



B-4 GENERAL COMMERCIAL
CLASSIFICATION

Purpose and intent: The purpose and intent of the B-4 General Commercial Classification is to encourage the development of intensive commercial areas providing a wide range of goods and services, and located adjoining at least one major collector or arterial road. The B-4 classification is intended to be applied to existing or developing strip retail areas which, because of the nature of existing development, are not appropriate for inclusion in the B-3 Shopping Center Classification.

Permitted principal uses and structures: In the B-4 General Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Art, dance, modeling and music schools.

Auction parlors.

Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer and light truck sales or rental establishments and the service thereof, when said service is performed as an accessory use to the principal use of sales or rental. (Ord. No. 98-25, § VII, 12-17-98)

Automobile driving schools.

Automobile service station, types A and C. (Ord. No. 84-1, § XXXI, 3-8-84)

Barber and beauty shops.

Bars and liquor stores.

Bowling alleys.

Catering services.

Communication towers not exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)

Convenience stores with more than eight vehicular service positions per fuel dispenser island. (Ord. No. 2004-20, § V, 12-16-04)

Cultural art centers. (Ord. No. 92-6, § XXXVI, 6-4-92)

Day care centers (refer to subsection [72-293](#)(6)). (Ord. No. 2004-20, § V, 12-16-04)

Dental laboratories. (Ord. No. 90-34, § 33, 9-27-90)

Employment agencies.

Essential utility services. (Ord. No. 84-1, § III, 3-8-84)

Exempt excavations (refer to subsection [72-293](#)(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article. (Ord. No. 84-1, § III, 3-8-84; Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 33, 9-27-90)

Exempt landfills (refer to subsection [72-293](#)(16)). (Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 33, 9-27-90)

Financial institutions.

Fire stations. (Ord. No. 92-6, § XXXVI, 6-4-92)

Funeral homes.

Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.

General offices. (Ord. No. 82-20, § VIII, 12-9-82; Ord. No. 84-1, § XXVI, 3-8-84)

Government-sponsored civic centers. (Ord. No. 92-6, § XXXVI, 6-4-92)

Hardware/home improvement retail center. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)

Health clubs or spas. (Ord. No. 2004-20, § V, 12-16-04)

Home occupations, class A (refer to [section 72-283](#)). (Ord. No. 86-16, § X, 10-23-86)

Household moving center. (Ord. No. 90-34, § 33, 9-27-90)

Houses of worship. (Ord. No. 2004-20, § V, 12-16-04)

Laundry and dry-cleaning establishments.

Libraries. (Ord. No. 92-6, § XXXVI, 6-4-92)

Medical and dental clinics. (Ord. No. 2004-20, § V, 12-16-04)

Museums. (Ord. No. 92-6, § XXXVI, 6-4-92)

Nightclubs.

Outdoor entertainment event (refer to [section 10-31](#) et seq., article II, Code of Ordinances of the County of Volusia). (Ord. No. 94-4, § XXXVIII, 5-5-94; Ord. No. 2002-22, § IX, 11-7-02)

Pawnshops.

Pest exterminators.

Private clubs. (Ord. No. 84-1, § XXXI, 3-8-84)

Public schools. (Ord. No. 92-6, § XXXVI, 6-4-92)

Publicly owned parks and recreational areas. (Ord. No. 92-6, § XXXVI, 6-4-92)

Publicly owned or regulated water supply wells. (Ord. No. 92-6, § XXXVI, 6-4-92)

Recycling collection center. (Ord. No. 90-34, § 33, 9-27-90)

Restaurants, types A and B. (Ord. No. 84-1, § XXXI, 3-8-84)

Retail plant nursery. (Ord. No. 84-1, § XXXI, 3-8-84)

Retail sales and services. (Ord. No. 84-1, § XXXI, 3-8-84)

Retail specialty shops.

Sweepstakes centers (refer to subsection [72-290](#)(12)). (Ord. No. 2011-06, § II, 3-17-11)

Tailors.

Taxicab stands.

Theaters.

Travel agencies.

Veterinary clinics.

(Ord. No. 84-1, § XXXI, 3-8-84; Ord. No. 87-14, § V, 6-18-87; Ord. No. 98-25, § VII, 12-17-98)

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections [72-293](#) and [72-415](#) of this article. (Ord. No. 90-34, § 33, 9-27-90)

Communication towers exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)

Cemeteries (refer to subsection [72-293](#)(4)). (Ord. No. 2004-20, § V, 12-16-04)

Bicycle motorcross tracks.

Bus stations.

Car washes.

Curb market. (Ord. No. 84-1, § XXXI, 3-8-84)

Excavations only for stormwater retention ponds for which a permit is required by this article. (Ord. No. 84-1, § VII, 3-8-84; Ord. No. 89-20, § VII, 6-20-89)

Group homes (refer to subsection [72-293](#)(12)). (Ord. No. 90-34, § 33, 9-27-90)

Hotel/motel. (Ord. No. 84-1, § XXXI, 3-8-84)

Mini-warehouses (refer to subsection [72-293](#)(5)).

Nursing homes, boardinghouses approved by the appropriate state agency (refer to subsection [72-293](#)(12)). (Ord. No. 84-1, § XXXI, 3-8-84; Ord. No. 90-34, § 33, 9-27-90)

Outdoor entertainment and recreational uses and structures. (Ord. No. 92-6, § XXXVI, 6-4-92)

Professional or trade schools related to permitted uses (refer to section 817.00(b)).

Public uses not listed as a permitted principal use. (Ord. No. 92-6, § XXXVI, 6-4-92)

Public utility uses and structures (refer to subsection [72-293](#)(1)). (Ord. No. 84-1, § III, 3-8-84)

Schools, parochial or private (refer to subsection [72-293](#)(4)).

Only one single-family dwelling for the owner or manager of an existing permitted principal use. (Ord. No. 84-1, §§ XXX, XXXI, 3-8-84)

(Ord. No. 2004-20, § V, 12-16-04)

Dimensional requirements:

Minimum lot size:

Area: One acre. (Ord. No. 90-34, § 33, 9-27-90; Ord. No. 2004-20, § V, 12-16-04)

Width: 150 feet. (Ord. No. 90-34, § 33, 9-27-90; Ord. No. 2004-20, § V, 12-16-04)

Minimum yard size:

Front yard: 35 feet.

Side and rear yard: Ten feet unless abutting an agricultural, residential or mobile home zoned property, then 35 feet. (Ord. No. 98-25, § VII, 12-17-98)

Waterfront yard: 25 feet. (Ord. No. 82-20, § XIII, 12-9-82; Ord. No. 90-34, § 33, 9-27-90; Ord. No. 94-4, § XXXVIII, 5-5-94)

Maximum building height: 45 feet.

Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of [section 72-286](#) shall be constructed. (Ord. No. 90-34, § 33, 9-27-90)

Landscape buffer requirements: Landscaped buffer areas meeting the requirements of [section 72-284](#) shall be constructed.

Final site plan requirements: Final site plan approval meeting the requirements of division 3 of the Land Development Code [article III] is required. (Ord. No. 82-20, § X, 12-9-82; Ord. No. 88-2, § IV, 1-19-88)
(Ord. No. 2004-20, § V, 12-16-04)