material contained on its face is incorporated in this eChapter 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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EO	Enterprise Commercial Overlay
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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.

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(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.

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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.

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(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 Permitted Use Table, unless approved by the Director of Planning and Development Services or designee:

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—~~Aquatic preserves (state or federally designated).~~

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—~~Communication towers up to 70 feet high, in accordance with the Deltona Communications Antenna and Tower Code, cChapter 82, Code of Ordinances, as it may be amended from time to time.~~

—~~Essential utility services.~~

—~~Exempt excavations (refer to sSection 110-817(o)).~~

—~~Exempt landfills (refer to sSection 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.~~

- 91 ~~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 Permitted Use Table, unless approved by the Director or

114 designee of Planning and Development Services that are deemed to be similar in

115 character and purposes to those enumerated in this section. Any decision made by the

116 Director of Planning and Development Services or designee may be appealed in

117 accordance with Section 74-5(g).

118 ~~Dimensional requirements.~~

119 ~~Agricultural and silvicultural uses.~~

120 ~~Agricultural centers and associated fairgrounds.~~

121 ~~Airports and landing fields.~~

122 ~~Communication towers up to 70 feet high, in accordance with the Deltona~~

123 ~~Communications Antenna and Tower Ordinance, Ordinance No. 06-97 [cChapter 82,~~

124 ~~Code of Ordinances], as it may be amended from time to time.~~

125 ~~Contractor's shop, storage, and equipment yard.~~

126 ~~Essential utility services.~~

127 ~~Exempt and nonexempt excavations.~~

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- ~~—Exempt and nonexempt landfills.~~
- ~~—Fire stations.~~
- ~~—General offices.~~
- ~~—Group homes.~~
- ~~—Heliports and helipads.~~
- ~~—Hospitals.~~
- ~~—Laboratories.~~
- ~~—Law enforcement facilities.~~
- ~~—Libraries.~~
- ~~—Medical and dental clinics.~~
- ~~—Medical examiner facilities.~~
- ~~—Museums.~~
- ~~—Other public uses.~~
- ~~—Other public utility uses and structures.~~
- ~~—Plant facilities for essential utility services.~~
- ~~—Potable water treatment plant.~~
- ~~—Public parks and recreational areas.~~
- ~~—Public schools.~~
- ~~—Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water wellfield protection requirements of the Land Development Code, cChapter 98, article V, Code of Ordinances of the City of Deltona, Florida.~~
- ~~—Recycling collection centers, transfer stations, and processing centers.~~
- ~~—Solid waste transfer stations.~~
- ~~—Wastewater treatment plants.~~
- ~~(b) —Permitted conditional uses. Additional regulations/requirements governing permitted conditional uses are located in sSections 110-817.00 and 110-1102.00 of this cChapter.~~
- ~~—Communication towers over 70 feet high in accordance with the requirements of the Deltona Communications Antenna and Tower Code, cChapter 82, Code of Ordinances, as it may be amended from time to time.~~
- ~~—Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater.~~
- ~~(b) (c) —Dimensional requirements.~~
- ~~(1) Minimum lot size:~~

163 Area: One acre.
164 Width: No minimum.
165 Maximum building height: 45 feet.
166 ~~Maximum lot coverage: None.~~
167 ~~(c) (d)~~ — *Landscape buffer requirements.* At least a ten-foot-~~wide~~ natural landscape buffer
168 shall be maintained around the perimeter of the property.
169 —
170 ~~(d) (e)~~ — *Off-street parking and loading requirements.* Off-street parking and loading areas
171 meeting the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.
172 —
173 ~~(e) (f)~~ — *Types of signs permitted.* Signs shall be permitted in accordance with the City of
174 Deltona Sign Code, eChapter 102, as it may be amended from time to time.
175 (Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013)

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

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

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

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

198 ~~— Animal breeding.~~

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

200 ~~Animal husbandry.~~

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201 ~~Apiaries (beekeeping).~~

202 ~~Aviaries (bird keeping).~~

203 ~~Communication towers up to 70 feet high, in accordance with, cChapter 82, Code of Ordinances, as it may be~~

204 ~~amended from time to time, except that licensed amateur radio operators' towers as an accessory use to a~~

205 ~~residential or agricultural use may be permitted up to 199 feet high.~~

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

207 ~~Contractors' storage including equipment in completely enclosed buildings, minimum lot size ten acres.~~

208 ~~Essential utility services.~~

209 ~~Exempt excavations (refer to sSection 110-817(o)).~~

210 ~~Exempt landfills (refer to sSection 110-817(p)).~~

211 ~~Fire stations.~~

212 ~~Granny flats (refer to sSection 110-827(c)(4)).~~

213 ~~Hobby breeder.~~

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

215 ~~Parks and recreation areas accessory to residential developments.~~

216 ~~Pisciculture (fish farming).~~

217 ~~Public schools.~~

218 ~~Publicly owned parks and recreational areas.~~

219 ~~Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the~~

220 ~~potable water wellfield protection requirements of the Land Development Code, chapter Chapter 98, aArticle~~

221 ~~V, Code of Ordinances.~~

222 ~~Single-family standard or manufactured dwelling.~~

223 ~~Riding stables (minimum parcel size requirement of five acres).~~

224 ~~Tailwater recovery systems.~~

225 ~~(b) Activity Center permitted uses. Only the following land uses are permitted in the~~

226 ~~area zoned within the aActivity eCenter 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.~~

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- 238 4. Office type uses ~~as follows: professional, financial, banks, insurance agencies,~~
239 ~~real estate agencies, travel agencies, stock and bond brokers, commodities~~
240 ~~brokers, mortgage companies, accountants, attorneys, architects, engineers, and~~
241 ~~office uses determined by the enforcement official to have the same~~
242 ~~characteristics as those specifically listed herein.~~
- 243 5. Restaurants, cafeterias, lounges, coffee shops, and similar eating establishments
244 ~~without drive through windows, but not fast food or drive in restaurants;~~ bars ~~or~~
245 taverns, brewery, or microbrewery for on-premises consumption of alcoholic
246 beverages.
- 247 6. Service type establishments ~~as follows: including, but not limited to,~~ barber or
248 beauty shops, ~~interior decorators,~~ photography shops, ~~weight loss salon or~~
249 gymnasium, ~~laundry and dry cleaning establishments; self-service laundry; tailor~~
250 ~~or dressmaker;~~ business school; and establishments determined by the
251 enforcement official to have substantially the same characteristics as those
252 specifically listed herein, but not adult entertainment establishments ~~or tattoo~~
253 ~~parlors.~~
- 254 7. Daycare centers (refer to Section 110-817(f))
- 255 8. Private clubs, including, but not limited to golf courses, country clubs, swim
256 clubs, tennis clubs, etc.-(refer to Section 110-817(m))
- 257 9. Public markets.
- 258 10. Recreational uses (refer to Section 110-817(c))
- 259 ~~1. Computer hardware or software services and sales.~~
- 260 ~~1. Medical or dental clinics.~~
- 261 ~~1. Neighborhood convenience stores with or without gas pumps.~~
- 262 ~~(a) Motion picture or live performance theater, but not adult entertainment establishments.~~
- 263 (d) ~~(d)~~ Conditional uses. Additional regulations/requirements governing permitted
264 conditional uses are located in sSections 110-817 and 110-1102 of this eChapter.
- 265 1. Bed and breakfast homestay (refer to section 110-817(s)).
- 266 2. Communication towers, other than towers used by licensed amateur radio
267 operators, over 70 feet high, other than the permitted licensed amateur radio
268 accessory towers, in accordance with eChapter 82, Code of Ordinances, as it may
269 be amended from time to time.
- 270 ~~1. Community residential homes (for 1-6 non-family residents); (refer to section~~
271 ~~110-817(l)).~~
- 272 ~~1. Bed and breakfast homestay (refer to section 110-817(s)).~~
- 273 ~~—Day-care centers (refer to section 110-817(f)).~~
- 274 3. Excavations only for stormwater retention ponds for which a permit is required by
275 this eChapter.
- 276 4. Houses of worship, and cemeteries (refer to sSection 110-817(d)).

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

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

- 290 (f) ~~(f)~~ —
- 291 ~~(f)~~ —Off-street parking and loading requirement. Off-street parking and loading areas meeting
292 the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.
- 293

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

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

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300 (g) ▲

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301 (h) Types of signs permitted. Signs shall be permitted in accordance with the City of Deltona Sign Code, cChapter
302 102, Code of Ordinances, as it may be amended from time to time.

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

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

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

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

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328 — Agricultural type uses;

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

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

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

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~~Recreational areas (refer to section 110-817(e)).~~

~~Schools, public, parochial, or private (refer to sSection 110-817(d)).~~

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

- (1) When protected resources are set aside in common ownership 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 one dwelling unit per four acres of the easement area, which credit shall be increased to one dwelling unit per three acres of conservation area when the entire area is conveyed to public ownership. The density credits shall be increased by one-half dwelling unit for the creation of interconnected wildlife habitat greenways suitable for the movement of wildlife through the site. The resulting density credit may be transferred to the upland development area within the project boundaries.
- (2) A credit of one dwelling unit per four acres shall be given for the area established for commonly owned golf courses, parks, and recreational facilities, which credit shall be increased to one dwelling unit per three acres when such facilities are open to the general public through deed restriction or dedication to the eCity. The density credits for golf courses and recreational facilities shall be computed as allowable dwelling units to be permitted in upland areas of the site.
- (3) The additional units permitted herein as density credits may be applied in upland areas above the one dwelling unit per five net acres maximum limit established herein, but not above the maximum permitted gross density established by the Deltona Comprehensive Plan.

(ed) *Dimensional requirements.*

RE-5, Residential Estate Five	Single-Family Detached Development
Minimum lot size	
Area	5 acres ⁽¹⁾ (net)
Area	1 acre ⁽²⁾ (cluster)
Lot area if on-site sewage disposal systems are used (acre)	----
Lot area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	----
Width (ft.)	150
Minimum yard size	
Front yard(ft.)	
Large lot (one acre or more)	45
Small lot	25
Rear yard (ft.)	
Large lot (one acre or more)	45
Small lot	35

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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.	

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

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

401 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 2, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
402 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
403 20-2017)

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

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

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

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

418 — ~~Communication towers up to 70 feet high, in accordance with eChapter 82, Code~~
419 ~~of Ordinances, as it may be amended from time to time, except that licensed~~

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420 amateur radio operators' towers as an accessory use to a residential or agricultural
421 use may be permitted up to 199 feet high.

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

423 ~~—Equestrian trails, and commonly owned equestrian facilities within subdivisions~~
424 ~~that have approved subdivision plans including equestrian land uses.~~

425 ~~—Fire stations.~~

426 ~~—Granny flats (refer to sSection 110-827(e)(4)).~~

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

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

429 ~~—Public schools.~~

430 ~~—Publicly owned or regulated water supply wells of less than eight inches in~~
431 ~~diameter in accordance with the potable water wellfield protection requirements~~
432 ~~of cChapter 98, article V, Code of Ordinances of the City of Deltona.~~

433 ~~—Keeping of horses as accessory uses to permitted single family dwellings on lots~~
434 ~~of two acres or more of net land area.~~

435 ~~—Equestrian trails, and commonly owned equestrian facilities within subdivisions~~
436 ~~that have approved subdivision plans including equestrian land uses.~~

437 ~~—Single family dwelling or Florida DCA approved manufactured dwellings.~~

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

440 ~~—Bed and breakfast homestay (refer to sSection 110-817(s)).~~

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

443 ~~Community residential homes (for 1-6 non-family residents); (refer to section~~
444 ~~110-817(l)).~~

445 ~~—Day care center (refer to sSection 110-817(f)).~~

446 ~~—Houses of worship.~~

447 ~~—Public markets.~~

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

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

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

452 ~~—Recreational areas (refer to sSection 110-817(e)).~~

453 ~~—Schools, parochial and private (refer to sSection 110-817(d)).~~

454 (d) *Maximum density.* The maximum development density permitted is one dwelling unit per
455 net acre, with the exceptions permitted herein. When protected resources are set aside as

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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 one dwelling unit per three-fourths protected acre. The resulting density credit may be transferred to upland development area within the project boundaries. A credit of one dwelling unit per park/recreational acre will be given for the area established for commonly owned golf courses, parks, and recreational facilities, which credit shall be increased to one dwelling unit per three-fourths park/recreational acre when such facilities are open to the general public through deed restriction or dedication to the eCity.

(e) *Dimensional requirements.*

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

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- 467 (f) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting
468 the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.
- 469 (g) *Types of signs permitted.* Signs shall be permitted in accordance with ~~e~~Chapter 102, Code of
470 Ordinances of the ~~e~~City.
- 471 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 3, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
472 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
473 20-2017)

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

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- 475 (a) *Purpose and intent.* These ~~se~~ Single-Family classifications are established within the ~~e~~City to
476 provide areas for single-family dwellings and customary accessory buildings. The
477 regulations for this classification are designed to promote the construction and continued
478 use of land for single-family dwellings, and to provide as conditional uses certain structures
479 and uses required to serve the residents, such as churches and noncommercial recreational
480 areas. Prohibited are uses of land that would create potential nuisances to residential areas,
481 adversely affect residential property values, overburden public facilities, or create
482 potentially adverse individual or cumulative impacts to adjacent lakes that would diminish
483 their water quality or aesthetic appeal.
- 484 (b) *Permitted principal uses and structures.* In the R1, R-1AAA, AA and A districts, no
485 premises shall be used except for the following principal uses and their customary accessory
486 structures or uses as depicted in Permitted Use Table, unless approved by the Director of
487 Planning and Development Services or designee that are deemed to be similar in character
488 and purposes to those enumerated in this section. Any decision made by the Director of
489 Planning and Development Services or designee may be appealed in accordance with
490 Section 74-5(g).
- 491 ~~— Single-family dwellings and their customary accessory uses and structures when~~
492 ~~located on the same lot as the principal uses.~~
- 493 ~~— Granny Flats (refer to section 110-827(e)(4)).~~
- 494 ~~— Home offices as restricted by section 110-807 of this chapter.~~
- 495 ~~Publicly or privately owned municipal or public water supply wells less than eight~~
496 ~~inches in diameter.~~
- 497 ~~— Antennas and towers up to 70 feet high for amateur radio, citizens band, marine~~
498 ~~band, and business band radio communications, consistent with applicable state~~
499 ~~and federal regulations regarding antennas and towers for these services.~~
- 500 ~~— Communication towers up to 70 feet high, in accordance with ~~e~~Chapter 82, Code~~
501 ~~of Ordinances of the ~~e~~City, as it may be amended from time to time.~~
- 502 ~~— Community residential homes (for 1-6 non-family residents); (refer to F.S. 419).~~
- 503 ~~— Granny Flats (refer to Section 110-827(e)(4)).~~
- 504 ~~— Home offices as restricted by section 110-807 of this Chapter.~~

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

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507
508 ~~Antennas and towers up to 70 feet high for amateur radio, citizens band, marine~~
509 ~~band, and business band radio communications, consistent with applicable state~~
510 ~~and federal regulations regarding antennas and towers for these services.~~

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511 ~~Publicly owned parks and recreational areas.~~

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512 ~~Privately owned parks and recreational areas that are part of a eCity approved~~
513 ~~subdivision, or single family planned development.~~

514 ~~Single family dwellings and their customary accessory use and structures when~~
515 ~~located on the same lot as the principal uses.~~

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517 ~~(e) Conditional uses and structures.~~

518 ~~Communication towers over 70 feet high, in accordance with eChapter 82, Code~~
519 ~~of Ordinances of the eCity of Deltona, as it may be amended from time to time.~~

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520 ~~Community residential homes (for 1-6 non-family residents); (refer to section 110-~~
521 ~~817(i)).~~

522 ~~Day care centers (refer to sSection 110-817(f) of this chapter).~~

523 ~~Houses of worship (refer to sSection 110-817(d) of this chapter).~~

524 ~~Non-commercial recreational areas not listed as principal permitted uses (refer to~~
525 ~~sSection 110-817(e) of this eChapter).~~

526 ~~Public markets.~~

527 ~~Public uses not listed as a principal permitted use.~~

528 ~~Publicly or privately owned municipal or public water supply wells of eight~~
529 ~~inches or more in diameter.~~

530 ~~Public utility uses and structures (refer to sSection 110-817(a) of this chapter).~~

531 ~~Non-commercial recreational areas not listed as principal permitted uses (refer to~~
532 ~~section 110-817(e) of this chapter).~~

533 ~~Public, parochial, or private schools (refer to sSection 110-817(d) of this chapter).~~

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

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

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

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

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

540 ~~(e)~~ **(d)** *Dimensional requirements.*

R1-AAA, AA, A, and R1 Single-Family	R1-AAA	R1-AA	R1-A	R1	R1 (Arbor Ridge Sub-division)
Minimum lot size					
Area (sq. ft.)	20,000	12,000	9,500	7,400	5,000
Width (ft.)	100	90	80	75	45
Minimum yard size					
Front yard(ft.)	25	25	25	25	25
Front yard abutting an arterial or collector street (ft)	30	30	30	30	30
Rear yard (ft.)	10	10	10	10	10
Side yard (ft.)	6	6	6	6	6
Side street yard (ft.)	25	25	25	25	15
Waterfront (ft.) ⁽¹⁾	25	25	25	25	25
Maximum building height (ft.)	35	35	35	35	35
Maximum lot coverage (with principal and accessory buildings) (%)	35	35	35	35	35
Minimum floor area (sq. ft.)	1,400	1,400	1,400	1,200	1,200
Accessory Structures					
Minimum Setbacks (ft.)					
Front yard (ft.) ⁽²⁾	<i>Not permitted</i>	<i>Not permitted</i>	<i>Not permitted</i>	<i>Not permitted</i>	<i>Not permitted</i>
Rear yard (ft.)	10	10	10	10	10
Interior side yard (ft.)	6	6	6	6	6
Side street yard back-to-back existing SFR structures (ft.) ⁽²⁾	15	15	15	15	15
Side street yard with existing house adjacent to a vacant lot ⁽²⁾	25	25	25	25	25
Side street yard adjacent to the existing front yard of a developed lot ⁽²⁾	25	25	25	25	25
Side street yard abutting an arterial or collector street ⁽²⁾ ; \sup	30	30	30	30	30
⁽¹⁾ 25 feet from the rear property line or the ordinary high-waterhigh-water mark, whichever is most restrictive (Section 110-818).					
⁽²⁾ Accessory buildings and structures, other than lawn ornaments and fences built in accordance with this eChapter , 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					

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lots of 2.45 acres or more, accessory uses and structures other than swimming pools and their decks may be located in the front yard and side street yard past the main building line provided they are set back a minimum of 100 feet from the front yard and the side street yard and 75 feet from any interior side lot line. (Section 110-827(c)(1)d.)

541

Accessory Structure Setbacks Back-to-Back Lots



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

SIDE STREET YARD

542

Accessory Structure Setbacks Side Driveway

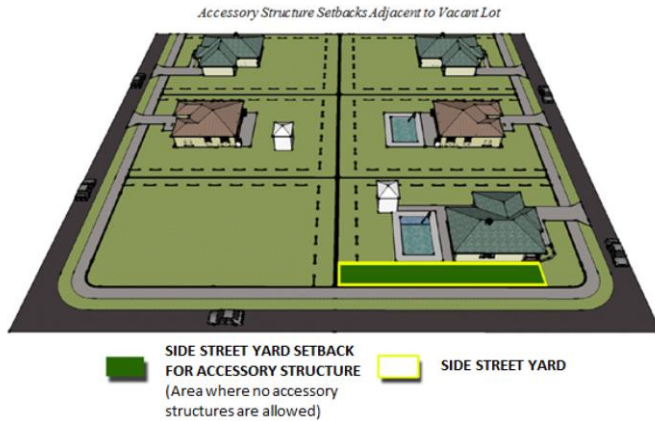


SIDE STREET YARD SETBACK FOR ACCESSORY STRUCTURE
(Area where no accessory structures are allowed)

SIDE STREET YARD

543

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

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

- (a) *Purpose and intent.* The purpose and intent of the R1-B₁ Single-Family Residential classification is to provide for medium density single-family development, in a manner which is consistent with the eComprehensive plan, and Plan and preserve the character of existing small lot subdivisions.
- (b) *Permitted principal uses and structures.* In the R1-B₁ Urban Single-Family Residential classification, no premises shall be used except for the following uses and their customary accessory uses or structures as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).

1. Communication towers and antennas 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.

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

Communication towers and antennas 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)

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572 ~~— Fire stations.~~

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

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

575 ~~Public schools.~~

576 ~~— Publicly owned or regulated water supply wells of less than eight inches in~~

577 ~~diameter in accordance with the potable water wellfield protection requirements~~

578 ~~of eChapter 98, aArticle V, Code of Ordinances of the eCity.~~

579 ~~Public schools.~~

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

581 (e) ~~Conditional uses. Additional regulations/requirements governing permitted conditional uses~~

582 ~~are located in sSections 110-817 and 110-1102 of this eChapter.~~

583 ~~— Communication towers over 70 feet high, in accordance with Chapter 82, Code of~~

584 ~~Ordinances of the eCity, as it may be amended from time to time.~~

585 ~~Community residential homes (for 1-6 non-family residents); (refer to section~~

586 ~~110-817(l)).~~

587 ~~— Houses of worship (refer to sSection 110-817(f)).~~

588 ~~— Off street parking areas (refer to sSection 110-817(n)).~~

589 ~~— Public markets.~~

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

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

592 ~~— Publicly or privately owned municipal or public water supply wells of eight~~

593 ~~inches diameter or greater.~~

594 ~~— Recreational areas (refer to sSection 110-817(e)).~~

595 ~~— Schools, parochial and private (refer to sSection 110-817(d)).~~

596 (dc) *Maximum density.* The maximum development density permitted is six dwelling units per

597 net acre, with the exceptions permitted herein. When protected resources are set aside as

598 open spaces protected for at least 50 years in a conservation easement approved by the

599 eCity, and no drainage or utilities are permitted to encroach into the easement area, the area

600 of the easement shall be credited three dwelling units per protected acre, but not more than

601 the gross density permitted by the Future Land Use Map. The resulting density credit may

602 be transferred to upland development area within the project boundaries. A credit of three

603 dwelling units per park/recreational acre will be given for the area established for

604 commonly owned golf courses, parks, and recreational facilities, which credit shall be

605 increased to four dwelling units per park/recreational acre when such facilities are open to

606 the general public through deed restriction or dedication to the eCity. No density credits

607 shall allow the site to exceed the maximum gross density limits established in the

608 Comprehensive Plan Future Land Use Map.

609 (ed) *Dimensional requirements.*

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R1-B, Single-family Residential	
Minimum lot size	
Area	5,000 sq. ft.
Width	50 feet
Minimum yard size	
Front yard	25 feet
Rear yard	10 feet
Side yard:	
Abutting any lot ⁽¹⁾	7.5 feet
Abutting any street ⁽²⁾	25 feet
Waterfront or golf course yard ⁽³⁾	25 feet
Maximum building height	35 feet
Maximum lot coverage (<i>with principal and accessory buildings</i>)	35%
Minimum floor area ⁽⁴⁾	1,200 sq. ft.
⁽¹⁾ May be reduced to five feet or the width of side yard easement, whichever is greater, as measured from the closest points of buildings or roofs if Fire Code compliant fire rated materials are used on the external walls and roofs, or if residential fire sprinklers approved by the eCity fFire mMarshal are installed in each building.	
⁽²⁾ May be 15 feet within subdivisions approved prior to November 3, 2003.	
⁽³⁾ 20 percent of the lot depth, but not less than 25 feet.	
⁽⁴⁾ Except for any subdivisions approved prior to November 3, 2003.	

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

(f) Types of signs permitted. Signs shall be permitted in accordance with eChapter 102, Code of Ordinances of the eCityCity 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 Permitted Use Table, unless approved by the Director of Planning and Development Services or

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

~~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);~~

~~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;~~

~~Single family dwellings;~~

~~2. Single family patio homes;~~

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

~~4. 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);~~

~~5. Essential utility services;~~

~~6. 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;~~

~~7. 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 section 110-817(l));~~

~~8. Home occupation offices;~~

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

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665 ~~Communication towers over 70 feet high, in accordance with c~~Chapter 82, Code
666 ~~of Ordinances, as it may amended from time to time.~~

667 ~~Houses of worship. In the platted Deltona Lakes subdivision, Houses of worship~~
668 ~~are permitted only on land designated "church" on the Deltona Lakes Community~~
669 ~~Development Plan.~~

670 ~~Public markets.~~

671 ~~Community residential homes (for 1 6 non family residents); (refer to section~~
672 ~~110.817(1)).~~

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

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

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

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

686 ~~Houses of worship. In the platted Deltona Lakes subdivision, Houses of worship are~~
687 ~~permitted only on land designated "church" on the Deltona Lakes Community Development~~
688 ~~Plan.~~

689 ~~Public markets.~~

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

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

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

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

695 (ed) *Density.*

696 1. ~~1.~~ No development shall be permitted to exceed the maximum density limits
697 established for the development site by the Low Density Residential Future Land
698 Use Map Category established in the Deltona Comprehensive Plan, as it may be
699 amended from time to time.

700 2. ~~2.~~ Maximum density: Six dwelling units/acre.

701 (fe) *Dimensional requirements.*

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R-2, Two Family (Duplex) Dwelling	Single-Family Dwellings	Single-Family Patio Homes	Two-Family (Duplex) Dwellings
Minimum lot size			
Area	7,500 sq. ft.	3,500 sq. ft.	7,500 sq. ft.
Area if on-site sewage disposal systems are used (acre)	----	1	----
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	----	20,000	----
Width (ft.)	75	----	75
Interior Lot	----	50	----
Corner lot	----	70	----
Minimum yard size			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			
Abutting any lot ⁽¹⁾	7.5	0	0
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Maximum building height (ft.)	35	35	35
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	40	40	40
Minimum floor area (sq. ft.) ⁽²⁾	1,200	1,200	750(<i>each unit</i>)
⁽¹⁾ 7.5 feet, or ten percent of the width of the lot at the front property line, whichever is greater. Except that patio homes and duplexes may have a zero feet side yard setback along interior lot lines between patio homes and duplexes.			

⁽²⁾ Minimum floor area exclusive of terraces, attached roofed-over porches, carports, patios, attached garages, and utility rooms. 600 square feet net living area—~~One-bedroom~~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.

~~(g)~~ *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.

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

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

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

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

716 ~~(a)~~

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

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725 — ~~1. Accessory buildings and uses customarily incident to the above uses when~~
726 ~~located on the same lot as the principal use, and not involving the conduct of a~~
727 ~~business other than the customarily incidental business of onsite management and~~
728 ~~maintenance of apartment buildings). Single family patio homes.~~

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

733 — ~~Community residential homes (for 1-14 non-family residents); (refer to F.S. 419);~~

734 — ~~Essential utility services.~~

735 — ~~Home occupation offices. Multiple family dwellings, including cooperative~~
736 ~~apartments and condominiums. Single family townhomes and townhome~~
737 ~~condominiums.~~

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

742 — ~~Two family (duplex) dwellings.~~

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743 — ~~4. Multiple family dwellings. Multiple family dwellings, including~~
744 ~~cooperative apartments and condominiums.~~

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

749 — ~~6. Essential utility services.~~

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

754 8. Communication towers up to 70 feet high in accordance with the
755 requirements of chapter 82, Code of Ordinances, City of Deltona, as it may be
756 amended from time to time. Community residential homes (for 1-14 non-family
757 residents); (refer to section 110-817(l)).

758
759 ~~9. Home occupation offices.~~

760
761 (e) ~~Conditional uses. The following land uses and their customary subordinate and incidental~~
762 ~~accessory uses are permitted as conditional uses subject to the public hearing and staff~~
763 ~~review requirements established for conditional uses in this chapter.~~

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

766 Public markets.

767 Community residential homes (for 1-14 non-family residents); (refer to section
768 110-817(l)).

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

773 Publicly owned or regulated water supply wells of eight inches in diameter or
774 greater.

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

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

782 Public markets.

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

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

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

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

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

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796 *(e)(d) Dimensional requirements*

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RM-1, Multiple Family Residential Dwelling	Single-Family Patio Homes	Single-Family Attached Townhouse	Multi-Family Dwelling Buildings
Minimum lot size			
Area (sq. ft.)	3,500	1,600	43,560
Area if on-site sewage disposal systems are used (acre per unit)	1	1	
Area if on-site sewage disposal systems are used (acre per unit)	1	1	
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	20,000	20,000	
Width (ft.)			
Interior Lot	50	20	100
End lot	----	26	
Corner lot	70	38	
Depth (ft.)	----	90	
Minimum yard size			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			
Abutting any lot ⁽¹⁾	15	15	15
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Yard between interior ⁽²⁾	0	0	0
Maximum building height (ft.)	45	45	45
Maximum lot coverage (<i>with principal and accessory buildings</i>) (%)	40	40	
Minimum floor area (sq. ft.)	1,400	1,400	⁽³⁾
Minimum building separation (ft.)			

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

- 797
- 798 (e) The first floor of each multiple family dwelling building shall be nonresidential and all
- 799 floors must be built out in one phase. The nonresidential use shall have a certificate of
- 800 occupancy before the residential use is given a certificate of occupancy.
- 801 (f) At least two uses are required in each multi-family building, both residential and high end
- 802 commercial or class-A office. Home-based businesses or institutional uses are not
- 803 appropriate second uses. “HIGH END COMMERCIAL” means specialty retail stores
- 804 focusing on certain categories of goods. “CLASS-A-OFFICE” means premier office
- 805 space with high quality finishes, amenities, and technology systems.
- 806 (g) The first floor of each multiple family dwelling building must be concrete.

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

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

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

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

2. Pool with restrooms

3. Gymnasium

4. Doggy runs (if pets are allowed)

5. Internal concierge trash service

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

7. Minimum eight-foot-wide sidewalks.

8. Flex office space

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

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

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

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- 846 2. Integrated ornamental and structural building articulation, including projections
847 and recesses with a minimum depth of 24 inches.
- 848 3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and
849 belt courses must be utilized in the building design.
- 850 4. Building facades shall have a minimum of 30% fenestration elements (windows,
851 doors and openings). Windows and doors shall include surrounds, casing or
852 headers.
- 853 5. Building material and finishes shall be consistent on all facades. High quality
854 materials and finishes, such as brick, stone, vertical board or batten siding shall be
855 used; stucco is only acceptable for a maximum of 40% of the building facades;
856 EIFIS shall not be used as a primary material. Prohibited material include
857 unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.
- 858 6. Light fixtures shall be consistent throughout the development and shall
859 complement the building architecture. Light fixtures shall be decorative with
860 concealed light sources, and light poles shall have fluted bases. The use of
861 illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.
- 862 7. Accessory structure not design or incorporated as part of the principal building or
863 as part of the amenities listed in this section are prohibited.
- 864 (l) Transportation demand management standards apply, including, but not limited to,
865 strategies to reduce trips and parking demand, pedestrian-oriented design elements,
866 bicycles facilities, pay to park, or other fees based on demand.
- 867 (m) Elements utilized to satisfy amenities required within multi-family developments listed in
868 this section shall not be credited as satisfying other design requirements or standards.
- 869 (n) *Off-street parking and loading requirements.* Off-street parking and loading areas
870 meeting the requirements of Sections 110-828 and 110-811 shall be constructed.
- 871 (o) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, Code
872 of Ordinances of the City of Deltona.
- 873 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 7, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
874 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-
875 20-2017)

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

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

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882 (b) ~~(b)~~ — *Permitted uses.* Within the RM-2, Multiple Family Residential Dwelling District,
883 no building, structure, land, or water shall be used except for one or more of the
884 following uses and their customary, incidental, and subordinate accessory uses as
885 depicted in Permitted Use Table, unless approved by the Director of Planning and

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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(l) 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.~~

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

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

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

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

~~5. 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).~~

~~6. Essential utility services.~~

~~7. 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.~~

~~8. 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.~~

~~9. Home occupation offices.~~

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

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

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925 ~~Communication towers over 70 feet high, in accordance with c~~Chapter 82, Code of
926 ~~Ordinances, as it may amended from time to time.~~

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927 ~~Public markets.~~

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

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

937 ~~Public markets.~~

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

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

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

946 ~~(c)~~

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

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949 ~~(d) Density.~~

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

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958 ~~(d) (e) Dimensional requirements.~~

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RM-2, Multiple Family Residential Dwelling	Single-Family Patio Homes	Single-Family Attached Townhouse	Multi-Family Dwelling Buildings
Minimum lot size			

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Area (sq. ft.) ⁽¹⁾	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	
Width (ft.)			
Interior Lot	50	20	
End lot	- - - -	26	
Corner lot	70	38	
Depth (ft.)	- - - -	90	
Minimum yard size			
Front yard(ft.)	25	25	<u>25</u>
Rear yard (ft.)	25	25	<u>25</u>
Side yard (ft.):			
Abutting any lot ⁽²⁾	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 ⁽³⁾	0	0	
Maximum building height (ft.) ⁽⁴⁾	80	80	<u>80</u>
Maximum lot coverage (with principal and accessory buildings) (%)	40	40	<u>40</u>
Minimum floor area (sq. ft.) ⁽⁵⁾	1,400	1,000	<u>(5)</u>
Minimum building separation (ft.)			
Between fronts or rears of principal buildings	- - - -	50	
Between any other combination of principal building arrangements	- - - -	25	
Minimum building setback from streets and drives (ft.)	- - - -		
From any interior street drive or off-street parking area ⁽⁶⁾	- - - -	10	
Maximum building length and width (ft.)	- - - -	200	
Building Development Standards ⁽⁷⁾			
Minimum dwelling units in a building	- - - -	2	
Maximum dwelling units in a building	- - - -	8	
Minimum distance between buildings (ft.)	- - - -	30	
⁽¹⁾ For Single-family attached townhouse, lots required to be individually platted.			
⁽²⁾ 15 feet, or ten percent of the width of the lot at the front property line, whichever is greater. Side yard for multifamily shall be a minimum of width of fifteen, or one-half the height of the building, whichever is greater.			
⁽³⁾ Patio homes are required to have an interior open air open-air courtyard, atrium, or patio.			
⁽⁴⁾ Not over five habitable floors.			

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<p>⁽⁵⁾ Minimum floor area exclusive of terraces, attached roofed-over porches, carports, patios, attached garages, and utility rooms. 600 square feet net living area—One-bedroom<u>One-bedroom</u> apartments; 750 square feet net living area—two bedroom<u>two-bedroom</u> apartments; 800 square feet net living area three or more bedroom<u>three or more-bedroom</u> apartments.</p>	
<p>⁽⁶⁾ This requirement shall not diminish the minimum front, side<u>side</u>, and rear yard requirements for townhouse developments.</p>	
<p>⁽⁷⁾ The exterior facades of all townhouse units shall be varied in material and design so that no more than two abutting units will have the same architectural appearance and front yard setback and depth. Varied front yard setbacks shall not be less than two feet offset from adjoining units as measured at the principal foundation line of each unit, and no setback distance shall be less than the required minimum.</p>	

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

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

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

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

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

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

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

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981 2. Pool with restrooms

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982 3. Gymnasium

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983 4. Doggy runs (if pets are allowed)

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984 5. Internal concierge trash service

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985 6. Enhanced landscaping to include a minimum-ten-foot planting area for building
986 foundation landscaping, with a minimum of two understory trees and five shrubs
987 for every 40 feet of façade length. The remainder of the planting area shall be
988 landscaped with groundcover or other landscape treatment. A minimum ten-foot-

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wide landscape strip is required where four or more rows of parking spaces abut; one canopy tree, one understory tree and three shrubs must be planted in every 100 feet in length.

7. Minimum eight-foot-wide sidewalks.

8. Flex office space

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

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

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

2. Integrated ornamental and structural building articulation, including projections and recesses with a minimum depth of 24 inches.

3. Varied roof line and form, stepped or decorative parapets, cornices and eaves, and belt courses must be utilized in the building design.

4. Building facades shall have a minimum of 30% fenestration elements (windows, doors and openings). Windows and doors shall include surrounds, casing or headers.

5. Building material and finishes shall be consistent on all facades. High quality materials and finishes, such as brick, stone, vertical board or batten siding shall be used; stucco is only acceptable for a maximum of 40% of the building facades; EIFIS shall not be used as a primary material. Prohibited material include unfinished concrete or block, corrugated fiberglass or metal, sheet or tin siding.

6. Light fixtures shall be consistent throughout the development and shall complement the building architecture. Light fixtures shall be decorative with concealed light sources, and light poles shall have fluted bases. The use of illuminated bollards in lieu of poles is encouraged in exclusively pedestrian areas.

7. Accessory structure not design or incorporated as part of the principal building or as part of the amenities listed in this section are prohibited.

8. 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.

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—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.

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~~(l)~~ ~~(f)~~ —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.

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

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

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

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

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

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

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—(2) ~~Essential utility services.~~

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

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

—(5) ~~Fire stations.~~

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

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

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—(8) ~~Public schools.~~

—(9) ~~Public schools.~~

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—Publicly owned parks and recreational areas.

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

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

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

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

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

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

~~—Public markets.~~

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

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

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

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

(d) Dimensional requirements for mobile home park.

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

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- (e) *Final site plan requirements.* Final ~~s~~Site ~~p~~Plan approval meeting the requirements of ~~e~~Chapter 75, Code of Ordinances, as it may be amended from time to time, is required.
- (f) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting the requirements of ~~s~~Sections 110-828 and 110-811 shall be constructed.
- (g) *Landscape buffer requirements.* A landscaped buffer area meeting the requirements of ~~s~~Section 110-808 shall be constructed.
- (h) *Skirting requirement.* The area between the ground and floor level of the mobile home dwelling shall be enclosed with block or decorative skirting.
- (i) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the Deltona Sign Ordinance, ~~e~~Chapter 102, Code of Ordinances, as it may be amended from time to time.
- (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 9, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014)

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

- (a) *Purpose and intent.* The purpose of the ~~OR~~, Office Residential (~~OR~~) Zoning District is to meet two objectives. First, the district is intended to be established in single-family residential areas where road expansions and/or high traffic volumes, nearby nonresidential development, and existing or developing nuisances (noise, lights, vibrations, etc.) decrease or potentially diminish the future potential for the continued use of the area for single-family residential purposes. Second, the OR District is intended to be established as a buffer between existing or proposed single-family residential development and existing or proposed commercial development and high traffic volume streets, and other nuisance producing areas. Designation of an area as an OR zoning district recognizes that the area is a transitioning commercial area, as referenced in the adopted Deltona Comprehensive Plan, as it may be amended from time to time.
- (b) *Permitted uses.* In the Office Residential (~~OR~~) Zoning District, no land, building, structure, or water shall be used for any purpose except for the following land uses and their customary, incidental and subordinate accessory uses, which are permitted as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes to those enumerated in this section. Any decision made by the Director of Planning and Development Services or designee may be appealed in accordance with Section 74-5(g).
- ~~(1) Single family dwellings.~~
- ~~(2) Banks, aAccounting, and bookkeeping services.~~
- ~~Communication antennas and towers under 70 feet high, in accordance with eChapter 82, Code of Ordinances, City of Deltona.~~
- ~~Daycare centers.~~
- ~~Dental offices.(3) Professional offices.~~

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~~—(4)— Florist, retail only~~

~~—General offices:~~

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

~~—Medical and dental offices and clinics:~~

~~—(6)— Dental laboratories:~~

~~—Single family dwellings:~~

~~—Stock and bond brokers:~~

~~—(7)— 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.~~

~~(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 eChapter 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 eChapter 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:~~

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4. 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.

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The above Conditional Uses must meet all Conditional Use requirements in this Chapter, 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.

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

(d) Dimensional requirements.

OR - Office Residential	Single-Family Dwellings	Permitted Nonresidential Uses	Conditional Uses
Lot Area (sq. ft.)	7,500	7,500	12,500
Lot Width (ft.)	75	75	----
when access is from a thoroughfare street, arterial street, or major collector	----	----	100
when access is from a local street that is not a major collector	----	----	75
Yard Size			
Front yard(ft.)	25	25	25
Rear yard (ft.) ⁽¹⁾	25	25	25
Side yard (ft.) ⁽²⁾	7.5	7.5	7.5
Side street yard (ft.)	15	15	15
Density and Intensity Standards, Minimum Floor Area			
Density	Not to exceed the permitted in the applicable Comp. Plan FLU Map Category		
Maximum Floor Area Ratios (F.A.R.) ⁽³⁾	----	0.35	----
Minimum Floor Area ⁽⁴⁾	1,200	----	----
Maximum building height (ft.)	35	35	35

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Maximum lot coverage (%) (with principal and accessory buildings)	30	30	30
(1) Except 30 feet from the ordinary high-water high-water mark or lot line, whichever is most restrictive, on lots adjacent to surface water bodies or golf courses.			
(2) Seven and one-half feet, or ten percent of the width of the lot, whichever is greater. Nonresidential side-yard may be reduced to zero when there is adjoining nonresidential development, when the property owners enter into a recorded agreement that provides for reasonable access for building maintenance and repairs, and provisions are made in building design for proper fire protection.			
(3) Banks, financial institutions, medical and dental offices, and clinics: Maximum F.A.R. 0.12.			
(4) Exclusive of garages, carports, attached roofed-over porches, terraces, and patios.			

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

(f) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of ~~s~~Section 110-808 shall be constructed prior to locating a non-residential use on a site in the ~~Office Residential (OR)~~ Zoning District. Except that when an existing building encroaches within the minimum required perimeter landscaped buffer area, then the required buffer width shall be the distance between the building and the lot line. Access shall be provided in the building encroachment area for maintenance of the building and landscaping.

(g) *Final ~~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)

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

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

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~~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 eChapter 82, Code of Ordinances, City of Deltona, as it may be amended from time to time.~~

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

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~~Essential utility services.~~

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~~Excavations only for stormwater retention ponds, subject to applicable permitting requirements.~~

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~~Medical offices.~~

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~~Off street parking areas.~~

~~(4) Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water wellfield protection requirements of eChapter 98, Code of Ordinances, City of Deltona, as it may be amended from time to time.~~

~~(5) Medical offices.~~

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~~(6) Banks.~~

~~(7) Single family dwellings and their customary accessory uses.~~

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~~(8) Townhomes.~~

~~(9) Off street parking areas.~~

~~(10) Essential utility services.~~

~~(11) Excavations only for stormwater retention ponds, subject to applicable permitting requirements.~~

(c) *Conditional uses.* Additional regulations/requirements governing permitted conditional uses are located in sSections 110-817 and 110-1102 of this chapter. The following land uses and their customary, incidental and subordinate accessory uses may be permitted in the Professional Business (PB) Zoning District as conditional uses:

Care facility.

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

~~Care facility.~~

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

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

~~—Professional or trade schools related to permitted uses (refer to Section 110-817(b)).~~

~~—Public markets.~~

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

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

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

~~—Schools, parochial or private (refer to Section 110-817(d)).~~

(d) *Residential density.* No residential construction shall exceed a density of nine dwelling units per acre.

(e) *Dimensional requirements.*

PB - Professional Business	Single-Family Dwellings	Single-family Attached Townhouse	Nonresidential
Lot Area (sq. ft.) ⁽¹⁾	7,500	1,600	12,500
		<i>interior lots</i>	
		2,000 <i>end lots</i>	
		2,800 <i>corner lots</i>	
<i>Development site if onsite sewage disposal systems are used (acre)</i>	----	1	----
<i>Development site if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)</i>	----	15,000	----
Lot Width (ft.)	75	----	100
<i>Interior lot</i>	----	20	----
<i>End lot</i>	----	26	----
<i>Corner lot</i>	----	38	----
Yard Size			
Front yard(ft.) ⁽²⁾	25	25	25
Rear yard (ft.)	25	25	25
Waterfront rear yard (ft.) ⁽³⁾	30	30	30
Side yard (ft.) ⁽⁴⁾	7.5	----	7.5

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▲ Interior lot(ft.) ⁽⁵⁾	----	0between townhouses	----
▲ Side street yard (ft.)	15	15	15
▲ Minimum Floor Area (sq. ft.)	1,000	1,000	----
▲ Maximum Floor Area Ratios (F.A.R.)	----	----	0.35 ⁽⁶⁾
▲ Maximum building height (ft.)	35	35	35
▲ Maximum lot coverage (with principal and accessory buildings) (swimming pools and screened enclosures are excepted from this provision)(provision) (%)	35	30	30
▲ Minimum building separation (ft.)	▲		
▲ Between fronts or rears of principal buildings	----	50	----
▲ Between any other combination of principal building arrangements	----	30	----
▲ Minimum building setback from streets and drives (ft.)			
▲ From any interior street drive or off-street parking area ⁽⁷⁾	----	10	----
▲ Maximum building length and width (ft.)	----	200	
▲ Building Development Standards ⁽⁸⁾			
▲ Minimum dwelling units in a building	----	2	----
▲ Maximum dwelling units in a building	----	8	----
⁽¹⁾ No site for nonresidential development shall be created, and no conversion of an existing site or building to nonresidential use shall be permitted unless the site area meets the minimum standard.			
▲ ⁽²⁾ Except that medical offices and banks shall be limited to a front yard equal to the minimum required width of the required landscaped buffer.			
▲ ⁽³⁾ No building shall be erected nearer than 30 feet to the ordinary high-waterhigh-water mark, or the platted property line, whichever is more restrictive.			
▲ ⁽⁴⁾ 7.5 feet or 10 percent of the width of the lot at the front property line, whichever is greater.			
▲ ⁽⁵⁾ Between townhouse buildings and adjacent interior building site side lot line 7.5 feet.			
▲ ⁽⁶⁾ The maximum floor area ratio for medical offices shall be 0.12 and for banks shall be 0.10.			
▲ ⁽⁷⁾ This requirement shall not diminish the minimum front, side, and rear yard requirements for townhouse developments.			
▲ ⁽⁸⁾ The exterior facades of all townhouse units shall be varied in material and design so that no more than two abutting units will have the same architectural appearance and front yard setback and depth. Varied front yard setbacks shall not be less than two feet offset from adjoining units as measured at the principal foundation line of each unit, and no setback distance shall be less than the required minimum.			

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

- 1271 (g) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of
1272 ~~s~~Section 110-808 of the Code of Ordinances, ~~City of Deltona~~, as it may be amended from
1273 time to time, shall be constructed prior to locating a non-residential use on any site.
- 1274 (h) *Final ~~S~~ite ~~p~~lan requirements.* Final ~~s~~ite ~~p~~lan approval meeting the requirements of
1275 ~~e~~Chapter 75, Code of Ordinances, City of Deltona, as it may be amended from time to time,
1276 is required prior to constructing a business use, or converting a residential structure to a
1277 business use.
- 1278 (i) *Types of signs permitted.* Signs are permitted in accordance with ~~e~~Chapter 102, Code of
1279 Ordinances, City of Deltona, as it may be amended from time to time.
- 1280 (j) *General provisions, exceptions, and prohibitions.*
- 1281 (1) See ~~a~~Article VIII. Supplementary regulations.
- 1282 (2) All Professional Business, ~~PB~~ district sites must be located on a thoroughfare roadway
1283 as identified in Deltona Comprehensive Plan as it may be amended from time to time.

1284 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 11, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
1285 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
1286 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

1287 **Sec. 110-315. C-1, Retail Commercial District.**

1288 (a) ~~(a)~~ *Purpose and intent.* The purpose of the C-1, Retail Commercial Zoning District is to
1289 establish neighborhood commercial development along high-volume roads that is
1290 compatible with nearby single-family residential areas. The C-1-Retail Commercial Zoning
1291 District is not suitable for transitional areas. Therefore, low intensity commercial
1292 development with no residential mix is permitted. The C-1-Retail Commercial Zoning
1293 District was first established in the original Deltona Lakes Community Development Plan to
1294 serve this purpose in the planned development. It may be applied to achieve a commercial
1295 development suitable for serving surrounding single-family residential development in all
1296 other appropriate areas of the ~~e~~City, including those areas that were not included in the
1297 original Deltona Lakes Community Development Plan. The C-1 ~~Retail Commercial~~ Zoning
1298 District shall only be applied to areas that are designated in the ~~e~~Commercial ~~f~~uture ~~l~~and
1299 ~~u~~se category on the adopted Future Land Use Map in the Deltona Comprehensive Plan, as
1300 it may be amended from time to time.

1301 (b) ~~Uses permitted~~ *Permitted uses.* Within the C-1, Retail Commercial district, no building,
1302 structure, land, or water shall be used except for one or more of the following uses as
1303 depicted in Permitted Use Table, unless approved by the Director of Planning and
1304 Development Services or designee that are deemed to be similar in character and purposes
1305 to those enumerated in this section. Any decision made by the Director of Planning and
1306 Development Services or designee may be appealed in accordance with Section 74-5(g+).

1307 (1) ~~Motels and hotels.~~

1308 (2) ~~Restaurants, types A and B.~~

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

- ~~Animal hospital or Veterinary Office.~~
- ~~Antique shops.~~
- ~~Aquariums.~~
- ~~Art goods and bric a brac shops. Art, dance, modeling, and music schools or studios.~~
- ~~Artist studios.~~
- 1. ~~Automobile new parts, equipment, and accessories; sales only.~~
- 2. ~~Automobile service stations, type A (auto service stations including oil changes and tune ups), shall permitted only on building sites with not less than 150 feet frontage on all abutting streets.~~
- ~~Automobile service stations, type C (Gas Station).~~
- ~~Bakeries, retail (including preparation of products for sale on the premises).~~
- ~~Banks and other financial businesses.~~
- ~~Barber shops and beauty shops.~~
- ~~Bars and liquor stores.~~
- ~~Beauty parlors.~~
- ~~Bicycle stores.~~
- ~~Billiard rooms, pool rooms or bowling alleys, or Pool rooms.~~
- ~~Bowling alleys.~~
- ~~Brewpub/microbrewery (refer to sSection 110-814(i)).~~
- ~~Car washes.~~
- ~~Catering Services.~~
- ~~Cigar stores (retail only).~~
- ~~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.~~
- ~~Confectionery and ice cream stores.~~
- ~~Conservatories.~~
- ~~Convenience stores.~~
- ~~Craft distillery (refer to sSection 110-814(i)).~~
- ~~Cultural, historical, and art centers and museums.~~
- ~~Curio stores.~~
- ~~Day care centers.~~

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- Dental offices and clinics.
- Drug and sundry stores.
- Electric and HVAC sales and services.
- Electronic sales and service.
- Employment agencies.
- Essential utility services.
- Fire stations.
- Flex space.
- Fire stations. Game rooms or arcades.
- Florist shops.
- Fruit stores (retail only).
- Furniture stores.
- Garden supplies and retail fertilizer store.
- General offices.
- Grocery stores with or without meat sales.
- Hardware stores (retail only).
- Houses of worship.
- Interior decorating, costuming, draperies.
- Jewelry stores, watch repairs.
- Laundromats.
- Laundry and dry cleaning agencies establishments (provided no gasoline or explosives of any kind are stored or used therein).
- Lawn equipment sales and service.
- Leather goods stores (retail only).
- Libraries.
- Medical offices and clinics.
- Microwinery (refer to §Section 110-814(i)).
- Millinery, wearing apparel, furrier stores. Motels and hotels.
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- Music and radio stores.
- Night clubs, private clubs, lodges, fraternities, or sororities.
- Non-profit membership and charitable organizations.
- Newsstands.

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1377 — ~~Paint stores.~~
1378 — ~~Pest exterminators.~~
1379 — ~~Pet stores boarding.~~
1380 — ~~Pet grooming.~~
1381 — ~~Pharmacy.~~
1382 — ~~Photograph galleries.~~
1383 — ~~Physical fitness centers.~~
1384 — ~~Printing shops.~~
1385 — ~~Private clubs, lodges, fraternities, sororities.~~
1386 — ~~Plumbing fixture shops (retail only).~~
1387 — ~~Plumbing, sales and service.~~
1388 — ~~Police and sheriff stations.~~
1389 — ~~Public art galleries, libraries, museums, and other public meeting places not~~
1390 ~~operated for profit.~~
1391 — ~~Public Markets.~~
1392 — ~~Publicly owned or regulated water supply wells of less than eight inches in~~
1393 ~~diameter in accordance with the potable water well field protection requirements~~
1394 ~~of the Land Development Code, Chapter 98, article V, Code of Ordinances, as it~~
1395 ~~may be amended from time to time.~~
1396 — ~~Restaurants.~~
1397 — ~~Retail sales and services, excluding sales or rental of automobile, motorcycle,~~
1398 ~~truck, motor home, or travel trailers, automobile driving schools, boat or mobile~~
1399 ~~home sales and services.~~
1400 — ~~Retail specialty shops.~~
1401 — ~~Schools.~~
1402 — ~~Tailor shops.~~
1403 — ~~Tattoo Shops.~~
1404 — ~~Theaters.~~
1405 — ~~Utility offices.~~
1406 — ~~Veterinarians.~~
1407 — ~~(4) Communication towers up to a height of 70 feet are permitted in~~
1408 ~~accordance with chapter 82, Code of Ordinances, as it may be amended from time~~
1409 ~~to time.~~
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~~(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.~~

~~(c) 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 Chapter 82, Code of Ordinances, as it may be amended from time to time.~~

~~Funeral homes.~~

~~Group home facility (refer to Section 110-817(l)).~~

~~Nightclubs, private clubs, lodges, fraternities, or sororities.~~

~~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:~~

C-1, Retail Commercial	
Minimum lot size	
Area (sq. ft.)	10,000
Width (ft.) ⁽¹⁾	100
Minimum yard size	
Front yard (ft.)	25
Rear yard (ft.)	15
Side yard (ft.) ⁽²⁾	5
Side street yard(ft)	15
Maximum building height (ft.)	35

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

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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~~ection 110-808 shall be constructed.

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

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

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

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

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

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

(b) *Permitted uses.* In the C-2, General Commercial zoning district, no premises shall be used except for one of the following uses and their customary accessory uses and structures as depicted in Permitted Use Table, unless approved by the Director of Planning and Development Services or designee that are deemed to be similar in character and purposes

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

- ~~— Animal hospital or Veterinary office.~~
- ~~— Aquariums.~~
- ~~— Art, dance, modeling, and music schools or studios.~~
- ~~— Automobile driving schools.~~
- ~~— Automobile rental agencies.~~
- ~~— Automobile sales, new and used.~~
- ~~— Automobile service station, types A (Oil Change and Tune-up Shop), B (Auto Repair Shop) and C (Gas Station).~~
- ~~— Barber and beauty shops.~~
- ~~— Bars and liquor stores.~~
- ~~4. Billiards or Pool room.~~
- ~~— Boat, mobile home and recreational vehicle sales and service establishments.~~
- ~~— Bowling alleys.~~
- ~~— Brewpub/microbrewery (refer to sSection 110-814(l)).~~
- ~~— Car washes.~~
- ~~— Catering services.~~
- ~~— Communication towers up to 70 feet high, in accordance with cChapter 82, Code of Ordinances, as it may be amended from time to time.~~
- ~~— Craft distillery (refer to sSection 110-814(l)).~~
- ~~— Cultural, historic, and art centers and museums.~~
- ~~— Daycare centers.~~
- ~~— Dental laboratories/offices and clinics.~~
- ~~— Drive-in theaters.~~
- ~~— Employment agencies.~~
- ~~— Essential utility services.~~
- ~~— Exempt excavations (refer to sSection 110-817(o)) and/or those which comply with the Land Development Code of the cCity, cChapter 75, Code of Ordinances, as it may be amended from time to time and/or fFinal Site pPlan review procedures of this cChapter.~~
- ~~— Exempt landfills (refer to sSection 110-817(p)).~~
- ~~— Financial institutions.~~
- ~~— Fire stations.~~

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- Flex space.
- Funeral homes.
- Game rooms or arcades, for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.
- General offices.
- Government-sponsored civic centers.
- Home occupations (refer to section 110-807).
- Household moving center.
- Laundry and dry cleaningdry cleaning establishments.
- Lawn Equipment Sales and Services.
- Libraries.
- Medical Offices and Clinics.
- Moped/motorcycle sales and services.
- 2. Microwinery (refer to sSection 110-814(l)).
- Motels & Hotels.
- Museums.
- Nightclubs, private clubs, or lodges.
- Outdoor musical event.
- Pawnshops.
- Pest exterminators.
- Pet boarding or kenneling.
- Pet grooming.
- Pharmacy
- Physical fitness centers.
- Plant nursery.
- Police/Sherriff's offices.
- Printing shops.
- 3. Private clubs.
- Public art galleries, libraries, museums, and other public meeting places not operated for profit.
- Public markets.
- Public schools.
- Publicly owned parks and recreational areas.

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

—Recycling collection center.

—Restaurants, types A and B.

—Retail plant nursery.

—Retail sales and services.

—Retail specialty shops.

—Schools.

—Tattoo Shops.

—Tailors.

—Taxicab stands.

—Theaters.

—Travel agencies.

—Veterinary clinics.

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

—Care facility.

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

—Bicycle motocross tracks.

—Bus stations.

—Car washes.

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

—Excavations only for stormwater retention ponds for which a permit is required by this Chapter.

—House of Worship.

—Only one single family dwelling for the owner or manager of an existing permitted principal use.

—Outdoor entertainment and recreational uses and structures.

—Professional or trade schools related to permitted uses (refer to section 110-817(b)).

—Public markets.

—Public uses not listed as a permitted principal use.

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- ~~Public utility uses and structures (refer to sSection 110-817(a)).~~
- ~~Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater.~~
- ~~Schools, parochial or private (refer to section 110-817(d)).~~
- ~~Tattoo parlors.~~
- ~~1. Only one single family dwelling for the owner or manager of an existing permitted principal use.~~

(d) *Dimensional requirements.*

C-2, General Commercial	
Minimum lot size	
Area (sq. ft.)	15,000
Width (ft.) ⁽¹⁾	100
Minimum yard size	
Front yard (ft.)	35
Rear yard (ft.) ⁽²⁾	10
Side yard (ft.) ⁽²⁾	10
Waterfront yard (ft.)	25
Maximum building height (ft.)	75
Maximum lot coverage (%) <i>(with principal and accessory buildings)</i>	35
Maximum floor area ratio (F.A.R.)	0.50
⁽¹⁾ Except 150 feet shall be required along all abutting street frontages for land uses with drive through service or windows, and all three types of automobile service stations.	
⁽²⁾ Unless abutting any residentially zoned property, then 35 feet.	

- (e) *Off-street parking and loading requirements.* Off-street parking and loading areas meeting the requirements of sSection 110-828 shall be constructed.
- (f) *Landscape buffer requirements.* Landscaped buffer areas meeting the requirements of sSection 110-808.00 shall be constructed.
- (g) *Final sSite pPlan requirements.* Final sSite pPlan approval meeting the requirements of the Land Development Code, eChapter 75, Code of Ordinances, as it may be amended from time to time, is required.
- (h) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the eCity's sign code, eChapter 102, Code of Ordinances, as it may be amended from time to time.

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

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

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

C-3, Heavy Commercial	
Minimum lot size	
Area (sq. ft.)	15,000
Width (ft.)	100
Minimum yard size	
Front yard (ft.)	35
Rear yard (ft.) ⁽¹⁾	25
Side yard (ft.) ⁽¹⁾	10
Waterfront yard(ft)	25
Maximum building height (ft.)	75
Maximum lot coverage (%) (with principal and accessory buildings)	35
Maximum floor area ratio (F.A.R.)	0.55
⁽¹⁾ Unless abutting any residentially zoned property, then 35 feet.	

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

I, Industrial District.

- (a) *Purpose and intent.* The purpose and intent of the I, Industrial classification is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and

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distribution. Service and commercial activities that are related to manufacturing, processing, storage and warehousing, wholesaling, and distribution activities are also permissible in the I, Industrial zoning classification.

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

(c) *Dimensional requirements.*

I - Industrial	
Minimum lot size ⁽¹⁾	
Area (sq. ft.)	20,000
Width (ft.)	100
Minimum yard size ⁽²⁾	
Front yard (ft.)	50
Rear yard (ft.) ⁽³⁾	20
Side yard (ft.) ⁽³⁾	10
Side and Rear yard abutting residentially zoned property (ft.)	35
Maximum building height (ft.) ⁽⁴⁾	75
Maximum lot coverage (%) (<i>with principal and accessory buildings</i>) ⁽⁵⁾	40
Maximum floor area ratio (F.A.R.)	1.0
⁽¹⁾ Except that in the Activity Center each industrial classified lot shall be a minimum of one and two-tenths acres of net land area and have a minimum width of 100 feet.	
⁽²⁾ Measured from the front, rear, and side wall of the main structure to the road or street-right-of-way line, rear and side lines of lot or parcel of land respectively, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot or easement.	
⁽³⁾ For buildings over 35 feet in height the side and rear yard shall be increased by one foot of yard for each foot of building height over 35 feet.	
⁽⁴⁾ In the activity center, buildings having a height over 55 feet shall provide perimeter landscaping and visual screening that is 50 percent higher both at the time of planting and within three years than the minimum height requirements of Article VIII, Section 110-808, Landscaping requirements.	
⁽⁵⁾ Swimming pools and screened enclosures are excepted from this provision.	

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1631 (d) *Off-street parking regulations.* See section 110-828.

1632 (e) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of Section
1633 110-808 shall be constructed, except for the increased requirements noted above in the
1634 Activity Center.

1635 (f) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of article
1636 III of the Land Development Code, Ordinance No. 96-25 [Chapter 75, Code of Ordinances],
1637 as it may be amended from time to time, is required.

1638 (g) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the
1639 City's sign Ordinance, Ordinance No. 12-97 [Chapter 102, Code of Ordinances], as it may
1640 be amended from time to time.

1641 (h) *General provisions, exceptions, and prohibitions.*

1642 (1) See Article VIII.

1643 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 15, 6-21-2010; Ord. No. 19-2011, § 1(Exh.
1644 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-
1645 2014)

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

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

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

~~— Animal hospitals and Veterinary clinics.~~

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

~~— Auction parlors.~~

~~— Automobile body shops.~~

~~— Automobile driving schools.~~

~~— Automobile rental agencies.~~

~~— Automobile sales, new and used.~~

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

~~— Bars and liquor stores.~~

~~— Beauty Barber and barberbeauty shops.~~

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

~~— Bowling alleys.~~

~~— Brewpub/microbrewery (refer to Section 110-814(1)).~~

~~— Building material sales and storage.~~

~~— Car washes.~~

~~— Catering services.~~

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

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1671 — Contractor's shop, storage, and equipment yard.

1672 — Cultural, historical, and art centers and museums.

1673 — Dental laboratories/offices and clinics.

1674 — Drive in theaters.

1675 — Employment agencies.

1676 — Essential utility services.

1677 — Exempt excavations (refer to sSection 110-817(o)).

1678 — Exempt landfills (refer to sSection 110-817(p)).

1679 — Financial institutions.

1680 — Fire stations.

1681 — Flex space.

1682 — Funeral homes and crematory.

1683 — Game rooms or arcades, for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.

1684 — General offices.

1685 — Government sponsored civic centers.

1686 — Household moving center, me occupations (refer to section 110-807).

1687 — Laundry and dry cleaning/dry cleaning establishments.

1688 — Lawn equipment sales and services.

1689 — Libraries.

1690 — Marine engine repair and service. Microwinery (refer to Section 110-814(l)).

1691 — Mini-warehouses/Mini-warehouses (refer to Section which meet the requirements of section 110-817(e)).

1692 — Mobile recreational vehicle and shelter sales, service, storage and repair.

1693 — Motels & Hotels.

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- ~~— Museums.~~
- ~~— Nightclubs or private clubs.~~
- ~~— Outdoor musical event.~~
- ~~— Pawnshops.~~
- ~~— Pest exterminators.~~
- ~~— Pharmacy~~
- ~~— Plant nursery.~~
- ~~— Police and Sheriff Station.~~
- ~~— Printing and engraving, including photostatting and publishingshops.~~
- ~~— Private clubs.~~
- ~~— Public schools.~~
- ~~— Public Markets~~
- ~~— Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water wellfield protection requirements of the Land Development Code, cChapter 98, article V, Code of Ordinances, as it may be amended from time to time.~~
- ~~— Publicly owned parks and recreational areas.~~
- ~~— Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water wellfield protection requirements of the Land Development Code, chapter 98, article V, Code of Ordinances, as it may be amended from time to time.~~
- ~~— Radio and television broadcasting stations.~~
- ~~— Recycling collection center.~~
- ~~— Restaurants, types A and B.~~
- ~~— Retail sales and services.~~
- ~~— Retail specialty shops.~~

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1719 ~~Schools.~~

1720 ~~— Rug cleaning establishments.~~

1721 ~~— Stamp redemption centers.~~

1722 ~~— Tailors.~~

1723 ~~— Tattoo parlorsshops.~~

1724 ~~— Taxicab stands.~~

1725 ~~— Theaters.~~

1726 ~~— Travel agencies.~~

1727 ~~— Veterinary clinics.~~

1728 ~~— Welding and soldering shops.~~

1729 ~~— Wholesale retail nursery. Winery.~~

1730 ~~(e) Conditional uses. Additional regulations/requirements governing permitted conditional uses are located in sSections 110-817 and~~
1731 ~~110-1102 of this chapter.~~

1732 ~~— Communication towers greater than 70 feet high, in accordance with the requirements of chapter 82, Code of~~
1733 ~~Ordinances, as it may be amended from time to time.~~

1734 ~~— Bus garages and repair shops.~~

1735 ~~— Bus stations.~~

1736 ~~— Communication towers greater than 70 feet high, in accordance with the requirements of cChapter 82, Code of~~
1737 ~~Ordinances, as it may be amended from time to time.~~

1738 ~~— Curb markets.~~

1739 ~~— Drive-in theaters.~~

1740 ~~— Excavations only for stormwater retention ponds of which a permit is required by this cChapter.~~

1741 ~~— Flea markets (refer to sSection 110-817(g)).~~

1742 ~~— Houses of worship (refer to sSection 110-817(d)).~~

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~~—Moving and storage~~Storage companiescompany.

~~Only one single family dwelling for the owner or manager of an existing permitted principal use.~~

~~Outdoor entertainment and recreational uses and structures.~~

~~Professional or trade schools related to permitted uses (refer to section 110.817(b)).~~

~~1. Public markets.~~

~~Public Art Galleries, Libraries, or Museums.~~

~~Public use not listed as a permitted principal use.~~

~~Public utility uses and structures (refer to Section 110-817(a)).~~

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

~~—Schools, parochial or private (refer to section 110-817(d)).~~

~~Only one single family dwelling for the owner or manager of an existing permitted principal use.~~

~~Truck and freight transfer terminals.~~

~~Truck stops.~~

~~Truck storage.~~

~~Warehouse.~~

~~(d) Dimensional requirements.~~

C-3, Heavy Commercial	
Minimum lot size	1
Area (sq. ft.)	15,000
Width (ft.)	100
Minimum yard size	1
Front yard (ft.)	35
Rear yard (ft.) ⁽¹⁾	25
Side yard (ft.) ⁽¹⁾	10
Waterfront yard(ft)	25
Maximum building height (ft.)	75

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

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

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

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

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

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

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

~~(a) Uses permitted.~~

~~(1) 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.~~

~~Essential utility services.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~(7) 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.~~

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- 1840 —(8)— One dwelling unit, in conjunction with a permitted use, providing that the unit is necessary for safety or security
1841 purposes and providing that the unit is incorporated within the principal structure.
- 1842 —(9)— Essential utility services.
- 1843 (b) ~~Conditional uses.~~ Additional regulations/requirements governing permitted conditional uses are located in sSections 110-817 and
1844 110-1102 of this chapter.
- 1845 —Communication towers greater than 70 feet in height, in accordance with the requirements of Chapter 82, Code of
1846 Ordinances, as it may be amended from time to time.
- 1847 —Public markets.
- 1848 —Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater.
- 1849 (c) ~~Dimensional requirements.~~

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I—Industrial	
Minimum lot size. ⁽¹⁾	▲
Area (sq. ft.)	20,000
Width (ft.)	100
Minimum yard size. ⁽²⁾	▲
Front yard (ft.)	50
Rear yard (ft.) ⁽³⁾	20
Side yard (ft.) ⁽³⁾	10
Side and Rear yard abutting residentially zoned property (ft.)	35
Maximum building height (ft.) ⁽⁴⁾	75
Maximum lot coverage (%) (with principal and accessory buildings) ⁽⁵⁾	40
Maximum floor area ratio (F.A.R.)	1.0
⁽¹⁾ Except that in the aActivity cCenter each industrial classified lot shall be a minimum of one and two tenths acres of net land area and have a minimum width of 100 feet.	
⁽²⁾ Measured from the front, rear, and side wall of the main structure to the road or street right of way line, rear and side lines of lot or parcel of land respectively, eaves and steps shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot or easement.	
⁽³⁾ For buildings over 35 feet in height the side and rear yard shall be increased by one foot of yard for each foot of building height over 35 feet.	

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~~(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.~~

PERMITTED USE TABLE

~~(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
RESIDENTIAL																								
One-Family Dwelling			P	P	P	P	P	P	P	P	P										P	P		
Two-Family Dwelling (Duplex)											P	P	P								P	P		
Florida DCA-approved manufactured dwellings														P										

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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>
Mobile Home														<u>P</u>										
Multi-Family Apartments												<u>P</u>	<u>P</u>								<u>P</u>	<u>P</u>		
Townhomes											<u>P</u>	<u>P</u>	<u>P</u>								<u>P</u>	<u>P</u>		
Community Residential Home, following F.S. 419			<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>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>						
Granny Flat or ADU			<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>															
<u>MISCELLANEOUS</u>																								
Animal Hospital or Veterinary Clinic			<u>P</u>														<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
Apiaries, Aviaries or Pisciculture, Animal Husbandry			<u>P</u>	<u>P</u>	<u>P</u>																			
Banks															<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>		<u>P</u>
Bed and Breakfast Homestay			<u>C</u>	<u>C</u>	<u>C¹</u>																			
Daycare Centers					<u>C²</u>	<u>C²</u>	<u>C²</u>	<u>C²</u>	<u>C²</u>						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>		<u>P</u>
Dental Offices and Clinics															<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		<u>P</u>
Employment Agencies																<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>		
Equestrian Facility			<u>P</u>	<u>P</u>	<u>P</u>																			
Funeral Homes																	<u>C³</u>	<u>P</u>	<u>P</u>					
Golf Course				<u>P</u>																				

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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 ⁶			P ⁶	
Contractor Shop, Storage, and Equipment Yard - Outdoor	▲																		C	C			C	
Household Moving Center	▲																	P ⁶	P ⁶	P ⁶				P ⁶
Laboratories	▲																			P			P	P
Manufacturing	▲																			P ⁶			P ⁶	P ⁶
Self-Storage Facility	▲																			P ⁶			P ⁶	C
Truck and Freight Transfer Terminals	▲																		C	P			C	
Truck Stops	▲																		C				P	
Truck Storage	▲																		C				C	
Warehouse	▲																		P ⁶	P ⁶			P ⁶	P ⁶
Welding and Soldering Shop	▲																		P	P			P	

1862 P = Indicates that the use listed ins permitted as-of-right within the corresponding zoning district (See relevant Section for Area and
1863 Dimension Regulations)

1864 C = Conditional Use

Minor Conditional Use – Indicates that the use listed is allowed within the corresponding zoning district only after being approved by the Planning and Zoning Board.

Major Conditional Use – Indicates that the use listed is allowed within the corresponding zoning district only after being approved by the City Commission.

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- 1865 1. Major Conditional Use if 5 or more rooms.
- 1866 2. Major Conditional Use if 6 or more children.
- 1867 3. No mortuary services permitted.
- 1868 4. Major Conditional Use if greater than 100 seats or there is an ancillary school and/or daycare.
- 1869 5. Major Conditional Use if greater than 8 fuel positions.
- 1870 6. Major Conditional Use if outdoor storage is proposed.
- 1871 7. This use is subject to certain specific requirements. (See Article XIV – Medical Marijuana Dispensaries/Pharmacies)
- 1872

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1873 ~~Sec. 110-310. PUD, Planned Unit Development.~~

1874 ~~(a) — Purpose and intent. The purpose and intent of the PUD, pPlanned uUnit dDevelopment classification is to provide~~
1875 ~~for integrated and innovative developments, which are consistent with the comprehensive plan, in order to advance our~~
1876 ~~eCity's economic growth potential and promote a more balanced and effective development pattern. In addition, it is~~
1877 ~~intended that a proposed development be sensitive to existing adjacent and future land uses as depicted by the fFuture~~
1878 ~~lLand uUse mMap of the cComprehensive pPlan, the natural environment and the impact upon supporting public~~
1879 ~~infrastructure through such mechanisms as, but not limited to, the establishment of appropriate buffer areas between land~~
1880 ~~uses, limitations upon the types of permissible uses, and structures that are to be permitted in the development.~~

1881 ~~The PUD classification has been divided into four sub-classifications for land uses of rResidential, bBusiness, iIndustrial,~~
1882 ~~and mMixed_ Uuse.~~

1883 ~~PUD's that were in existence prior to the effective date of this cChapter [November 16, 1998] shall continue in accordance~~
1884 ~~with their original approval and shall be deemed to be lawful conforming land uses. To the extent of any specific~~
1885 ~~amendment to these PUD's, the amendment must comply with the requirements of this cChapter. Terms previously used~~
1886 ~~in said the approved PUDs may continue to be employed.~~

1887 ~~(b) — Permitted principal uses and structures. The permitted principal uses and structures shall be those agreed upon by~~
1888 ~~the cCity cCommission.~~

1889 ~~A residential planned unit developmentPUD will be indicated on the oOfficial zZoning Mmap with the symbol RPUD. The~~
1890 ~~permitted uses within an RPUD may be applied from any of the residential zoning classifications of this cChapter and shall~~
1891 ~~be listed in the dDevelopment aAgreement, and depicted as part of the RPUD plan. All uses shall be approved by the~~
1892 ~~cCity cCommission.~~

1893 ~~A bBusiness planned unit developmentPUD will be indicated on the oOfficial zZoning mMap with the symbol BPUD. The~~
1894 ~~permitted uses within a BPUD may be applied from any of the business_ oriented zoning classifications of this cChapter~~
1895 ~~and shall be listed in the dDevelopment aAgreement, and depicted as part of the BPUD plan. All uses shall be approved~~
1896 ~~by the cCity cCommission.~~

1897 ~~An iIndustrial planned unit developmentPUD will be indicated on the oOfficial zZoning mMap with the symbol IPUD. The~~
1898 ~~permitted uses within an IPUD may be applied from the industrial zoning classifications of this cChapter and shall be listed~~
1899 ~~in the dDevelopment aAgreement, and depicted as part of the PUD plan. All uses shall be approved by the cCity~~
1900 ~~cCommission.~~

1901 ~~A mMixed_ uUse planned unit developmentPUD will be indicated on the oOfficial zZoning mMap with the symbol MPUD.~~
1902 ~~The permitted uses within an MPUD may consist of any of the uses as approved by the cCity Ccommission within a~~

1903 mixed-use development program format that is consistent with the Ccity's comprehensive plan, including the mixed-u
1904 use development matrix, and achieves both residential and non-residential uses. Residential uses shall be at a
1905 proposed density that is complementary to the non-residential development and shall be incorporated into the project, so
1906 that development of the residential component of the master development program is achieved.

1907 (c) — *Dimensional requirements.*

1908 (1) — *Minimum parcel size.* To utilize the PUD zoning process, the minimum parcel size shall be one acre.

1909 (d) — *Minimum lot area and yard requirements.* Minimum lot sizes, width, and yard areas shall be described in the
1910 development agreement. In determining yard sizes, the city commission shall consider whether or not the proposed
1911 PUD will have adverse effects upon adjoining properties as well as ensure compatibility.

1912 (e) — *Intensity/density.* The floor area ratio (FAR) or total number of dwelling units per acre of land shall be calculated
1913 and described in the development agreement, and shall not exceed the range permitted by the underlying future
1914 land use category of the adopted comprehensive plan. A comprehensive plan amendment may be needed prior
1915 to the proposed PUD zoning action.

1916 (f) — *Landscape buffer requirements.* A landscape buffer area meeting or exceeding the minimum requirements of
1917 section 110-808 shall be constructed. Due to the fact that the PUD process is undertaken as a uniform master
1918 development program, a landscape plan is required that shows the proposed perimeter buffer yard widths, level of opacity
1919 for screening from adjacent land uses, internal landscape buffers between parcels and within parcels, foundation
1920 landscaping, entryway and common area landscaping, and proposed plant material. The proposed landscape plan shall
1921 meet or exceed standards established in section 110-808 of this Code.

1922 (g) — *Off-street parking and loading requirements.* Off-street parking and loading areas shall meet the requirements of
1923 section 110-828 of this Code. No waivers or modifications of the minimum required number of off-street parking and
1924 loading spaces shall be permitted in the development agreement for PUD's. RPUD's shall require additional visitor
1925 parking, when lot sizes are smaller than the typical Deltona Lakes lots.

1926 (h) — *Transportation Traffic impact analysis (TIA) report — Purpose.* A transportation impact analysis TIA report is
1927 designed to identify the transportation impacts and problems, which are likely to be generated by a proposed use,
1928 because of size, density, traffic, generation rates, or location. The TIA report will also identify all improvements required to
1929 ensure safe ingress and egress from a proposed development, maintenance of adequate street capacity, and elimination
1930 of hazardous conditions and improvements necessary for immediately surrounding roadways and intersections, as a
1931 result of the property development.

1932 (i) ~~Thresholds for traffic impact and analysis report.~~ A transportation impact analysis (TIA) report shall be required for
1933 any project that is anticipated to generate in excess of 1,000 trips per day, as defined by the current edition of the Institute
1934 of Transportation Engineers (ITE) Trip Generation Manual or if a PUD is located in an area that has traffic safety or
1935 congestion concerns. The contents of the transportation impact analysis report shall, at a minimum, be consistent with a
1936 locally accepted methodology.

1937 (j) ~~Types of signs permitted.~~ Signs are permitted in accordance with the requirements of cChapter 102, Code of
1938 Ordinances, as it may be amended from time to time. No vVariances or waivers of Deltona Sign Code requirements shall
1939 be authorized.

1940 (k) ~~Planned uUnit dDevelopment regulations.~~ The following regulations apply to all planned unit developments
1941 (PUD's):

1942 (1) ~~Unified ownership.~~ All land within the PUD shall be under the ownership of one entity, either by deed, agreement
1943 for deed or contract for purchase. PUD applicants shall present either an opinion of title by an attorney licensed in Florida
1944 or a certification by an abstractor or a title company, authorized to do business in Florida, that, at the time of initial
1945 application, unified ownership of the entire area within the proposed PUD is in the name of the applicant, or contract
1946 seller. Unified ownership shall thereafter be maintained until after the recording of the dDevelopment aAgreement and
1947 mMaster dDevelopment pPlan.

1948 (2) ~~Utility distribution lines.~~ All utility distribution lines within an RPUD and the residential portions of a MPUD shall be
1949 located underground, where possible. Aboveground utility connections may be permitted where there is hardship, as
1950 determined by the cCity eEngineer, and the permissibility shall be recorded in the dDevelopment aAgreement.

1951 (3) ~~Open space requirements.~~ A minimum of 25 percent of the open space shall be designated as common open
1952 space. Common open space shall meet the following standards:

1953 a. ~~Its location, shape, size, and character shall be illustrated on the PUD Master Development Pplan.~~

1954 b. ~~It shall be dedicated to and maintained by a HOA or POA. Maintenance guarantees shall be included in the~~
1955 ~~Development Agreement.~~

1956 (4) ~~Procedure for rezoning to PUD.~~

1957 a. ~~Pre-application stage.~~ A pre-application meeting shall be conducted before a PUD rezoning application can be
1958 accepted. After the pre-application meeting, a conceptual plan may be submitted for review and comment prior to filing the
1959 application for rezoning.

1. ~~Pre-application meeting.~~ The pre-application meeting is intended to provide for an informational exchange between the applicant and the administrative staff and will be arranged by the planning and development services department. No fee shall be charged. The applicant need not submit any plans or other information. However, the more information provided to staff for the proposed PUD will assist staff in providing guidance. At a minimum, the applicant will be advised of the PUD procedures and requirements, forms, application materials, guidelines, checklists, the comprehensive plan, zoning, and other land development regulations. This information will be made available at a reasonable cost.

2. ~~Written dDevelopment aAgreement (DA).~~ As part of the PUD plan, a written development agreement shall be prepared, following a general format supplied by the planning and development services department at the pre-application meeting. The DA, along with the PUD Master Development Pplan, shall govern the development of the PUD and shall regulate the future use of the land. The DA shall include any statements or information requested by any reviewing department or agency at the pre-application meeting, such as:

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

bb. ~~Statement agreeing to:~~

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

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

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

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

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

ee. ~~Maximum building heights.~~

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

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

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

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

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

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

1987 ll.——The proposed language of any covenants, easements, or other restrictions.

1988 mm.——Environmental considerations.

1989 nn.——Any additional information or statements subsequently deemed necessary by any reviewing department or agency.

1990 b.——*Master dDevelopment pPlan (MDP)*. After the pre-application meeting, a MDP shall be submitted to the pPlanning
1991 and dDevelopment sServices dDepartment. When submitted, written comments on the MDP shall be made within twenty
1992 business days by the pPlanning and dDevelopment sServices dDepartment and any other departments. The pPlanning
1993 and dDevelopment sServices dDepartment shall coordinate this review. A MDP shall indicate general land use categories
1994 and the approximate height, location, architectural character and site intensities/density of dwelling units, and other
1995 structures. The MDP shall show the proposed street layout, approximate street widths, school sites, open space areas,
1996 parks, existing structures, natural/conservation areas, floodplain areas (if applicable), total acreage and the existing
1997 zoning. Finally, the MDP shall include a vicinity map, and any other salient information deemed appropriate by the
1998 applicant.

1999 c.——*RPUD application stage*. A completed and signed application for rezoning to a RPUD, together with a PUD
2000 mMaster dDevelopment pPlan, dDevelopment aAgreement, and all related fees shall be submitted to the pPlanning and
2001 dDevelopment sServices dDepartment. If a rezoning applicant desires concurrent review under the Land Development
2002 Code, the applicant shall state it at the time of application, and shall submit any additional applications and information as
2003 required by those regulations.

2004 The RPUD mMaster dDevelopment pPlan shall consist of an illustrative plan and a written development agreement.
2005 These documents shall include the following information:

2006 1.——*RPUD plan exhibits*. The plan shall consist of the following:

2007 aa.——Name of project and name, address, telephone number of the developer and his professional project engineers,
2008 architects, planners, etc.

2009 bb.——The date the plan was drawn, its scale, and a north arrow.

2010 cc.——Names and location of adjoining streets and names of abutting property owners.

2011 dd.——Legal description of property, boundary survey and the location of all existing streets, buildings, railroads, bulkhead
2012 lines, easements, and other important features on or adjoining the property.

2013 ee.——The general topography and physical conditions of the site, including natural areas of vegetation and type, general
2014 soil types, wetland areas, 100-year floodplain areas, watercourses, water bodies, and natural drainage patterns.

ff. ~~Conceptual configuration of proposed streets, which depict access into and traffic flow within the development, with particular reference to the separation of vehicular traffic from pedestrian or other types of traffic.~~

gg. ~~General feasibility plans for potable water, sewage disposal, and stormwater drainage.~~

hh. ~~Approximate location and area encompassed for each proposed land use within the development.~~

ii. ~~Approximate location and size of common open space.~~

jj. ~~Additional material, maps, studies, or reports deemed necessary by any reviewing department or agency.~~

d. ~~BPUD, IPUD or MPUD requirements—Application stage.~~ An application for rezoning to BPUD, IPUD or MPUD, together with a PUD ~~m~~Master ~~d~~Development ~~p~~Plan, ~~d~~Development ~~a~~Agreement, and all related fees set at the pre-application meeting, shall be submitted to the ~~p~~Planning and ~~d~~Development ~~s~~Services ~~d~~Department. If an applicant for rezoning desires concurrent review under the Land Development Code Ordinance No. 96-25 as it may be amended from time to time, the applicant shall so state at the time of application and shall submit any applications and additional information as required by those regulations. The ~~m~~Master ~~d~~Development ~~p~~Plan shall include:

1. ~~BPUD, IPUD, and MPUD plan exhibits.~~ The master development plan shall be drawn to an appropriate engineer's scale to include the location and boundary of the site referenced by the legal description and boundary survey; the date the plan was drawn, its scale, and a north arrow; and the name, address and telephone number of the developer and his professional project engineers, architects, and planners. In addition, the MDP shall include all of the following, if applicable:

aa. ~~The approximate size and location of all proposed buildings and other structures, the specified use of buildings and structures may be indicated, if known.~~

bb. ~~Generalized off-street parking and loading plans, including circulation plans for vehicular movement.~~

cc. ~~Driveway and access controls, including number and approximate location of driveways.~~

dd. ~~Approximate location, size and description of open spaces, landscaped areas, or buffers.~~

ee. ~~Approximate location and size of all easements, rights-of-way, or drainage facilities and structures.~~

ff. ~~Approximate boundary lines and dimensions of parcels proposed to be subdivided.~~

gg. ~~The general topography and physical conditions of the site, including features such as water bodies, wooded areas, wetland areas, vegetation types, soils, 100-year floodplain areas, and steep grades or depressions on the site.~~

hh. ~~General location of signs.~~

2042 ii. ~~Environmental considerations.~~

2043 jj. ~~Any other conditions of development, specifications, limitations, constraints, standards or proposed physical~~
2044 ~~features not specifically included in items a. through h. above.~~

2045 ~~(5) Post-approval stage.~~

2046 a. ~~Recording PUD plan.~~ After ~~c~~City ~~c~~Commission approval of the rezoning application to PUD, the ~~m~~Master
2047 ~~d~~Development ~~p~~Plan, and the written ~~d~~Development ~~a~~Agreement, both signed by the ~~m~~Mayor, and attested by the ~~c~~City
2048 ~~c~~Clerk, shall be recorded in the ~~p~~Public ~~r~~Records of Volusia County, Florida, by and at the expense of the applicant.

2049 b. ~~Subdivision and/or f~~Final ~~s~~Site ~~p~~Plan approval. After the MDP and ~~d~~Development ~~a~~Agreement is recorded, a
2050 ~~s~~Subdivision and/or ~~f~~Final ~~s~~Site ~~p~~Plan applications shall be prepared and submitted in the manner required by the Land
2051 Development Code.

2052 c. ~~Construction.~~ During permitting and construction, the enforcement official shall enforce compliance with the
2053 approved ~~f~~Final ~~s~~Site ~~p~~Plan or the ~~f~~Final ~~p~~Plan.

2054 d. ~~Amendments.~~ Minor amendments not altering the intent and purpose of the approved ~~m~~Master ~~d~~Development
2055 ~~p~~Plan or ~~d~~Development ~~a~~Agreement may be approved by the appropriate enforcement official after departmental review
2056 and comment. Examples of minor amendments include de minimis design-oriented changes to landscaping, parking, or
2057 building elevation. PUD amendments that are determined to be major revisions to the MDP and/or DA will need to be
2058 reviewed and processed under ~~s~~Section 110-1101 of the Land Development Code. Major amendments can be described
2059 as materially altering proposals that involve changes of uses, density/intensity, reconfiguration of lots, etc.

2060 ~~(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)~~

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

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

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

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

(c) *Elevated architectural guidelines.*

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

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

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

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

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

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

b. *Building mass.*

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

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

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

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

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

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

2. Entryway design shall incorporate landscaping, landscape planters or wing walls with landscaped areas.
3. Entryway areas shall be provided with structural or vegetative shading features and benches or other seating components.

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

1. Buildings shall be designed and oriented so the entrance is visible from the public road from which driveway access is provided.
2. Either each the building's primary facade shall face parallel to the public road from which driveway access is provided, or each facade, which is clearly visible from a public right-of-way, or public area of adjoining properties shall be designed with full architectural treatment.
3. Building orientation shall be such that service areas are placed out of view from public rights-of-way, parking areas and adjacent properties. Structural screening and/or landscape screening to comply with these guidelines shall be used to visually encapsulate service areas.

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

1. All buildings shall be faced with materials that exhibit a durable, high-quality appearance.
2. Materials shall be of a low maintenance type, retaining a consistent, clean appearance.
3. Generally accepted exterior facing materials shall relate to the mass of the structure and be prioritized in their use based on square footage as follow:
 - a) For structures less than 5,000 square feet in gross building area on the ground floor acceptable materials shall include on all facades that are or will be exposed to the general public:

(1) Brick.

~~(1) Wood.~~

(2) Cellulose fiber-reinforced cement building boards.

~~(1) Brick.~~

(3) Stone.

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

(5) Wood

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

~~Wood.~~

(1) Brick.

(2) Cellulose fiber-reinforced cement building boards.

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

~~Stucco, if used shall be flat finish or sand finish.~~

(4) ~~Brick.~~

(5) ~~Stone may be used at foundations and structural pier locations.~~ Wood.

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

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

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

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

g. *Reserved.*

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

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

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

3. Parapets when provided will be broken with a minimum of one-stepped pediment articulated with a centered entry below or no more than two per 50' of length centered on a main entry below and centered over side windows.
 4. Roof-like appurtenances such as false roofs, parapets and other similar features may be allowed if, such features are required for mechanical equipment screening or acoustical control that cannot be accomplished through utilization of approved roof styles. Application of such-roof like features shall be accomplished in such a manner as to minimize the appearance of a flat roof design.
 5. Roofs shall be designed to be of such height, bulk, and mass so as to appear structural even when the design is non-structural.
 6. Cupolas shall only be included on roof structures when windows are for natural light illumination of a space beyond or through louver venting of an attic volume.
 7. If the use of a flat roof is desired, the exterior of the building shall be clad in brick or stucco.
- i. *Fence and wall design.* Design and construction quality of fences and non-building walls are important visual reflections of community character and quality. In order to promote quality site aesthetics, fence and wall design and construction shall comply with the following requirements:
1. Fences and walls, whether required for project approval or whether incorporated into overall project design, shall be designed as an integral part of the principal structure(s). Such design shall include the use of similar materials, colors and finishes as the principal structure.
 2. Fences and walls shall be architecturally designed with offsets, raised elements and landscape pockets to avoid an expansive monolithic appearance.
 3. Chain link fencing, plastic fencing panels, and vinyl fencing is not permitted.
- j. *Perimeter planting.* Plantings located around the perimeter of buildings enhance site aesthetics and increase green space. All projects shall incorporate perimeter plantings into project design in accordance with the requirements listed below:
1. This section supplements and does not supersede the eCity Landscaping Code requirements. All minimum requirements of the eCity Landscaping Code must be met, notwithstanding anything to the contrary that may be contained in this sSection.
 2. Perimeter landscape plantings shall be located adjacent to the primary facade(s) and along any blank facade wall areas that are, or will be, exposed to the general public. Such plantings shall also be included at entrance areas, plazas, and courtyards.

3. Perimeter landscaping shall consist of a combination of trees, palms, shrubs, and ground covers. Planting material type, size and spacing shall, at a minimum, be consistent with the requirements of the 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).

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

1. An exterior building and site lighting master plan detailing areas and structures requiring illumination, lighting fixture styles, light source and light levels shall be included as part of a project's submittal for approval.

2. Recessed lighting fixtures shall be required in order to conceal the actual light source, reduce glare, and direct light to specific areas while shielding other areas.

3. Lighting of parking areas, access drives and vehicular circulation areas shall 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.

Commented [ZG3]: Are there any instances where we would want to make an exception to this rule or allow for one? I'm thinking of specifically "Krispy Kreme" utilizes neon signage and this may be a business the Commission would desire.

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- 2342 6. Ground level light fixtures shall be of the burial vault type or shall be fully
2343 screened by landscaping materials.
- 2344 7. Lighting fixtures will not create ambient lighting or trespassing lighting
2345 scenarios.
- 2346 m. *Utilities.* The location and aesthetic treatment of utilities is an important factor in
2347 creating an attractive urban environment. In order to enhance and maintain the
2348 image of quality in the urban environment, utilities construction and placement
2349 shall comply with the following requirements:
- 2350 1. All utility lines, whether new or relocated, shall be installed underground.
- 2351 2. Utility conduit and utility panels/boxes shall be painted to match the color of
2352 the building on which they are placed. Additionally, panels/boxes shall be
2353 located on the same facade considered the service side or entrance.
- 2354 3. Water and sewer lift stations, pump houses and similar features shall be
2355 located at the rear of the project site and shall be fully screened from view by
2356 structural or vegetative means. Where screening is accomplished structural
2357 means, such screening shall be compatible in design and color with the main
2358 building.
- 2359 n. *Outdoor storage.* Outdoor storage areas are not permitted.
- 2360 o. *Accessory uses and structures.* Structures and uses accessory to principle
2361 structures and uses shall be integrated into project design in a manner such that
2362 they will not detract from site aesthetics. Such structures and uses shall comply
2363 with the requirements listed below:
- 2364 1. Accessory structures shall be designed and constructed so as to be
2365 compatible, (i.e., similar in style and image), with the architectural design of
2366 the principal structure(s). Exterior finishes, colors and materials on
2367 accessory structures shall be similar to those used on the principal
2368 structure(s).
- 2369 2. Outdoor display and sales areas are not permitted.
- 2370 3. Site furnishings such as benches, bicycle racks, newspaper racks, trash
2371 receptacles and the like shall be compatible with the architectural design of
2372 the principal structure. Permanent shopping cart storage shall be contained
2373 within the principal structure. Any site furnishings as listed above will be
2374 painted black, so as to blend in with the existing landscape and environment.
- 2375 4. Except for cellular and other communications towers and antennas that shall
2376 be regulated pursuant to eChapter 82 of the Code of Ordinances, as it may be
2377 amended from time to time, no accessory wireless communications towers or
2378 antennas are permitted within these guidelines for the Enterprise Commercial
2379 Overlay District to be ground mounted, (i.e., placed on concrete pads with
2380 appropriate anchoring systems on grade). Dishes and antennas required for
2381 the operation of the principal business will be located on a roof structure and
2382 will not be visible from the R.O.W. Such placements shall comply with the
2383 following requirements:

- 2384 a) For facilities mounted on an existing or new building, the tower,
2385 and antenna must be of a color that is identical to, or closely
2386 compatible with, the color of the building so as to make them as
2387 visually unobtrusive as reasonably possible. In addition, supporting
2388 electrical and mechanical equipment shall be screened from view
2389 or otherwise camouflaged.
- 2390 b) No such wireless telecommunication antennas shall exceed 20 feet
2391 in height from the top of the building, existing tower or other
2392 structure.
- 2393 c) For all wireless telecommunication antennas mounted on an
2394 existing building, the maximum height of such antenna's support
2395 structure shall not exceed ten feet from the top of the building.
- 2396 d) The diameter of roof-mounted dish antennas shall not exceed 12
2397 feet, provided that no such antenna shall be visible as stated in
2398 1.1.3.3(O)4. and the color, location and design shall blend into and
2399 not detract from the character and appearance of the building and
2400 surrounding properties.
- 2401 e) The diameter of a tower-mounted dish antenna shall not exceed
2402 four and one-half feet.
- 2403 f) Aesthetic effects, devices, and techniques. The purpose of this
2404 subsection is to assist the eCity in determining whether or not a
2405 proposed tower is camouflaged and/or concealed appropriately in a
2406 given area. The applicant shall submit the following
2407 documentation:

2408 (i) Colorized pictorial representation, artist rendering, or
2409 similar representation drawn to scale.

2410 (ii) Design specifications of the various proposed
2411 techniques (if drawings, plans and/or other graphic
2412 representations are included, they shall be drawn to scale).

2413 (iii) A corresponding statement explaining what the
2414 nature and character of the area is within which the tower is
2415 proposed with respect to land use, surrounding
2416 environment, building heights and design, and how the
2417 proposed camouflaging and/or concealment agent(s) will
2418 blend in and harmonize with the nature and character of the
2419 area.

2420 (d) *Elevated site guidelines.* Elevated guidelines shall consist of the following:

- 2421 (1) Location and design of parking areas. All parking areas and access ways and
2422 driveways shall be designed in accordance with the requirements of the zoning and
2423 Land Development Code of the eCity, as they may be amended from time to time.
2424 Parking areas shall be located, designed, and visually screened/landscaped so as to
2425 minimize potential impacts on adjacent property owners. Parking areas shall be located

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

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

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



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

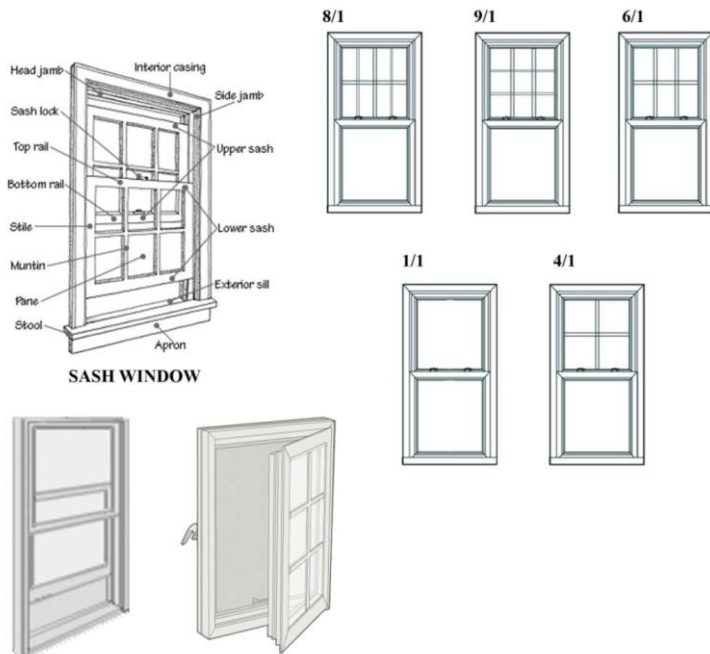


Figure 2 (Referenced in 110-320(c)(3)c. Design Detail)

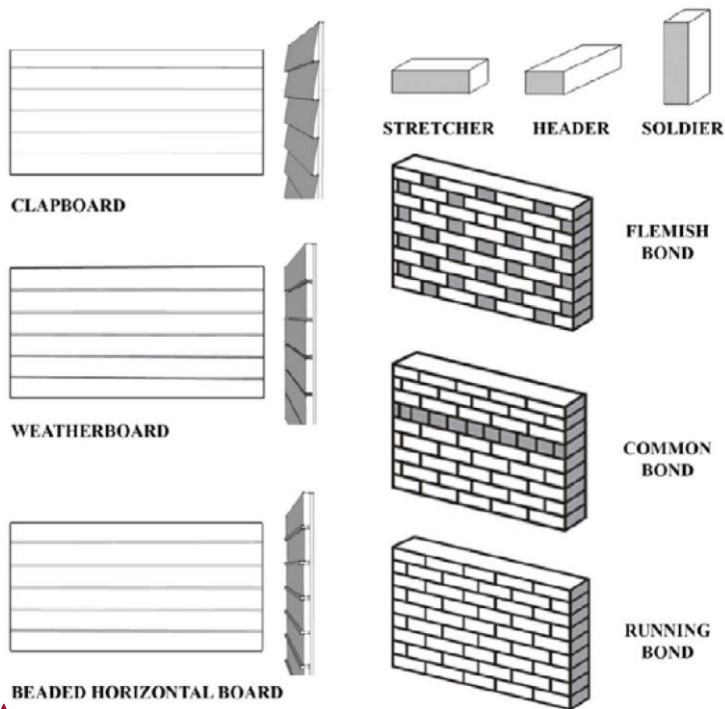
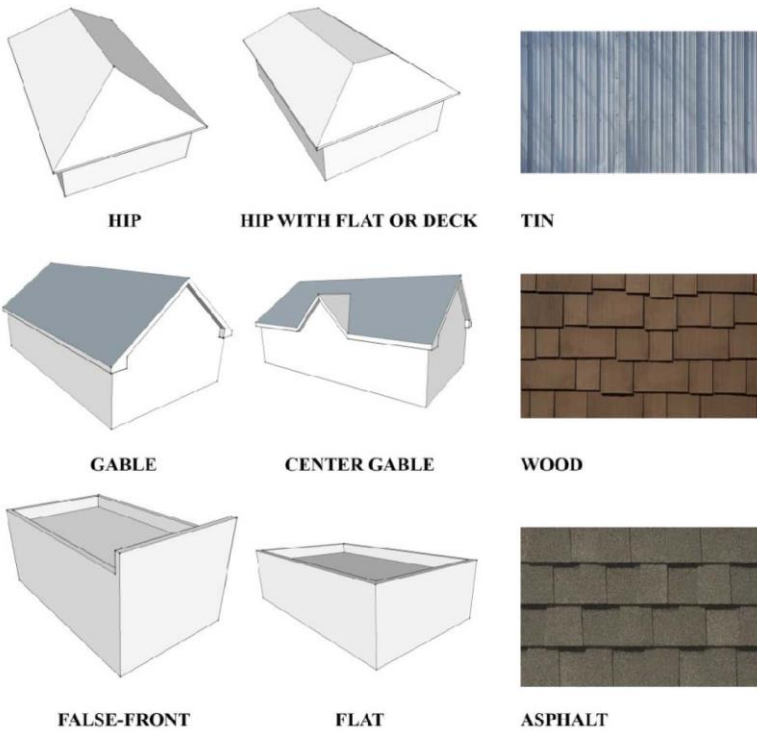


Figure 3 (Referenced in 110-320(c)(3)f.
Exterior Materials and Colors)

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Do we want to encourage "tin" roofs or should this be more broadly "metal" and include an image of a coated/finished material rather than raw metal appearance?

Do we want to allow the use of barrel tiles?

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



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This is an example only for reference of acceptable aesthetic style. This specific style may not be able to meet the eCity light code.
(Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013)

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