

OSTEEN MIXED USE VILLAGE
CLASSIFICATION (OMV)

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)