

OMV

Osteen Mixed Use Village Classification

Purpose and intent: The OMV 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.

Permitted principal uses and structures: In the OMV Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

- Art, dance, modeling and music schools (refer to subsection 72-1311(e)).
- Auditoriums, lecture halls, or conference rooms accessory to the principal use.
- Bakeries, retail (including preparation of products for sale on the premises) (refer to subsection 72-1311(e)).
- Barber and beauty shops (refer to subsection 72-1311(e)).
- Cluster and zero lot line subdivisions (refer to subsection 72-304).
- Communication towers not exceeding 70 feet in height above ground level.
- Convenience stores with or without fuel dispensers. No more than eight vehicular service positions per fuel dispenser island. Maximum of four fuel dispenser islands (refer to subsection 72-1311(e)).
- Day care centers (refer to subsection 72-293(6)) (refer to subsection 72-1311(e)).
- Essential utility services.
- Exempt excavations (refer to subsection 72-293(15)) or those which comply with division 8 of the LDC of Volusia County [article III, herein] or FSP review procedures of this article.
- Exempt landfills (refer to subsection 72-293(16)).
- Financial institutions (refer to subsection 72-1311(e)).
- Fire stations.
- General offices (refer to subsection 72-1311(e)).
- Group homes (refer to subsection 72-293(12)).
- Hardware/home improvement retail center (refer to subsection 72-1311(e)).
- Health clubs or spas (refer to subsection 72-1311(e)).

Home-based business (refer to section 72-283).

Houses of worship.

Hotels/motels.

Laundry and dry-cleaning establishments (refer to subsection 72-1311(e)).

Medical and dental clinics.

Multifamily dwelling.

Museums.

Parks and recreation areas accessory to residential developments.

Pharmacies (refer to subsection 72-1311(e)).

Printing, publishing and engraving (refer to subsection 72-1311(e)).

Public schools.

Publicly owned or regulated water supply wells.

Publicly owned parks and recreational areas.

Restaurants, types A and B (refer to subsection 72-1311(e)), without drive-throughs.

Retail sales and services less than or equal to 15,000 sq. ft. per structure (refer to subsection 72-1311(e)).

Retail specialty shops less than or equal to 15,000 sq. ft. per structure (refer to subsection 72-1311(e)).

Single-family standard or manufactured modular dwelling.

Tailors (refer to subsection 72-1311(e)).

Theaters (refer to subsection 72-1311(e)).

Travel agencies (refer to subsection 72-1311(e)).

Two-family dwellings.

Veterinary clinics.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Automobile rental agencies (refer to subsection 72-1311(e)).

Automobile service stations, types A, B and C (refer to subsection 72-1311(e)).

Bars and liquor stores (refer to subsection 72-1311(e)).

Bed and breakfast (refer to subsection 72-293 (19)).

Bowling alleys (refer to subsection 72-1311(e)).

Car washes (refer to subsection 72-1311(e)).

Community residential home (refer to subsection 72-290(3)).

Funeral homes.

Home-based business (refer to section 72-283).

Hospitals.

Nightclubs (refer to subsection 72-1311(e)).

Nursing homes, boarding houses approved and licensed by the appropriate state agency (refer to subsection 72-293(12)).

Private clubs (refer to subsection 72-1311(e)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection 72-293(1)).

Restaurants, types A and B (refer to subsection 72-1311(e)), with drive-thrus.

Retail sales and services greater than 15,000 sq. ft. per structure (refer to subsection 72-1311(e)).

Retail specialty shops greater than 15,000 sq. ft. per structure (refer to subsection 72-1311(e)).

Schools, parochial or private (refer to subsection 72-293(4)).

Residential density:

Maximum: Eight du/1 ac.

Minimum: Four du/1 ac.

Wetlands: One du/10 ac.

Floor area ratio:

Maximum: 0.35 FAR.

Minimum lot size:

For nonresidential and multifamily uses: 10,000 square feet area.

For town home uses: 2,000 square feet area.

For single-family residential uses: 5,000 square feet area.

Building height:

Maximum: 35 feet.

Minimum yard size: For residential uses:

25 feet for front, rear, and waterfront yards.

Five feet side yard, but may be reduced to zero if an interior townhome.

Other regulations: See article IV, division 2 for additional development regulations.

(Ord. No. 2012-06, § II, 503012; 2021-14 , § II, 7-20-21; Ord. No. 2021-34 , § I(Exh. A), 12-14-21)