

CHAPTER 4 - ZONING

ARTICLE I. – IN GENERAL

Sec. 4.1. Zoning map.

The map entitled "Zoning Map of The City of DeBary, Florida," is hereby made a part of this Code by reference and shall be referred to as the "Zoning Map."

(Ord. No. 01-99, § 1(301.1), 11-3-1999; Ord. No. 02-12, § 3(Exh. B), 9-5-2012)

Sec. 4.2. Zoning/future land use compatibility matrix.

The following matrix illustrates which City zoning classifications are consistent with the corresponding Comprehensive Plan Future Land Use Map classification of the City's Comprehensive Plan.

Land Use Classifications	Future Land Use	Net Density and FAR	Allowable Zoning Classifications
Conservation and Rural Land Use Classifications	Environmentally Sensitive Lands (ESL)	Max 1 DU/10 acres	C (Conservation), RC (Resource Corridor)
	Agricultural Rural (A/R)	Max 1 DU/5 acres	A-2 (Rural Agriculture), A-3 (Transitional Agriculture), RR (Rural Residential), RA (Rural Estate), Planned Unit Development
Residential Land Use Classifications	Residential Low Density (R/LD)	Max 4 DU/acre	R-1, R-3, R-4, (Urban Single Family Residential), Planned Unit Development
	Residential Low-Medium Density (R/LMD)	Max 8 DU/acre	R-5 (Urban Single Family), R-6 (Urban Two Family Residential), R-7 (Urban Multi-Family Residential), Planned Unit Development
	Residential Medium Density (R/MD)	Max 14 DU/acre	R-5, R-6, R-7, R-8 (Urban Multi-Family Residential), Planned Unit Development
	Residential/Mobile Home (R/MH)	Max 8 DU/acre	MH-1 (Mobile Home Park), MH-5 (Urban Mobile Home)
Commercial Classifications	Commercial Office (C/O)	12 DU/Acre Max FAR 1	B-9 (General Office) and Planned Unit Development
	Commercial Retail (C/R)	12 DU/Acre Max FAR 1	B-9 (General Office), B-2 (Neighborhood Commercial), B-3 (Shopping Center), B-4 (General Commercial), B-5 (Heavy Commercial), B-6 (Highway Interchange Commercial), B-7 (Commercial Marina) and Planned Unit Development
Industrial Classifications	Industrial/General (I/G)	Max FAR 1	I-1 (Light Industrial), Planned Unit Development

Land Use Classifications	Future Land Use	Net Density and FAR	Allowable Zoning Classifications
	Industrial Service (I/S)	Max FAR 1	I-1 (Light Industrial), Planned Unit Development, B-5 (Heavy Commercial)
Public Classifications	Public/ Institutional (P/I)		P (Public Use)
	Public/Utility (P/U)	Max FAR 1	I-1 (Light Industrial), P (Public Use), Planned Unit Development
Mixed Use Classifications	Southeast Mixed Use (SEMUA)	8 DU/Acre Max FAR 2	Planned Unit Development
	Southeast Mixed Use /Transit Oriented Overlay (SEMUA/TOD)	14 to 32 DU/Acre Max FAR 2*	Planned Unit Development, Transit Oriented Development
	Southwest Mixed Use	4DU/Acre Max FAR 1	Planned Unit Development

*Refer to Chapter 5 for TOD Sub-area requirements/ Minimum of 14 du/acre and Maximum of 32 du/acre
DU/Acre = Dwelling units per net buildable acre
FAR = Floor Area Ratio

(Ord. No. 02-12, § 2(Exh. A), 9-5-2012; Ord. No. 13-2023, § 2, 1/3/2024)

Sec. 4.3. Interpretation of classification boundaries.

The following rules of interpretation shall be used to locate the classification boundaries shown on the official Zoning Map:

- (a) *Boundaries following streets.* Boundaries following, or approximately following, the centerlines of streets shall be construed to follow those centerlines. If a street is vacated, the classification boundary shall be construed to remain in its location, except when ownership of the vacated street is divided other than at the center, in which case, the boundary shall be construed to move with the ownership.
- (b) *Boundaries following lot lines.* Boundaries following, or approximately following, lot lines shall be construed to follow those lot lines.
- (c) *Boundaries following County and City limits.* Boundaries following, or approximately following, County and City limits shall be construed to follow those County and City limits.
- (d) *Boundaries following railroad lines.* Boundaries following, or approximately following, railroad lines shall be construed to follow the centerline of the railroad right-of-way. If a railroad right-of-way is vacated, the classification boundary shall be construed to remain in its location; except when ownership of the vacated railroad right-of-way is divided other than at the center, in which case, the boundary shall be construed to move with the ownership.
- (e) *Boundaries following water bodies.* Boundaries following, or approximately following, the shorelines of water bodies shall be construed to follow and move with those shorelines. Boundaries following, or approximately following, the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow and move with those centerlines.
- (f) *Boundaries entering any body of water.* Boundaries entering any body of water, but not continuing to intersect with other zoning boundaries, shall be construed to extend in the same direction in which they entered the body of water, until they intersect with other zoning boundaries.
- (g) *Reduction of unincorporated area by municipal annexation.* If City limits change through annexation, classification boundaries shall be construed to move with the City limits.
- (h) *Boundaries parallel to or extensions of above features.* Boundaries apparently parallel to or extensions of the features indicated in subsections (a)—(h) of this Section shall be construed to be parallel to or extensions of those features, as the case may be.
- (i) *Other cases.*