

- (a) *Purpose and intent.* The purpose of the C-1-Retail Commercial Zoning District is to establish neighborhood commercial development along high volume roads that is compatible with nearby single-family residential areas. The C-1-Retail Commercial Zoning District is not suitable for transitional areas. Therefore, low intensity commercial development with no residential mix is permitted. The C-1-Retail Commercial Zoning District was first established in the original Deltona Lakes Community Development Plan to serve this purpose in the planned development. It may be applied to achieve a commercial development suitable for serving surrounding single-family residential development in all other appropriate areas of the city, including those areas that were not included in the original Deltona Lakes Community Development Plan. The C-1-Retail Commercial Zoning District shall only be applied to areas that are designated in the commercial future land use category on the adopted Future Land Use Map in the Deltona Comprehensive Plan, as it may be amended from time to time.
- (b) *Uses permitted.* Within the C-1 Retail Commercial district, no building, structure, land or water shall be used except for one or more of the following uses:
- (1) Motels and hotels.
 - (2) Restaurants, types A and B.
 - (3) Retail shops, professional offices, and personal service enterprises similar to the following:
 - Animal hospital.
 - Antique shops.
 - Aquariums.
 - Art goods and bric-a-brac shops.
 - Artist studios.
 - Automobile new parts, equipment and accessories; sales only.
 - Automobile service stations, type C.
 - Bakeries, retail (including preparation of products for sale on the premises.)
 - Banks and other financial businesses.
 - Barber shops.
 - Bars.
 - Beauty parlors.
 - Bicycle stores.
 - Billiard rooms, pool rooms or bowling alleys.
 - Brewpub/microbrewery (refer to section 110-814(i)).
 - Car washes.
 - Cigar stores (retail only).
 - Confectionery and ice cream stores.
 - Conservatories.
 - Convenience stores.
 - Craft distillery (refer to section 110-814(i)).
 - Cultural, historical, and art centers and museums.
 - Curio stores.
 - Day care centers.
 - Dental offices and clinics.
 - Drug and sundry stores.
 - Electric sales and service.
 - Electronic sales and service.
 - Employment agencies.
 - Essential utility services.

Fire stations.

Florist shops.

Fruit stores (retail only).

Furniture stores.

Garden supplies and retail fertilizer store.

General offices.

Grocery stores with or without meat sales.

Hardware stores (retail only).

Houses of worship.

Interior decorating, costuming, draperies.

Jewelry stores, watch repairs.

Laundromats.

Laundry and cleaning agencies (provided no gasoline or explosives of any kind are stored or used therein).

Lawn equipment sales and service.

Leather goods stores (retail only).

Libraries.

Medical offices and clinics.

Microwinery (refer to section 110-814(i)).

Millinery, wearing apparel, furrier stores.

Music and radio stores.

Night clubs.

Non-profit membership and charitable organizations.

Newsstands.

Paint stores.

Pest exterminators.

Pet stores.

Photograph galleries.

Physical fitness centers.

Printing shops.

Private clubs, lodges, fraternities, sororities.

Plumbing fixture shops (retail only).

Plumbing, sales and service.

Police and sheriff stations.

Public art galleries, libraries, museums, and other public meeting places not operated for profit.

Retail sales and services, excluding sales or rental of automobile, motorcycle, truck, motor home, or travel trailers, automobile driving schools, boat or mobile home sales and services.

Retail specialty shops.

Schools.

Tailor shops.

Theaters.

Utility offices.

Veterinarians.

- (4) Communication towers up to a height of 70 feet are permitted in accordance with chapter 82, Code of Ordinances, as it may be amended from time to time.
- (5) Publicly owned or regulated water supply wells of less than eight inches in diameter in accordance with the potable water well field protection requirements of the Land Development Code, chapter 98, article V, Code of Ordinances, as it may be amended from time to time.

(c) *Conditional uses.*

Care facility.

Communication towers exceeding 70 feet in height above ground level, in accordance with chapter 82, Code of Ordinances, as it may be amended from time to time.

Group home facility (refer to section 110-817(l)).

Automobile driving schools.

Automobile repair garage.

Automobile service stations, type A; permitted only on building sites with not less than 150 feet frontage on all abutting streets.

Funeral homes.

Public markets.

Publicly or privately owned municipal or public water supply wells of eight inches diameter or greater in accordance with the potable water well field protection requirements of the Land Development Code, chapter 98, article V, Code of Ordinances, as it may be amended from time to time.

(d) *Dimensional requirements:*

C-1, Retail Commercial	
Minimum lot size	
Area (sq. ft.)	10,000
Width (ft.) ⁽¹⁾	100
Minimum yard size	
Front yard (ft.)	25
Rear yard (ft.)	15
Side yard (ft.) ⁽²⁾	5
Side street yard(ft)	15
Maximum building height (ft.)	35
Maximum lot coverage (%) <i>(with principal and accessory buildings)</i> ⁽³⁾	40
Maximum floor area ratio (F.A.R.)	0.35
⁽¹⁾ Except 150 feet shall be required along all abutting street frontages for land uses with drive through service or windows, and all three types of automobile service stations.	
⁽²⁾ Except may be reduced to zero foot where adjacent to existing building with zero foot setback, or coordinated with proposed building with zero foot setback. When two or more lots are used as one building site the setback restrictions set forth in this zoning district shall apply to the exterior perimeter of the combined site.	
⁽³⁾ Excluding swimming pools and screened enclosures, except, that screened enclosures used for storage, trash or equipment containment, and covered parking areas are included. This provision shall not be interpreted to allow a floor area ratio of any principal building or group of principal buildings to exceed the maximum permitted.	

(e) *Off-street parking regulations.* See sections 110-828(f) through 828(j).

(f) *Landscape buffer requirements.* Landscape buffer areas meeting the requirements of section 110-808 shall be constructed.

(g) *Final site plan requirements* . Final site plan approval meeting the requirements of article III of the Land Development Code [chapter 75, Code of Ordinances], is required.

(h) *Types of signs permitted.* Signs are permitted in accordance with the city's sign code Chapter 102, Code of Ordinances, as it may be amended from time to time.

(i) *General provisions, exceptions and prohibitions.* See article VIII.

(Ord. No. 06-2003, § 1, 11-3-03; Ord. No. 07-2010, § 12, 6-21-2010; Ord. No. 19-2011, § 1(Exh. A), 11-7-2011; Ord. No. 06-2013, § 1(Exh. A), 6-17-2013; Ord. No. 18-2013, § 1(Exh. A), 2-3-2014; Ord. No. 06-2017, § 1(Exh. A), 11-20-2017; Ord. No. 04-2018, § 1(Exh. A), 5-7-2018)