

T-4 (TOURIST/OFFICE/RETAIL)

Principal Uses by Zoning District

From TABLE 5.2.A.2

***ALL USES MUST MEET THE USE-SPECIFIC STANDARDS IN TABLE 5.2.A.2**

Disclaimer

The permitted and special use zoning sheets are being provided **for informational purposes only**. They are a means to assist residents, current and prospective property owners, and the business community with identifying permitted and special uses allowed in zoning districts located within the boundaries of The City of Daytona Beach. The sheets also provide references to general use standards for uses in each zoning district. For official use determination requests on properties in the city, please contact The City's Planning Department to request a zoning verification letter.

*Additional regulations may apply to properties in Redevelopment and Overlay zoning districts.

PERMITTED USES

<u>HOUSEHOLD LIVING USES:</u>	DUPLEX; MULTIFAMILY DWELLING; MULTIFAMILY COMPLEX; SINGLE-FAMILY DETACHED DWELLING; UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)
<u>GROUP LIVING USES:</u>	ASSISTED LIVING FACILITY; COMMUNITY RESIDENTIAL HOME
<u>COMMUNICATION USES:</u>	NEWSPAPER OR MAGAZINE PUBLISHING; RADIO OR TELEVISION STUDIO; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE <i>OTHER</i> THAN TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER; TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH; TELECOMMUNICATIONS TOWER, MONOPOLE <i>MORE</i> THAN 90 BUT NO MORE THAN 180 FEET HIGH
<u>DAY CARE USES:</u>	ADULT DAY CARE CENTER; CHILD CARE FACILITY
<u>EDUCATION USES:</u>	COLLEGE OR UNIVERSITY; PRIVATE SCHOOL WITH FEWER THAN 20 STUDENTS; PRIVATE SCHOOL WITH MORE THAN 20 STUDENTS; PUBLIC SCHOOL; VOCATIONAL OR TRADE SCHOOL
<u>HEALTH CARE USES:</u>	MEDICAL OR DENTAL CLINIC/OFFICE; MEDICAL OR DENTAL LAB; NURSING HOME FACILITY
<u>OPEN SPACE USES:</u>	CEMETERY; PARK OR GREENWAY
<u>UTILITY USES:</u>	UTILITY USE, MINOR
<u>OTHER INSTITUTIONAL USES:</u>	CIVIC CENTER; CLUB OR LODGE (NOT TO BE OPERATED AS A BAR, LOUNGE, OR NIGHTCLUB); PLACE OF WORSHIP; SHELTER FOR VICTIMS OF DOMESTIC ABUSE

<u>ANIMAL CARE USES:</u>	ANIMAL GROOMING
<u>BOAT / MARINE SALES AND SERVICE USES:</u>	BOAT OR MARINE PARTS SALES AND INSTALLATION; BOAT OR MARINE SALES OR RENTAL; DOCKING FACILITY (RECREATIONAL BOAT); MARINA; YACHT CLUB
<u>BUSINESS SUPPORT SERVICE USES:</u>	BUSINESS SERVICE CENTER; CONFERENCE OR TRAINING CENTER; EMPLOYMENT AGENCY; TRAVEL AGENCY
<u>EATING AND DRINKING ESTABLISHMENTS:</u>	RESTAURANT <i>WITHOUT</i> DRIVE-IN OR DRIVE-THROUGH SERVICE; SPECIALTY EATING OR DRINKING ESTABLISHMENT
<u>MOTOR VEHICLE SALES AND SERVICE USES:</u>	AUTOMOTIVE PARTS SALES AND INSTALLATION; CAR WASH OR AUTO DETAILING; GAS STATION; PARKING DECK OR GARAGE (AS PRINCIPAL USE); PARKING LOT (AS PRINCIPAL USE); SALES OR RENTAL OF LIGHT VEHICLES AND LIGHT RECREATION VEHICLES
<u>OFFICE USES:</u>	BUSINESS SERVICES OFFICES; CONTRACTOR'S OFFICE; PROFESSIONAL SERVICES OFFICES; OTHER OFFICE FACILITY
<u>RECREATION / ENTERTAINMENT USES:</u>	AUDITORIUM OR THEATER; CINEMA; COUNTRY CLUB; GOLF COURSE; OUTDOOR FACILITY FOR FIELD SPORTS, SWIMMING, OR COURT GAMES; OTHER INDOOR RECREATION/ ENTERTAINMENT USE; OTHER OUTDOOR RECREATION/ ENTERTAINMENT USE
<u>RETAIL SALES AND SERVICE USES:</u>	CIGAR LOUNGE; DRUG STORE OR PHARMACY <i>WITH</i> DRIVE-THROUGH SERVICE; DRUG STORE OR PHARMACY <i>WITHOUT</i> DRIVE-THROUGH SERVICE; DRY CLEANING OR LAUNDRY ESTABLISHMENT; FLORIST SHOP; FURNITURE OR APPLIANCE STORE; GIFT SHOP OR STATIONERY STORE; LAUNDROMAT; LIQUOR OR PACKAGE STORE; PERSONAL AND HOUSEHOLD GOODS REPAIR ESTABLISHMENT; PERSONAL SERVICES ESTABLISHMENT

VISITOR ACCOMMODATION

USES:

BED AND BREAKFAST INN; HOTEL OR MOTEL;

OTHER ACCOMMODATIONS – NOTE 1: *INCLUDES ALL USES REGULATED BY THE PRIOR LDC AS "ACCOMMODATIONS" OTHER HOTELS, MOTELS, ROOMING HOUSES, BED AND BREAKFAST FACILITIES, OR RV PARKS-I.E. "RENTAL UNITS INTENDED TO BE USED BY TRANSIENT PERSONS OR TOURISTS FOR OVERNIGHT OR SHORT-TERM LODGING." THIS USE THUS INCLUDED AND CONTINUES TO INCLUDE VACATION RENTALS AS DEFINED IN F.S. 509.242 AND GRANDFATHERED FROM THE 2011 AMENDMENT TO F.S. 509.032(7) THAT PREEMPTS LOCAL GOVERNMENT REGULATION OF VACATION RENTALS IN ACCORDANCE WITH THE PROVISIONS OF THAT STATUTE.*

SPECIAL USE PERMIT

HOUSEHOLD LIVING USES:

TOWNHOUSE SUBDIVISION

COMMUNICATION USES:

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED AS PERMITTED USES

COMMUNITY SERVICE USES:

COMMUNITY CENTER; LIBRARY; MUSEUM; SENIOR CENTER; YOUTH CENTER

EATING AND DRINKING ESTABLISHMENTS USES:

BAR OR LOUNGE; BOUTIQUE BAR; BREWPUB; NIGHTCLUB

RECREATION / ENTERTAINMENT USES:

ARENA OR STADIUM

RETAIL SALES AND SERVICE USES:

FUNERAL HOME OR MORTUARY