



Growth and Resource Management
Building and Zoning

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ZONING CLASSIFICATION SUMMARY SHEET

This is only a summary of the zoning classifications contained within the Volusia County zoning code. Please consult the actual zoning code for complete listings of permitted principal uses, special exception uses, and dimensional standards for each classification. The minimum lot area and minimum residential floor area is provided for each applicable classification hereby listed.

Zoning Classifications

Purpose and Intent

| | | |
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| C | Conservation | This classification is to be applied to certain lands which are either owned or controlled by a government agency, but it may be applied to privately owned lands upon the request of the owner. It is the purpose of this classification to protect and preserve park and recreation areas, historic and archeological sites, fishing, wildlife, and forest management areas and other unusual or unique features. <i>No minimum lot size</i> |
| P | Public | This classification is to be applied to certain lands for the development of governmentally-owned or used lands in a manner which is consistent with the comprehensive plan. This classification is a specialized one, designed to be applied to areas that are not intended for public use special exceptions. <i>Minimum 5 acres per lot</i> |
| FR | Forestry Resource | This classification is to preserve land that is suited for multiple use forest management. It is further intended that this classification will permit limited agricultural activities. In addition, all agricultural uses should be encouraged to utilize Natural Resource Conservation Service best management techniques and other agricultural best management practices. <i>Single family standard, manufactured modular, or mobile home dwellings are permitted.</i> <i>Minimum 20 acres per lot; minimum 750 sq. ft. livable floor area.</i> |
| RC | Resource Corridor | This classification is to provide protected, natural corridors consisting of environmentally-sensitive and ecologically significant lands which connect to other protected areas such as parks and water bodies. The corridor shall provide a contiguous hydro-ecological pathway, where the wetlands and |

uplands are integrated and conducive to the maintenance and perpetuation of the system.

Single family standard or manufactured modular dwellings are permitted.

Minimum 25 acres per lot; minimum 750 sq. ft. livable floor area.

A-1 Prime Agriculture

This classification is to preserve valuable prime agricultural land for intensive agricultural uses and to protect land best suited for agricultural uses from the encroachment of incompatible land uses.

Single family standard, manufactured modular, or mobile home dwellings are permitted.

Minimum 10 acres per lot; minimum 750 sq. ft. livable floor area.

A-2 Rural Agriculture

This classification is to preserve and protect rural areas of the county that have some agricultural value but which are also suitable for rural estate living.

Single family standard or manufactured modular dwelling are permitted.

Minimum 5 acres per lot; minimum 750 sq. ft. livable floor area.

A-3 Transitional Agriculture

This classification is to preserve and protect small farms for personal and limited agricultural production or to provide a transitional agricultural zone between more intensive agricultural use areas and residential areas. It is intended that this classification be applied to properties which are within a designated rural community, to preserve existing agricultural uses in urban areas as depicted by the comprehensive plan, or to properties so as to coincide with the existing character of an area in a manner consistent with the comprehensive plan.

Single family standard or manufactured modular dwelling are permitted.

Minimum 1 acre per lot; minimum 1,000 sq. ft. livable floor area.

A-4 Transitional Agriculture

This classification is to preserve and protect small farms for personal and limited agricultural production or to provide a transitional agricultural zone between more intensive agricultural use areas and residential areas. It is intended that this classification be applied to properties which are within a designated rural community, to preserve existing agricultural uses in urban areas as depicted by the comprehensive plan, or to properties so as to coincide with the existing character of an area in a manner consistent with the comprehensive plan.

Single family standard or manufactured modular dwelling are permitted.

Minimum 2 ½ acres per lot; minimum 1,000 sq. ft. livable floor area.

RA Rural Agriculture

This classification is to provide for development consistent with the comprehensive plan in rural areas of the county. These lands are unsuited, generally, for commercial agricultural production because of odd lot configurations, undeveloped platted subdivisions, poor soil conditions, or lack of positive drainage outfall. Despite these facts, there are some suitable sites for single family dwellings and personal agricultural production.

Single family standard or manufactured modular dwelling are permitted.

Minimum 2 ½ acres per lot; minimum 1,000 sq. ft. livable floor area.

RR Rural Residential

This classification is to provide for development in a manner which is consistent with the comprehensive plan in rural areas of the county.

Single family standard or manufactured modular dwelling are permitted.

Minimum 1 acre per lot; minimum 1,000 sq. ft. livable floor area.

RE Residential Estate

This classification is to provide low-density residential development preserving the character of existing or proposed residential neighborhoods.

Single family standard or manufactured modular dwelling are permitted.

Minimum 2 ½ acres per lot; minimum 1,500 sq. ft. livable floor area.

R-1 Urban Single-Family Residential

This classification is to provide low-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Single family standard or manufactured modular dwelling are permitted.

Minimum 20,000 sq.ft. per lot; minimum 1,500 sq. ft. livable floor area.

R-2 Urban Single-Family Residential

This classification is to provide low-density residential developments, preserving the character of existing or proposed residential neighborhoods.

Single family standard or manufactured modular dwelling are permitted.

Minimum 12,500 sq.ft. per lot; minimum 1,200 sq.ft. livable floor area.

R-3 Urban Single-Family Residential

This classification is to provide medium-low density residential developments, preserving the character of existing or proposed residential neighborhoods.

Single family standard or manufactured modular dwelling are permitted.

Minimum 10,000 sq.ft. per lot; minimum 1,000 sq.ft. livable floor area.

R-4 Urban Single-Family Residential

This classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.
Single family standard or manufactured modular dwelling are permitted.
Minimum 7,500 sq. ft. per lot; minimum 850 sq. ft. livable floor area.

R-5 Urban Single-Family Residential

This classification is to provide medium-density residential developments, preserving the character of existing or proposed residential neighborhoods.
Single family standard or manufactured modular dwelling are permitted.
Minimum 5,000 sq. ft. per lot; minimum 750 sq. ft. livable floor area.

R-6 Urban Two-Family Residential

This classification is to provide for a mixture of one and two unit dwellings where that mixture of land use exists or is proposed.
Single family standard and two-family dwellings are permitted. Multi-family development, at a maximum density of 8 units per acre, requires special exception approval.
Single Family – Minimum 7,500 sq. ft. per lot; minimum 600 sq. ft. livable floor area
Two Family – Minimum 11,000 sq. ft. per lot; minimum 600 sq. ft. livable floor area.

R-7 Urban Multifamily Residential

This classification is to provide for multifamily residential living where high-density residential developments exist or are proposed.
Multifamily standard, townhouses, or manufactured modular dwellings are permitted.
Townhouses – Minimum 1 acre project; maximum density 14 dwellings per net acre; minimum lot per dwelling 2,000 sq. ft.; minimum 575 sq. ft. livable floor area per dwelling.
Multifamily Dwellings – Minimum 1 acre project; maximum 14 dwellings per net acre; no minimum lot size per dwelling.
Studio or efficiency – Minimum 480 sq. ft. livable floor area;
One bedroom – Minimum 575 sq. ft. livable floor area
Additional bedroom – Minimum 150 sq. ft.

R-8 Urban Multifamily Residential

This classification is to provide for multifamily residential projects in urban areas of the county.
Multifamily standard, townhouses, or manufactured modular dwellings are permitted.
Minimum 10,000 sq. ft. per lot; maximum density of 20 dwellings per net acre.
Studio or efficiency – Minimum 480 sq. ft. livable floor area;

One bedroom – Minimum 575 sq. ft. livable floor area
Additional bedroom – Minimum 150 sq. ft.

R-9 Urban Single Family Residential

This classification is to provide for the continued medium density single-family dwelling residential development on existing platted lots.
Single family standard or manufactured modular dwelling are permitted.
Minimum 7,500 sq. ft. per lot; minimum 850 sq. ft. livable floor area.

MH-1 Mobile Home Park

This classification is to provide areas for the use and development of medium density mobile home parks.
Mobile homes are permitted.
Minimum 10 acre project; maximum 7 spaces per net acres; minimum space per unit is 5,000 sq. ft.; minimum 480 sq. ft. livable floor area per dwelling.

MH-2 Mobile Home Park and Recreational Vehicle Park

This classification is provide areas for the use and development of medium density combined and/or separate mobile home parks or recreational vehicle parks.
Mobile Home and Recreational Vehicle Parks are permitted.
Mobile Home Park – Minimum 10 acre project; maximum 7 spaces per acre; minimum space per unity is 5,000 sq. ft.; minimum 480 sq. ft. livable floor area.
Recreational Vehicle Park – Minimum 10 acre project; minimum space size is 1,500 sq. ft.

MH-3 Rural Mobile Home

This classification is to provide area for low-density mobile home dwellings.
Single family standard, manufactured modular, or mobile home dwellings permitted.
Minimum 5 acres per lot; minimum 720 sq. ft. livable floor area.

MH-4 Rural Mobile Home

This classification is to provide development in a manner which is consistent with the comprehensive plan in rural areas of the county and to accommodate existing areas that are predominantly a mixture of single family and mobile home dwellings.
Single family standard, manufactured modular, or mobile home dwellings permitted.
Minimum 5 acres per lot; minimum 720 sq. ft. livable floor area.

MH-5 Urban Mobile Home

This classification is to provide medium-density areas for mobile home subdivisions.
Single family standard, manufactured modular, or mobile home dwellings permitted.
Minimum 5,000 sq. ft. per lot; minimum 720 sq. ft. livable floor area.

- MH-6 Urban Mobile Home This classification is to provide for low to medium density areas for mobile home subdivisions.
Single family standard, manufactured modular, or mobile home dwellings permitted.
Minimum 10,000 sq. ft. per lot; minimum 720 sq. ft. livable floor area.
- MH-7 Mobile Home Park This classification is to provide areas for the use and development of low to medium density mobile home parks.
Mobile homes are permitted.
Minimum 10 acre project; maximum density 4 spaces per acre; minimum space per unit 5,000 sq. ft.; minimum 720 sq. ft. livable floor area.
- MH-8 Rural Mobile Home This classification is to provide for development consistent with the comprehensive plan in rural areas of the county. These lands are unsuited generally for commercial agricultural production because of odd lot configurations, undeveloped but platted subdivisions, poor soil conditions, or lack of positive drainage outfall. Despite these facts there are some suitable site for single family dwellings and personal agricultural production.
Single family standard, manufactured modular, or mobile home dwellings permitted.
Minimum 2 ½ acres per lot; minimum 750 sq.ft. livable floor area.
- B-1 General Office, This classification is to provide areas for general Hospital-
Medical professional and medical uses.
Minimum 1 acre project.
- B-2 Neighborhood Commercial This classification is to provide a limited commercial convenience facility, servicing nearby residential neighborhoods, planned and developed as an integral unit.
Minimum 1 acre per lot.
- B-3 Shopping Center This classification is to provide shopping centers where compatible business establishments will be planned, organized and grouped in a unified arrangement. Such centers should be designed of sufficient dimension to satisfy all off-street parking needs and be located along major arterial streets where the traffic generated can be accommodated in a manner consistent with the public health, welfare, and safety.
Minimum 10 acre project; minimum 15,000 sq. ft. for out-parcels within a project.
- B-4 General Commercial This 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 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.

Minimum 1 acre per lot.

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| B-5 | Heavy Commercial | <p>This classification is to provide areas for commercial uses and structures that are not generally compatible with B-4 uses and structures.</p> <p><i>Minimum 1 acre per lot.</i></p> |
| B-6 | Highway Interchange Commercial | <p>This classification is to provide a specialized classification for hotels, motels, and tourist-related retail facilities near major highway interchanges.</p> <p><i>Minimum 1 acre per lot.</i></p> |
| B-7 | Commercial Marina | <p>This classification is to provide appropriate locations for pleasure or commercial boats and water-oriented facilities. Its application is primarily intended along the Halifax, Indian, and St. Johns Rivers, and other water bodies or watercourses.</p> <p><i>Minimum 1 acre per lot.</i></p> |
| B-8 | Tourist Classification | <p>This classification is to provide areas for tourist-related uses and accommodations. The classification is a specialized one, designed to protect and enhance the tourist economy of the county.</p> <p><i>Minimum 20,000 sq. ft. per lot.</i></p> |
| B-9 | General Office | <p>This classification is to provide areas for general office use. It is intended that this classification apply to suitable properties which are situated in urban areas to provide a transitional area between residential development and more intensive land uses.</p> <p><i>Minimum 20,000 sq. ft. per lot.</i></p> |
| I-1 | Light Industrial | <p>The classification is to provide sufficient space in appropriate locations for industrial operations engaged in the fabricating, repair, or storage of manufactured goods of such a nature that objectionable by-products of the activity (such as odors, smoke, dust, refuse, electromagnetic interference, noise in excess of that customary to loading, unloading, and handling of goods and materials) are not nuisances beyond the lot on which the facility is located.</p> <p><i>Minimum 1 acre per lot.</i></p> |
| I-2 | Heavy Industrial | <p>The classification is to provide for industrial operations of all types, provided they meet the minimum performance standards of the zoning ordinance.</p> <p><i>Minimum 1 acre per lot.</i></p> |

- I-3 Waterfront Industrial This classification is to provide for and preserve land in appropriate locations for industrial uses which require or are particularly suited to a water location.
Minimum 1 acre per lot.
- I-4 Industrial Park This classification is to provide sites for planned industrial development, which are capable of being operated under high standards as to location and appearance of buildings and to provide opportunities for employment closer to places of residence.
Minimum 10 acre park size; minimum 1 acre per lot.
- PUD Planned Unit Development This classification is to provide for integrated developments which are consistent with the comprehensive plan so as to promote a mixture of housing costs and types of economical and orderly development consisting of a single or a mixture of compatible land uses. Further, it is intended that a proposed development be sensitive to existing adjacent and future land uses as depicted by the future land use map of the comprehensive plan, the natural environment and the impact upon supporting public infrastructure through such mechanisms as, but not limited to, the establishment of appropriate buffer areas between land uses, limitations upon the types of permissible uses and structures which are to be permitted in the development.

- RPUD – Residential *Minimum 5 acre parcel size*
BPUD – Business *Minimum 1 acre parcel size*
IPUD – Industrial *Minimum 1 acre parcel size*
MPUD – Mixed *Minimum 1 acre parcel size*

CLASSIFICATION ¹⁰⁰

Purpose and intent: The purpose and intent of the **RA** Rural Agricultural Estate Classification is to provide for low density development, personal agricultural production consistent with the comprehensive plan, in rural areas of the county.

Permitted principal uses and structures: In the **RA** Rural Agricultural Estate Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Communication towers not exceeding 70 feet in height above ground level.

Community garden.

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.

Exempt landfills (refer to subsection [72-293\(16\)](#)).

Essential utility services.

Fire stations.

Hobby breeder.

Home occupations, class A (refer to [section 72-283](#)).

Houses of worship.

Parks and recreation areas accessory to residential developments.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Raising of crops and keeping of animals, including aviaries, pisciculture, apiaries and worm raising for personal use (not for resale), accessory to a single-family dwelling. The personal use restriction is not intended to apply to 4-H, FFA or similar educational projects.

Single-family standard or manufactured modular dwelling.

Permitted special exceptions: Additional regulations/requirements governing permitted special exceptions are located in sections [72-293](#) and [72-415](#) of this article.

Animal shelters.

Bed and breakfast (refer to subsection [72-293\(19\)](#)).

Cemeteries (refer to subsection [72-293\(4\)](#)).

Communication towers exceeding 70 feet in height above ground level.

Day care center (refer to subsection [72-293\(6\)](#)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection [72-306\(a\)](#).

Excavations only for stormwater retention ponds for which a permit is required by this article.

Garage apartments.

Group home (refer to subsection [72-293\(12\)](#)).

Home occupations, class B (refer to [section 72-283](#)).

Kennels.

Off-street parking areas (refer to subsection [72-293](#)(14)).

Public uses not listed as a permitted principal use.

Public utility uses and structures (refer to subsection [72-293](#)(1)).

Recreational areas (refer to subsection [72-293](#)(3)).

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

Dimensional requirements:

Minimum lot size:

Area: Two and one-half acres.

Width: 150 feet.

Minimum yard size:

Front yard: 45 feet.

Rear yard: 45 feet.

Side yard: 25 feet.

Waterfront yard: 45 feet.

Maximum building height: 35 feet.

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

Minimum floor area: 1,000 square feet.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of sections [72-286](#) and [72-287](#) shall be constructed.

(Ord. No. 82-20, § XIII, 12-9-82; Ord. No. 84-1, §§ III, VII, VIII, 3-8-84; Ord. No. 85-2, § I, 3-14-85; Ord. No. 89-20, §§ VI, VII, X, 6-20-89; Ord. No. 90-34, § 12, 9-27-90; Ord. No. 92-6, § XV, 6-4-92; Ord. No. 94-4, § XVI, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2009-17, § III, 5-21-09; Ord. No. 2012-07, § II, 5-17-12)