

Sec. 2-28. B-7, Highway Tourist Commercial Zoning District.

A. PURPOSE: The purpose of the B-7, Highway Tourist Commercial Zoning District is to provide for a variety of tourist facilities and tourist-related support activities in an attractive setting which will promote pedestrian activity and reinforce positive visitor experience. This district is designed for use within or in close proximity to other districts within which major transient lodging development has occurred or is permitted.																
B. DIMENSIONAL STANDARDS																
1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9.								
								a. Front	b. Rear	c. Side	d. Street Side/ Corner	e. Waterbody				
Nonresidential Uses	36 (transient lodging)	50'	40%	75%	20,000 SF	100'	N/A	20'	20' 30' if abutting residential district; 5' additional combined side yard required for each story over 2	10' 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2	20'	30'				
Multifamily	10	50'	40%	75%	20,000 SF	100'	N/A	20'	20' 30' if abutting residential district	10' when abutting a multifamily district; 25' when abutting a single-family district	20'	30'				
C. PERMITTED USES			D. CONDITIONAL USES				E. SPECIAL EXCEPTION USES			F. OTHER STANDARDS						
1. Adult Day Care Center 2. Assisted Living Facility 3. Business and Professional Office 4. Business Service 5. Clubs and Fraternal Organization 6. Convenience Store, Type A 7. Financial Institution 8. Funeral Home 9. Instructional Physical Activity 10. Retail Sales and Service 11. School, Public 12. Transient Lodging 13. Veterinarian			1. Bar 2. Community Residential Home 3. Convenience Store, Type B 4. Convenience Store, Type C 5. Dwelling, Multifamily 6. Family Day Care Home 7. Golf Course, Contoured 8. Hospital 9. House of Worship 10. Nightclub 11. Parking Lot 12. Parking Garage 13. Parks and Recreation Facilities, Private 14. Parks and Recreation Facilities, Public 15. Personal Services 16. Public Facilities 17. Public Utilities 18. Recreational Facilities, Indoor 19. Restaurant, Type "A" 20. Restaurant, Type "B" 21. Restaurant, Type "C" 22. School, Private 23. Shopping Center 24. Telecommunications Towers, Camouflaged 25. Theater 26. Wind Energy System				1. Automatic Amusement Center 2. Nightclub 3. Outdoor Activity 4. Outdoor Storage 5. Recreational Facilities, Outdoor. 6. Telecommunication Tower 7. Vehicle Rental			All development must comply with the following requirements: 1. Wetlands (chapter 3, article II). 2. Special corridors and buffer requirements (chapter 3, article I). 3. See conditional and special exception regulations (chapter 2, article IV). 4. Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table><tr><td>One Bedroom = 600 SF</td><td>Three Bedrooms = 900 SF</td></tr><tr><td>Two Bedrooms = 750 SF</td><td>Each Additional Bedroom = 150 SF</td></tr></table>			One Bedroom = 600 SF	Three Bedrooms = 900 SF	Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF
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G. PERMITTED ACCESSORY USES: Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.																

(Ord. No. 2012-03, § 6, 2-7-2012; Ord. No. 2014-39, §§ 5, 6, 1-6-2015; Ord. No. 2015-11, § 6, 4-7-2015)



Stephanie Hiatt <stephanie.hiatt@svn.com>

please add to 620 b-7 zoning card

1 message

John Trost <john.trost@svn.com>

Wed, Jul 6, 2022 at 3:33 PM

To: Stephanie Hiatt <stephanie.hiatt@svn.com>

Convenience *food* store, *type A*.

- a. Hours of operation may be limited in order to minimize adverse impacts on adjacent residential areas.
 - b. Screening and buffering shall be required to the degree necessary to minimize the impact on residential areas to the maximum extent feasible.
 - c. If applicable, the store operation shall comply with the Convenience Business Security Act (F.S. § 812.1701 et seq.), as amended from time to time.
 - d. Shall be located at the intersection of two (2) public rights-of-way; this provision may be waived by the city commission, subject to the applicant demonstrating that the site will not have detrimental impacts to the traffic flow on the adjacent street.
- (19) Convenience *food* store, *type B*. All the requirements for convenience stores, type A shall apply in addition to the following:
- a. Traffic circulation shall be designed so as to provide safe ingress and egress.
 - b. The site is designed to provide a distinct separation of internal traffic and parking bay locations between the convenience store use and the gasoline pump area.
- (20) Convenience *food* store, *type C*. All the requirements for convenience stores, type A and B shall apply, in addition to the following:
- a. The minimum lot area shall be at least one and one-quarter (1¼) acres.
 - b. All pump island canopies shall comply with all setback requirements of the Greenbelt Overlay District as amended.
 - c. Traffic circulation shall be designed so as to separate convenience store traffic from gasoline sales traffic and drive-through traffic.
 - d. The principal structure housing all uses on the site shall be a minimum of two thousand (2,000) square feet in area.

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