

The Timbers

Annexed to City of DeLand. Refer to Ordinance 1999-24 on the following pages.

The development still remains under Volusia County zoning regulations, RR – Rural Residential. Refer to Zoning Classification Summary and Zoning Dimensional Requirements on the following pages.



ORDINANCE NO. 99-24

AN ORDINANCE ANNEXING INTO THE CITY OF DELAND, FLORIDA, APPROXIMATELY 67.5 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ORANGE CAMP ROAD AND BLUE LAKE AVENUE ("THE TIMBERS"); AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTY; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

09/27/1999 07:27
Instrument # 99192343
BOOK: 4479
PAGE: 368

BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The following described parcel of land in Volusia County, Florida, known as the Timbers, located at the Southwest corner of the intersection of Orange Camp Road and Blue Lake Avenue, and consisting of approximately 67.5 acres of property, is hereby annexed and made part of the City of DeLand, subject to the jurisdiction, obligations, benefits and privileges of property within the municipality:

That portion of the East 1/2 of the Northeast 1/4 of Section 34, Township 17 South, Range 30 East, Volusia County, Florida, described as follows:

Beginning at a point 40.00 feet south of and 40.00 feet west of the northeast corner of said Section 34, run thence southerly and parallel with the east line of said section to a point on the south line of the Northeast 1/4 of said Section 34; thence westerly to the Southwest corner of the East 1/2 of the Northeast 1/4 of said Section 34; thence northerly to a point 40.00 feet south of the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 34; thence easterly to the Point of Beginning.

Tax Parcel Nos. 7034-00-00-0010 and 7034-00-00-0020

The property has since then been subdivided into the Timbers subdivision and the following tax parcel numbers have been assigned to the subdivision:

- | | | |
|------------------|------------------|------------------|
| 7034-02-00-0010; | 7034-02-00-0020; | 7034-02-00-0030; |
| 7034-02-00-0040; | 7034-02-00-0050; | 7034-02-00-0060; |
| 7034-02-00-0070; | 7034-02-00-0080; | 7034-02-00-0090; |
| 7034-02-00-0100; | 7034-02-00-0110; | 7034-02-00-0120; |
| 7034-02-00-0130; | 7034-02-00-0140; | 7034-02-00-0150; |
| 7034-02-00-0160; | 7034-02-00-0170; | 7034-02-00-0180; |
| 7034-02-00-0190; | 7034-02-00-0200; | 7034-02-00-0210; |
| 7034-02-00-0220; | 7034-02-00-0230; | 7034-02-00-0240; |
| 7034-02-00-0250; | 7034-02-00-0260; | 7034-02-00-0270; |
| 7034-02-00-0280; | 7034-02-00-0290; | 7034-02-00-0310; |
| 7034-02-00-0320; | 7034-02-00-0330; | 7034-02-00-0340; |
| 7034-02-00-0350; | 7034-02-00-0360; | 7034-02-00-0370; |
| 7034-02-00-0380; | 7034-02-00-0390; | 7034-02-00-0410; |
| 7034-02-00-0420; | 7034-02-00-0430; | 7034-02-00-0440; |
| 7034-02-00-0450; | 7034-02-00-0470; | 7034-02-00-0480; |
| 7034-02-00-0490; | 7034-02-00-0500; | 7034-02-00-0510; |
| 7034-02-00-0520; | 7034-02-00-0530; | 7034-02-00-0540; |

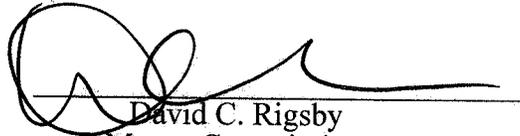
Property Location: Southwest corner of the intersection of Orange Camp Road and Blue Lake Avenue.

Section 2. The boundary lines of the City of DeLand are hereby changed and redefined to include the land described in Section 1 above and depicted on the map attached hereto as Exhibit A and by this reference made a part hereof.

Section 3. The City Commission finds that a public hearing has been held on this Ordinance prior to adoption in the Commission Chambers, City Hall, DeLand, Florida, at 7:00 P.M., September 20, 1999, after notice published in accordance with Florida Statutes Section 171.044.

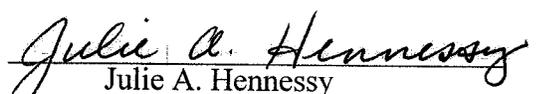
Section 4. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 20th day of September, 1999.



David C. Rigsby
Mayor-Commissioner

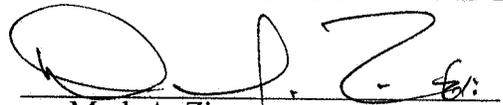
ATTEST:



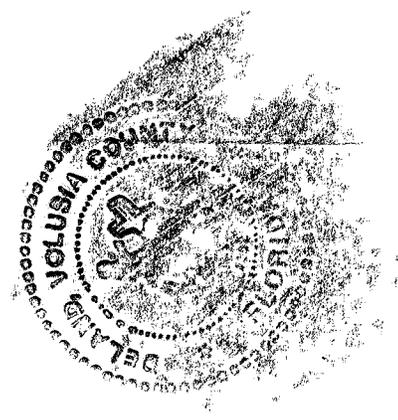
Julie A. Hennessy
City Clerk - Auditor

Passed on first reading: September 8, 1999
Adopted on second reading: September 20, 1999

APPROVED AS TO FORM AND LEGALITY:



Mark A. Zimmerman
City Attorney





Fairness and Charity

City of DeLand

Planning Board
August 18, 1999



AN-99-07-04

The News-Journal

Published Daily and Sunday
Daytona Beach, Volusia County, Florida

State of Florida,
County of Volusia:

Before the undersigned authority personally appeared
Celeste Hart

who, on oath says that he is.....
Classified Sales Manager

of The News-Journal, a daily and Sunday newspaper, published
at Daytona Beach in Volusia County, Florida; that the
attached copy of advertisement, being a.....

Annexation of a Parcel

in the matter of 67.5 Acres at the southwest corner
of Orange Camp Rd. and Blue Lake Ave.

in theCourt, was published

in said newspaper in the issues.....

September 10, 17, 1999

Affiant further says that The News-Journal is a newspaper
published at Daytona Beach, in said Volusia County, Florida,
and that the said newspaper has heretofore been continuously
published in said Volusia County, Florida, each day and
Sunday and has been entered as second-class mail matter at the
post office in Daytona Beach, in said Volusia County, Florida,
for a period of one year next preceding the first publication of
the attached copy of advertisement; and affiant further says
that he has neither paid nor promised any person, firm or
corporation any discount, rebate, commission or refund for the
purpose of securing this advertisement for publication in the
said newspaper.

C Hart

Sworn to and subscribed before me

this 17th day of September

A.D. 19 99

Marsha L. Nichols

LEGAL NOTICE

Pursuant to Section 171.044 notice is hereby given that the City of Daytona Beach, Florida proposes to annex the following parcel. Approximately 67.5 acres of property located at the southwest corner of the intersection of Orange Camp Road and Blue Lake Avenue ("The Timbers"). A complete legal description by metes and bounds and Annexation No. 99-24 can be obtained from the office of the City Clerk. Public Hearing on this matter will be held at 7:00 P.M. on Monday, September 20, 1999. Any person who appeals any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceeding and, thus, may need to ensure that a verbatim record of the proceeding is made, including the testimony and evidence upon which an appeal may be based.



MARSHA L. NICHOLS
Notary Public, State of Florida
My Comm. Exp. Aug. 20, 2002
Comm No CC763570



***Growth and Resource Management
Planning and Development Services***

123 West Indiana Avenue • Room 202 • DeLand, Florida 32720-4253

Telephone (386) 943-7059 • Fax (386) 626-6570

www.volusia.org

ZONING CLASSIFICATION SUMMARY SHEET

This is only a summary of the zoning classifications contained within the Zoning Ordinance of Volusia County. Please consult the actual zoning code for complete listings of permitted principal uses, special exception uses, and dimensional standards for each classification. The minimum lot area and minimum residential floor area is provided for each applicable classification hereby listed.

Zoning Classifications

Purpose and Intent

- | | | |
|----|-------------------|---|
| C | Conservation | This classification is to be applied to certain lands which are either owned or controlled by a government agency, but it may be applied to privately owned lands upon the request of the owner. It is the purpose of this classification to protect and preserve park and recreation areas, historic and archeological sites, fishing, wildlife, and forest management areas and other unusual or unique features.
<i>No minimum lot size</i> |
| P | Public | This classification is to be applied to certain lands for the development of governmentally-owned or used lands in a manner which is consistent with the comprehensive plan. This classification is a specialized one, designed to be applied to areas that are not intended for public use special exceptions.
<i>Minimum 5 acres per lot</i> |
| FR | Forestry Resource | This classification is to preserve land that is suited for multiple use forest management. It is further intended that this classification will permit limited agricultural activities. In addition, all agricultural uses should be encouraged to utilize Natural Resource Conservation Service best management techniques and other agricultural best management practices.
<i>Single family standard, manufactured modular, or mobile home dwellings are permitted.
Minimum 20 acres per lot; minimum 750 sq. ft. livable floor area.</i> |
| RC | Resource Corridor | This classification is to provide protected, natural corridors consisting of environmentally-sensitive and ecologically significant lands which connect to other protected areas such as parks and water bodies. The corridor shall provide a contiguous hydro-ecological pathway, where the wetlands and |

uplands are integrated and conducive to the maintenance and perpetuation of the system.

Single family standard or manufactured modular dwellings are permitted.

Minimum 25 acres per lot; minimum 750 sq. ft. livable floor area.

A-1 Prime Agriculture

This classification is to preserve valuable prime agricultural land for intensive agricultural uses and to protect land best suited for agricultural uses from the encroachment of incompatible land uses.

Single family standard, manufactured modular, or mobile home dwellings are permitted.

Minimum 10 acres per lot; minimum 750 sq. ft. livable floor area.

A-2 Rural Agriculture

This classification is to preserve and protect rural areas of the county that have some agricultural value but which are also suitable for rural estate living.

Single family standard or manufactured modular dwelling are permitted.

Minimum 5 acres per lot; minimum 750 sq. ft. livable floor area.

A-3 Transitional Agriculture

This classification is to preserve and protect small farms for personal and limited agricultural production or to provide a transitional agricultural zone between more intensive agricultural use areas and residential areas. It is intended that this classification be applied to properties which are within a designated rural community, to preserve existing agricultural uses in urban areas as depicted by the comprehensive plan, or to properties so as to coincide with the existing character of an area in a manner consistent with the comprehensive plan.

Single family standard or manufactured modular dwelling are permitted.

Minimum 1 acre per lot; minimum 1,000 sq. ft. livable floor area.

A-4 Transitional Agriculture

This classification is to preserve and protect small farms for personal and limited agricultural production or to provide a transitional agricultural zone between more intensive agricultural use areas and residential areas. It is intended that this classification be applied to properties which are within a designated rural community, to preserve existing agricultural uses in urban areas as depicted by the comprehensive plan, or to properties so as to coincide with the existing character of an area in a manner consistent with the comprehensive plan.

Single family standard or manufactured modular dwelling are permitted.

Minimum 2 ½ acres per lot; minimum 1,000 sq. ft. livable floor area.

RA Rural Agriculture

This classification is to provide for development consistent with the comprehensive plan in rural areas of the county. These lands are unsuited, generally, for commercial agricultural production because of odd lot configurations, undeveloped platted subdivisions, poor soil conditions, or lack of positive drainage outfall. Despite these facts, there are some suitable sites for single family dwellings and personal agricultural production.

Single family standard or manufactured modular dwelling are permitted.

Minimum 2 ½ acres per lot; minimum 1,000 sq. ft. livable floor area.

RR Rural Residential

This classification is to provide for development in a manner which is consistent with the comprehensive plan in rural areas of the county.

Single family standard or manufactured modular dwelling are permitted.

Minimum 1 acre per lot; minimum 1,000 sq. ft. livable floor area.

RE Residential Estate

This classification is to provide low-density residential development preserving the character of existing or proposed residential neighborhoods.

Single family standard or manufactured modular dwelling are permitted.

Minimum 2 ½ acres per lot; minimum 1,500 sq. ft. livable floor area.

R-1 Urban Single-Family Residential

This classification is to provide low-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Single family standard or manufactured modular dwelling are permitted.

Minimum 20,000 sq. ft. per lot; minimum 1,500 sq. ft. livable floor area.

R-2 Urban Single-Family Residential

This classification is to provide low-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Single family standard or manufactured modular dwelling are permitted.

Minimum 12,500 sq. ft. per lot; minimum 1,200 sq. ft. livable floor area.

- R-3 Urban Single-Family Residential
 This classification is to provide medium-low density residential developments, preserving the character of existing or proposed residential neighborhoods.
Single family standard or manufactured modular dwelling are permitted.
Minimum 10,000 sq .ft. per lot; minimum 1,000 sq.ft. livable floor area.
- R-4 Urban Single-Family Residential
 This classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.
Single family standard or manufactured modular dwelling are permitted.
Minimum 7,500 sq. ft. per lot; minimum 850 sq. ft. livable floor area.
- R-5 Urban Single-Family Residential
 This classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.
Single family standard or manufactured modular dwelling are permitted.
Minimum 5,000 sq. ft. per lot; minimum 750 sq. ft. livable floor area.
- R-6 Urban Two-Family Residential
 This classification is to provide for a mixture of one and two unit dwellings where that mixture of land use exists or is proposed.
Single family standard and two-family dwellings are permitted. Multi-family development, at a maximum density of 8 units per acre, requires special exception approval.
Single Family – Minimum 7,500 sq. ft. per lot; minimum 600 sq. ft. livable floor area
Two Family – Minimum 11,000 sq. ft. per lot; minimum 600 sq. ft. livable floor area.
- R-7 Urban Multifamily Residential
 This classification is to provide for multifamily residential living where high-density residential developments exist or are proposed.
Multifamily standard, townhouses, or manufactured modular dwellings are permitted.
Townhouses – Minimum 1 acre project; maximum density 14 dwellings per net acre; minimum lot per dwelling 2,000 sq. ft.; minimum 575 sq. ft. livable floor area per dwelling.
Multifamily Dwellings – Minimum 1 acre project; maximum 14 dwellings per net acre; no minimum lot size per dwelling.
Studio or efficiency – Minimum 480 sq. ft. livable floor area;
One bedroom – Minimum 575 sq. ft. livable floor area
Additional bedroom – Minimum 150 sq. ft.

R-8	Urban Multifamily Residential	<p>This classification is to provide for multifamily residential projects in urban areas of the county.</p> <p><i>Multifamily standard, townhouses, or manufactured modular dwellings are permitted.</i></p> <p><i>Minimum 10,000 sq. ft. per lot; maximum density of 20 dwellings per net acre.</i></p> <p><u>Studio or efficiency</u> – <i>Minimum 480 sq. ft. livable floor area;</i></p> <p><u>One bedroom</u> – <i>Minimum 575 sq. ft. livable floor area</i></p> <p><u>Additional bedroom</u> – <i>Minimum 150 sq. ft.</i></p>
R-9	Urban Single-Family Residential	<p>This classification is to provide for the continued medium density single-family dwelling residential development on existing platted lots.</p> <p><i>Single family standard or manufactured modular dwelling are permitted.</i></p> <p><i>Minimum 7,500 sq. ft. per lot; minimum 850 sq. ft. livable floor area.</i></p>
MH-1	Mobile Home Park	<p>This classification is to provide areas for the use and development of medium density mobile home parks.</p> <p><i>Mobile homes are permitted.</i></p> <p><i>Minimum 10 acre project; maximum 7 spaces per net acres; minimum space per unit is 5,000 sq. ft.; minimum 480 sq. ft. livable floor area per dwelling.</i></p>
MH-2	Mobile Home Park and Recreational Vehicle Park	<p>This classification is provide areas for the use and development of medium density combined and/or separate mobile home parks or recreational vehicle parks.</p> <p>Mobile Home and Recreational Vehicle Parks are permitted.</p> <p><u>Mobile Home Park</u> – <i>Minimum 10 acre project; maximum 7 spaces per acre; minimum space per unity is 5,000 sq. ft.; minimum 480 sq. ft. livable floor area.</i></p> <p><u>Recreational Vehicle Park</u> – <i>Minimum 10 acre project; minimum space size is 1,500 sq. ft.</i></p>
MH-3	Rural Mobile Home	<p>This classification is to provide area for low-density mobile home dwellings.</p> <p><i>Single family standard, manufactured modular, or mobile home dwellings permitted.</i></p> <p><i>Minimum 5 acres per lot; minimum 720 sq. ft. livable floor area.</i></p>
MH-4	Rural Mobile Home	<p>This classification is to provide development in a manner which is consistent with the comprehensive plan in rural areas of the county and to accommodate existing areas that are predominantly a mixture of single family and mobile home dwellings.</p> <p><i>Single family standard, manufactured modular, or mobile home dwellings permitted.</i></p>

Minimum 5 acres per lot; minimum 720 sq. ft. livable floor area.

MH-5 Urban Mobile Home

This classification is to provide medium-density areas for mobile home subdivisions.

Single family standard, manufactured modular, or mobile home dwellings permitted.

Minimum 5,000 sq. ft. per lot; minimum 720 sq. ft. livable floor area.

MH-6 Urban Mobile Home

This classification is to provide for low to medium density areas for mobile home subdivisions.

Single family standard, manufactured modular, or mobile home dwellings permitted.

Minimum 10,000 sq. ft. per lot; minimum 720 sq. ft. livable floor area.

MH-7 Mobile Home Park

This classification is to provide areas for the use and development of low to medium density mobile home parks.

Mobile homes are permitted.

Minimum 10 acre project; maximum density 4 spaces per acre; minimum space per unit 5,000 sq. ft.; minimum 720 sq. ft. livable floor area.

MH-8 Rural Mobile Home

This classification is to provide for development consistent with the comprehensive plan in rural areas of the county. These lands are unsuited generally for commercial agricultural production because of odd lot configurations, undeveloped but platted subdivisions, poor soil conditions, or lack of positive drainage outfall. Despite these facts there are some suitable site for single family dwellings and personal agricultural production.

Single family standard, manufactured modular, or mobile home dwellings permitted.

Minimum 2 ½ acres per lot; minimum 750 sq. ft. livable floor area.

B-1 General Office,
Hospital-Medical

This classification is to provide areas for general professional and medical uses.

Minimum 1 acre project.

B-2 Neighborhood Commercial

This classification is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.

Minimum 1 acre per lot.

B-3 Shopping Center

This classification is to provide shopping centers where compatible business establishments will be planned, organized and grouped in a unified arrangement. Such centers should be designed of sufficient dimension to satisfy all off-street

parking needs and be located along major arterial streets where the traffic generated can be accommodated in a manner consistent with the public health, welfare, and safety.
Minimum 10 acre project; minimum 15,000 sq. ft. for out-parcels within a project.

- B-4 General Commercial This classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center classification.
Minimum 1 acre per lot.
- B-5 Heavy Commercial This classification is to provide areas for commercial uses and structures that are not generally compatible with B-4 uses and structures.
Minimum 1 acre per lot.
- B-6 Highway Interchange Commercial This classification is to provide a specialized classification for hotels, motels, and tourist-related retail facilities near major highway interchanges.
Minimum 1 acre per lot.
- B-7 Commercial Marina This classification is to provide appropriate locations for pleasure or commercial boats and water-oriented facilities. Its application is primarily intended along the Halifax, Indian, and St. Johns Rivers, and other water bodies or watercourses.
Minimum 1 acre per lot.
- B-8 Tourist Classification This classification is to provide areas for tourist-related uses and accommodations. The classification is a specialized one, designed to protect and enhance the tourist economy of the county.
Minimum 20,000 sq. ft. per lot.
- B-9 General Office This classification is to provide areas for general office use. It is intended that this classification apply to suitable properties which are situated in urban areas to provide a transitional area between residential development and more intensive land uses.
Minimum 20,000 sq. ft. per lot.
- I-1 Light Industrial This classification is to provide sufficient space in appropriate locations for industrial operations engaged in the fabricating, repair, or storage of manufactured goods of such a nature that objectionable by-products of the activity (such as odors, smoke, dust, refuse, electromagnetic interference, noise in excess of that customary to loading, unloading, and handling

of goods and materials) are not nuisances beyond the lot on which the facility is located.

Minimum 1 acre per lot.

I-2 Heavy Industrial This classification is to provide for industrial operations of all types, provided they meet the minimum performance standards of the zoning ordinance.

Minimum 1 acre per lot.

I-3 Waterfront Industrial This classification is to provide for and preserve land in appropriate locations for industrial uses which require or are particularly suited to a water location.

Minimum 1 acre per lot.

I-4 Industrial Park This classification is to provide sites for planned industrial development, which are capable of being operated under high standards as to location and appearance of buildings and to provide opportunities for employment closer to places of residence.

Minimum 10 acre park size; minimum 1 acre per lot.

PUD Planned Unit Development This classification is to provide for integrated developments which are consistent with the comprehensive plan so as to promote a mixture of housing costs and types of economical and orderly development consisting of a single or a mixture of compatible land uses. Further, it is intended that a proposed development be sensitive to existing adjacent and future land uses as depicted by the future land use map of the comprehensive plan, the natural environment and the impact upon supporting public infrastructure through such mechanisms as, but not limited to, the establishment of appropriate buffer areas between land uses, limitations upon the types of permissible uses and structures which are to be permitted in the development.

RPUD – Residential *Minimum 5 acre parcel size*

BPUD – Business *Minimum 1 acre parcel size*

IPUD – Industrial *Minimum 1 acre parcel size*

MPUD – Mixed *Minimum 1 acre parcel size*

OCV Osteen Commercial Village This classification is to facilitate a mixed use, neo-traditional, development pattern featuring various commercial (office, retail, etc.) and residential uses, in accordance with the Osteen Local Plan..

Minimum 20,000 sq. ft. per lot.

Residential density:

Maximum: 12 du/l ac.; Minimum: Eight du/l ac.

OMV	Osteen Mixed Use Village	<p>This classification is intended to facilitate a variety of housing choices along SR 415, in accordance with the Osteen Local Plan. Housing types in the OMV can include single-family dwellings on individual lots, townhomes, or medium density, low rise multifamily formats.</p> <p><i>Minimum 10,000 sq. ft. per lot for nonresidential/multifamily; 2,000 sq. ft. per lot for townhouse; and 5,000 sq. ft. per lot for single-family residential.</i></p>
OTC	Osteen Tech Center	<p>This classification is intended to create a high value employment center featuring light manufacturing, office, research facilities, and flex office space uses, in accordance with the Osteen Local Plan.</p> <p><i>Minimum 10,000 sq. ft. per lot.</i></p>
OUR	Osteen Urban Residential	<p>This classification is to provide for single-family dwellings on individual lots in accordance with the Osteen Local Plan.</p> <p><i>Single-family standard or manufactured modular, and two-family dwellings are permitted</i></p> <p><i>Minimum 10,000 sq. ft. per lot for nonresidential/multifamily; 2,000 sq. ft. per lot for townhouse; and 5,000 sq. ft. for single-family residential.</i></p> <p><i>Residential density:</i> <i>Maximum: Eight du/acre.</i> <i>Minimum: Four du/acre.</i></p>
OTR	Transitional Residential	<p>This classification is to provide for a transition between more intense urban uses planned for the SR 415 Corridor and the rural and environmental characteristics of the land located in east Osteen, in accordance with the Osteen Local Plan.</p> <p><i>Single-family standard or manufactured modular, and two-family dwellings are permitted</i></p> <p><i>Minimum 10,000 sq. ft. per lot.</i></p> <p><i>Residential density:</i> <i>OTR-1: Maximum: Four du/one ac.</i> <i>OTR-2: Maximum: One du/one ac</i></p>
ORE	Osteen Rural Estate	<p>This classification is to provide for large lot, rural type development pattern, in accordance with the Osteen Local Plan.</p> <p><i>Single-family standard or manufactured modular dwellings are permitted</i></p> <p><i>Minimum 10,000 sq. ft. per lot.</i></p> <p><i>Residential density:</i> <i>Maximum: One du/five ac.</i></p>
OCR	Osteen Cluster Residential	<p>This classification is to provide low density residential development while affording protection of environmental resources, in accordance with the Osteen Local Plan.</p>

Single-family standard or manufactured modular dwellings are permitted

Minimum 10,000 sf. ft. per lot.

Residential density:

Category #1 — Maximum one dwelling per 25 acres.

Category #2 — Maximum one dwelling per 20 acres.

Category #3 — Maximum one dwelling per ten acres.

Category #4 — Maximum one dwelling per five acres.

Category #5 — Maximum one dwelling per one acre.

AP Airport Property

The purpose and intent of the Airport Property Classification is to impose land use controls that will protect and promote aircraft operations at the Daytona Beach International Airport and ensure a compatible relationship between Daytona Beach International Airport operations and other land uses in the vicinity.

Minimum 20,000 sq. ft. per lot.

SINGLE-FAMILY DWELLING REQUIREMENTS

<u>ZONING CLASSIFICATION</u>	<u>FR</u>	<u>RC</u>	<u>A-1</u>	<u>A-2</u>	<u>A-3</u>	<u>A-4</u>	<u>RA</u>	<u>RR</u>	<u>RE</u>
Minimum Lot Size	20 acres	25 acres	10 acres	5 acres	1 acre	2.5 acres	2.5 acres	1 acre	2.5 acres
Minimum Lot Width	150 ft.	100 ft.	100 ft.						
Minimum Floor Area	750 s.f.	750 s.f.	750 s.f.	750 s.f.	1000 s.f.	1000 s.f.	1000 s.f.	1000 s.f.	1500 s.f.
Minimum Front Yard Setback ⁽¹⁾⁽²⁾	100 ft.	50 ft.	100 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	30 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	50 ft.	50 ft.	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.	15 ft.	20 ft. comb. min. 8 ft. any one side
Minimum Side Yard Set-back abutting any street ⁽¹⁾⁽²⁾	100 ft.	50 ft.	100 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	30 ft.
Minimum Rear Yard Set	50 ft.	50 ft.	50 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	20 ft.
Minimum Waterfront Setback ⁽²⁾⁽³⁾	50 ft.	75 ft.	50 ft.	50 ft.	40 ft.	40 ft.	45 ft.	40 ft.	25 ft.
Maximum Height	45 ft.	45 ft.	45 ft.	45 ft.	55 ft.	55 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	10%	10% ⁽⁴⁾	35%	35%	35%	35%	35%	30% ⁽⁶⁾	35% ⁽⁶⁾
Minimum Number Off-Street Parking Space	Two (2) per dwelling unit								

<u>ZONING CLASSIFICATION</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>
Minimum Lot Size	20,000 s.f.	12,500 s.f.	10,000 s.f.	7,500 s.f.	5,000 s.f.
Minimum Lot Width	100 ft.	100 ft.	85 ft.	75 ft.	50 ft.
Minimum Floor Area	1,500 s.f.	1,200 s.f.	1,000 s.f.	850 s.f.	750 s.f.
Minimum Front Yard Setback ⁽¹⁾⁽²⁾	30 ft.	30 ft.	30 ft.	25 ft.	25 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	20 ft. combined, minimum 8 ft. on any one side	20 ft. combined, minimum 8 ft. on any one side	20 ft. combined, minimum 8 ft. on any one side	20 ft. combined, minimum 8 ft. on any one side	5 ft.
Minimum Side Yard Setback abutting any street ⁽¹⁾⁽²⁾	30 ft.	30 ft.	30 ft.	25 ft.	15 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Waterfront Yard Setback ⁽²⁾⁽³⁾	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	35% ⁽⁶⁾	35% ⁽⁶⁾	35% ⁽⁶⁾	35% ⁽⁶⁾	35% ⁽⁶⁾
Minimum Number Off-Street	Two (2) per dwelling unit	Two (2) per dwelling unit			

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ZONING CLASSIFICATION	<u>R-6</u>	<u>R-9</u>	<u>MH-3</u>	<u>MH-4</u>	<u>MH-5</u>	<u>MH-6</u>	<u>MH-8</u>
Minimum Lot Size	7,500 s.f.	7,500 s.f.	5 acres	1 acre	5,000	10,000	2.5 acres
Minimum Lot Width	75 ft.	75 ft.	100 ft.	100 ft.	50 ft.	85 ft.	150 ft.
Minimum Floor Area	600 s.f.	1,000 s.f.	720 s.f.	720 s.f.	720 s.f.	720 s.f.	750 s.f.
Minimum Front Yard Setback ⁽¹⁾⁽²⁾	25 ft.	25 ft.	50 ft.	40 ft.	20 ft.	25 ft.	45 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	20 ft. comb., min. 8 ft. on any one side	7 ft.	25 ft.	15 ft.	5 ft.	10 ft.	25 ft.
Minimum Side Yard Setback abutting any street ⁽¹⁾⁽²⁾	25 ft.	15 ft.	50 ft.	40 ft.	20 ft.	25 ft.	45 ft.
Minimum Rear Yard Setback	20 ft.	20 ft.	50 ft.	40 ft.	15 ft.	25 ft.	45 ft.
Minimum Waterfront Yard Setback ⁽²⁾⁽³⁾	25 ft.	25 ft.	50 ft.	40 ft.	25 ft.	25 ft.	45 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Maximum Lot Coverage	35% ⁽⁶⁾	35% ⁽⁶⁾	35%	35%	35 % ⁽⁶⁾	N/A ⁽⁶⁾	35%
Minimum Number Off-Street Parking Space	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit	Two (2) per dwelling unit

ZONING CLASSIFICATION	<u>OMV</u>	<u>OUR</u>	<u>OTR</u>	<u>ORE</u>	<u>OCR</u>
Minimum Lot Size	5,000 s.f.	5,000 s.f.	10,000 s.f.	10,000 s.f.	10,000 s.f.
Minimum Lot Width	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area	0.35 FAR	0.25 FAR	N/A	0.1 FAR	0.1 FAR
Minimum Front Yard Setback ⁽¹⁾	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Minimum Side Yard Setback abutting any lot ⁽⁵⁾	5 ft.	5 ft.	10 ft.	15 ft.	25 ft.
Minimum Side Yard Setback abutting any street ⁽¹⁾	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Minimum Rear Yard Setback	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Minimum Waterfront Yard Setback ⁽³⁾	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.
Maximum Height	35 ft.				
Maximum Lot Coverage	N/A ⁽⁶⁾				
Minimum Number Off-Street Parking Space	Two (2) per dwelling unit				

- SECTION 72-277 (5) DOES NOT PERMIT PRINCIPAL AND ACCESSORY STRUCTURES, OTHER THAN BOAT DOCKS, BOAT HOUSES, AND WALKWAYS IN WATERFRONT YARDS.
- SECTION 72-286 (2) DOES NOT PERMIT REQUIRED OFF-STREET PARKING SPACES TO BE LOCATED IN ANY PLATTED EASEMENTS.

- ⁽¹⁾ Corner lots are considered as having two (2) front yards and two (2) side yards.
- ⁽²⁾ These requirements do not apply to parcels within the Thoroughfare Overlay Zone Section 72-297 nor to the Indian River Lagoon Surface Water Improvements and Management Overlay Zone Section 72-1096 Land Development Code.
- ⁽³⁾ The required shoreline buffer/wetlands buffer may be greater in the Natural Resource Management Area (NRMA) or Outstanding Florida Water (OFW), Ref. Section 72-886, Land Development Code.
- ⁽⁴⁾ Total lot clearance cannot exceed 20%.
- ⁽⁵⁾ Section 72-277 (12) permits on any nonconforming lot not more than 50 feet in width, which has a single family zoning classification, the minimum side yard may be decreased to 7 feet.
- ⁽⁶⁾ The cumulative area of all accessory buildings or structures, excluding swimming pools and pool enclosures, shall not exceed 50% of the square foot area of the principal structure.
