

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, the City Commission finds it necessary to amend Section 70-30 and 110-814 of the Land Development Code to clarify definitions and establish

objective regulations applicable to metal buildings, barndominiums, and storage containers; and

WHEREAS, the proposed amendments establish objective standards related to screening, exterior materials, color limitations, height, application requirements, and the placement and use of storage containers in order to promote compatibility with surrounding residential development and protect community character; and

WHEREAS, the amendments further clarify the regulation of barndominiums as permitted residential dwelling types subject to compliance with the Florida Building Code and applicable zoning district standards; and

WHEREAS, the Planning and Zoning Board held a public hearing on May 20, 2026, 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 ~~strikethrough~~ 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 _____, 2026.**

First Reading: _____

Advertised: _____

Second Reading: _____

BY: _____

Santiago Avila, Jr., MAYOR

ATTEST:

Joyce Raftery, CMC, MMC, CITY CLERK

City of Deltona
Ordinance No. 20-2025

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		
Nabicht		
Santiago		
Avila		

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EXHIBIT "A"

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

Barndominium, also known as a 'barndo', is a metal pole barn, post-frame structure or barn-like structure with sheet metal siding that includes a dwelling unit as a principal residential use.

Metal Building. Any building exceeding 240 square feet in gross floor area in which more than 30 percent of the exterior wall surface area (excluding windows, doors, garage doors, and roofs) is composed of metal cladding.

Storage Container. Any freight container, shipping container, rail container, or similar prefabricated metal cargo structure originally designed for the transport of goods.

EXHIBIT "B"

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

19

20 (i) *Metal buildings*. Metal buildings shall be permitted only in accordance with the
21 following requirements:

22

23 (1) Barndominiums. Barndominiums, as defined in Section 70-30, shall be
24 permitted as a principal dwelling in any zoning district where single family
25 detached dwellings are permitted, subject to compliance with all applicable
26 development standards of the underlying zoning district and the Florida
27 Building Code.

28

29 Barndominiums shall be considered metal buildings for the purposes of this
30 Code but shall not be subject to subsections (3) through (4) of this section.

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

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

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

43 (2) Applicability. Metal buildings and storage containers used as accessory
44 structures exceeding two hundred forty (240) square feet in gross floor area
45 shall comply with this section when located on property zoned or developed for
46 residential use. Notwithstanding any definition of accessory structure to the
47 contrary, any metal building greater than 240 square feet that meets the
48 locational criteria cited in section 110-814(i)(1) shall be considered a principal
49 use for the purposes of this section and shall be required to meet the
50 provisions of section 110-814(i)(1).—

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52

53 ~~(3) (3) The roof of a metal building designated as a principal structure shall either~~
54 ~~have the same pitch and appearance of the roofs of neighboring buildings, or~~
55 ~~shall be obscured from view by parapets having the appearance of wood,~~
56 ~~brick, or masonry construction;—~~

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

59 (5) Screening Requirements. Where a metal building is visible from a public street,
60 public right-of-way, or adjacent residential property, screening shall be
61 provided using one or a combination of the following methods: No facade, roof
62 or parapet materials or color on buildings designated as

63 ~~principal structures shall be used unless approved by the enforcement official~~
64 ~~as conforming to the requirements of this section. The applicant for a permit for~~
65 ~~the construction of a such metal building shall include the necessary~~
66 ~~information to make this determination both with the conceptual and final site~~
67 ~~plan applications and with the building permit application. The information~~
68 ~~supplied shall be as required by the enforcement official. The materials~~
69 ~~approved by the planning and development services department shall become~~
70 ~~a requirement of the building permit as the materials to be used in the~~
71 ~~construction of the building.~~ a. Landscaping, including trees, shrubs, or

72 hedges;

73 b. Fencing;

74 c. Berms.

75 d. Masonry or architectural screening walls.

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77 Screening shall provide a minimum of 50 percent visual opacity from ground
78 level view from adjacent residential properties and public rights of way.

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80 (4) Exterior Materials and Color Standards. Exterior building materials may include
81 metal siding and/or architectural materials such as masonry, brick, stucco,
82 wood, or similar durable cladding materials.

83
84 Exterior colors shall be limited to non-reflective, non-neon, and non-fluorescent
85 finishes.

86
87 (5) Height Limitation (Metal Buildings). Metal buildings regulated under this section
88 shall not exceed twenty (20) feet in height.

89
90 (6) Non-Residential Development. Metal buildings constructed as part of a non-
91 residential development shall comply with applicable site and development
92 standards of Chapter 111.

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94
95 (7) Application Requirements. Applications for metal buildings shall include
96 sufficient information to demonstrate compliance with this section, including
97 building elevations, exterior materials, and proposed screening methods.
98 Approval shall be based solely on compliance with the objective standards set
99 forth herein. No discretionary aesthetic review shall be required.

100
101 (8) Storage Containers as Accessory Structures. Storage containers shall be
102 considered accessory structures for purposes of this code and permitted only
103 as accessory structure and only when:

104
105 a. Fully enclosed within a permanent structure constructed of wood, masonry,
106 stucco, or similar finished building materials; or

107 b. Fully screened so that the container is not visible from any public street,
108 public right of way, or adjacent residential property from ground level view.

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110 The following shall not constitute compliance: Partial screening, paint only
111 camouflage, tarps, fabric, or temporary coverings, any conditions where any
112 portion of the containers remains visible.

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Storage containers shall not be used as habitable spaces unless fully converted and permitted under the Florida Building Code. ~~(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.~~

(9) Other Code Requirements. Nothing in this section shall exempt metal buildings or storage containers from compliance with all other applicable provisions of this Code, including setback, height, lot coverage, and accessory regulations.

(10) Temporary Construction Storage Structures. Temporary metal buildings, storage containers, or similar structures may be used on a lot for construction related storage purposes only when the following conditions are met:

- a. The structure is used solely in connection with an active, lawfully permitted construction project on the same lot;
- b. The structure is removed within 30 days of issuance of certificate of occupancy, final inspection approval, expiration of the building permit or completion of the construction project, whichever occurs first;
- c. The structure shall comply with applicable setback requirements of the underlying zoning district;
- d. The structure shall not be used as a dwelling unit or for any habitable purpose.

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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 be permitted only in accordance with the following requirements:

(1) Barndominiums. Barndominiums, as defined in Section 70-30, shall be permitted as a principal dwelling in any zoning district where single family detached dwellings are permitted, subject to compliance with all applicable development standards of the underlying zoning district and the Florida Building Code.

Barndominiums shall be considered metal buildings for the purposes of this Code but shall not be subject to subsections (3) through (4) of this section.

(2) Applicability. Metal buildings and storage containers used as accessory structures exceeding two hundred forty (240) square feet in gross floor area shall comply with this section when located on property zoned or developed for residential use.

(3) Screening Requirements. Where a metal building is visible from a public street, public right-of-way, or adjacent residential property, screening shall be provided using one or a combination of the following methods:
a. Landscaping, including trees, shrubs, or hedges;
b. Fencing;
c. Berms.
d. Masonry or architectural screening walls.

Screening shall provide a minimum of 50 percent visual opacity from ground level view from adjacent residential properties and public rights of way.

(4) Exterior Materials and Color Standards. Exterior building materials may include metal siding and/or architectural materials such as masonry, brick, stucco, wood, or similar durable cladding materials.

Exterior colors shall be limited to non-reflective, non-neon, and non-fluorescent finishes.

(5) Height Limitation (Metal Buildings). Metal buildings regulated under this section shall not exceed twenty (20) feet in height.

(6) Non-Residential Development. Metal buildings constructed as part of a non-residential development shall comply with applicable site and development standards of Chapter 111.

62 (7) Application Requirements. Applications for metal buildings shall include
63 sufficient information to demonstrate compliance with this section, including
64 building elevations, exterior materials, and proposed screening methods.
65 Approval shall be based solely on compliance with the objective standards set
66 forth herein. No discretionary aesthetic review shall be required.

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 - 74 b. Fully screened so that the container is not visible from any public street,
75 public right of way, or adjacent residential property from ground level view.

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81 Storage containers shall not be used as habitable spaces unless fully
82 converted and permitted under the Florida Building Code.

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84 (9) Other Code Requirements. Nothing in this section shall exempt metal buildings
85 or storage containers from compliance with all other applicable provisions of
86 this Code, including setback, height, lot coverage, and accessory regulations.

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88 (10) Temporary Construction Storage Structures. Temporary metal buildings,
89 storage containers, or similar structures may be used on a lot for construction
90 related storage purposes only when the following conditions are met:

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- 92 a. The structure is used solely in connection with an active, lawfully permitted
93 construction project on the same lot;
 - 94 b. The structure is removed within 30 days of issuance of certificate of
95 occupancy, final inspection approval, expiration of the building permit or
96 completion of the construction project, whichever occurs first;
 - 97 c. The structure shall comply with applicable setback requirements of the
98 underlying zoning district;
 - 99 d. The structure shall not be used as a dwelling unit or for any habitable
100 purpose.