

ORDINANCE NO. 20-2025

AN ORDINANCE OF THE CITY OF DELTONA, FLORIDA, AMENDING SECTION 110-814, "ADDITIONAL REGULATIONS FOR CERTAIN PERMITTED PRINCIPAL USES AND STRUCTURES," OF ARTICLE VIII, "SUPPLEMENTARY REGULATIONS," OF CHAPTER 110, "ZONING," AND SECTION 70-30, "DEFINITIONS," OF ARTICLE II, "LAND DEVELOPMENT CODE," OF CHAPTER 70, "GENERAL PROVISIONS," OF THE LAND DEVELOPMENT CODE OF THE CITY OF DELTONA TO PROHIBIT METAL BUILDINGS WITHIN CERTAIN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS; PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE.

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

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

WHEREAS, the City Commission of the City of Deltona, Florida, adopted Section 110-814, "Additional regulations for certain permitted principal uses and structures," of Article VIII, "Supplementary Regulations," of Chapter 110, "Zoning," and Section 70-30, "Definitions," of Article II, "Land Development Code," of Chapter 70, "General Provisions," within the Land Development Code; and

WHEREAS, Section 70-30, "Definitions," of Article II, "Land Development Code," of Chapter 70, "General Provisions," shall be amended to include a definition for "Metal building;" and

WHEREAS, Section 110-814, “Additional regulations for certain permitted principal uses and structures,” of Article VIII, “Supplementary Regulations,” of Chapter 110, “Zoning,” shall be amended to prohibit metal buildings within the R-1, R-1A, R-1AA, R-1AAA, R-1B, R-2, RM-1, RM-2, OR, and PB zoning districts; and

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DELTONA AS FOLLOWS:

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

Section 2. Amendment to the Code of Ordinances. The City Commission hereby approves and adopts modifications to Section 70-30, of Article II, of Chapter 70, of the Land Development Code, is hereby amended as set forth in Exhibit “A” attached hereto and to Section 110-814, of Article VIII, of Chapter 110, of the Land Development Code as set forth in Exhibit “B.” For purposes of this Ordinance, underlined type shall constitute additions to the original text, *** shall constitute ellipses to the original text and ~~strike through~~ shall constitute deletions to the original text.

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

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

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

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

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

First Reading: _____

Advertised: _____

Second Reading: _____

BY: _____

Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

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

TG Law, PLLC, CITY ATTORNEY

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

EXHIBIT “A”

Adding the following definition to Section 70-30, of Article II, of Chapter 110

Metal Building. Any building more than 240 square feet in area with metal cladding covering more than 30 percent of the exterior wall surface area, excluding windows, doors, garage doors and roofs.

EXHIBIT “B”

Amending the following subsections of section 110-814, “Additional regulations for certain permitted principal uses and structures.”

(i) Metal buildings. Metal buildings shall not be permitted ~~only in accordance with the following requirements; in the following zoning districts:~~

(1) R-1

(2) R-1A

(3) R-1AA

(4) R-1AAA

(5) R-1B

(6) R-2

(7) RM-1

(8) RM-2

(9) OR

(10) PB

~~(1) That portion of a metal building visible from a street or residentially or commercially used or zoned property, public right of way, public park or building, school, office used or zoned area, or other area of similar use may adhere to the design principles outlined in the city of Deltona Urban Design Pattern Book and Urban Design Master Plan or employ at least one of the following techniques to achieve an opaque, attractive and durable visual screen between such metal building and properties described herein;~~

~~a. Use of landscaping, hedges, berms, fences or a combination of these materials, or~~

~~b. Construction of building walls using either wood, brick, split face masonry, stucco or other synthetic materials of similar appearance and durability.~~

~~(2) Notwithstanding any definition of accessory structure to the contrary, any metal building greater than 240 square feet that meets the locational criteria cited in [section 110-814\(i\)\(1\)](#) shall be considered a principal use for the purposes of this section and shall be required to meet the provisions of [section 110-814\(i\)\(1\)](#).~~

~~(3) The roof of a metal building designated as a principal structure shall either have the same pitch and appearance of the roofs of neighboring buildings, or shall be obscured from view by parapets having the appearance of wood, brick, or masonry construction;~~

~~(4) Only muted earth tone colors shall be permitted for any building designated as a principal structure.~~

~~(5) No facade, roof or parapet materials or color on buildings designated as principal structures shall be used unless approved by the enforcement official as conforming to the requirements of this section. The applicant for a permit for the construction of a such metal building shall include the necessary information to make this determination both with the conceptual and final site plan applications and with the building permit application. The information supplied shall be as required by the enforcement official. The materials approved by the planning and development services department shall become a requirement of the building permit as the materials to be used in the construction of the building.~~

~~(6) In those cases where facade design improvements are required for metal buildings, such design improvements shall complement the predominant physical character of surrounding development in terms of the building's scale, proportion, massing and orientation.~~