

**VOLUSIA COUNTY ZONING**  
**B-6 HIGHWAY INTERCHANGE COMMERCIAL CLASSIFICATION**

*Purpose and intent:* The purpose and intent of the B-6 Highway [Interchange] Commercial Classification is to provide a specialized classification for hotels, motels and tourist-related retail facilities near major highway interchanges.

*Permitted principal uses and structures:* In the B-6 Highway Interchange Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Automobile rental agencies.

Automotive service stations, types A, B and C.

Bars as accessory uses to hotels and restaurants.

Barber and beauty shops.

Car washes.

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)

Convenience stores, with or without fuel dispensers. (Ord. No. 98-25, § VII, 12-17-98)

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

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, § 35, 9-27-90)

Exempt landfills (refer to subsection 72-293(16)). (Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 35, 9-27-90)

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

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

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

Hotels/motels. (Ord. No. 84-1, § XXXIII, 3-8-84)

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

Laundry and dry-cleaning establishments.

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

Newsstands.

Mobile recreational vehicle shelter sales and service.

Museums. (Ord. No. 92-6, § XXXVIII, 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, § XL, 5-5-94; Ord. No. 2002-22, § XI, 11-7-02)

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

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

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

Restaurants, types A and B.

Retail specialty shops.

Theaters.

Tire sales.

*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, § 35, 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)

Curb markets. (Ord. No. 84-1, § XXXIII, 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)

Flea markets (refer to subsection 72-293(7)).

Mobile recreational vehicle and shelter parks (refer to section 72-285).

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

Professional or trade schools related to permitted uses (refer to subsection 72-293(2)).

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

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

Railroad yards, sidings and terminals.

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, XXXIII, 3-8-84)

Truck stops and storage.

(Ord. No. 2004-20, § V, 12-16-04)

*Dimensional requirements:*

*Minimum lot size:*

Area: One acre. (Ord. No. 2004-20, § V, 12-16-04)

Width: 150 feet. (Ord. No. 2004-20, § V, 12-16-04)

*Minimum yard size:*

Front yard: 40 feet.

Rear yard: 25 feet unless abutting an agricultural, residential or mobile home zoned property, then 35 feet. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)

Side yard: Ten feet unless abutting an agricultural, residential or mobile home zoned property, then 35 feet. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)

Waterfront yard: 25 feet. (Ord. No. 82-20, § XIII, 12-9-82; Ord. No. 90-34, § 35, 9-27-90; Ord. No. 94-4, § XL, 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, § 35, 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. 88-2, § IV, 1-19-88)

(Ord. No. 2004-20, § V, 12-16-04)

