

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

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3 adopted by Ordinance No. 30-98, as it has been amended from time to time, is hereby repealed;  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

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

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

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

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

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

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

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

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

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

43 The following classifications and their included regulations are established:

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

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

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

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

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

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

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

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

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

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

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

71 (b) Dimensional requirements.

72 (1) *Minimum lot size:*

73 Area: One acre.

74 Width: No minimum.

75 Maximum building height: 45 feet.

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

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

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

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

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

84 (a) *Purpose and intent.* The purpose and intent of the A, Transitional Agriculture  
85 classification, is to preserve and protect small farms for personal and limited agricultural

86 production, to provide a transitional agriculture production, or to provide a transitional  
87 agricultural zone between more intensive agriculture use areas and residential areas.

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

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

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

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

- 122 1. Bed and breakfast homestay (refer to section 110-817(s)).
- 123 2. Communication towers, other than towers used by licensed amateur radio  
124 operators, over 70 feet high, other than the permitted licensed amateur radio

- 125 accessory towers, in accordance with Chapter 82, Code of Ordinances, as it may  
 126 be amended from time to time.
- 127 3. Excavations only for stormwater retention ponds for which a permit is required by  
 128 this Chapter.
  - 129 4. Houses of worship and cemeteries (refer to Section 110-817(d)).
  - 130 5. Off-street parking areas (refer to Section 110-817(n)).
  - 131 6. Public utility uses and structures (refer to Section 110-817(a)).
  - 132 7. Publicly or privately owned municipal or public water supply wells of eight  
 133 inches diameter or greater.
  - 134 8. Riding stables (minimum parcel size requirement of five acres).
  - 135 9. Schools, parochial and private (refer to Section 110-817(d)).

136 (e) *Dimensional requirements.*

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

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

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

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

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

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

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

188 (d) *Dimensional requirements.*

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

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

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

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

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

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

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

Maximum building height (ft.)	35
Maximum lot coverage ( <i>with principal and accessory buildings</i> ) (%)	35
Minimum floor area (sq. ft.)	1,400
<sup>(1)</sup> 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.	
<sup>(2)</sup> 100 percent opaque landscaping using trees, shrubs, and groundcover permitted in the landscaping provisions of this Chapter.	

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

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

223 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 3, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
224 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-  
225 20-2017)

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

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

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

- 243 (c) *Maximum density.* With septic tanks, maximum one dwelling unit per acre. With  
244 community or public water and sewer (except community septic tanks):
- 245 1. R-1AAA: Two dwelling units per acre.
  - 246 2. R-1AA: Three dwelling units per acre.
  - 247 3. R-1A: Four dwelling units per acre.
  - 248 4. R-1: Six dwelling units per acre.

249 (d) Dimensional requirements.

<b>R1-AAA, AA, A, and R1 Single-Family</b>	R1-AAA	R1-AA	R1-A	R1	R1 (Arbor Ridge Sub-division)
Minimum lot size					
Area (sq. ft.)	20,000	12,000	9,500	7,400	5,000
Width (ft.)	100	90	80	75	45
Minimum yard size					
Front yard(ft.)	25	25	25	25	25
Front yard abutting an arterial or collector street (ft)	30	30	30	30	30
Rear yard (ft.)	10	10	10	10	10
Side yard (ft.)	6	6	6	6	6
Side street yard (ft.)	25	25	25	25	15
Waterfront (ft.) <sup>(1)</sup>	25	25	25	25	25
Maximum building height (ft.)	35	35	35	35	35
Maximum lot coverage ( <i>with principal and accessory buildings</i> ) (%)	35	35	35	35	35
Minimum floor area (sq. ft.)	1,400	1,400	1,400	1,200	1,200
Accessory Structures					
Minimum Setbacks (ft.)					
Front yard (ft.) <sup>(2)</sup>	<i>Not permitted</i>				
Rear yard (ft.)	10	10	10	10	10
Interior side yard (ft.)	6	6	6	6	6
Side street yard back-to-back existing SFR structures (ft.) <sup>(2)</sup>	15	15	15	15	15
Side street yard with existing house adjacent to a vacant lot <sup>(2)</sup>	25	25	25	25	25
Side street yard adjacent to the existing front yard of a developed lot <sup>(2)</sup>	25	25	25	25	25
Side street yard abutting an arterial or collector street <sup>(2)</sup> ; <sup>sup</sup>	30	30	30	30	30
<sup>(1)</sup> 25 feet from the rear property line or the ordinary high-water mark, whichever is most restrictive (Section 110-818).					
<sup>(2)</sup> Accessory buildings and structures, other than lawn ornaments and fences built in accordance with this Chapter, shall not be located in the front yard forward of the edge of the principal dwelling, or beyond any side street yard setback on lots of less than 2.45 acres. On					

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

*Accessory Structure Setbacks Back-to-Back Lots*



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

250

*Accessory Structure Setbacks Side Driveway*



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

251

Accessory Structure Setbacks Adjacent to Vacant Lot



252

253 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 06-2007, § 1, 4-16-2007; Ord. No. 07-2010, § 4, 6-  
254 21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013;  
255 Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 04-2016, § 1(Exh. A), 4-4-2016; Ord. No.  
256 06-2017, § 1(Exh. A), 11-20-2017)

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

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

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

282 (d) *Dimensional requirements.*

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

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

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

287 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 31-2004, § 1, 1-24-2005; Ord. No. 07-2010, § 5, 6-21-  
 288 2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013;  
 289 Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

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

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

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

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

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

303 (d) *Density.*

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

308 2. Maximum density: Six dwelling units/acre.

309 (e) *Dimensional requirements.*

<b>R-2, Two Family (Duplex) Dwelling</b>	Single-Family Dwellings	Single-Family Patio Homes	Two-Family (Duplex) Dwellings
Minimum lot size			
Area	7,500 sq. ft.	3,500 sq. ft.	7,500 sq. ft.
Area if on-site sewage disposal systems are used (acre)	----	1	----
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	----	20,000	----
Width (ft.)	75	----	75
Interior Lot	----	50	----
Corner lot	----	70	----
Minimum yard size			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			
Abutting any lot <sup>(1)</sup>	7.5	0	0
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Maximum building height (ft.)	35	35	35
Maximum lot coverage ( <i>with principal and accessory buildings</i> ) (%)	40	40	40
Minimum floor area (sq. ft.) <sup>(2)</sup>	1,200	1,200	750( <i>each unit</i> )

<sup>(1)</sup> 7.5 feet, or ten percent of the width of the lot at the front property line, whichever is greater. Except that patio homes and duplexes may have a zero feet side yard setback along interior lot lines between patio homes and duplexes.

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

750 square feet net living area—two-bedroom apartments; 800 square feet net living area three or more-bedroom apartments.
---

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

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

315 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 6, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
 316 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-  
 317 20-2017)

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

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

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

330 (c) *Density.*

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

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

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

339 (d) *Dimensional requirements*

<b>RM-1, Multiple Family Residential Dwelling</b>	Single-Family Patio Homes	Single-Family Attached Townhouse	Multi-Family Dwelling Buildings
<b>Minimum lot size</b>			
Area (sq. ft.)	3,500	1,600	43,560
Area if on-site sewage disposal systems are used (acre per unit)	1	1	
Area if on-site sewage disposal systems are used (acre per unit)	1	1	

Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	20,000	20,000	
<b>Width (ft.)</b>			
Interior Lot	50	20	100
End lot	----	26	
Corner lot	70	38	
Depth (ft.)	----	90	
<b>Minimum yard size</b>			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
Side yard (ft.):			
Abutting any lot <sup>(1)</sup>	15	15	15
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Yard between interior <sup>(2)</sup>	0	0	0
Maximum building height (ft.)	45	45	45
Maximum lot coverage ( <i>with principal and accessory buildings</i> ) (%)	40	40	
Minimum floor area (sq. ft.)	1,400	1,400	<sup>(3)</sup>
Minimum building separation (ft.)			
Between fronts or rears of principal buildings	----	50	
Between any other combination of principal building arrangements	----	25	
Minimum building setback from streets and drives (ft.)	----		
From any interior street drive or off-street parking area <sup>(4)</sup>	----	10	
Maximum building length and width (ft.)	----	200	
<b>Building Development Standards <sup>(5)</sup></b>			
Minimum dwelling units in a building	----	2	----
Maximum dwelling units in a building	----	8	----
Minimum distance between buildings (ft.)	----	30	----

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

340

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

366 6. Enhanced landscaping to include a minimum-ten-foot planting area for building  
367 foundation landscaping, with a minimum of two understory trees and five shrubs  
368 for every 40 feet of façade length. The remainder of the planting area shall be  
369 landscaped with groundcover or other landscape treatment. A minimum ten-foot-  
370 wide landscape strip is required where four or more rows of parking spaces abut;  
371 one canopy tree, one understory tree and three shrubs must be planted in every  
372 100 feet in length.

373 7. Minimum eight-foot-wide sidewalks.

374 8. Flex office space

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

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

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

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

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

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

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

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

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

- 407 (l) Transportation demand management standards apply, including, but not limited to,  
 408 strategies to reduce trips and parking demand, pedestrian-oriented design elements,  
 409 bicycles facilities, pay to park, or other fees based on demand.
- 410 (m) Elements utilized to satisfy amenities required within multi-family developments listed in  
 411 this section shall not be credited as satisfying other design requirements or standards.
- 412 (n) *Off-street parking and loading requirements.* Off-street parking and loading areas  
 413 meeting the requirements of Sections 110-828 and 110-811 shall be constructed.
- 414 (o) *Types of signs permitted.* Signs shall be permitted in accordance with Chapter 102, Code  
 415 of Ordinances of the City of Deltona.
- 416 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 7, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
 417 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-  
 418 20-2017)

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

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

<b>RM-2, Multiple Family Residential Dwelling</b>	Single-Family Patio Homes	Single-Family Attached Townhouse	Multi-Family Dwelling Buildings
<b>Minimum lot size</b>			
Area (sq. ft.) <sup>(1)</sup>	3,500	1,600	

Area if on-site sewage disposal systems are used (acre per unit)	1	1	1
Area if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)	20,000	20,000	
<b>Width (ft.)</b>			
Interior Lot	50	20	
End lot	----	26	
Corner lot	70	38	
Depth (ft.)	----	90	
<b>Minimum yard size</b>			
Front yard(ft.)	25	25	25
Rear yard (ft.)	25	25	25
<b>Side yard (ft.):</b>			
Abutting any lot <sup>(2)</sup>	15	15	15
Abutting any street	15	15	15
Waterfront yard	40	40	40
Abutting golf course	40	40	40
Yard between interior <sup>(3)</sup>	0	0	
Maximum building height (ft.) <sup>(4)</sup>	80	80	80
Maximum lot coverage ( <i>with principal and accessory buildings</i> ) (%)	40	40	40
Minimum floor area (sq. ft.) <sup>(5)</sup>	1,400	1,000	<sup>(5)</sup>
<b>Minimum building separation (ft.)</b>			
Between fronts or rears of principal buildings	----	50	
Between any other combination of principal building arrangements	----	25	
Minimum building setback from streets and drives (ft.)	----		
From any interior street drive or off-street parking area <sup>(6)</sup>	----	10	
Maximum building length and width (ft.)	----	200	
Building Development Standards <sup>(7)</sup>			
Minimum dwelling units in a building	----	2	
Maximum dwelling units in a building	----	8	
Minimum distance between buildings (ft.)	----	30	
<sup>(1)</sup> For Single-family attached townhouse, lots required to be individually platted.			
<sup>(2)</sup> 15 feet, or ten percent of the width of the lot at the front property line, whichever is greater. Side yard for multifamily shall be a minimum of width of fifteen, or one-half the height of the building, whichever is greater.			
<sup>(3)</sup> Patio homes are required to have an interior open-air courtyard, atrium, or patio.			
<sup>(4)</sup> Not over five habitable floors.			
<sup>(5)</sup> Minimum floor area exclusive of terraces, attached roofed-over porches, carports, patios, attached garages, and utility rooms. 600 square feet net living			

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

- 441 (e) The first floor of each multiple family dwelling building shall be nonresidential and all  
442 floors must be built out in one phase. The nonresidential use shall have a certificate of  
443 occupancy before the residential use is given a certificate of occupancy.
- 444 (f) At least two uses are required in each multi-family building, both residential and high end  
445 commercial or class-A office. Home-based businesses or institutional uses are not  
446 appropriate second uses. “HIGH END COMMERCIAL” means specialty retail stores  
447 focusing on certain categories of goods. “CLASS-A-OFFICE” means premier office  
448 space with high quality finishes, amenities, and technology systems.
- 449 (g) The first floor of each multiple family dwelling building must be concrete.
- 450 (h) Minimum multi-family and condominium unit size: one-bedroom must be larger than 750  
451 square feet; two bedrooms must be larger than 1,000 square feet, three or more bedrooms  
452 must be larger than 1,350 square feet.
- 453 (i) Minimum multi-family and condominium building setback: 50 feet for buildings greater  
454 than 35 feet or when adjacent to single-family residential use or zoning.
- 455 (j) Amenities required within multiple family dwelling developments include:
- 456 1. Each unit must have an in-unit washer/dryer and an independent balcony. All  
457 balconies shall be a minimum of 54 square feet of clear, unobstructed space, at  
458 least six feet in depth. Balconies may be covered and screened but cannot be fully  
459 enclosed. False, Faux, Juliet/Juliette, Balconette, and other similar ornamental or  
460 standing type balconies shall not be considered a balcony and are prohibited  
461 where a balcony is referenced in this section.
- 462 2. Pool with restrooms
- 463 3. Gymnasium
- 464 4. Doggy runs (if pets are allowed)
- 465 5. Internal concierge trash service
- 466 6. Enhanced landscaping to include a minimum-ten-foot planting area for building  
467 foundation landscaping, with a minimum of two understory trees and five shrubs  
468 for every 40 feet of façade length. The remainder of the planting area shall be  
469 landscaped with groundcover or other landscape treatment. A minimum ten-foot-  
470 wide landscape strip is required where four or more rows of parking spaces abut;  
471 one canopy tree, one understory tree and three shrubs must be planted in every  
472 100 feet in length.

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

510 Elements utilized to satisfy amenities required within multi-family developments listed in this  
511 section shall not be credited as satisfying other design requirements or standards.

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

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

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

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

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

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

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

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

530 (e) *Final site plan requirements.* Final Site Plan approval meeting the requirements of Chapter  
 531 75, Code of Ordinances, as it may be amended from time to time, is required.

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

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

- 536 (h) *Skirting requirement.* The area between the ground and floor level of the mobile home  
 537 dwelling shall be enclosed with block or decorative skirting.
- 538 (i) *Types of signs permitted.* Signs are permitted in accordance with the requirements of the  
 539 Deltona Sign Ordinance, Chapter 102, Code of Ordinances, as it may be amended from time  
 540 to time.
- 541 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 9, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
 542 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
 543 2014)

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

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

<b>OR - Office Residential</b>	Single-Family Dwellings	Permitted Nonresidential Uses	Conditional Uses
Lot Area (sq. ft.)	7,500	7,500	12,500
Lot Width (ft.)	75	75	----
<i>when access is from a thoroughfare street, arterial street, or major collector</i>	----	----	100
<i>when access is from a local street that is not a major collector</i>	----	----	75
<b>Yard Size</b>			
Front yard(ft.)	25	25	25
Rear yard (ft.) <sup>(1)</sup>	25	25	25
Side yard (ft.) <sup>(2)</sup>	7.5	7.5	7.5
Side street yard (ft.)	15	15	15

<b>Density and Intensity Standards, Minimum Floor Area</b>			
Density	Not to exceed the permitted in the applicable Comp. Plan FLU Map Category		
Maximum Floor Area Ratios (F.A.R.) <sup>(3)</sup>	----	0.35	----
Minimum Floor Area <sup>(4)</sup>	1,200	----	----
Maximum building height (ft.)	35	35	35
Maximum lot coverage (%) ( <i>with principal and accessory buildings</i> )	30	30	30
<sup>(1)</sup> Except 30 feet from the ordinary high-water mark or lot line, whichever is most restrictive, on lots adjacent to surface water bodies or golf courses.			
<sup>(2)</sup> Seven and one-half feet, or ten percent of the width of the lot, whichever is greater. Nonresidential side-yard may be reduced to zero when there is adjoining nonresidential development, when the property owners enter into a recorded agreement that provides for reasonable access for building maintenance and repairs, and provisions are made in building design for proper fire protection.			
<sup>(3)</sup> Banks, financial institutions, medical and dental offices, and clinics: Maximum F.A.R. 0.12.			
<sup>(4)</sup> Exclusive of garages, carports, attached roofed-over porches, terraces, and patios.			

- 564 (e) *Off-street parking regulations.* See Section 110-828, except that the permitted internet sales  
565 businesses shall have the same parking requirements as offices.
- 566 (f) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of  
567 Section 110-808 shall be constructed prior to locating a non-residential use on a site in the  
568 OR Zoning District. Except that when an existing building encroaches within the minimum  
569 required perimeter landscaped buffer area, then the required buffer width shall be the  
570 distance between the building and the lot line. Access shall be provided in the building  
571 encroachment area for maintenance of the building and landscaping.
- 572 (g) *Final Site Plan requirements.* Final Site Plan approval is required meeting all applicable  
573 requirements of the Land Development Code, Subpart B, Code of Ordinances, City of  
574 Deltona, prior to constructing a business use, or converting a residential structure to a  
575 business use.
- 576 (h) *Types of signs permitted.* Signs are permitted in accordance with the Deltona Sign Code,  
577 Chapter 102, Code of Ordinances, City of Deltona, as it may be amended from time to time.  
578 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 10, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
579 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 06-2017, § 1(Exh. A), 11-  
580 20-2017)

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

- 582 (a) *Purpose and intent.* The purpose of the PB, Professional Business Zoning District is to  
583 establish a transitional zone between high volume streets and single-family residential areas,  
584 and between higher intensity development and single-family residential areas. The  
585 Professional Business Zoning District is established in areas that are transitional in  
586 character. Therefore, a mix of single-family and compatible office development, with some

587 retail sales, is permitted. The Professional Business (PB) Zoning District was first  
 588 established in the original Deltona Lakes Community Development Plan to serve this  
 589 purpose in the planned development. It may be applied to achieve a zoning transition in all  
 590 other appropriate areas of the City, including those areas that were not included in the  
 591 original Deltona Lakes Community Development Plan, consistent with the commercial  
 592 future land use designations on the adopted Future Land Use Map.

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

<b>PB - Professional Business</b>	Single-Family Dwellings	Single-family Attached Townhouse	Nonresidential
Lot Area (sq. ft.) <sup>(1)</sup>	7,500	1,600 <i>interior lots</i>	12,500
		2,000 <i>end lots</i>	
		2,800 <i>corner lots</i>	
<i>Development site if onsite sewage disposal systems are used (acre)</i>	-----	1	-----
<i>Development site if community or public water and sewer service are available, but not including community septic tanks (sq. ft.)</i>	-----	15,000	-----
Lot Width (ft.)	75	-----	100
<i>Interior lot</i>	-----	20	-----
<i>End lot</i>	-----	26	-----
<i>Corner lot</i>	-----	38	-----
<b>Yard Size</b>			
Front yard(ft.) <sup>(2)</sup>	25	25	25
Rear yard (ft.)	25	25	25
Waterfront rear yard (ft.) <sup>(3)</sup>	30	30	30
Side yard (ft.) <sup>(4)</sup>	7.5	-----	7.5
Interior lot(ft.) <sup>(5)</sup>	-----	<i>0between townhouses</i>	-----
Side street yard (ft.)	15	15	15
Minimum Floor Area (sq. ft.)	1,000	1,000	-----

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

- 602 (f) *Off-street parking regulations.* See Section 110-828 of the Code of Ordinances, City of  
603 Deltona, as it may be amended from time to time.
- 604 (g) *Landscaped buffer requirements.* Landscaped buffer areas meeting the requirements of  
605 Section 110-808 of the Code of Ordinances as it may be amended from time to time, shall  
606 be constructed prior to locating a non-residential use on any site.
- 607 (h) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of Chapter  
608 75, Code of Ordinances, City of Deltona, as it may be amended from time to time, is  
609 required prior to constructing a business use, or converting a residential structure to a  
610 business use.

- 611 (i) *Types of signs permitted.* Signs are permitted in accordance with Chapter 102, Code of  
 612 Ordinances, City of Deltona, as it may be amended from time to time.
- 613 (j) *General provisions, exceptions, and prohibitions.*
- 614 (1) See Article VIII. Supplementary regulations.
- 615 (2) All Professional Business, district sites must be located on a thoroughfare roadway as  
 616 identified in Deltona Comprehensive Plan as it may be amended from time to time.
- 617 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 11, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
 618 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
 619 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017)

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

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

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

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

- 641 (e) *Off-street parking regulations.* See Sections 110-828(f) through 828(j).
- 642 (f) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of Section  
643 110-808 shall be constructed.
- 644 (g) *Final Site Plan requirements.* Final Site Plan approval meeting the requirements of Article III  
645 of the Land Development Code [Chapter 75, Code of Ordinances], is required.
- 646 (h) *Types of signs permitted.* Signs are permitted in accordance with the City's sign code  
647 Chapter 102, Code of Ordinances, as it may be amended from time to time.
- 648 (i) *General provisions, exceptions, and prohibitions.* See Article VIII.
- 649 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 12, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
650 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
651 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018)

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

- 653 (a) *Purpose and intent.* The purpose and intent of the C-2, General Commercial classification is  
654 to encourage the development of intensive commercial areas providing a wide range of  
655 goods and services, located adjoining at least one major collector or arterial road. The C-2  
656 classification is intended to be applied to strip retail areas and may be applied to Interstate  
657 Highway interchange areas and other intersections that are characterized by high traffic  
658 volumes appropriate for highway-oriented commercial development and shopping centers.  
659 This district is not intended to be applied within established residential areas, except when  
660 those areas are either in transition, blighted, or designated in the commercial Future Land  
661 Use category on the adopted Future Land Use Map. This zoning district shall only be  
662 applied to areas designated in the commercial future land use category on the adopted  
663 Deltona Comprehensive Plan Future Land Use Map.
- 664 (b) *Permitted uses.* In the C-2, General Commercial zoning district, no premises shall be used  
665 except for one of the following uses and their customary accessory uses and structures as  
666 depicted in Permitted Use Table, unless approved by the Director of Planning and  
667 Development Services or designee that are deemed to be similar in character and purposes  
668 to those enumerated in this section. Any decision made by the Director of Planning and  
669 Development Services or designee may be appealed in accordance with Section 74-5(g).

670 (d) *Dimensional requirements.*

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

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

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

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

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

680 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 13, 6-21-2010; Ord. No. 19-2011, § 1(Exh.  
681 A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-  
682 2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018;  
683 Ord. No. 08-2018, § 1(Exh. A), 8-20-2018)

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

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

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

695 (d) *Dimensional requirements.*

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

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

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

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

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

704 (Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 14, 6-21-2010; Ord. No. 19-2011, §  
 705 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013,  
 706 § 1(Exh. A), 2-3-2014; Ord. No. 04-2016, § 1(Exh. A), 4-4-2016)Sec. 110-318.

707 **I, Industrial District.**

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

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

719 (c) *Dimensional requirements.*

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

720

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

722 (e) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of Section  
723 110-808 shall be constructed, except for the increased requirements noted above in the  
724 Activity Center.

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

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

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

732 (1) See Article VIII.

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

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PERMITTED USE TABLE

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

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	
Bed and Breakfast Homestay			C	C	C <sup>1</sup>																				
Daycare Centers					C <sup>2</sup>						P	P	P	P				P		P					
Dental Offices and Clinics															P		P	P	P			P		P	
Employment Agencies																P	P	P	P			P			
Equestrian Facility			P	P	P																				
Funeral Homes																	C <sup>3</sup>	P	P						
Golf Course				P																					
Group Home Facility															C		C								
Medical Offices and Clinics															P	P	P	P	P	P		P		P	
<b>PUBLIC AND SEMI-PUBLIC</b>																									
Communication Tower Over 70 ft.	P	P	C	C	C					C	C	C	C	C											
Communication Towers up to 70 ft.	P	P	C	C	C					C	C	C	C	C		C	C	C	C	C					
Cultural, Historical, and Art Centers and Museums																	P	P	P			P		P	
Government Uses (Fire Stations, Utility Services,	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P

Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	I	RPUD	CPUD	IPUD	MPUD
Sheriff Station, Civic Center, Libraries, etc.)																								
Hospital		P																						P
House of Worship			C <sup>4</sup>	C <sup>4</sup>	C	C	C	C	C	C	C				C <sup>4</sup>	C <sup>4</sup>	P							
Non-Profit or Charitable Organizations																	P	P	P					
Schools (Private and Public)		P	C	C	C	C	C	C	C	C	C	C				C	C	C						
<b>Commercial</b>																								
Art, Dance, or Music Studios																	P	P	P			P	C	P
Barber or Beauty Shops																P	P	P	P			P		P
Bars or Liquor Stores																	P	P	P			P		P
Brewpub, Microbrewery, Micro winery, and Craft Distillery																	P	P	P	P		P	P	P
Entertainment Uses (Trampoline Parks, Bowling Alleys, Escape Rooms, etc.)																	P	P	P	P		P	P	P
Flex Space																	P	P	P			P	P	P

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
Business & Professional Office															P	P	P	P	P			P	P	P
Business Training Schools															C	P	P	P	P			P	P	P
Pet Boarding, Dog Daycares, etc. – Indoor Only																	P	P	P			P		P
Pet Boarding, Dog Daycares, etc. – Outdoor Only																	C	C	P					
Pet Grooming																P	P	P				P		P
Pharmacy, Drugstore, Dispensary																	p <sup>7</sup>	p <sup>7</sup>	p <sup>7</sup>			p <sup>7</sup>		p <sup>7</sup>
Restaurant – Type A (Sit Down)																	P	P	P			P		P
Restaurant – Type B (Drive-Thru)																	C	C	P			C		C
Retails Sales and Services (Indoor)																C	P	P	P			P		P
<ul style="list-style-type: none"> <li>Outdoor Display – New Merchandise</li> </ul>																C	P	P	P			P	C	P
Outdoor Display –																C	C	C	C			C	C	C



Land Use Category	RP	P	A	RE-5	RE-1	R1	R1-A	R1-AA	R1-AAA	R1-B	R-2	RM-1	RM-2	MH	OR	PB	C-1	C-2	C-3	-	RPUD	CPUD	IPUD	MPUD
Automobile Service Stations C – Gas Stations																	C	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>			P <sup>5</sup>	
Boat, Mobile Homes, and Recreational Vehicle Sales and Services																		C	C	C			C	
Car Washes																	P	C	C					
<b>INDUSTRIAL</b>																								
Contractor Shop, Storage, and Equipment Yard																			C	P <sup>6</sup>			P <sup>6</sup>	
Contractor Shop, Storage, and Equipment Yard - Outdoor																			C	C			C	
Household Moving Center																		P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>				P <sup>6</sup>
Laboratories																				P			P	P
Manufacturing																				P <sup>6</sup>			P <sup>6</sup>	P <sup>6</sup>
Self-Storage Facility																				P <sup>6</sup>			P <sup>6</sup>	C
Truck and Freight Transfer Terminals																			C	P			C	
Truck Stops																			C				P	
Truck Storage																			C				C	
Warehouse																			P <sup>6</sup>	P <sup>6</sup>			P <sup>6</sup>	P <sup>6</sup>

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
Welding and Soldering Shop																			P	P			P	

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

741 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.

- 742 1. Major Conditional Use if 5 or more rooms.
- 743 2. Major Conditional Use if 6 or more children.
- 744 3. No mortuary services permitted.
- 745 4. Major Conditional Use if greater than 100 seats or there is an ancillary school and/or daycare.
- 746 5. Major Conditional Use if greater than 8 fuel positions.
- 747 6. Major Conditional Use if outdoor storage is proposed.
- 748 7. This use is subject to certain specific requirements. (See Article XIV – Medical Marijuana Dispensaries/Pharmacies)

749

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

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

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

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

765 (c) *Elevated architectural guidelines.*

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

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

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

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

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

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

799 b. *Building mass.*

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

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

- 823 1. All buildings shall be required to provide the following exterior design  
824 elements:
  - 825 a) Canopies or porticos, integrated with, and responsive to, building  
826 massing and style at entryways—see 1.1.3.3(D).
  - 827 b) Trim elements of appropriate materials and profiles at entries and  
828 fenestration.
- 829 2. Building elevation configurations and techniques: For structures greater than  
830 5,000 square feet in gross building area on the ground floor, eaves, cornices,

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

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

838 a) Windows at street level elevation shall be un-tinted.

839 b) Windows shall be of square, vertical proportion, or horizontal.

840 c) Windows shall be divided lite (true or simulated). Picture pane and  
841 storefront glazing will not be allowed.

842 • Simulated division of windows requires full profile muntin's, (defined  
843 as the strip separating panes of glass in a sash).

844 • Windows immediately adjacent to commercial entrances shall have a  
845 sill height of between 12" and 36" above finish floor.

846 • No window on any facade shall be lower than 12" above finish floor.

847 d) One accent window with decorative glass per building facade may  
848 be circular or hexagonal. Additionally, each facade of a cupola or  
849 entry tower may act as a facade for this window type, i.e., a six-  
850 sided cupola may have six accent windows of circular or hexagonal  
851 shape.

852 e) Windows in stucco or wood facades shall have molded or squared  
853 casings, respectively, keeping with the architectural style of the  
854 structure.

855 f) Windows in brick facades shall be trimmed with brick moldings  
856 but not cased. Windows in brick facades shall have either brick  
857 jack or segmented arches and classic brick sills, preferably a  
858 molded shape, not rowlock or headers.

859 g) Palladian semi-circular window arches are not allowed.

860 h) Retail frontages, which require storefront styled window areas, can  
861 use exposed steel, or aluminum clad in wood.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

905 (1) Brick.

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

907 (3) Stone.

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

909 (5) Wood

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

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

- 989 k. *Screening of mechanical equipment.* Lack of, or inadequate screening of,  
990 mechanical equipment can have negative visual impacts on the City's streetscape,  
991 ambient landscape, or community image. Such impacts shall be minimized  
992 through compliance with the following requirements:
- 993 1. Mechanical equipment located on the ground, such as air conditioning units,  
994 heating units, satellite dishes, irrigation pumps, propane tank displays and  
995 refilling areas, utilities lift stations, and the like shall be screened from public  
996 view. Screening shall, at a minimum, be at the same height as the equipment.  
997 Structural screening shall be architecturally integrated into the overall project  
998 design and shall be compatible, in terms of style, construction materials,  
999 colors, and finish, with the principal structure(s). Landscaping may be  
1000 substituted for structural screening if plantings are compatible with the  
1001 landscape plan for the project and are of such size and maturity as to be able  
1002 to provide a fully opaque screen at time of planting.
  - 1003 2. Equipment and appurtenances mounted on rooftops shall be kept to a  
1004 minimum. All exposed rooftop mounted equipment and appurtenances shall  
1005 be fully screened from view from any public right-of-way. All screening  
1006 shall, at a minimum, be at the same height as the equipment and  
1007 appurtenances. Screening shall be an integral part of the design of the  
1008 building(s) and shall be architecturally consistent with the style, colors,  
1009 construction materials and finish of the building(s).
- 1010 l. *Lighting.* Lighting fixture design and placement are important components of an  
1011 attractive urban environment as well as important to public safety. In order to  
1012 enhance site aesthetics and minimize visual distraction, yet maintain adequate  
1013 public safety, project lighting shall comply with the requirements listed below:
- 1014 1. An exterior building and site lighting master plan detailing areas and  
1015 structures requiring illumination, lighting fixture styles, light source and light  
1016 levels shall be included as part of a project's submittal for approval.
  - 1017 2. Recessed lighting fixtures shall be required in order to conceal the actual  
1018 light source, reduce glare, and direct light to specific areas while shielding  
1019 other areas.
  - 1020 3. Lighting of parking areas, access drives and vehicular circulation areas shall  
1021 follow LDC Section 110-828.
  - 1022 4. Neon lighting and fiber optic lighting, signs, or company logos/slogans, or  
1023 neon or fiber optic lighting of any use is not permitted.
  - 1024 5. Building illumination and architectural lighting shall be indirect and with no  
1025 visible light source.
  - 1026 6. Ground level light fixtures shall be of the burial vault type or shall be fully  
1027 screened by landscaping materials.
  - 1028 7. Lighting fixtures will not create ambient lighting or trespassing lighting  
1029 scenarios.

- 1030 m. *Utilities.* The location and aesthetic treatment of utilities is an important factor in  
1031 creating an attractive urban environment. In order to enhance and maintain the  
1032 image of quality in the urban environment, utilities construction and placement  
1033 shall comply with the following requirements:
- 1034 1. All utility lines, whether new or relocated, shall be installed underground.
  - 1035 2. Utility conduit and utility panels/boxes shall be painted to match the color of  
1036 the building on which they are placed. Additionally, panels/boxes shall be  
1037 located on the same facade considered the service side or entrance.
  - 1038 3. Water and sewer lift stations, pump houses and similar features shall be  
1039 located at the rear of the project site and shall be fully screened from view by  
1040 structural or vegetative means. Where screening is accomplished structural  
1041 means, such screening shall be compatible in design and color with the main  
1042 building.
- 1043 n. *Outdoor storage.* Outdoor storage areas are not permitted.
- 1044 o. *Accessory uses and structures.* Structures and uses accessory to principle  
1045 structures and uses shall be integrated into project design in a manner such that  
1046 they will not detract from site aesthetics. Such structures and uses shall comply  
1047 with the requirements listed below:
- 1048 1. Accessory structures shall be designed and constructed so as to be  
1049 compatible, (i.e., similar in style and image), with the architectural design of  
1050 the principal structure(s). Exterior finishes, colors and materials on accessory  
1051 structures shall be similar to those used on the principal structure(s).
  - 1052 2. Outdoor display and sales areas are not permitted.
  - 1053 3. Site furnishings such as benches, bicycle racks, newspaper racks, trash  
1054 receptacles and the like shall be compatible with the architectural design of  
1055 the principal structure. Permanent shopping cart storage shall be contained  
1056 within the principal structure. Any site furnishings as listed above will be  
1057 painted black, so as to blend in with the existing landscape and environment.
  - 1058 4. Except for cellular and other communications towers and antennas that shall  
1059 be regulated pursuant to Chapter 82 of the Code of Ordinances, as it may be  
1060 amended from time to time, no accessory wireless communications towers or  
1061 antennas are permitted within these guidelines for the Enterprise Commercial  
1062 Overlay District to be ground mounted, (i.e., placed on concrete pads with  
1063 appropriate anchoring systems on grade). Dishes and antennas required for  
1064 the operation of the principal business will be located on a roof structure and  
1065 will not be visible from the R.O.W. Such placements shall comply with the  
1066 following requirements:
    - 1067 a) For facilities mounted on an existing or new building, the tower,  
1068 and antenna must be of a color that is identical to, or closely  
1069 compatible with, the color of the building so as to make them as  
1070 visually unobtrusive as reasonably possible. In addition, supporting

1071 electrical and mechanical equipment shall be screened from view  
1072 or otherwise camouflaged.

1073 b) No such wireless telecommunication antennas shall exceed 20 feet  
1074 in height from the top of the building, existing tower or other  
1075 structure.

1076 c) For all wireless telecommunication antennas mounted on an  
1077 existing building, the maximum height of such antenna's support  
1078 structure shall not exceed ten feet from the top of the building.

1079 d) The diameter of roof-mounted dish antennas shall not exceed 12  
1080 feet, provided that no such antenna shall be visible as stated in  
1081 1.1.3.3(O)4. and the color, location and design shall blend into and  
1082 not detract from the character and appearance of the building and  
1083 surrounding properties.

1084 e) The diameter of a tower-mounted dish antenna shall not exceed  
1085 four and one-half feet.

1086 f) Aesthetic effects, devices, and techniques. The purpose of this  
1087 subsection is to assist the City in determining whether or not a  
1088 proposed tower is camouflaged and/or concealed appropriately in a  
1089 given area. The applicant shall submit the following  
1090 documentation:

1091 (i) Colorized pictorial representation, artist rendering, or  
1092 similar representation drawn to scale.

1093 (ii) Design specifications of the various proposed  
1094 techniques (if drawings, plans and/or other graphic  
1095 representations are included, they shall be drawn to scale).

1096 (iii) A corresponding statement explaining what the nature  
1097 and character of the area is within which the tower is  
1098 proposed with respect to land use, surrounding  
1099 environment, building heights and design, and how the  
1100 proposed camouflaging and/or concealment agent(s) will  
1101 blend in and harmonize with the nature and character of the  
1102 area.

1103 (d) *Elevated site guidelines.* Elevated guidelines shall consist of the following:

1104 (1) Location and design of parking areas. All parking areas and access ways and  
1105 driveways shall be designed in accordance with the requirements of the zoning and  
1106 Land Development Code of the City, as they may be amended from time to time.  
1107 Parking areas shall be located, designed, and visually screened/landscaped so as to  
1108 minimize potential impacts on adjacent property owners. Parking areas shall be located  
1109 and designed so as to maximize traffic circulation patterns and minimize traffic  
1110 hazards.

1111 (2) Cross access. Driveways, curb cuts, parking and internal roadway/traffic circulation  
1112 shall be designed so that uninterrupted vehicular access from parcel to parcel is

1113 achieved. Cross access easements shall be provided as detailed elsewhere in this  
1114 section and in the Deltona Land Development Code.

1115 (3) Pedestrian access. A clear, safe, and convenient pedestrian path shall be provided from  
1116 the sidewalk along the corridor right-of-way to the main entry door of each principal  
1117 structure. The pedestrian path shall be functionally delineated by using construction  
1118 materials that are different than the materials used for the construction of the parking  
1119 area (e.g., use of brick or concrete for the pedestrian access when the parking lot is an  
1120 asphalt surface). Sidewalks shall meet the minimum design and construction standards  
1121 for sidewalks contained in the Deltona Land Development Code, as it may be amended  
1122 from time to time. Bikeways and other bicycle facilities shall be provided as required  
1123 by the Deltona Comprehensive Plan and the Deltona Land Development Code, as they  
1124 may be amended from time to time.

1125 (4) Lighting. General—Recessed lighting fixtures shall be required in order to conceal the  
1126 actual source of the light so as to reduce glare and direct the light to specific areas  
1127 while shielding other areas. Lighting shall be of the metal halide type.

1128 a. Backlighting—Backlit awnings/canopies are not permitted.

1129 b. Parking areas—Parking lot lighting shall be designed as follows:

1130 1. Light poles shall be located only within landscaped strips, interior landscape  
1131 islands, or terminal landscape islands. Light poles are not allowed in corridor  
1132 buffers.

1133 2. Illumination on to adjacent properties shall not exceed one foot-candle.

1134 3. The maximum height of the light pole shall be 20 feet, including the basis.

1135 4. The minimum setback of the light source from the property line shall be a  
1136 horizontal distance of ten feet.

1137 5. The character of style selected for the Enterprise Commercial Overlay  
1138 District will be used on all properties for all structures through the entire  
1139 visible surrounding area of the Enterprise Commercial Overlay District.  
1140 Examples of acceptable styles are included as Figure 5.

1141 (5) Outside storage. No outside storage of materials, equipment or merchandise shall be  
1142 allowed.

1143 (6) Utilities. All utilities, new or relocated, shall be installed underground. Underground  
1144 utilities shall be installed in accordance with the procedures and requirements of the  
1145 City of Deltona Land Development Code, as it may be amended from time to time.

1146 (7) Screening (roof top). All roof top equipment shall be screened from public view. The  
1147 screen shall consist of a material, and shall be designed, so as to be compatible and  
1148 consistent with the building on which the equipment is located and in keeping with the  
1149 architectural portion of these guidelines.

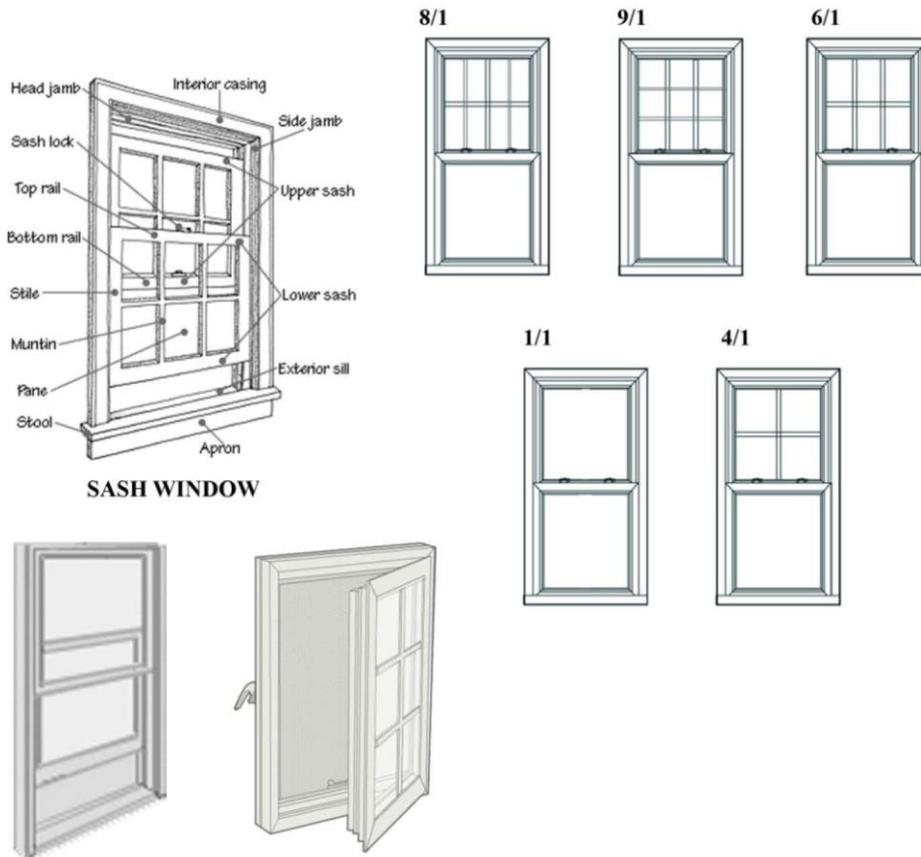
1150 (e) *Examples of interpretation.* Figures referenced in sections 110-320(c) and 110-320(d):



1151

1152 **Figure 1 (Referenced in 110-320(c)(3)a.**  
 1153 **Architectural Style and Application)**

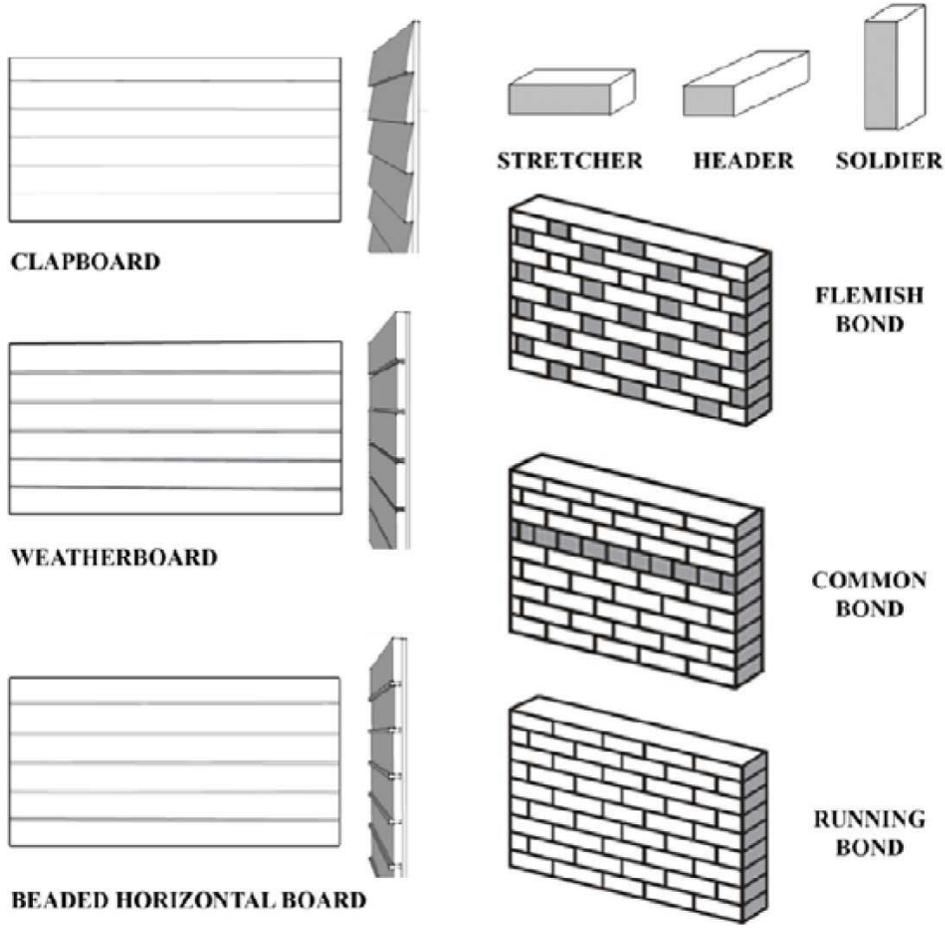
1154



1155

1156 **Figure 2 (Referenced in 110-320(c)(3)c. Design Detail)**

1157

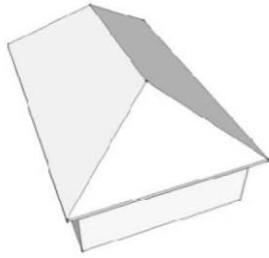


1158

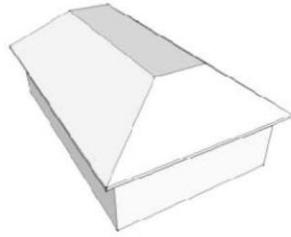
1159 **Figure 3 (Referenced in 110-320(c)(3)f.**

1160 **Exterior Materials and Colors)**

1161



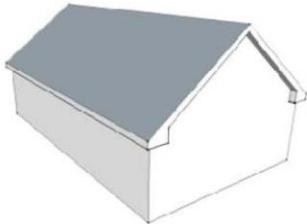
**HIP**



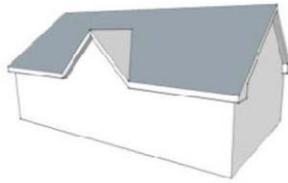
**HIP WITH FLAT OR DECK**



**TIN**



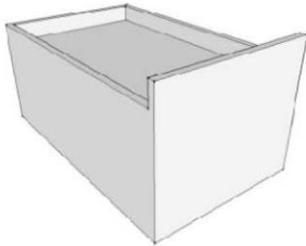
**GABLE**



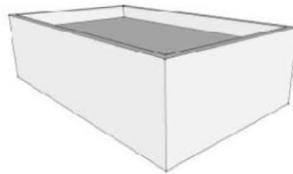
**CENTER GABLE**



**WOOD**



**FALSE-FRONT**



**FLAT**



**ASPHALT**

1162

1163

1164

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



1165

1166 This is an example only for reference of acceptable aesthetic style. This specific style may not be  
1167 able to meet the City light code.

1168 (Ord. No. 06-2003, § 1, 11-3-2003; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-  
1169 2013, § 1(Exh. A), 6-17-2013)