

## DIVISION 1. - ENTERPRISE COMMUNITY OVERLAY ZONE

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### **Sec. 72-1300. - Establishment; purpose.**

- (a) *Purpose and intent.* The purpose of this section is to provide design standards to protect, preserve and enhance the natural, cultural and historical resources of the Enterprise area based on the goals, objectives and policies of the "Enterprise Local Plan" of the Volusia County Comprehensive Plan. This purpose shall be accomplished through the provision of regulations which preserve the area's natural, agricultural and historical resources; and design standards.
- (b) *Establishment of overlay zone.* The Enterprise Community Overlay Zone is hereby established within those boundaries identified in Figure 1-19, titled "Enterprise Local Plan", of the Volusia County Comprehensive Plan. Unless otherwise provided in [section 72-1305](#), this division shall only apply to all new nonresidential development and residential subdivisions for which an application for development order is filed with the county. Said zone shall apply to all zoning classifications established in article II, division 7 of this chapter, and the official zoning map shall identify said overlay zone by adding the letter "E" as a suffix to the existing zoning classification. In the event of a conflict between this article and other provisions of this chapter, the provisions of this article shall apply. Otherwise, all other applicable provisions of this chapter shall apply.
- (c) *Bona fide agricultural purposes; exemption.* The terms of this division shall not apply to any bona fide agricultural purpose.

(Ord. No. 2009-24, § 1, 10-1-09)

### **Sec. 72-1301. - Streetscaping.**

- (a) *Lakeshore Drive/Enterprise Osteen Road.*
  - (1) *Boundaries.* For purposes of subsection (a), Lakeshore Drive/Enterprise Osteen Road shall be defined as the right-of-way generally located between Providence Boulevard and Courtland Boulevard and measured from its centerline, as described in the Volusia County Right-of-Way Map Index, Map Book 1, page 224-229, as recorded on September 10, 2008.
  - (2) *Landscape buffer and setback; streetscape design standards.* A landscape buffer of 75 feet and front yard setback of 75 feet, as measured from the centerline of the right-of-way, shall apply along both sides of the right-of-way. The following design standards shall apply within a landscape buffer and front yard setback:
    - a. Existing native vegetation, as determined by county manager or designee, shall be preserved and development shall be avoided to the maximum extent possible within the drip line of any native tree. Any native vegetation within an existing public or private right-of-way or maintenance easement may be removed or thinned if required to ensure the safety of the motoring public and to maintain visibility of oncoming traffic at intersecting public streets. Nothing herein shall exempt a historic or specimen tree from the preservation and/or replacement requirements of article III.
    - b. A minimum of one group A tree for each 20 feet of road frontage shall be planted in a curvilinear pattern with a minimum height of ten feet upon installation.
    - c. A minimum of one group B tree for each 30 feet of road frontage planted in a curvilinear pattern with a minimum height of ten feet upon installation.

- d. A minimum of one group C for each three feet of road frontage planted in a curvilinear pattern with a minimum height of two feet upon installation.
  - e. No fence may be erected which exceeds four feet in height or with an opacity which exceeds 25 percent within the front yard.
  - f. Roadway shoulders within the right-of-way shall be left in a natural condition with existing or native grasses.
- (b) *Main Street and Jacob Brock Avenue.*
  - (1) *Applicability.* The provisions of subsection (b) shall apply to those properties fronting Main Street and Jacob Brock Avenue located between DeBary Avenue and Jacob Brock Avenue and Main Street and DeBary Avenue.
  - (2) *Streetscape design standards.* The following streetscape design standards shall be required:
    - a. A minimum six-foot wide sidewalk.
    - b. A minimum of one group A tree for each 50 feet of street frontage with a minimum height of ten feet upon installation.
    - c. No fence may be erected within the front yard.
    - d. Nonresidential developments shall be located close to the street to enhance traditional street/building relationships with a maximum 25-foot front yard setback to permit outdoor seating, plazas, courtyards or similar public assembly use.
    - e. Parking shall be located in the rear of the principal structure.
- (c) *DeBary Avenue.*
  - (1) *Applicability.* The provisions of subsection (c) shall apply to those properties fronting on the DeBary Avenue between Welcome Center Drive and Providence Boulevard.
  - (2) *Streetscape design standards.* The following streetscape design standards shall be required:
    - a. A minimum five-foot wide sidewalk along the north side of DeBary Avenue. A minimum 12-foot wide multi-use trail along the south side of DeBary Avenue from Welcome Center Drive to Jacob Brock Boulevard.
    - b. Parking shall be limited to a maximum of one bay of parking with a two-way aisle with a 90-degree parking space on each side in front of the principal structure of a nonresidential development.
    - c. A minimum 20-foot landscape buffer between the right-of-way and parking lot of nonresidential development. The following shall be required within the landscape buffer:
      - 1. A minimum of one group A or group B tree for each 20 feet of street frontage with a minimum height of ten feet upon installation.
      - 2. A minimum of one group C for each three feet of street frontage with a minimum height of two feet upon installation.
- (d) *Doyle Road.*
  - (1) *Applicability.* The provisions of subsection (d) shall apply to those properties fronting on Doyle Road between Providence Boulevard and Courtland Boulevard.
  - (2) *Streetscape design.*
    - a. A minimum 35 feet front landscape buffer and building setback requirement.
    - b. Required group A and group B trees shall be a minimum of ten feet high at planting.
    - c. Parking shall be limited to a maximum of one bay of parking with a two-way aisle with a 90-degree parking space on each side in front of the principal structure of a nonresidential development.

(Ord. No. 2009-24, § I, 10-1-09)

## **Sec. 72-1302. - Nonresidential architectural design themes.**

- (a) *Establishment of architectural styles.* Development shall conform to one of the following architectural styles: 1) frame vernacular; 2) masonry vernacular; 3) Mediterranean revival; 4) classical revival; or 5) bungalow. An example of each style is found below:



*Frame Vernacular*



*Masonry Vernacular*



*Mediterranean Revival*



*Classical Revival*



*Classical Revival – Neo-Gothic*



*Bungalow*

**(b)** *Frame vernacular; requirements.*

- (1)** *Building configuration.* Buildings shall provide a minimum eight-foot wide front porch facing a public right-of-way.
- (2)** *Building materials.*
  - a. Exterior finish material on all facades shall be horizontal clapboard, lap siding, board-and-batten or other material, such as hardy board, with a simulated wood appearance.
  - b. Any chimney and base shall be constructed of brick, coquina or stucco.
  - c. Roof materials shall be architectural shingles, wood shingles, decorative metal shingles, standing seam panels or metal 5 v-crimp metal panels.
- (3)** *Architectural details.*
  - a. Decorative brackets with exposed nail plates at the gable end.
  - b. Decorative shingles at the gable end.
  - c. Double-hung sash windows broken up into separate panes by fixed or false mullions.
  - d. Vertical board panel or louvered shutters to be proportioned with the window width.
  - e. Decorative trim above windows and doors.
  - f. Decorative wood or wood-like railings.
  - g. Square columns with chamfers above railings or turned columns with capital or brackets at the top.
  - h. Decorative balcony supports, cupolas and vent openings.
- (4)** *Roof shapes.*
  - a. Roofs shall be gable or hip-style with a pitch of 7:12 to 12:12 slope.
  - b. A porch roof pitch shall have a 2:12 to 4:12 slope.
  - c. Dormers or cupolas may be used to break up the roofline.
  - d. Flat roofs with a pitch of 1/4:12 slope may be permitted on commercial or mixed-use structures with a gross building area exceeding 5,000 square feet of gross building area if at least two of the standards are included:
    1. Steeped parapet walls are erected at a maximum height necessary to enclose rooftop equipment;
    2. A minimum 18-inch high cornice treatment with three changes in the relief or thickness; or
    3. A flat roof is combined with a pitched roof.
  - e. Gutters shall be half round with round downspouts and have a metal finish.

**(c)** *Masonry vernacular; requirements.*

- (1)** *Building materials.*
  - a. Exterior finish material on all facades shall be brick (common or running bond), rustic stone, rough rock-faced or concrete block with a medium stucco finish.
  - b. Roof materials shall be compositional or architectural shingles for hip roofs and built-up (tar and single-ply, modified bitumen or other LEED certified material) for flat roofs.

- (2) *Architectural details.* Simple ornamentation of cast concrete applications or decorative brick work, such as corbelling along the roofline, doors and windows.
- (3) *Roof shapes.*
  - a. Roofs shall be gable or hip-style with a pitch of 7:12 to 10:12 slope.
  - b. Flat roofs with a pitch of 1/4:12 slope may be permitted on commercial or mixed-use structures with a gross building area exceeding 5,000 square feet of gross building area if at least two of the standards are included:
    - 1. Steeped parapet walls are erected at a maximum height necessary to enclose rooftop equipment;
    - 2. A minimum 18-inch high cornice treatment with three changes in the relief or thickness; or
    - 3. A flat roof is combined with a pitched roof.
  - c. Gutters shall be half round with round downspouts and have a metal finish.
- (d) *Mediterranean revival; requirements.*
  - (1) *Building materials.*
    - a. Exterior finish material on all facades shall be primarily stucco (light, smooth or medium texture). Tile, stone, split-faced concrete block or coquina may be used as a secondary material if it does not exceed one-third of the area of the building facade.
    - b. Roof materials shall be clay or concrete barrel tiles for gable or hip roofs.
  - (2) *Architectural details.*
    - a. Simple to dramatic ornamentation, such as wall tiles, medallions, iron work and wall reliefs, shall be utilized.
    - b. Roof eaves shall be smooth plaster or cast stone or stone-like cornice.
    - c. Parapet walls shall be tiered with a decorative cap or cast stone or stone-like cornice.
    - d. Lintel, if exposed, shall not exceed a height of eight inches and be at least one foot below cornice. Lintels shall be constructed of cast stone, smooth plaster or wood and appear to be solid.
    - e. Roof overhangs shall include decorative rafter tails.
    - f. Casement, single- or double-hung windows broken up into separate panes by fixed or false mullions.
    - g. Windows shall be recessed at least two inches from the facade to the window frame.
    - h. Balconies, porches and loggias shall be constructed of decorative metal, wood, carved stone, concrete or stucco and be supported with brackets made of wood or cast stone.
    - i. Railings shall be wrought iron, aluminum picket or cast stone.
    - j. Columns shall be Doric, Corinthian, spiral or square in design.
    - k. Arches shall be round to elliptical in form.
    - l. Any chimney and base shall have a stucco finish and a decorative metal roof over arched openings for water protection.
  - (3) *Roof shapes.*
    - a. Roofs shall be gable or hip-style with a low pitch of 4:12 to 5:12 slope.
    - b. Minimal use of eaves is permitted and the gable end must consist exclusively of one barrel.
    - c. Flat roofs with a pitch of 1/4:12 slope may be permitted on commercial or mixed-use structures with a gross building area exceeding 5,000 square feet of gross building area if at least two of the standards are included:
      - 1. Steeped parapet walls are erected at a maximum height of 42 inches or as needed to enclose rooftop equipment;
      - 2. A minimum 18-inch high cornice treatment with three changes in the relief or thickness; or
      - 3. A flat roof is combined with a pitched roof.
    - d. Gutters shall be half round with round downspouts and have a metal finish.
- (e) *Classical revival; requirements.*
  - (1) *Building configuration.* Buildings shall provide a minimum eight-foot wide front porch facing a public right-of-way.
  - (2) *Building materials.*
    - a. Exterior finish material on all facades shall be primarily horizontal lap board siding with a wood appearance or brick or stucco.
    - b. Roof materials shall be compositional, architectural or metal shingles for hip roofs or gable roofs and built-up (tar and single-ply, modified bitumen or other LEED certified material) for flat roofs.
  - (3) *Architectural details.*

- a. Decorative entablatures at the gable end.
  - b. Columns shall be Doric, Ionic or Corinthian in design.
  - c. Lintels shall be brick, stone or precast concrete with a smooth face and flush with the veneer.
  - d. Porches and balconies shall have columns, balustrade elements, metal picket/wood railing and entablatures.
  - e. Paneled and/or louvered shutters proportionate with the window width.
  - f. Single- or double-hung windows with vertical proportions with panes separated by fixed or false mullions.
  - g. Entryways will detailed transoms, sidelights or ornamental woodwork.
  - h. Chimneys shall have a brick or stucco finish.
- (4) *Roof shapes.*
- a. Roofs shall be gable or hip-style with a pitch of 6:12 to 10:12 slope.
  - b. Flat roofs may be permitted if at least two of the standards are included:
    - 1. Steeped parapet walls are erected at a maximum height of 42 inches or as needed to enclose rooftop equipment;
    - 2. A minimum 18-inch high cornice treatment with three changes in the relief or thickness; or
    - 3. A flat roof is combined with a pitched roof.
  - c. Gutters shall be half round with round downspouts and have a metal finish.
- (f) *Bungalow; requirements.*
- (1) *Building configuration.* Buildings shall provide a minimum eight-foot wide front porch facing a public right-of-way.
- (2) *Building materials.*
- a. Exterior finish material on all facades shall be primarily horizontal lap board siding with a wood appearance or brick or stucco.
  - b. Roof materials shall be compositional or architectural shingles.
- (3) *Architectural details.*
- a. Porches shall have a tapered or square columns resting on masonry piers connected by a balustrade or knee wall.
  - b. Exposed rafter ends shall have a decorative carved pattern.
  - c. Lattice roofs at the gable ends.
  - d. Double-hung windows in groups of two to four with wide proportions and panes separated by fixed or false mullions.
  - e. Minimum 1.5-inch projecting window/door header.
  - f. Chimneys shall have a brick or stucco finish and tapered.
- (4) *Roof shapes.*
- a. Roofs shall be gable or hip-style with a pitch of 4:12 to 6:12 slope.
  - b. Integral front porch may match main pitch or break at front wall to a 3:12 or 4:12 pitch.
  - c. Gutters shall be half round with round downspouts and have a metal finish.

(Ord. No. 2009-24, § I, 10-1-09)

### **Sec. 72-1303. - Nonresidential design standards.**

The following nonresidential design standards shall apply within the zone:

- (1) *Building design.*
- a. *Building orientation.*
    - 1. The front facade shall have at least one primary public entrance facing the right-of-way and include a porch, awning or canopy.
    - 2. The rear facade may have a secondary entryway to provide pedestrian access from the rear parking lot.
- (2) *Building height.* Maximum two-stories, not exceeding 35 feet.
- (3) *Roof design.*
- a. Buildings shall have a recognizable top consisting of cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials and/or differently colored materials. Color bands along the roofline prohibited.
  - b. Mechanical equipment located on roofs shall be integrated into the overall design of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features. Plain boxes are prohibited.
- (4) *Massing and facades.*



- a. The entrance design shall incorporate at least three of the following elements:
    - 1. Minimum eight-foot wide porch;
    - 2. Awning or canopy above the entrance;
    - 3. Change in wall/window plane;
    - 4. Change in material or detailing;
    - 5. Recessed doors, archways; or
    - 6. Decorative wall light fixtures with full cut-off.
  - b. No uninterrupted length of building facade shall exceed 100 feet. If greater than 100 feet, minimum six-inch wall projections or recesses shall be incorporated along at least 20 percent of the length of the facade.
- (5) *Storefronts and windows.*
- a. *Ground floor commercial.* The front and side corner ground floor exterior building wall areas shall contain a minimum of 60 percent transparent glass storefront windows, located between one and one-half and nine feet measured from ground level.
  - b. *Ground floor office.* The front and side corner ground floor exterior building wall areas shall contain a minimum of 15 percent transparent glass windows, located between one and one-half and nine feet measured from ground level.
  - c. Windows shall be recessed a minimum of one-half inch and shall include visually prominent sills, shutters, stucco relief or other such forms of framing.
  - d. Reflective, tinted or spandrel glass windows are prohibited. Reflective glass will be defined as having a visible light reflectance rating of 15 percent or greater and darkly tinted glass windows include glass with a visible light transmittance rating of 35 percent or less. All plans shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for review and approval.
- (6) *Awnings and canopies.*
- a. Awnings or canopies shall be proportioned to fit between the second floor windows, or roof parapet, and the top of the storefront door, window or transom. Detailing on parapet walls shall not be covered by awnings.
  - b. When placing awnings on long horizontal buildings the awning can be used to break up the linear image of the facade. Awnings shall contain a visual break at a maximum of 45-foot intervals.
  - c. Awning heights along linear buildings over 50 feet in length shall vary in height, width, color or materials over doors and windows to provide a diversity of visual interest.
  - d. Valance awnings below canopies or marquees shall be a minimum height of six and one-half feet from the ground level to the bottom edge of the valance.
- (7) *Exterior colors.* The following colors or their equivalent shall be utilized on the exterior of structures. The abbreviation SW shall mean Sherwin Williams; AB shall mean Acme Brick; and USV shall mean United Stone Veneer.
- a. *Frame vernacular and classical revival.*
    - 1. Base: SW2865, SW2827, SW7122, SW7000, SW2811 or SW2813.
    - 2. Trim: SW2829, SW2828, SW2825, SW2808 or SW2803.
    - 3. Accent: SW2826, SW2829, SW2811, SW2824, SW2804 or SW6362.
  - b. *Masonry vernacular.*
    - 1. Base: AB Antique Plum, AB Heritage Hill, AB Old Colonial Used, AB Mulberry or AB Texas Red, USV Shadow Ledge Stone, USV Honey, USV Gray, USV Buckingham or USV Buff.
    - 2. Trim: SW2843, SW2833, SW2842, SW2847 or SW7102.
    - 3. Accent: SW2826, SW2829, SW2824, SW2804 or SW6362.
  - c. *Mediterranean revival.*
    - 1. Base: SW6687, SW6626, SW6660, SW6113, SW6624, SW6449, SW6106 or SW7000.
    - 2. Trim: SW2803, SW2865, SW2806, SW7066, SW7102, SW6253, SW6430, SW6311 or SW6654.
    - 3. Accent: SW6942, SW6959, SW6882, SW6866, SW6892, SW6926, SW6902 or SW6356.
  - d. *Bungalow.*
    - 1. Base: SW2842, SW2834, SW2835, SW2837, SW2846 or SW2845.
    - 2. Trim: SW2843, SW2841, SW2833, SW2842, SW2834 or SW2847.
    - 3. Accent: SW2838, SW2833, SW2836, SW2846, SW2840 or SW2839.
- (8) *Building placement.* Integrate required open space and existing historic structures located on-site into the overall design and layout of the development. Existing natural features, as well as the

required common open space, shall be used to create site amenities and provide physical separators and buffers from adjacent development.

**(9) *Parking.***

- a. Parking landscape islands shall be staggered and introduce curvatures to parking islands to further break the rigid geometry and blend parking landscape with the site's existing topography and native vegetation.
- b. In addition to the requirements in subsection [72-284\(3\)](#), all landscape islands shall have a minimum width of 15 feet, as measured from the inside of the curb.
- c. All new development or redevelopment shall require the use of joint access easements.
- d. Parking surfaces may be constructed of pervious pavement to address important environmental issues and support green, sustainable growth by recharging groundwater and reducing stormwater runoff. Such materials may include porous concrete or brick pavers to be approved by the Volusia County Engineering Department.

**(10) *Loading areas and waste containers and enclosures.***

- a. Loading docks and trash/solid waste containers and enclosures shall be prohibited in front of nonresidential buildings.
- b. Trash and solid waste containers and enclosures shall be prohibited in any required yards.
- c. Landscape buffer and screening with complementary architectural features such as walls, fences and pergolas shall be integrated adjacent to residential neighborhoods.

**(11) *Landscaping.***

- a. The landscape islands within the parking lots shall consist of a minimum ten feet to 12 feet high, group B tree at time of installation.
- b. Shared retention, where feasible, is encouraged to minimize unnecessary consumption of land.
- c. Wet retention ponds shall be designed as amenities with natural shaped edges and native landscaping.

**(12) *Walkways.***

- a. Minimum six-foot wide walkways within the internal circulation of nonresidential development sites.
- b. Walkways shall connect and extend to the primary entrance of a given building.
- c. Walkways shall be constructed of durable and all-weather materials. A durable all-weather surface shall mean an improved surface of concrete, brick or other permanent dust free surfaces, but shall not include wood chips, mulch or other materials subject to decay.
- d. Walkway systems shall also connect to neighboring public spaces or properties, such as open spaces and trails, in order to achieve an integrated network within Enterprise.
- e. Where walkways cross driveways or parking areas, decorative crosswalks utilizing pavers (or similar material such as stamped concrete or asphalt) shall be used to accentuate the pedestrian crossings.

**(13) *Lighting.***

- a. All lighting fixtures shall be designed to be full cut-offs and complement the design of the building through style, material and color.
- b. Wall lights shall be angled downwards.
- c. Pedestrian lights shall consist of cast concrete, cast iron or steel poles not to exceed 12 feet in height.
- d. Pedestrian lights shall be installed at approximately 60 feet on center or as determined by a lighting engineer along Main Street.
- e. Parking lot lights shall not exceed 20 feet in height and spacing no closer than two and one-half times pole height.

**(14) *Fences and walls.***

- a. The materials shall be simple and traditional in their design, and be constructed of wood or wood-like materials, such as timbers and post and pole type, aluminum or metal picket, natural stone or brick.
- b. New chain link, razor wire and electric fences are prohibited in the front yard setback.

**(15) *Signage.***

- a. Sign design shall conform to the architectural character of the building in terms of style, height, size, materials and color.
- b. Signage attached to a building shall be designed to be integral with the building and not obscure or conceal architectural elements.
- c. Standardized or corporate signing which does not relate to the building architecture shall be prohibited.

- d. Roof signs shall be prohibited.
- e. Notwithstanding [section 72-298](#), signs shall be limited to the following:
  - 1. *Ground signs.*
    - i. Ground signs shall be limited to one per business for each street front and may be either monument or post and hanger style construction.
    - ii. Monument signs shall:
      - A. Not exceed six feet measured from the finished grade to the highest point on the sign;
      - B. Be located five feet or greater from any property line;
      - C. Have decorative elements consistent with the architectural style of the building;
      - D. Have maximum copy area of four square feet when fronting Lakeshore Drive; 40 square feet when fronting Doyle Road; and 12 square feet when fronting all other roadways within the overlay zone; and
      - E. Not include any interior or exterior lighting devices.
    - iii. Post and hanger signs shall:
      - A. Be limited to nine square feet in area;
      - B. Be located two feet or greater from any property line; and
      - C. Not include any interior or exterior lighting devices.
  - 2. *Wall signs.*
    - i. Wall signs shall be incorporated into the architectural facade of the building located between three and 12 feet above ground level in order to be seen by pedestrians.
    - ii. Wall signs shall be permitted on parapet walls under two conditions: 1) a minimum four inches from the edges of the parapet wall; and 2) the sign must be positioned on the parapet wall where it will not cover the facade details.
    - iii. Lighting fixtures shall be full cut-offs and angled downwards and towards the wall sign.
  - 3. *Window signs.*
    - i. Window sign area shall be limited to 33 percent of the window area on the ground floor of any building facade facing a street.
    - ii. Window signs shall include those affixed to or within 12 inches from the window surface.
    - iii. No lighting of window signs.
  - 4. *Projecting signs.*
    - i. Projecting signs shall be limited to one per business for each street front.
    - ii. Projecting signs shall be limited to four square feet.
    - iii. Minimum height clearance shall be nine feet above the finished grade of a sidewalk.
    - iv. Signs shall be perpendicular to the building facade no more than four feet beyond the wall and hung from a decorative arm.
    - v. Lighting fixtures shall be full cut-offs and angled downwards.

**(16) *Bicycle racks.***

- a. Bicycle racks shall be reverse U-type racks constructed of metal and coated with a resistant vinyl finish.
- b. Bicycles racks shall be located near business doorways and adjacent to trails, recreation facilities and other open spaces where pedestrians are likely to gather.

(Ord. No. 2009-24, § I, 10-1-09)

## **Sec. 72-1304. - Residential subdivision design standards.**

The following residential subdivision design standards shall apply within the zone.

**(1) *Building design.***

- a. *Building orientation.*
  - 1. The front entrance of each residential principal structure shall be oriented towards the front lot line.
  - 2. Residential buildings should be oriented and aligned to take advantage of views to Lake Monroe and the scenic corridor to the greatest extent practicable.
- b. *Building height.*



1. Residential buildings shall have a maximum of two-stories, not to exceed 35 feet.
2. Chimneys, flues, vents, antennas and similar appurtenances may be erected to a height ten percent greater than the otherwise permissible maximum height of a building, or a height of six feet, whichever is less.
- c. *Roof design.* Roofs shall be sloped, gable or hip in form.
- d. *Massing and facades.*
  1. The height, bulk and massing of the residential buildings shall be minimized by utilizing at least three of the following techniques:
    - i. Variations in roofline;
    - ii. Minimum six-inch recesses and projections;
    - iii. Change in texture and color of wall surfaces;
    - iv. Minimum eight-foot wide porch; or
    - v. Second floor balcony.
- e. *Windows.*
  1. Windows shall be recessed a minimum of one-half-inch and shall include visually prominent sills, shutters, stucco relief or other substantially similar form of framing.
  2. The front exterior walls shall contain a minimum of 15 percent of transparent or translucent materials from ceiling to finished floor of each story, excluding garage facades.
  3. Vertical board panel or louvered shutters shall be proportioned to the window width.
- f. *Garages and carports.*
  1. Attached and detached garages and carports shall be consistent with the facade treatment of the principal structure.
  2. Garages and carports shall not comprise more than 50 percent of a building's street facing frontage.
  3. Street facing garages or carports shall be recessed from the primary building facade (not including porches, bays or other minor projections) by a minimum of two feet.
  4. Building lots greater than two acres may have an attached or detached side loaded garage in front of the principal building.
- g. *Accessory structures.*
  1. Accessory structures shall include garage apartments, guesthouse, sheds and any other similar uses.
  2. Accessory structures shall be located to the side or rear of the principal building not within the front yard setback.
  3. Accessory structures shall not be larger than the principal building, in terms of mass, size and height.
  4. Accessory structures shall be constructed with hip, gable or shed roofs are appropriate.
  5. Garage apartments and guesthouses shall integrate similar forms, colors and materials as the principal building.
  6. Sheds shall be utilitarian in appearance and be constructed with wood siding, wood planks or vertical board and batten siding with the appearance of wood.
- (2) *Site design.*
  - a. *Building placement.* Blend and integrate building structures with the site's existing topography and native vegetation.
  - b. *Landscaping.* Preserve mature native trees, especially historic and specimen trees.
  - c. *Driveways.*
    1. Driveways may use permeable materials, as approved by the Volusia County Engineering Department, but such materials are prohibited within any right-of-way.
    2. Driveways shall be aligned to follow the natural contours of the land and blend with the natural landscape.
  - d. *Fences and walls.*
    1. Fences and walls shall be constructed of wood or materials with the appearance of wood; aluminum or metal picket; or natural stone or brick.
    2. Chain-link fences shall be prohibited within the front yard setback.

(Ord. No. 2009-24, § I, 10-1-09)

## **Sec. 72-1305. - Residential single lot design standards.**

Notwithstanding [section 72-1300](#), the following design standards shall apply to residential single lot

development.

**(1) *Garages and carports.***

- a. Attached and detached garages and carports shall be consistent with the facade treatment of the principal structure.
- b. Garages and carports shall not comprise more than 50 percent of a building's street facing frontage.
- c. Street facing garages or carports shall be recessed from the primary building facade (not including porches, bays or other minor projections) by a minimum of two feet.
- d. Building lots greater than two acres may have an attached or detached side loaded garage in front of the principal building.

**(2) *Accessory structures.***

- a. Accessory structures shall include garage apartments, guesthouse, sheds and any other similar uses.
- b. Accessory structures shall be located to the side or rear of the principal building not within the front yard setback.
- c. Accessory structures shall not be larger than the principal building, in terms of mass, size and height.
- d. Accessory structures constructed with hip, gable or shed roofs are appropriate.
- e. Garage apartments and guesthouses shall integrate similar forms, colors and materials as the principal building.
- f. Sheds shall be utilitarian in appearance and be constructed with wood siding, wood planks or vertical board and batten siding with the appearance of wood.

**(3) *Fences and walls.***

- a. Fences and walls shall be constructed of wood or materials with the appearance of wood; aluminum or metal picket; or natural stone or brick.
- b. Chain link fences shall be prohibited within the front yard setback.

(Ord. No. 2009-24, § I, 10-1-09)

**Sec. 72-1306. - Variances.**

- (a) *Variance from zoning requirements.* Unless otherwise provided in this section, a petition for variance from the requirements of this division for setbacks, landscape buffers, parking, sign dimensions and number, trash and solid waste containers and enclosures building height and accessory structure and fence dimensions shall be governed by the provisions of [section 72-379](#)
- (b) *Waiver from land development requirements.* Unless otherwise provided in this section, a petition for waiver of the requirements of this division for any requirement not set forth in subsection (a) shall be governed by [section 72-501](#)
- (c) *Written petition.* Any petition filed under subsections (a) or (b) shall demonstrate the following in writing:
  - (1) Special conditions and circumstances exist which are peculiar to the land, structure, sign or building involved and which are not applicable to other lands, structures, signs or buildings in the overlay zone.
  - (2) The special conditions and circumstances do not result from the actions of the petitioner.
  - (3) Literal interpretation of the provisions of this division would deprive the petitioner of rights commonly enjoyed by other properties in the overlay zone, under the terms of the ordinance, and would work an unnecessary and undue hardship on the petitioner.
  - (4) The variance or waiver granted is the minimum variance that will make possible the reasonable use of the land, building, structure or sign.
  - (5) The grant of the variance or waiver will be in harmony with the general intent and purpose of this division and the Volusia County Comprehensive Plan, Ordinance No. 90-10, as amended, and that such variance or waiver will not be injurious to the area involved.

(Ord. No. 2009-24, § I, 10-1-09)