

# RDB-2 (Redevelopment Beachside – Specialty Retail)

## Principal Uses by Redevelopment Districts

From TABLE 5.2.A.3

**\*ALL USES MUST MEET THE USE-SPECIFIC STANDARDS IN TABLE 5.2.A.3**

### *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

<u>HOUSEHOLD LIVING USES:</u>	LIVE/WORK UNIT; MULTI-FAMILY DWELLING; UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)
<u>COMMUNICATION USES:</u>	TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE <i>OTHER</i> THAN TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH; TELECOMMUNICATIONS TOWER, MONOPOLE <i>MORE</i> THAN 90 BUT NO MORE THAN 180 FEET HIGH
<u>COMMUNITY SERVICE USES:</u>	MUSEUM
<u>OPEN SPACE USES:</u>	PARK OR GREENWAY; PUBLIC SQUARE OR PLAZA
<u>UTILITY USES:</u>	UTILITY USE, MINOR
<u>BUSINESS SUPPORT SERVICE USES:</u>	BUSINESS SERVICE CENTER; PARCEL SERVICES; TRAVEL AGENCY
<u>EATING OR DRINKING ESTABLISHMENTS:</u>	RESTAURANT <i>WITHOUT</i> DRIVE-IN OR DRIVE-THROUGH SERVICE; SPECIALTY EATING OR DRINKING ESTABLISHMENT
<u>MOTOR VEHICLE SALES AND SERVICE USES:</u>	PARKING DECK OR GARAGE (AS PRINCIPAL USE); PARKING LOT (AS PRINCIPAL USE); SALES OR RENTAL OF LIGHT VEHICLES; SALES, RENTAL, OR SERVICING OF RECREATIONAL VEHICLE, LIGHT

OFFICE USES:

BUSINESS SERVICES OFFICES; PROFESSIONAL SERVICES OFFICES; OTHER OFFICE FACILITY

RETAIL SALES AND SERVICE USES:

ANTIQUA STORE; ART GALLERY; BANK OR FINANCIAL INSTITUTION *WITHOUT* DRIVE-THROUGH SERVICE; BOOK OR MEDIA SHOP; CIGAR LOUNGE; CONVENIENCE STORE; DRUG STORE OR PHARMACY *WITHOUT* DRIVE-THROUGH SERVICE; DRY CLEANING OR LAUNDRY *DROP-OFF* ESTABLISHMENT; FLORIST SHOP; GIFT SHOP OR STATIONERY STORE; JEWELRY STORE; PERSONAL SERVICES ESTABLISHMENT; OTHER RETAIL SALES ESTABLISHMENT

VISITOR ACCOMMODATION USES:

HOTEL OR MOTEL;

OTHER ACCOMMODATIONS - NOTE 1: INCLUDES ALL USES REGULATED BY THE PRIOR LDC AS "ACCOMMODATIONS" OTHER HOTELS, MOTELS, ROOMING HOUSES, BED AND BREAKFAST FACILITIES, OR RV PARKS-I.E. "RENTAL UNITS INTENDED TO BE USED BY TRANSIENT PERSONS OR TOURISTS FOR OVERNIGHT OR SHORT-TERM LODGING." THIS USE THUS INCLUDED AND CONTINUES TO INCLUDE VACATION RENTALS AS DEFINED IN F.S. 509.242 AND GRANDFATHERED FROM THE 2011 AMENDMENT TO F.S. 509.032(7) THAT PREEMPTS LOCAL GOVERNMENT REGULATION OF VACATION RENTALS IN ACCORDANCE WITH THE PROVISIONS OF THAT STATUTE.

**SPECIAL USE PERMIT**

COMMUNICATION USES:

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED AS PERMITTED USES

## Redevelopment Beachside - Specialty Retail (RDB-2)

Lot area, minimum	n/a
Lot width, minimum	n/a
Lot depth, minimum	n/a
Density, maximum (du/ac)	20 du/ac <sup>2</sup>
Floor area ratio (FAR), maximum	4
Living area per dwelling unit, minimum	1 BR: 450 sf
	2 BR: 550 sf
	3 BR: 700 sf
	≥4 BR: 900 sf
Lot coverage, maximum (% of lot area)	n/a
Structure height, maximum	35 ft <sup>3</sup>
Front yard setback, minimum	n/a
Street side yard setback, minimum	n/a
Interior side yard setback, minimum	n/a
Rear yard setback, minimum	n/a
Spacing between principal structures, minimum	n/a

**NOTES: [sf = square feet; ft = feet; in = inches; 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 increased up to 30 du/ac on approval by the City Commission following a public hearing in accordance with residential density bonus provisions in the Redevelopment Element of the comprehensive plan.

3. May be exceeded by structures located 100 feet or more from Main Street on approval by the City Commission following a public hearing, provided: (a) the development provides space for high quality retail and service establishments that contribute to the creation of evening activity centers accessible to pedestrians, and (b) any such structures facing commercially-oriented streets or open spaces are designed to generate uses providing a range of activities and services for day and evening hours.