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I. Land Development Code, of the City of Deltona Code of Ordinances Section 70-30, Definition shall be amended as follows:

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II. Zoning Code, of the City of Deltona Code of Ordinances Section 110-807, Home Based Businesses, shall be amended as follows:

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Sec. 110-807. Home-Based Businesses-occupations.

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(b) ~~The home occupation shall be clearly incidental and subordinate to the residential use and shall under no circumstances change the residential character of the dwelling.~~Parking related to the business activities of the home-based business complies with city zoning requirements in the residential zoning category, and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. The use of vehicles or trailers operated or parked at the business or on a street

right-of-way are regulated as provided in Section 66-25 and Section 66-35. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. The parking or storage of heavy equipment at the business that is visible from the street or neighboring property is regulated as provided in Section 66-25 and Section 66-35. For purposes of this section, the term "HEAVY EQUIPMENT" means commercial, industrial or agricultural vehicles, equipment or machinery, including those defined as "PROHIBITED VEHICLES" in Section 70-30.

- (c) ~~The floor area devoted to the home occupation shall not exceed 25 percent of the floor area of the dwelling. However, up to 500 square feet in an attached or detached garage of a dwelling, or in any accessory building in an agricultural classification, may be used for a home occupation in lieu of floor space within the dwelling. As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.~~
- (d) ~~There shall be no change in the outside appearance of the premises other than one unlighted nameplate no more than one square foot in area. Any sign shall be mounted flat against the wall of the building. There shall be no display that will indicate from the exterior that the building is being utilized in part for any purpose other than a dwelling. The activities of the home-based business are secondary to the property's use as a residential dwelling.~~
- (e) ~~Storage of stock in trade (i.e., materials or supplies used in the home occupation) shall be located within an enclosed buildings and within the space limitations in section 110-807(d). No products shall be displayed on the premises. No toxic/hazardous materials shall be stored on the premises. The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes or noxious odors. Any local regulations on a business with respect to noise, vibration, heat smoke, dust, glare, fumes or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.~~
- (f) No mechanical equipment shall be used except such as is permissible for purely domestic and household uses. Further, no equipment shall be used in the home occupation which creates fire hazards, electrical interference, noise, vibration, glare, fumes or odors detectable to the normal senses off the lot if the occupation is conducted in a single-family dwelling or mobile home dwelling, or outside the dwelling if conducted in other than a single-family dwelling or mobile home dwelling. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.

- 87 (g) No vehicular traffic shall be generated by the home occupation in greater volumes
88 than would normally be generated by the dwelling unit. For the purposes of this
89 section the typical trip generation rates for each type of residential use are those
90 specified in the latest edition Trip Generation, published by the Institute of Traffic
91 Engineers (ITE). In an instance where two or more trip generation rates may apply
92 to a particular land use the enforcement official shall determine the appropriate
93 rate. In an instance where the Trip Generation Manual does not specify a rate for a
94 particular proposed land use, the enforcement official shall determine a rate using a
95 professionally acceptable source of information, or using the results of a
96 professionally acceptable study that meets all of the requirements for such studies
97 as outlined in Trip Generation and in other ITE publications.
- 98 (h) The home occupation shall not adversely affect the habitability or value of the
99 surrounding properties nor alter the essentially residential character of the
100 neighborhood.
- 101 (i) Any violation of these regulations may result in the revocation of any home
102 occupation permit, in addition to any other remedy for such violation provided in this
103 chapter or by law.
- 104 (j) The issuance of a permit to engage in a home occupation in accordance with this
105 chapter shall not be deemed to be a change of zoning nor an official expression of
106 opinion as to the proper zoning for the particular property.
- 107 (k) Agricultural home occupations shall be permitted as conditional uses in the A-1,
108 Prime Agriculture classification. Agricultural home occupations include commercial
109 land uses, as well as office uses and arts and handicrafts. Agricultural home
110 occupations are permitted to have customers visit the premises, have employees
111 on the premises, and have deliveries to the premises, subject to the conditions of
112 their approval. Those agricultural home occupations that are covered by section
113 110-817, permitted conditional uses, are subject to the requirements of both section
114 110-817 and section 110-1006. All other agricultural home occupations shall be
115 approved in accordance with the requirements of section 110-1006 that provides
116 the procedures and standards for approval of conditional uses.
- 117 (Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013)