



# The CITY OF DAYTONA BEACH

“THE WORLD'S MOST FAMOUS BEACH”

## MEMORANDUM

DATE: August 6, 2018  
TO: James V. Chisholm, City Manager  
FROM: Dennis Mrozek, Planning Director   
SUBJECT: Land Development Code Text Amendments – Amend Article 5 (Use Standards) (DEV2018-096)

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A request by Development and Administrative Services Department, Planning Division, to amend the Land Development Code, Article 5 (Use Standards) to require a minimum separation for a Self-Storage or Mini-Warehouse use and a Major Thoroughfare.

The code is proposed to be amended as follows with additions indicated by underlined text:

### 5.2.B.23. Commercial: Self-Service Storage Uses.

a. Self-Storage or Mini-Warehouse Facility. A self-storage or mini-warehouse facility shall comply with the following standards:

i. Site Layout.

- (a) The facility shall be located on a site with an area of at least one acre.
- (b) If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.
- (c) Self-Storage or Mini-Warehouse Facility in the RDD-3 zoning district shall have only storage bays accessible from an interior corridor. Access for the individual storage bays shall not be from exterior of the building.
- (d) Self-Storage or Mini-Warehouse uses shall not be located within 500 feet of a Major Thoroughfare.

At the July 26, 2018 Planning Board meeting, the Board recommended approval 4-to-0. Staff supports the Planning Board recommendation to the City Commission.

The first Public Hearing will be heard before the City Commission on September 5, 2018 and the second Public Hearing for adoption will be heard on September 19, 2018.