

Sec. 4.5. - Tourist Base Zoning Districts.

A. **General Purposes of Tourist Base Zoning Districts.** The Tourist (T) base zoning districts are established for the general purpose of providing quality tourist destinations and enhancing the experience of tourists to Daytona Beach, and more specifically to:

1. Promote the development of quality hotels, attractions, convention centers, and meeting spaces;
2. Facilitate the development of family-friendly establishments and entertainment centers;
3. Promote the development of motor sports and car-related events such as antique auto shows, boat shows, and related events;
4. Enhance the quality of life for City residents by promoting development of quality sports, entertainment, and recreational facilities;
5. Encourage the clustering of heritage and cultural resources relating to history, culture, food, and music; and
6. Ensure property owners' investment by strengthening standards relating to the appearance and signage along major corridors.

Tourist Base Zoning Districts	
District Abbreviation	District Name
T-1	Tourist Accommodations
T-2	Tourist Office Restaurant
T-4	Tourist Office Retail
T-5	Tourist Highway Interchange

B. **Tourist Accommodations (T-1).**

1. *Purpose.* The purpose of the Tourist Accommodations (T-1) district is to accommodate primarily visitor accommodation uses (including accessory snack bars, guest recreation sales and service, florists, gift shops, beach apparel shops, ticket and auto rental offices), plus restaurants (other than drive-in or drive-through) and bars and lounges that serve visiting tourists. It also accommodates personal service establishments, residential development, and limited institutional and open area 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 modifications in Section 4.5.B.5, Modified Use Standards.
3. *Intensity and Dimensional Standards.* ¹

		All Other Development	
	Single-Family		All Other Lots

		Detached	Oceanfront	Street Frontage	
		Dwellings	Lots	≤100 ft	>100 ft
Lot area, minimum		6,000 sf ²	40,000 sf	10,000 sf	
Lot width, minimum		60 ft	75 ft	50 ft	
Lot depth, minimum		100 ft	100 ft	n/a	
Lot frontage on an improved street, minimum		50 ft ³	20 ft		
Density, maximum (du/ac)		n/a	40 du/ac		
Floor area ratio (FAR), maximum ⁴		n/a	3.0		
Living area per dwelling unit, minimum		900 sf	n/a		
Lot coverage, maximum (% of lot area)		35%	60%		
Structure width along Atlantic Ave, maximum		n/a	250 ft	n/a	
Structure height, maximum ^{5,6,7,8}		n/a	All development along the west side of SR A-1-A abutting or within 50 feet of a Level 1 or Level 2 residential land use designation (see comprehensive plan) shall be limited to a maximum building height of 35 ft plus a maximum of 10 ft for architectural design		
Front yard setback, minimum		25 ft	25 ft	20 ft	
Street side yard setback, minimum		25 ft + 6 in per foot of height >35 ft	15 ft + 6 in per foot of height >55 ft above mean sea level ^{9,10}	10 ft + 4 in per foot of height >42.5 ft	15 ft + 4 in per foot of height >57.5 ft
Interior side yard setback,	≤2 stories	7.5 ft			

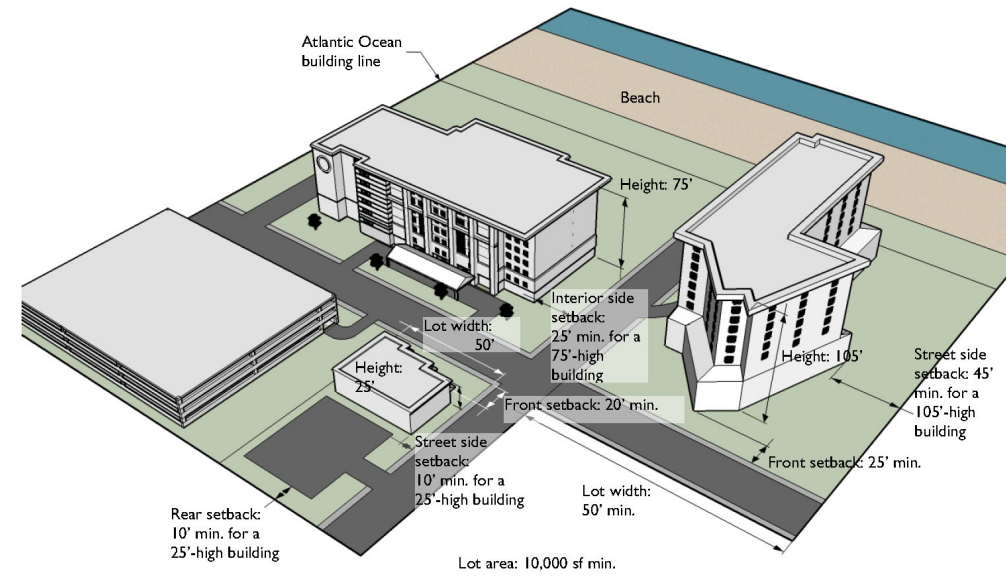
minimum	≥3 stories	15 ft + 6 in per foot of height >35 ft		
Rear yard setback, minimum	25 ft + 6 in per foot of height >35 ft	n/a ¹¹	10 ft + 4 in per foot of height >35 ft	
Spacing between principal buildings, minimum	n/a	Sum of setbacks applicable to each structure ¹²	n/a	
Special Standards for Accessory Structures of Single-Family and Duplex Dwellings¹³				
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	
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; 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 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. Parking garages and drive aisles shall not be included in the gross floor area of a building for purposes of calculating FAR (though any floor area located on a floor of a parking garage that is not used for parking or drive aisles (e.g., residential units) is included in calculations of gross floor area).
5. See minimum street side and interior side yard setback standards, which require additional setbacks for structures exceeding a height of 55 ft above mean sea level.
6. No space above 35 feet in height shall be utilized for living space. Existing structures in excess of 35 feet in height shall be permitted to remain and if destroyed, may be rebuilt at the existing height. Any proposed development in excess of 35 feet in height holding a valid site plan approval on September 1, 2007, shall not become subject to this restriction until the site plan approval expires. After construction, any such development shall be permitted to remain and if destroyed, may be rebuilt at the existing height.
7. The existing Bellair Plaza site is developed as a commercial shopping center. Redevelopment of the site for structures over 65 feet in height shall require a planned development zoning designation to allow public review of proposed projects.
8. All development from International Speedway Blvd. to Harvey Ave. between Granview Ave. and A-1-A shall be a planned development with heights required to transition from commercial on A-1-A to residential along Granview Ave.
9. For any multifamily residential or hotel or motel building whose footprint incorporates an aboveground parking garage or deck, the top of the building may be increased by one additional story, without requiring a corresponding increase in the minimum side yard setback, for each aboveground level of the parking garage or deck where at least 50 percent of the area is devoted to parking.
10. May be reduced to accommodate multiple buildings along Atlantic Avenue, provided the area of another required yard setback on the site is increased by an amount equal to or greater than that by the side yard setback is reduced.
11. If applicable, rear yard setback shall be established in accordance with F.S. § 161.053, and the FDEP Coastal Construction Control Line (CCCL) Program.
12. May be reduced to the larger of the applicable setbacks, provided the setback depth by which the spacing is reduced is added to a setback elsewhere on the site.
13. No accessory structure to a single-family dwelling other than one commonly located in a front yard (e.g., light post, mailbox—but not swimming pools and tennis courts) shall be located closer to the front lot line than the front wall of the dwelling.

4. *Development Standards.* See development standards in Article 6 and any modified development standards for any overlay districts (Section 4.9), subject to the modifications in Section 4.5.B. 6, Modified Development Standards.

Typical Development Configuration (Example Only)



5. *Modified Use Standards.* The following standards shall apply to development within the Tourist - Accommodations (T-1) district in addition to the generally-applicable use-specific standards in Article 5: Use Standards.

a. *Parking Deck or Garage Incorporated in an Oceanfront Multifamily Residential or Hotel or Motel Development.*

- i. Where any portion or floor of a multifamily residential or hotel or motel development located on an oceanfront lot is used for a parking deck or garage and is visible from Atlantic Avenue:
 - (a) The parking deck or garage, including ramps accessing the parking deck or garage, shall not be constructed in whole or in part within a required front, side or rear yard.
 - (b) Multifamily dwelling units or hotel or motel lodging units may be located on the perimeter of any floor of the parking deck or garage provided the total gross floor area of these units does not exceed 50 percent of the total gross floor area of the parking deck or garage floor.
- ii. Where any portion or floor of a multifamily residential or hotel or motel development is used for a parking deck or garage and is not visible from Atlantic Avenue (including an underground parking garage):
 - (a) The parking deck or garage, including ramps accessing the parking deck or garage, shall be constructed in a manner that does not hamper the installation or maintenance of required landscaping or associated irrigation.
 - (b) The parking deck or garage, including ramps accessing the parking deck or garage, shall not extend beyond the bulkhead, or if no bulkhead exists, the bulkhead line established by Section

4.9.E.3.c, Atlantic Ocean Building and Bulkhead Lines.

- (c) The maximum elevation of the parking deck or garage shall not extend more than 20 feet above mean sea level.
 - b. Other Indoor Recreation/Entertainment Uses Prohibited on Oceanfront Lots. Uses constituting an Other Indoor Recreation/Entertainment Use (see Section 11.5, Terms and Uses Defined) are prohibited on oceanfront lots.
6. *Modified Development Standards.* The following standards shall apply to development within the Tourist - Accommodations (T-1) district in addition to the generally-applicable development standards in Article 6: Development Standards.
- a. *Off-Site Parking for Visitor Accommodation Uses.* A visitor accommodation use located on the east side of Atlantic Avenue may provide off-site parking on the west side of Atlantic Avenue, subject to the following:
 - i. No more than 15 percent of the site of the visitor accommodation use shall be covered by surface parking and associated driveways (excluding fire lanes). The balance of the site uncovered by buildings shall be landscaped. No aboveground parking garage or deck shall be located on sites abutting the Atlantic Ocean.
 - ii. The site of the off-site parking facility shall have at least 30 feet of frontage on Atlantic Avenue directly across from the site of the visitor accommodation use.
 - iii. Access to the off-site parking facility shall be from Atlantic Avenue or from a side street provided such access is not across from a residential district.
 - iv. The off-site parking facility shall be set back at least 50 feet from a residential district. The setback area shall be landscaped and an eight -foot screening wall or landscape screening shall be provided between the parking facility and the residential district.
 - v. If the off-site parking facility contains a structure, the architectural design of the structure shall complement and be consistent with the design features of the visitor accommodation building(s) so as to maintain a continuity of exterior design and materials between the off-site parking structure and the visitor accommodation use. Walls of painted concrete block are prohibited.
 - vi. Any structure on the off-site parking facility site shall be used exclusively for parking above the ground floor. The ground floor may include any use permitted in the district except a visitor accommodation use or a residential use—provided off-street parking requirements applicable to such uses are met.
 - b. *Site Design and Architectural Standards for Oceanfront Multifamily and Hotel/Motel Developments.* In recognition that high standards of site design and architectural quality are essential to the success of the City's tourism industry, any new multifamily dwelling or complex or hotel or motel development on an oceanfront lot shall comply with the following standards:
 - i. Building materials shall be resistant to the effects of the sun and salt water.
 - ii. Each building facade shall have multiple surface planes such that provide relief from flat, boxy surfaces.
 - iii. Windows shall make up at least 25 percent of the facade area per floor on the front and rear building facades and at least 15 percent of the facade area per floor on the side building facades.
 - iv. All windows shall have exterior ornamentation (sills, frames, awnings, shutters, louvers, balconies,

false balconies, etc.) that provide relief from a flat building surface.

- v. Each building facade shall have a color scheme consisting of three complementary colors; one of which shall be the principal (base) color and the others used as highlights and accents.
- vi. All buildings shall have multiple or pitched rooflines that provide relief from a flat roof. Mansards, parapet walls, fascia, or other ornamentation may be used to satisfy this requirement, but elevator shafts and mechanical rooms may not.
- vii. Pedestrian level lighting shall be provided between the building and the sidewalk along Atlantic Avenue, consistent with any applicable federal, State, and local environmental requirements relating to protected or endangered species.
- viii. Attractive, non-glare exterior lighting in the landscape areas is encouraged.
- ix. Water features such as reflecting pools and lighted fountains are encouraged.
- x. Signage shall be limited to monument signs that are appropriately integrated into the project architecture or landscaping plans. Signage shall not be permitted on seawalls.
- xi. The front yard of the site and the first ten feet inside the site from the bulkhead/seawall shall be heavily landscaped so that the predominant view toward the site from Atlantic Avenue and from the beach is one of noticeable and dense landscaping and not of hard surfaces or features. No pavement shall encroach into this landscaped area except for permitted driveways entering and exiting the site in an east-west direction and pathways to the beach.
- xii. Landscaping along the Atlantic Avenue frontage, ocean frontage, at the building corners, and within side yard setbacks shall consist of Palm tree groves meeting the following standards:
 - (a) Palm tree groves shall consist of at least five palms per cluster, the trunks being in close proximity to each other.
 - (b) The palms shall be a minimum clear trunk height of ten feet with varying heights within the cluster.
 - (c) The palm groves shall be placed 50 feet on center along the perimeter of the site and at the corners of the building.
 - (d) Sabal Palms shall be mixed with date palms and included along the Atlantic Avenue frontage.
- xiii. Architectural placement, parking design, and project ground signs shall be subordinate to and coordinated with the landscaping. Flowering plants shall be incorporated into the design.
- xiv. Driveways and at-grade surface parking areas to the north and south of the site's principal structure(s) shall be constructed of colored interlocking pavers.
- xv. All utilities shall be installed underground.

C. Tourist/Office/Restaurant (T-2).