

Agenda Item 6 (Quasi-Judicial Hearing)

Rezoning to Single-Family Residential-5 (SFR-5)

DEV2018-005

Frazar Road Beach House

STAFF REPORT

DATE: May 7, 2018

TO: Planning Board Members

FROM: Hannah Ward, Planner

PROJECT REQUEST

A request by Lucinda and Terran Freeman (contract purchasers), on behalf of Jodi Floyd (property owner), to rezone .18 +/- acre of property located at 144 Frazar Road from Business Professional (BP) to Single-Family Residential-5 (SFR-5).

PROJECT LOCATION

The subject property is located on the boundary between The City of Daytona Beach and the City of Daytona Beach Shores, at the East end of Frazar Road, in between and perpendicular to Peninsula Drive (to the West) and South Atlantic Avenue (to the East).



Aerial View of the Property

The surrounding zoning and land use classifications are illustrated below and in the accompanying map series.

Table 1: Land Use and Zoning

	Existing Uses	Future Land Use Designation	Existing Zoning Classification
Site	Vacant Undeveloped	Retail	Business Professional (BP)
North	Ocean Holiday Motel & Sierra Suites	Retail	Single-Family Residential-5 (SFR-5) & Tourist/Office/Retail (T-4)
South	Non-Conforming Single-Family Dwelling	Retail	Business Professional (BP)
East	Vacant Undeveloped	City of Daytona Beach Shores	City of Daytona Beach Shores
West	Non-Conforming Duplex	Level 1 Residential	Single-Family Residential-5 (SFR-5)

PROJECT DESCRIPTION

The applicant is requesting to rezone .18 +/- acres of vacant, undeveloped property on Frazar Road from Business Professional (BP) to Single-Family Residential-5 (SFR-5) to allow for the development of a single-family dwelling. The property was originally platted in 1945 as Lot 3 of the Triangle Park Subdivision and is located in a fully developed residential neighborhood. The applicant is proposing to rezone the property to accommodate a single-family dwelling, consistent with the residential uses that currently exist in the surrounding neighborhood.

Note: The lot does not meet the minimum depth requirements for the Single-Family Residential-5 (SFR-5) zoning district. That being said, *Section 8.4 - Nonconforming Lots of Record* of the Land Development Code (LDC) allows for the development of single-family structures on nonconforming lots, as follows:

- C. Development of Nonconforming Lots. Notwithstanding limitations imposed by other provision of this Code, a nonconforming lot may be used for any use permitted in the zoning district in which the lot is located, or as the site for any structure containing such a permitted use, provided:*
- 1. The lot is located within a business district; or*
 - 2. The lot is developed as a single-family use and otherwise meets all other applicable standards of the zoning district in which the lot is located, except that the minimum side yard setback and minimum rear yard setback for a new affordable single-family dwelling located on a nonconforming lot shall be reduced to five feet and 15 feet, respectively.*

It is anticipated that the proposed development will comply with the applicable LDC requirements for properties in the Single-Family Residential-5 (SFR-5) zoning district. If the rezoning is approved, the applicant will seek a reduction in the minimum required front yard setback for the SFR-5 zoning district, as provided in Section 11.4.B of the LDC, and as follows:

B. Exceptions and Variations.

2. *Reduction of Minimum Yard Setbacks to Block Face Average. If the average front yard, street side yard, interior side yard, or rear yard setback on improved lots located on the same block face and in the same zoning district is less than that the minimum front yard, street side yard, interior side yard, or rear yard setback (as appropriate) applied to a lot by the standards in Article 4: Zoning Districts, the minimum front yard, street side yard, interior side yard, or rear yard setback (as appropriate) applicable to the lot shall be reduced to such average.*

This proposed reduction to the minimum required front yard setback will allow the applicant to develop a single-family dwelling that is consistent with the setbacks to the existing homes along Frazar Road.

PROJECT ANALYSIS

Article 4 (Zoning Districts), Section 4.2 (Residential Based Zoning Districts) of the LDC provides the general purposes of the City's residential zoning districts, as well as the specific purposes of the Single-Family Residential-5 (SFR-5) zoning district, as follows:

Section 4.2. Residential Base Zoning Districts.

- A. General Purposes of Residential Base Zoning Districts.** *The Residential (R) base zoning districts established in this section are intended to provide a comfortable, healthy, safe, and pleasant environment in which to live and recreate. More specifically, they are intended to:*

1. *Provide appropriately located lands for residential development that are consistent with the goals, objectives, and policies of the comprehensive plan and any small area plans adopted by the City;*
2. *Ensure adequate light, air, privacy, and open space areas for each dwelling, and protect residents from the negative effects of noise, excessive population density, traffic congestion, flooding, and any other significant adverse environmental impacts;*
3. *Protect residential areas from fires, explosions, toxic fumes and substances, and other public safety hazards;*
4. *Provide for residential housing choice, affordability, and diversity with varying housing densities, types, and designs, including accessory apartments;*
5. *Provide for safe and efficient vehicular access and circulation and promote bicycle-, pedestrian-, and transit-friendly neighborhoods;*
6. *Provide for public services and facilities needed to serve residential areas and accommodate public and semi-public land uses that complement residential*

development or require a residential environment while protecting residential areas from incompatible nonresidential development;

- 7. Create neighborhoods and preserve existing community character while accommodating new infill development and redevelopment consistent with the goals, objectives, and policies in the comprehensive plan;*
- 8. Preserve the unique character and historic resources of the traditional neighborhoods and the community; and*
- 9. Promote sustainable development in terms of energy efficiency and conservation, greenhouse gas reductions, food security, materials recycling, and similar sustainability goals.*

In determining whether to adopt or deny a Site-Specific Zoning District Map Amendment, the City shall consider the following, in accordance with Section 3.4.D.3 of the LDC:

Site-Specific Zoning District Map Amendment Review Standards

a) Whether the applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:

i. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

The Future Land Use (FLU) designation on the property is Retail. The Retail FLU designation is primarily intended to support retail establishments, but it also provides for a residential density not to exceed 40 dwelling units/acre. Therefore, the proposed rezoning to the Single-Family Residential-5 (SFR-5) zoning district will be compatible with the Retail FLU designation on the property.

The City's TRT has reviewed the rezoning request and found it to be consistent with the City's Comprehensive Plan and with the Future Land Use designation on the property.

ii. Is not in conflict with any portion of this Code;

The City's Technical Review Team (TRT) has reviewed the proposed rezoning request for compliance with the regulations in the Land Development Code (LDC). Review of the proposed rezoning reflects that the request does not conflict with any portion of the LDC.

iii. Addresses a demonstrated community need;

N/A

iv. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The property subject the rezoning request is currently vacant and undeveloped. The current Business Professional (BP) zoning district does not allow for the development of a single family dwelling within an existing and fully developed single-family neighborhood. The proposed Single-Family Residential-5 (SFR-5) zoning district will allow for the development of the property to accommodate a single-family dwelling, consistent with the character and development pattern of the existing neighborhood.

The City's Technical Review Team (TRT) has reviewed the proposed rezoning request and has found it to be appropriate for the property. A building permit for the proposed single-family dwelling is expected to be submitted to the City for review following a final decision by the City Commission.

The applicant has conducted a neighborhood meeting, as required by the LDC. The applicant has prepared a summary of the neighborhood meeting, as shown in *Attachment A*.

v. Would result in a logical and orderly development pattern;

The City's TRT has reviewed the proposed rezoning request and has determined that it would result in a logical and orderly development pattern. The intensity and dimensional standards for the Single-Family Residential-5 (SFR-5) zoning district and the permitted uses for the SFR-5 zoning district can be found in *Attachment B*.

vi. Would not adversely affect the property values in the area;

Staff has no indication that the proposed rezoning request will have an adverse impact on the property values in the area.

vii. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The building permit for the single-family dwelling will be reviewed for compliance with the requirements in the Land Development Code (LDC) for the SFR-5 zoning district. Staff has reviewed the requested rezoning for impacts to public facilities and offers no objection to the application.

viii. Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

Staff does not anticipate any adverse environmental impacts with the approval of this request.

- b. If the applicant demonstrates that the proposed amendment meets the criteria in subparagraph [a] above, whether the current zoning district designation accomplishes a legitimate public purpose.**

The current Business Professional (BP) zoning designation on the property is incompatible with the existing and fully developed single family neighborhood in which the property is located. The proposed rezoning to the Single-Family Residential-5 (SFR-5) zoning district accomplishes a legitimate purpose by allow for the development of a single-family dwelling on a vacant and undeveloped property within the City, consistent with existing uses on surrounding properties.

RECOMMENDATION

Staff recommends approval of the request to rezone .18+/- acres of land located at 144 Frazar Road from Business Professional (BP) to Single-Family Residential-5 (SFR-5).

The item is tentatively scheduled to be heard by the City Commission for first reading on June 6, 2018 and for second reading on June 20, 2018 (public hearing).

A majority vote of the Planning Board members present and voting are required to recommend approval to the City Commission.

LOCATION MAP

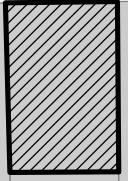


OCEAN DUNES RD

SR A1A (ATLANTIC AV S)

ATLANTIC SHORELINE

FRAZAR RD



ROSALYN AV

MARILYN ST

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DEV2018-005 - FRAZAR ROAD BEACH HOUSE REZONING TO SINGLE-FAMILY RESIDENTIAL-5 (SFR-5) LOCATION MAP

The City of Daytona Beach Map disclaimer:
These maps were developed and produced by the City of Daytona Beach GIS. They are provided for reference only and are not intended to show map scale accuracy or all inclusive map features. As indicated, the accuracy of the map has not been verified and it should be used for informational purposes only. Any possible discrepancies should be brought to the attention of City Engineering and or Development Services.

AERIAL MAP



1 inch = 100 feet



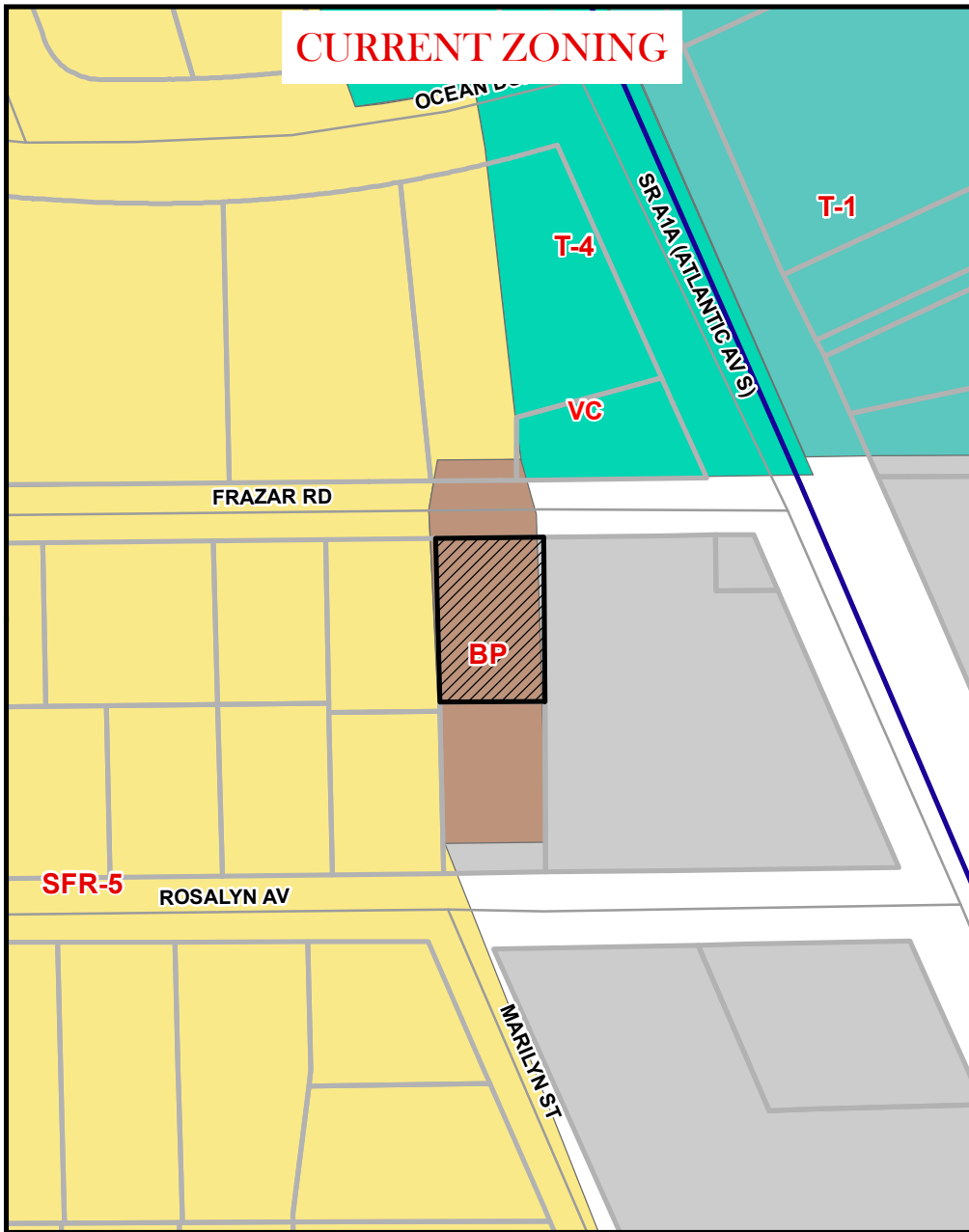
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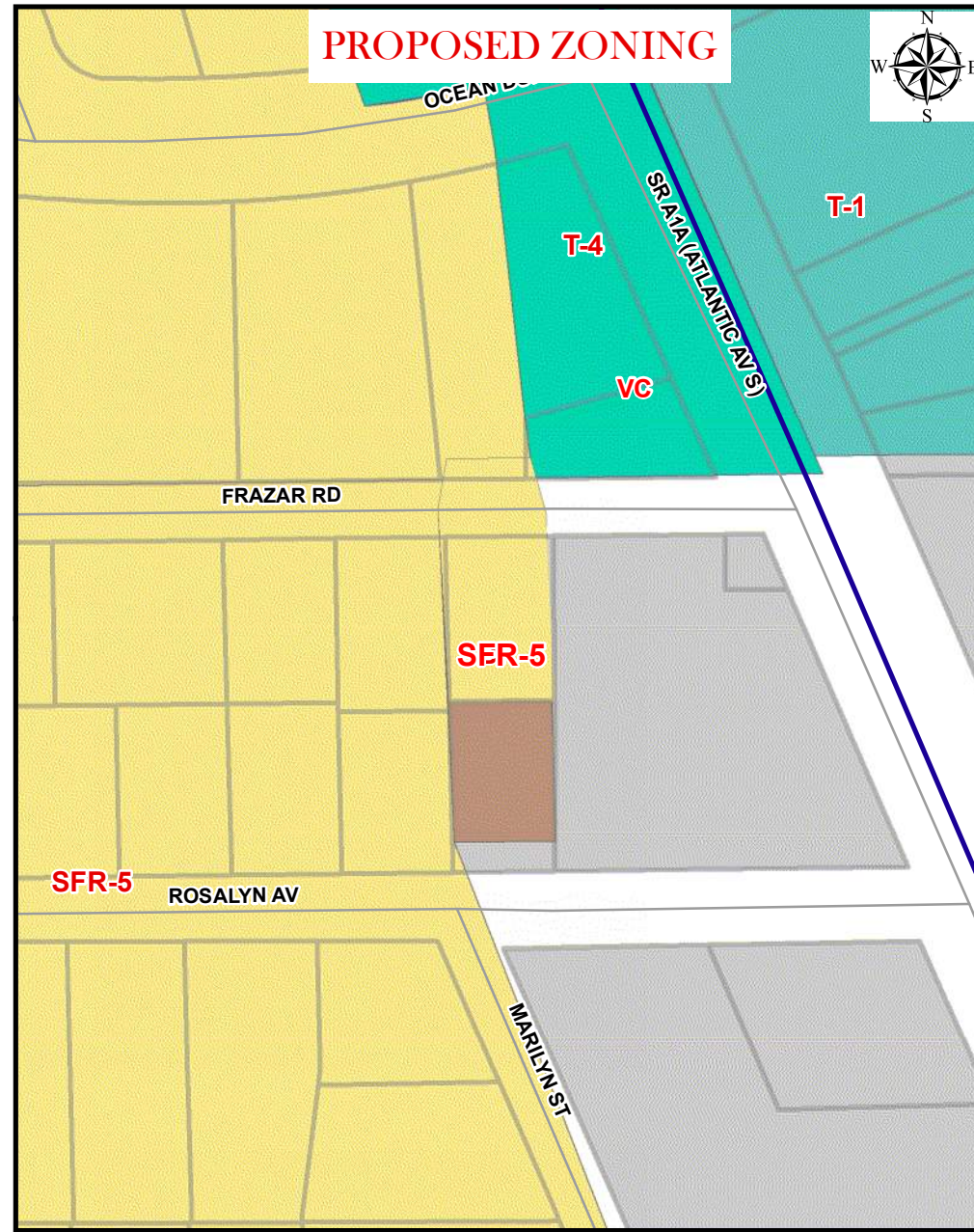
DEV2018-005 - FRAZAR ROAD BEACH HOUSE REZONING TO SINGLE-FAMILY RESIDENTIAL-5 (SFR-5) AERIAL MAP

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CURRENT ZONING



PROPOSED ZONING

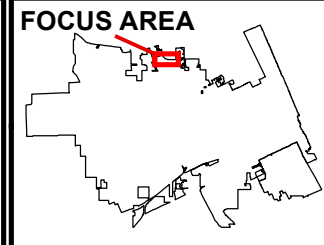


1 inch = 100 feet

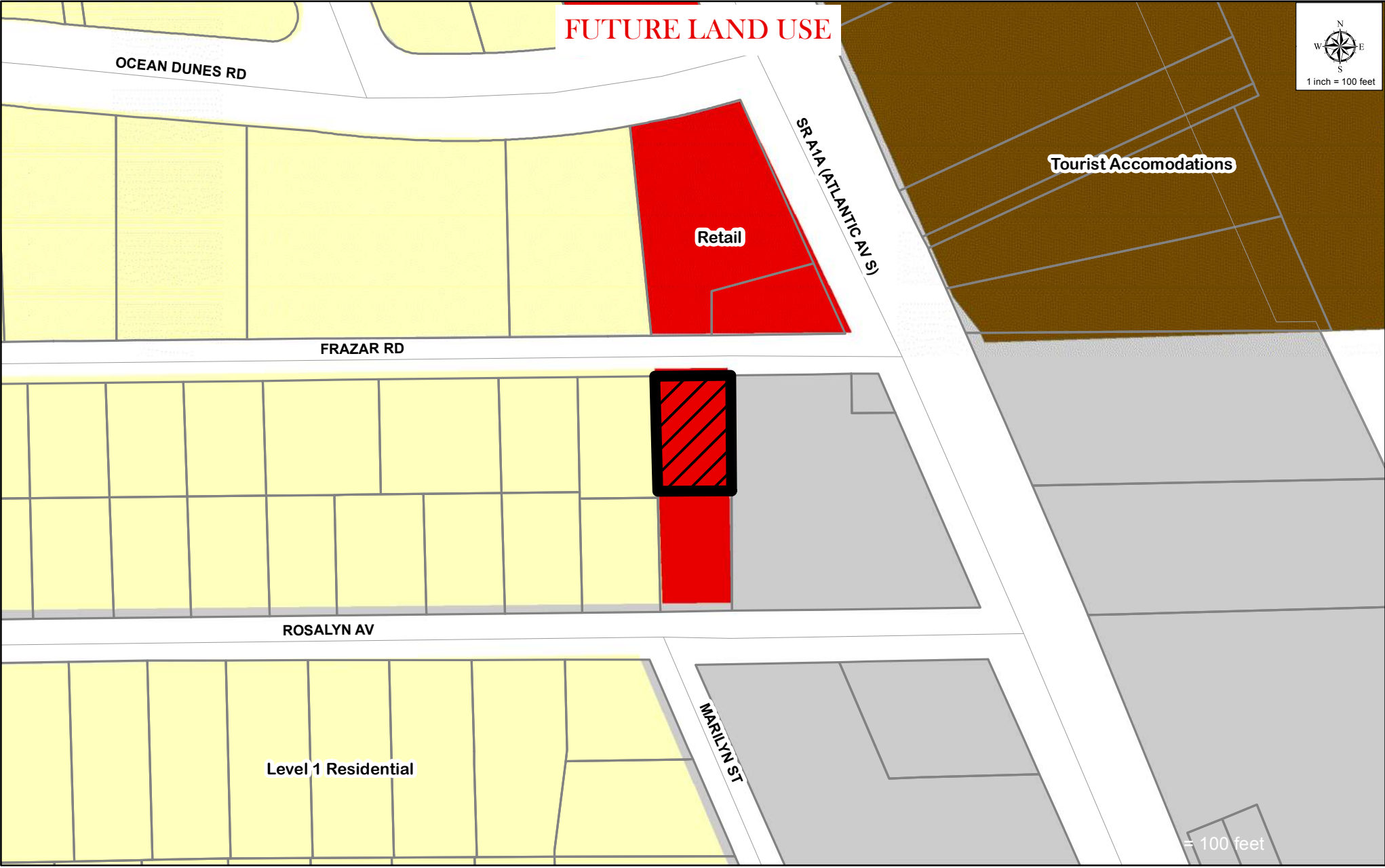
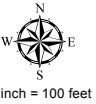
1 inch = 100 feet



**DEV2018-005 - FRAZAR ROAD BEACH HOUSE
REZONING TO SINGLE-FAMILY RESIDENTIAL-5 (SFR-5)
CURRENT AND PROPOSED ZONING MAP**



FUTURE LAND USE



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DEV2018-005 - FRAZAR ROAD BEACH HOUSE REZONING TO SINGLE-FAMILY RESIDENTIAL-5 (SFR-5) FUTURE LAND USE (FLU) MAP

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MEMORANDUM

TO: DENNIS MROZEK, PLANNING MANAGER, CITY OF DAYTONA BEACH

FROM: TERRAN R. & LUCINDA A. FREEMAN

SUBJECT: NEIGHBORHOOD MEETING SUMMARY, APRIL 12, 2018

DATE: APRIL 13, 2018

**CLIENT/
MATTER #:** **DEV2018-005 – SFR-5 REZONING**

A neighborhood meeting was held on the property requesting the rezoning at, 144 Frazar Rd.; Daytona Beach, FL 32118, on April 12, 2018 at 6:30 pm.

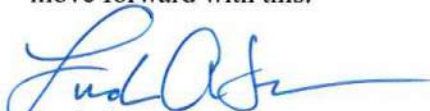
We, Terran Freeman and Lucinda Freeman, were both in attendance to explain the rezoning request of the property from its current commercial status to residential SFR-5. Five nearby neighbors, one friend and our City Commissioner - Zone 1, Mrs. Ruth Trager and Warren Trager were in attendance. Please see attached sign in sheet.

Prior to the meeting I received calls from three of the local neighbors that could not attend the meeting, they all expressed that they were in favor of the rezoning and if I needed anything at all to please call them. They are: Mrs. Janet R Hamer from 520 Ocean Dunes Rd; Mrs. Ellie-Ann Baldwin from 610 Ocean Dunes Rd and Mrs. Jody S Floyd from 140 Frazer Rd.

At the meeting all in attendance were for the rezoning of the property, however the neighbors in attendance expressed the same concern of the storm drain in front of the property. They say it does not drain anywhere and is not currently being maintained by either the City of Daytona nor Daytona Beach Shores.

We look forward to this item being scheduled for the May 24, 2018 Planning Board and the July 4 (TBD) and July 18, 2018 City Commission meetings.

A Sincere Thank You to all that attended, and we look forward to hopefully being allowed to move forward with this.

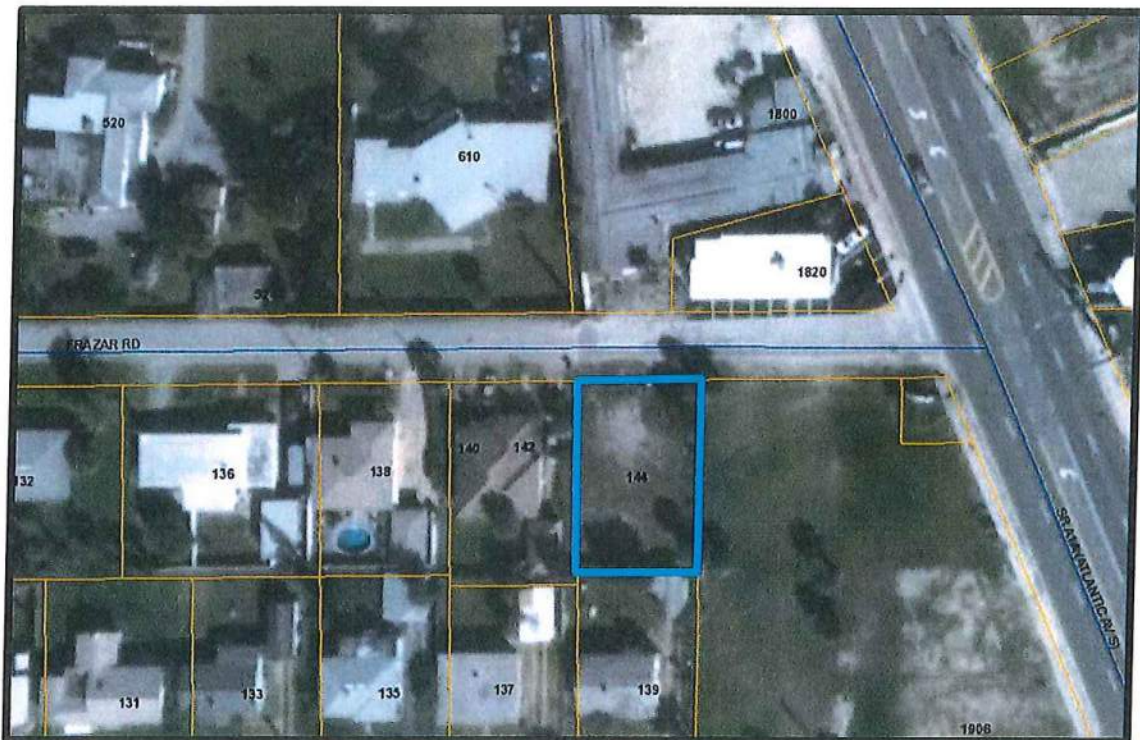

Lucinda Freeman

Neighborhood Meeting
Thursday, April 12, 2018
144 Frazar Rd.; Daytona Beach 32118
386-527-5999

Re:	DEV2018-005 – SFR-5 Rezoning
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Dear Sir/Madam:

You are invited to a neighborhood meeting regarding a request by Terran “Terry” Freeman & Lucinda “Cindi” Freeman, to rezone 0.117 acres of land located at 144 Frazar Rd.; Daytona Beach, FL 32118, as shown on the map below, to the Single-Family Residential-5 (SFR-5) zoning district.



The meeting is being held to allow interested persons to listen to an overview of the project and ask questions. The neighborhood meeting will be held at 144 Frazar Rd.; Daytona Beach, FL 32118, on Thursday, April 12, 2018 at 6:30 P.M.

Please feel free to contact Lucinda “Cindi” Freeman by phone at 386-527-5999 or e-mail at Cindif@CMFreeman.com should you have any questions. Thank you.

Properties within 300' of 144 Frazar Rd., that Notice of Meeting was sent via USPS as Certified Return Receipt Requested

Christian Adventures International
P.O. Box 15136
Daytona Beach, FL 32115
Re: 1912 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2020 10
Certified Mail: 7017 3380 0000 7926 3521

Nader J & Violet Neshewat
3811 Hunt Manor Dr.
Fairfax, VA 22033
Re: 1910 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2020 96
Certified Mail: 7017 3380 0000 7926 3965

1901 1903 S Atlantic LP
199 Bay St Ste 2900 Box 459
Toronto Ontario M5L 1G4
Re: 1903 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2021 19
Certified Mail: 7017 3380 0000 7926 3972

Harman Investments LLC
1819 S Atlantic Ave
Daytona Beach, FL 32118
Re: 1819 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2020 58
Certified Mail: 7017 3380 0000 7926 3927

Jenzano Cecile T & Jenzano Living Trust
John & Cecile Jenzano
820 Oak St
Port Orange, FL 32127
Re: 1815 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2023 93
Certified Mail: 7017 3380 0000 7926 3989

1751 S Atlantic LP
Commerce Court West
199 Bay St STE 2900
Toronto Ontario, MSL 1G4
Re: 1751 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2020 65
Certified Mail: 7017 3380 0000 7926 3934

Volusia Investment Properties
6 Birchwood Trail
Ormond Beach, FL 32174
Re: 1700 S Atlantic Ave.
Tracking: 9590 9402 3555 7305 2023 00
Certified Mail: 7017 3380 0000 7926 3996

James A Linkfield & Steven A Linkfield &
Debra L Rennie
607 Ocean Dunes Rd
Daytona Beach, FL 32118
Re: 607 Ocean Dunes
Tracking: 9590 9402 3555 7305 2020 72
Certified Mail: 7017 3380 0000 7926 3941

Debra L Rennie & Steven A Linkfield
1729 Ocean Dunes Terrace
Daytona Beach, FL 32118
Re: 1729 Ocean Dunes Terrace
Tracking: 9590 9402 3555 7305 2014 19
Certified Mail: 7017 3380 0000 7926 4009

Karen Jo Ricks Revoc Trust
419 Ocean Dunes Rd
Daytona Beach, FL 32118
Re: 510 Ocean Dunes Rd
Tracking: 9590 9402 3555 7305 2020 89
Certified Mail: 7017 3380 0000 7926 3958

Janet R Hamer
520 Ocean Dunes Rd
Daytona Beach, FL 32118
Re: 520 Ocean Dunes Rd
Tracking: 9590 9402 3555 7305 2014 33
Certified Mail: 7017 3380 0000 7926 4016

Ellie-Ann Baldwin
5730 W Pacific Place
Lakewood, CO 80227
Re: 610 Ocean Dunes Rd.
Tracking: 9590 9402 3555 7305 2017 54
Certified Mail: 7017 3380 0000 7926 4023

Properties within 300' of 144 Frazar Rd., that Notice of Meeting was sent via USPS as Certified Return Receipt Requested

Suryakant M & Prerna S Patel
Ocean Holiday Motel
1800 S Atlantic Ave.
Daytona Beach, FL 32118
Re: 1800 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2018 15
Certified Mail: 7017 3380 0000 7926 4085

City of Daytona Beach Shores
2990 S Atlantic Ave
Daytona Beach Shores, FL 32118
Re: 1906 S Atlantic Ave
Tracking: 9590 9402 3555 7305 2018 08
Certified Mail: 7017 3380 0000 7926 4092

Phyllis A Lewis & Lisa Brooke Gufford
138 Frazar Rd.
Daytona Beach, FL 32118
Re: 138 Frazar Rd
Tracking: 9590 9402 3555 7305 2017 92
Certified Mail: 7017 3380 0000 7926 4108

Kiser Tyree H iii & Sarah C Kiser
145 Springview Dr.
Waynesville, NC 28786
Re: 132 Frazar Rd
Tracking: 9590 9402 3555 7305 2017 85
Certified Mail: 7017 3380 0000 7926 4115

Mindy Martel
Beachcomber Trust
1732 Congress Ave No 298
Palm Springs, FL 33461
Re: 127 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2017 78
Certified Mail: 7017 3380 0000 7926 3866

Joseph M & Margaret Judge
436 Manor View Dr.
Millersville, PA 17551
Re: 131 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2017 61
Certified Mail: 7017 3380 0000 7926 3873

Harman Investments LLC
1819 S Atlantic Ave
Daytona Beach, FL 32118
Re: 1820 S Atlantic Ave.
Tracking: 9590 9402 3555 7305 2017 47
Certified Mail: 7017 3380 0000 7926 4030

Jody S Floyd
8630 E Via Montoya
Scottsdale, AZ 85255
Re: 140 Frazar Rd,
Tracking: 9590 9402 3555 7305 2019 69
Certified Mail: 7017 3380 0000 7926 4047

Harman By the Sea LLC
1819 S Atlantic Ave
Daytona Beach, FL 32118
Re: 136 Frazar Rd
Tracking: 9590 9402 3555 7305 2019 76
Certified Mail: 7017 3380 0000 7926 4054

John Patterson
126 Frazar Rd
Daytona Beach, FL 32118
Re: 126 Frazar Rd.
Tracking: 9590 9402 3555 7305 2019 83
Certified Mail: 7017 3380 0000 7926 4061

Daniel Fuchs
11113 Pine Ridge Rd.
Leesburg, FL 34788
Re: 129 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2020 03
Certified Mail: 7017 3380 0000 7926 4078

Linda J Allen
118 Flamingo Ave
Daytona Beach, FL 32118
Re: 133 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2018 84
Certified Mail: 7017 3380 0000 7926 3880

Properties within 300' of 144 Frazar Rd., that Notice of Meeting was sent via USPS as Certified Return Receipt Requested

Ann L Beck
135 Rosalyn Ave
Daytona Beach, FL 32118
Re: 135 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2019 38
Certified Mail: 7017 3380 0000 7926 3545

Robert Thadani
137 Rosalyn Ave
Daytona Beach, FL 32118
Re: 137 Rosalyn Ave.
Tracking: 9590 9402 3555 7305 2018 77
Certified Mail: 7017 3380 0000 7926 3897

Graig A Cleveland
139 Rosalyn Ave.
Daytona Beach, FL 32118
Re: 139 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2019 21
Certified Mail: 7017 3380 0000 7926 3552

Tuen Yuk Lung
307 Ridge Blvd #116
South Daytona, FL 32119
Re: 130 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2019 14
Certified Mail: 7017 3380 0000 7926 3569

Sharon Given & Jim Given
4107 Whispering Ln
Annandale, VA 22003
Re: 132 Rosalyn Ave
Tracking: 9590 9402 3555 7305 2018 53
Certified Mail: 7017 3380 0000 7926 3903

Marie Rose Brown & Charles Brown
134 Rosalyn Ave
Daytona Beach, FL 32118
Re: 134 Rosalyn Ave,
Tracking: 9590 9402 3555 7305 2018 07
Certified Mail: 7017 3380 0000 7926 3576

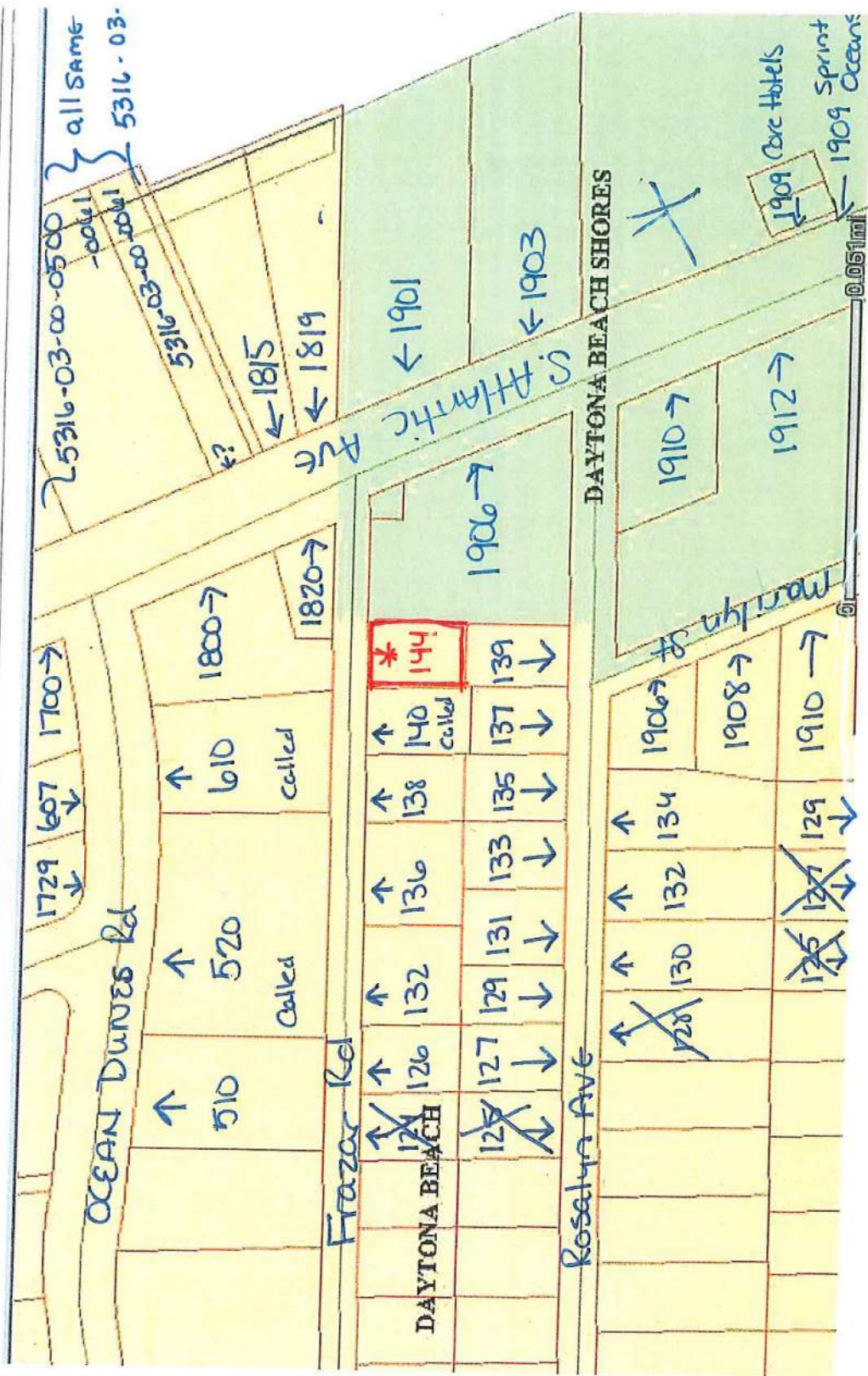
Richard J & Joy L Potter
P.O. Box 20554
West Palm Beach, FL 33416
Re: 1906 Marilyn St
Tracking: 9590 9402 3555 7305 2018 46
Certified Mail: 7017 3380 0000 7926 3910

Gary L Brown & Roberta L Brown
153 Locust Grove Rd
Dillsburg, PA 17019
Re: 1908 Marilyn St
Tracking: 9590 9402 3555 7305 2018 91
Certified Mail: 7017 3380 0000 7926 3583

Mary K Lichtenwalter
1910 Marilyn St
Daytona Beach, FL 32118
Re: 1910 Marilyn St
Tracking: 9590 9402 3555 7305 2018 39
Certified Mail: 7017 3380 0000 7926 3538

Hugh W & Pamela Waller
106 F Street
Seaside Park, NJ 08752
Re: 129 Flamingo Ave
Tracking: 9590 9402 3555 7305 2019 52
Certified Mail: 7017 3380 0000 7926 3590

The City of Daytona Beach
Development Services Department
Attn: Hannah Ward
301 S Ridgewood Ave.; Room 240
P.O. Box 2451
Daytona Beach, FL 32115-2451
Tracking: 9590 9402 3555 7305 2024 09
Certified Mail: 7017 3380 0000 7926 3606



NEIGHBORHOOD MEETING NOTICE POSTED ON PROPERTY MARCH 28, 2018.

We posted two (2) identicle signs per below photo:



NEIGHBORHOOD MEETING NOTICE

A NEIGHBORHOOD MEETING HAS BEEN SCHEDULED ON

April 12, 2018 AT 6:30 P.M. TO INTRODUCE THE

FOLLOWING APPLICATION FOR THIS PROPERTY:

Rezoning to the Single-Family Residential-5 (SFR5) Zoning District

THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION

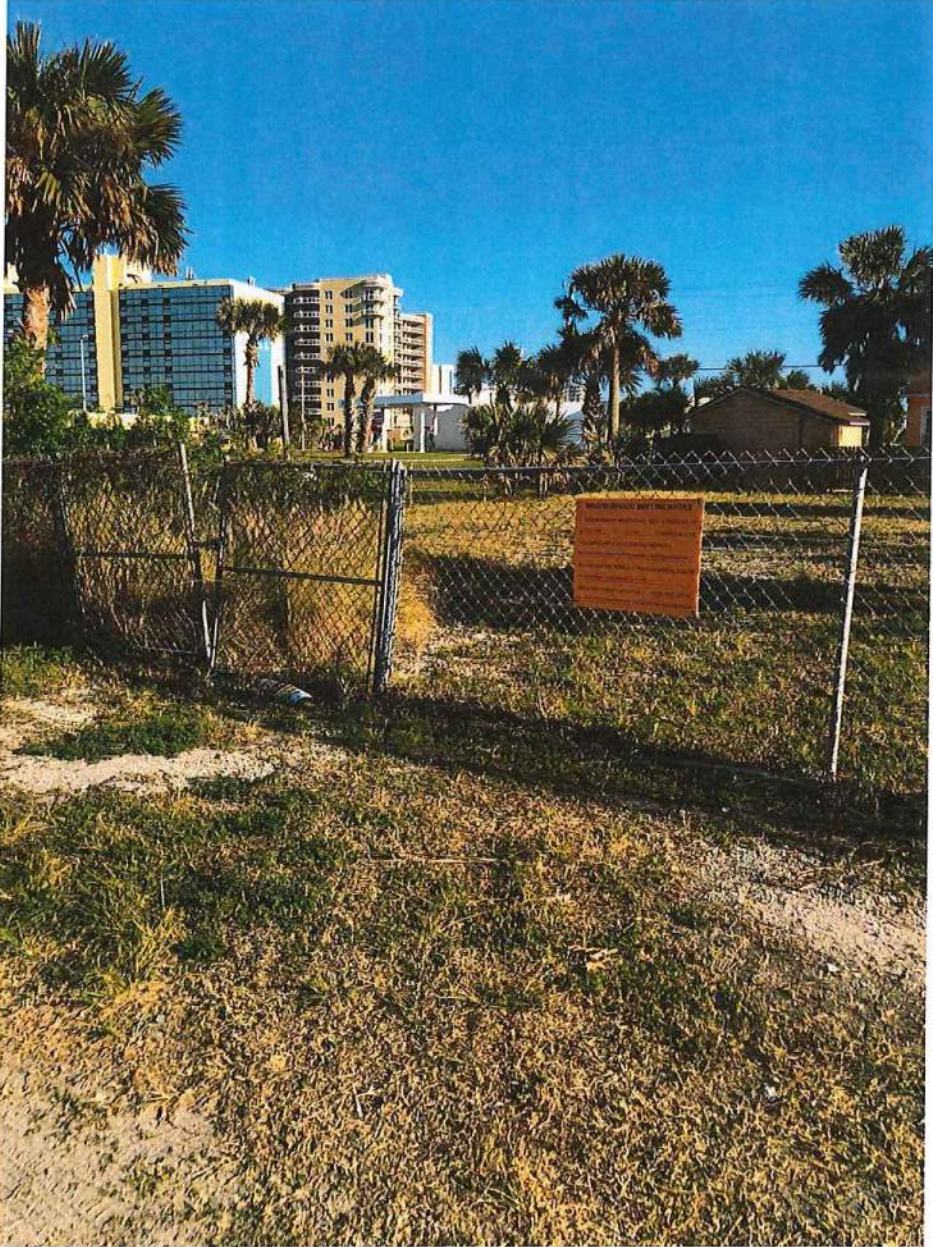
144 Frazar Road; Daytona Beach, FL 32118

INTERESTED PARTIES CAN CONTACT Lucinda "Cindi" Freeman

AT 386-527-5999 or cindif@cmfreeman.com FOR FURTHER INFORMATION

ATTACHMENT A

First sign was attached to the fence of the property visible directly on Frazar Rd.



The second sign was posted on the fence directly visible from A1A.



Sec. 4.2. - Residential Base Zoning Districts.

B. Single-Family Residential-5 (SFR-5).

Typical Building Types



1. *Purpose.* The purpose of the Single-Family Residential-5 (SFR-5) district is to accommodate primarily single-family detached dwellings at moderate densities on lots greater than 5,000 square feet in area. The district also accommodates limited group living, institutional, and open space uses, generally as special uses or public or semi-public uses.
2. *Use Standards.* See use tables and use-specific standards in Article 5 and any modified use standards for any overlay districts (Section 4.9), subject to the following modification:
 1. Outdoor facilities for field sports, swimming, or court games that are operated for profit are prohibited.
3. *Intensity and Dimensional Standards* ¹.

	Platted Lot Width		
	<50 ft	50≤60 ft	>60 ft
Lot area, minimum ²	5,000 sf ^{2,9}		
Lot width, minimum	50 ft		
Lot depth, minimum	100 ft		
Lot frontage on an improved street, minimum	50 ft ³		
Density, maximum (du/ac)	n/a		
Floor area ratio (FAR), maximum ⁴	0.5		
Living area per dwelling unit, minimum	900 sf	900 sf	1,400 sf
Lot coverage, maximum (% of lot area)	35%		

ATTACHMENT B

Structure height, maximum	35 ft ⁵		
Front yard setback, minimum	25 ft	25 ft	30 ft
Street side yard setback, minimum	15 ft		
Interior side yard setback, minimum	5 ft	7.5 ft	10 ft
Rear yard setback, minimum	25 ft		
Special Standards for Accessory Structures of Single-Family Dwellings ⁶			
Number of detached structures per lot, maximum	2		
Floor area, maximum (% of principal building floor area)	50%		
Structure height, maximum	20 ft		
Floor area in rear yard, maximum	200 sf ^{7,8}		
Rear yard coverage, maximum (% of rear yard area)	30%		
Setback from rear or side lot line, minimum	7.5 ft		
Spacing from principal building, minimum	5 ft		

NOTES: [sf = square feet; ft = feet; du/ac = dwelling units/acre]

1. See measurement rules and allowed exceptions/variations in Section 11.4, Measurement, Exceptions, and Variations of Intensity and Dimensional Standards.
2. May be reduced for an irregularly shaped lot such as those on a cul-de-sac turnaround, provided the lot is at least 50 ft wide at a line located within 400 ft from the right-of-way of an improved street.
3. Applicable to regularly shaped lots containing a dwelling; 20 ft for all other lots.
4. Applicable only to nonresidential development.
5. May be exceeded for a nonresidential structure with a Special Use Permit if the site is at least two acres in area and fronts on an existing arterial or major collector street, and all setbacks for the structure are increased 6 inches for each foot the structure's height exceeds 35 feet.
6. No accessory structure other than one commonly located in a front yard (e.g., lightpost, mailbox), shall be located closer to the front lot line than the front wall of the principal building on the lot. (Swimming pools and tennis courts shall not be deemed commonly located in a front yard.)
7. Accessory structures greater than 200 square feet in floor area shall not be located within a required yard.
8. Accessory structures greater than 200 square feet in floor area must have the same or similar exterior finish and roof design as the principal building on the site.
9. A lot of record existing prior to March 1, 2015 shall only be subdivided if each lot meets the minimum lot size of 9,000 s.f. and all other dimensional standards (see chart below).

Min. Lot Area sq. ft.	Min. Living Area sq. ft.	Min. Lot Width at Bldg. Line	Min. Lot Depth	Min. Front Yard Setback	Min. Side Yard Interior	Min. Side Yard Street	Min. Rear Yard	Max % of Lot Coverage	Max Bldg. or Structure Height
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ATTACHMENT B

9,000	1,400	75'	100'	30'	10'	20'	25'	35%	35'
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4. *Development Standards.* See development standards in Article 6 and any modified development standards for any overlay districts (Section 4.9).

SFR-5 (SINGLE-FAMILY RESIDENTIAL-5)

Principal Uses by Zoning District

From TABLE 5.2.A.2

***ALL USES MUST MEET THE USE-SPECIFIC STANDARDS IN TABLE 5.2.A.2**

Disclaimer

The permitted and special use zoning sheets are being provided **for informational purposes only**. They are a means to assist residents, current and prospective property owners, and the business community with identifying permitted and special uses allowed in zoning districts located within the boundaries of The City of Daytona Beach. The sheets also provide references to general use standards for uses in each zoning district. For official use determination requests on properties in the city, please contact The City’s Planning Department to request a zoning verification letter.

*Additional regulations may apply to properties in Redevelopment and Overlay zoning districts.

PERMITTED USES

HOUSEHOLD LIVING USES: SINGLE-FAMILY DETACHED DWELLING

GROUP LIVING USES: ASSISTED LIVING FACILITY

COMMUNICATION USES: TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE OTHER THAN TELECOMMUNICATIONS TOWER;
TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER

OPEN SPACE USES: PARK OR GREENWAY

UTILITY USES: UTILITY USE, MINOR

SPECIAL USE PERMIT

DAY CARE USES: ADULT DAY CARE CENTER; CHILD CARE FACILITY

EDUCATION USES: COLLEGE OR UNIVERSITY; VOCATIONAL OR TRADE SCHOOL

HEALTH CARE USES: NURSING HOME FACILITY

OPEN SPACE USES: CEMETERY

OTHER INSTITUTIONAL USES: PLACE OF WORSHIP

RECREATION / ENTERTAINMENT USES: COUNTRY CLUB; GOLF COURSE; OUTDOOR FACILITY FOR FIELD SPORTS, SWIMMING, OR COURT GAMES