



**CITY OF DELAND
REGULAR MEETING OF THE
HISTORIC PRESERVATION BOARD
MAY 7, 2026 AT 5:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE
AGENDA**

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. February 12, 2026 Special Meeting Minutes

PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Certificate of Appropriateness (Exterior Alteration) for a commercial building at 112 W. Georgia Avenue.**
Application No.: HPB26-081
Applicant: Empire Custom Builders, Inc
Owner: Café Davinci, LLC

STAFF UPDATES

1. Land Development Regulations - 2026 Update

OTHER DISCUSSION

NEXT SCHEDULED MEETING DATE June 4, 2026 at 5:00PM.

ADJOURNMENT



**MINUTES - CITY OF DELAND
HISTORIC PRESERVATION BOARD
SPECIAL MEETING
City Commission Chambers
120 South Florida Avenue
February 12, 2026 - 5:00 P.M.**

I. CALL TO ORDER

Having been duly noticed as required by law, the February 12, 2026 special meeting of the City of DeLand Historic Preservation Board was called to order at 5:02 p.m. by Solomon Greene, *Chairman*.

II. ROLL CALL WITH DETERMINATION OF QUORUM

Present: Reggie Santilli, Charles Palmer Jr., Devin Morris, & Solomon Greene, *Chairman*

Absent: William Hoffman, Matthew West, and West Costa

City Staff: Carol Kuhn, *AICP, Planning Director*; Emily Kunkel, *Senior Planner/Historic Resource Coordinator*; Sam Nelson, *Planner I*; & Aerial McCann, *City Attorney*.

III. APPROVAL OF MINUTES

Devin Morris motioned to approve the December 4, 2025 meeting minutes as presented. Reggie Santilli seconded the motion and all approved unanimously. (4-0)

IV. PRESENTATIONS

None

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Certificate of Appropriateness (New Construction) for a multi-family building at 225 W. New York Ave.

Application No.: HPB26-019

Applicant: Mark Watts, Esq., Cobb Cole

Owner: Blue Ian, LLC

Emily Kunkel provided an overview of the application and stated that staff finds this proposed project is consistent with the City of DeLand Land Development Regulations and the previously approved design intent, as they represent normal plan development to meet applicable federal, state, and local requirements, and preserve the architectural character previously approved by the Historic Preservation Board.

However, since publication of the agenda packet, just before the meeting, the applicant has provided updated color elevations, which were printed and provided for the board's review. Based on the new colored elevations, staff has confirmed with the applicant that the stone-coated barrel tile roof awnings over the windows will not be removed.

Therefore, staff recommends the approval of the application, with the condition that updated elevations be formally submitted to reflect new proposed changes in addition to all previously approved architectural elements.

Mr. Palmer Jr. inquired if the Marriot is an example of framed wall stucco panels on the upper floors, there will be cracks around all the windows over time, and if the proposed project will be the same.

The applicant, Mark Watts, Esq. provided a brief presentation of the recent changes to the building as shown in the new elevations, and provided an update on the overall project. Mark also stated that the owner, Blue Sky, as required by bonds for affordable housing projects that the building shall be owned and maintained for a 30-year period. Therefore, they intend to keep the building maintained similar to other affordable housing projects they own.

Discussion ensued amongst the board members, each providing their feedback, questions and concerns with the project.

Public Comment was provided by Randy Williams, suggested other possible uses for the site, such as creating an RV park with amenities and provided a prayer.

Devin Morris motioned for approval of the Certificate of Appropriateness (COA) as presented. Reggie Santilli seconded the motion. (4-0)

VII. STAFF UPDATES

None

VIII. OTHER DISCUSSION

None

IX. NEXT REGULARLY SCHEDULED MEETING

The next regularly scheduled Historic Preservation Board meeting is March 5, 2026. However, due to zero applications submitted by the deadline, Monday, February 2, 2026, the meeting has been cancelled. The next meeting will be held on Thursday, April 2, 2026 at 5:00 p.m. in City of DeLand Commission Chambers.

X. ADJOURNMENT

As there was no further business, the meeting adjourned at 5:25 P.M.



DATE: May 7, 2026

TO: Historic Preservation Board

FROM: Emily Kunkel, *Senior Planner/Historic Resource Coordinator*

RE: **Certificate of Appropriateness (Exterior Alteration) for a commercial building at 112 W. Georgia Avenue**
Application No.: HPB26-081
Applicant: Empire Custom Builders, Inc.
Owner: Café DaVinci, LLC
Zoning District: C-2A (Downtown Commercial)
Current Use: Commercial
Florida Master Site File: 8VO1535

Original Structure Information *(Provided from Florida Master Site File Structure Form)*

Date of Construction:	+/- 1921-1925	Style:	Masonry Vernacular
Exterior Fabric:	Brick: running, common	Stories:	1
Roof Material:	built-up/parapet	Windows:	Fixed, storefront, transom
Roof Type:	Flat	Chimneys:	None
Porch:	None	Secondary Structure:	None

Description of Proposed Work:

The applicant is requesting exterior alterations to both the east and west sides of the building. Due to existing gates on both the east and west sides of the property, these modifications will not be visible from the primary façade along Georgia Avenue (Figures 6-8). On the east side, the scope of work includes removing an existing double wooden warehouse bay/barn doors with a new glass storefront door to create an emergency egress, consistent with nearby storefronts along Artisan Alley and Georgia Avenue.

On the west side, the scope of work includes removing an existing single wooden entrance door (3-foot by 6-foot, 8-inch) and an existing window (4-foot by 3-foot), both of which openings will be expanded and replaced with overhead roll-up doors. The existing door opening will be enlarged to accommodate an 8-foot by 7-foot overhead roll-up door, and the existing window opening will be expanded to accommodate a 4-foot by 7-foot overhead roll-up door. These modifications are intended to improve security, provide a dedicated staff entrance, and increase overall ingress and egress for the building. The proposed roll-up doors will remain open during business hours and be closed only after hours.

Staff Analysis

This property is located within the Downtown Historic District, Historic Design District, Historic Support District, and the Downtown Historic Support District. The exterior alteration of the building has been reviewed per the City's Land Development Regulation Section 33-34.03, which outlines that *"Any material change or alteration in the exterior appearance of existing buildings objects or structures"* requires review by the Historic Preservation Board, if the work is not *"ordinary maintenance"* and will not result in the *"original appearance"* as defined the Land Development Regulations.

The building was constructed in 1925 using sandstone bricks from the Bond Sandstone Brick Company. Since its original construction, it has consistently been used for industrial and commercial purposes. The earliest known occupant was Palm Metal Works, which supplied tin roofing and ceiling tiles to builders during Florida's land boom of the 1920s. By the early 1940s, the building had transitioned to an auto repair facility.

The proposed alterations are consistent with surrounding buildings along Georgia Avenue and Artisan Alley. The proposed glass storefront door and windows are similar in design to those at 102 Artisan Alley (Figure 1) and 142 W. Georgia Avenue (Figure 2). Additionally, the overhead roll-up security doors are similar to 138 W. New York Avenue (Figure 3), 111 W. Georgia Avenue (Figure 4), and 128 W. Georgia Avenue (Figure 5).

Guidance from The City of DeLand's Land Development Regulations, The Secretary of the Interior's Standards for Rehabilitation and Design Guidelines for Commercial Buildings in Downtown DeLand.

Land Development Regulations Section 33-34.03 outlines the Certificate of Appropriateness requirements within the City of DeLand and the Secretary of the Interior's Standards for Rehabilitation has criteria outlined below that is used to determine if a rehabilitation project qualifies as a certified rehabilitation. The criteria for each are outlined below, because they are similar in nature, they have been combined.

City of DeLand Land Development Regulation (LDR) Section 33-34.03. Certificates of appropriateness.

(b) Criteria for issuing.

- 1. The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's General Standards for Preservation Projects and specific standards for rehabilitation stated as follows: (as outlined below in criteria 1-11)**

The Secretary of the Interior's Standards for Rehabilitation

67.7 Standards for rehabilitation.

- b. *The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.) (as outlined below in criteria 1-10 - italicized)***

(LDR Section 33-34.03(b)(1a)) Every reasonable effort shall be made to provide a compatible use for a property, which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

(36 CFR 67.7 (b)(1)) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed exterior alteration does not change the use of the property, the existing entertainment venue and commercial uses will remain.

(LDR Section 33-34.03(b)(1b)) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

(36 CFR 67.7 (b)(1)) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The subject building exterior was constructed with the original sandstone bricks from the Bond Sandstone Brick Company. Previously, the brick exterior on the east and west sides of the building have been painted, but the front façade, facing Georgia Avenue has remained unpainted. The proposed removal of the existing double wooden warehouse bay/barn door on the east side, to be replaced with the proposed new glass storefront door and windows would not alter the existing opening or exterior brick, as the new glass storefront door would utilize the existing opening. The proposed west side alterations will expand the existing door and window openings, resulting in the removal of some historic sandstone brick. Due to sandstone brick being relatively soft and prone to damage, staff recommends that openings be enlarged by cutting along mortar joints rather than through the bricks to preserve as much of the existing material as possible.

(LDR Section 33-34.03(b)(1c)) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

(36 CFR 67.7 (b)(2)) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The subject building was constructed around 1925 in the Masonry Vernacular architectural style, which typically uses locally available materials like brick and stone. The earliest businesses in this building were industrial and commercial, and during this time, overhead roll-up doors had only recently been introduced (around 1921), so most garage openings still used swing-out barn-style doors, like the ones currently on the west side of the building. Therefore, adding two overhead roll-up doors on the east side of the building would not create an earlier appearance of the building. The installation of the overhead roll-up doors would be consistent with 110 W. Georgia Avenue, which is also located in the Downtown Historic District and features an overhead roll-up door on the front façade.

(LDR Section 33-34.03(b)(1d)) Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

(36 CFR 67.7 (b)(3)) *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Over the years, the building's exterior has had some modifications completed under previously approved Certificates of Appropriateness. These alterations include painting the exterior sides of the building, and in 2016, removing two (2) windows along the rear of the building, and replacing them with two (2) new 4-ft by 8-ft cypress doors. Despite these updates, the building's primary architectural materials, features, and overall character remain intact.

(LDR Section 33-34.03(b)(1e)) **Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.**

(36 CFR 67.7 (b)(4)) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The proposed work does not substantially alter the building's overall distinctive features, finishes, or construction techniques that characterize the historic property. The existing sandstone brick façade will remain the primary character defining material of the structure. However, the proposed expansion of the doorway and expansion of the existing window into a doorway on the west side to accommodate the overhead doors will require limited removal of sandstone brick. Staff understands the applicant's desire to increase security and increase ingress/egress for the building; however, there is concern regarding the expansion of the door and window opening on the west elevation due to sandstone brick being soft and easily damaged during demolition or cutting. Therefore, staff recommends that openings be enlarged by cutting along mortar joints rather than through the bricks to preserve the existing material. Additionally, to the greatest extent feasible, all removed historic sandstone brick should be carefully salvaged and either retained, sold, or donated for use in repairs to the subject building or other historic structures within the district, to ensure material consistency and continue preservation of the district's architectural integrity.

(LDR Section 33-34.03(b)(1f)) **Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

(36 CFR 67.7 (b)(5)) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The applicant is proposing to replace existing doors and windows to improve ingress/egress and enhance building security. While the Secretary of the Interior's Standards recommend repair over replacement, the existing double wooden warehouse bay/barn doors are proposed to be replaced due to functional limitations and to accommodate a new emergency egress. Additionally, the expansion of an existing wooden door opening and the replacement of a window on the west side with overhead roll-up doors are intended to increase accessibility and provide improved security after hours. The proposed alterations are designed to be compatible with the building's overall character in terms of design and appearance, thereby meeting the intent of the standard where replacement is necessary.

(LDR Section 33-34.03(b)(1g)) The surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

(36 CFR 67.7 (b)(6)) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

This criterion is not applicable as surface cleaning is not proposed.

(LDR Section 33-34.03(b)(1h)) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, demolition, rehabilitation, restoration, or reconstruction project.

(36 CFR 67.7 (b)(7)) *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

This criterion is not applicable as there are no proposed effects to archeological resources.

(LDR Section 33-34.03(b)(1i)) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

(36 CFR 67.7 (b)(8)) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed exterior alterations will require limited removal of historic sandstone brick on the west elevation to accommodate an expanded doorway and the conversion of an existing window opening into a new door. While these alterations will result in loss of some original material, the new doors are designed to be compatible with the building's existing massing, size, scale, and architectural character, as well as the surrounding historic district. Staff understands the applicant's desire to increase security and increase ingress/egress for the building; however, there is concern regarding the expansion of the door and window opening on the west elevation due to sandstone brick being soft and easily damaged during demolition or cutting. Therefore, staff recommends that openings be enlarged by cutting along mortar joints rather than through the bricks to preserve the existing material. Additionally, to the greatest extent feasible, all removed historic sandstone brick should be carefully salvaged and either retained, sold, or donated for use in repairs to the subject building or other historic structures within the district, to ensure material consistency and continue preservation of the district's architectural integrity.

(LDR Section 33-34.03(b)(1j)) Wherever possible, new additions or alteration to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

(36 CFR 67.7 (b)(9)) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed replacement of the existing double wooden warehouse/barn door with a new glass storefront door will not compromise the essential form or integrity of the overall building, as it

will utilize the existing door frame and could be reversed in the future. The proposed expansion of an existing door and window opening on the west side will result in a change to the building's current form; however, if removed in the future, these alterations could also be reversed through the installation of different doors or windows utilizing the new openings, allowing the overall historic form and integrity of the structure to be maintained.

(LDR Section 33-34.03(b)(1a)) The use of integral color, rather than applied color, is encouraged in new construction and in restoration or preservation projects. Colors, whether integral or applied, should be appropriate to the architecture.

The applicant has proposed a bronze color for the overhead roll-up doors on the east side and the trim on the storefront doors on the west side of the building. While this specific color is not listed in the City of DeLand Historic Commercial Building Color Guide, it is similar to color swatches SW6069 and SW6076. As such, it still requires approval from the Historic Preservation Board.

Staff Recommendation:

Staff understands the applicant's desire to increase security and increase ingress/egress for the building; however, there is concern regarding the expansion of the door and window opening on the west elevation due to sandstone brick being soft and easily damaged during demolition or cutting. Therefore, staff recommends that openings be enlarged by cutting along mortar joints rather than through the bricks to preserve the existing material. Additionally, to the greatest extent feasible, all removed historic sandstone brick should be carefully salvaged and either retained, sold, or donated for use in repairs to the subject building or other historic structures within the district, to ensure material consistency and continue preservation of the district's architectural integrity.

Staff finds that this exterior alteration is consistent with the City's Land Development Regulation Section 33-34.03. Staff recommends the Historic Preservation Board approve this Certificate of Appropriateness (COA) as presented.

Historic Preservation Board's Action:

The historic preservation board shall use the criteria set forth in subsection (b) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall take one of the following actions:

- a. Grant the certificate of appropriateness with an immediate effective date;
- b. Grant the certificate of appropriateness with special modifications and conditions;
- c. Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
- d. Deny the certificate of appropriateness.

Attachments:

Vicinity Map

Florida Master Site File (8VO1535) (1986)

Project Narrative

New Proposed Architectural Plans/Specification

Exhibit A
Existing Conditions – 112 West Georgia Ave.

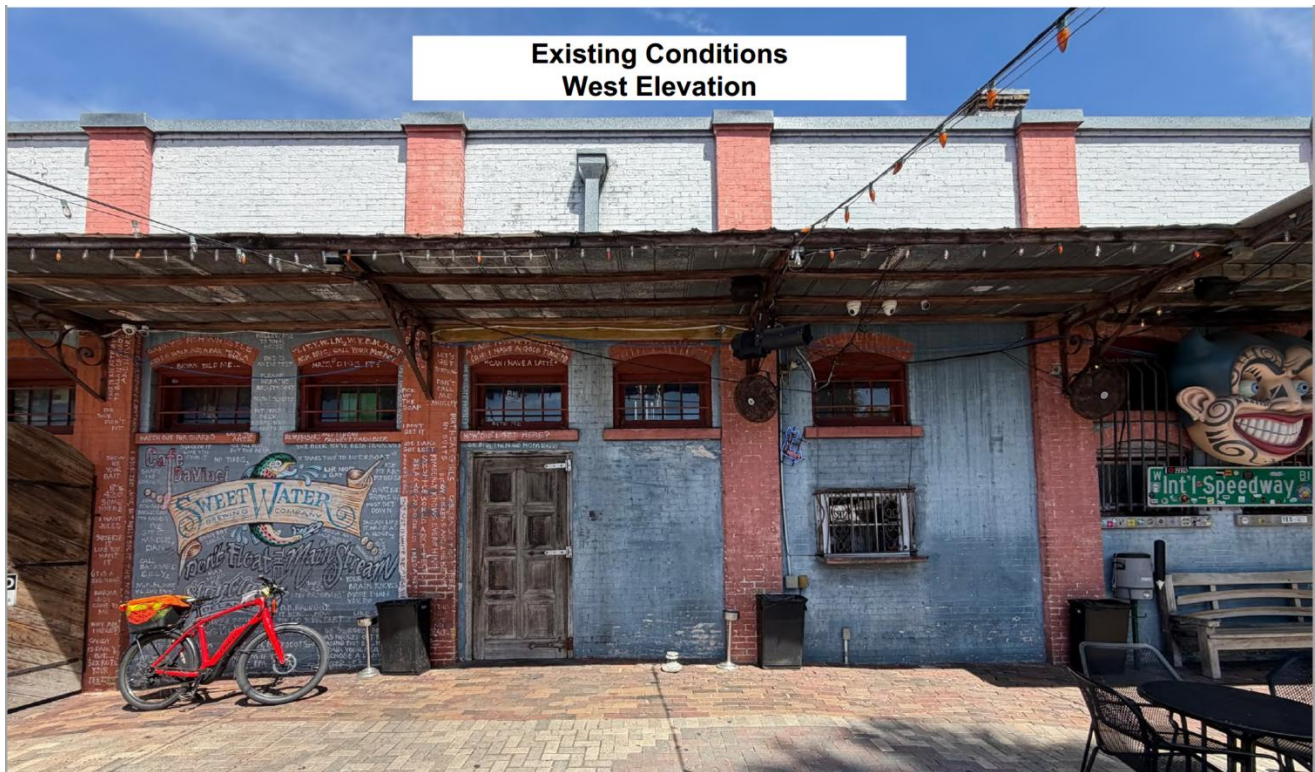


Exhibit A
Existing Conditions – 112 West Georgia Ave.

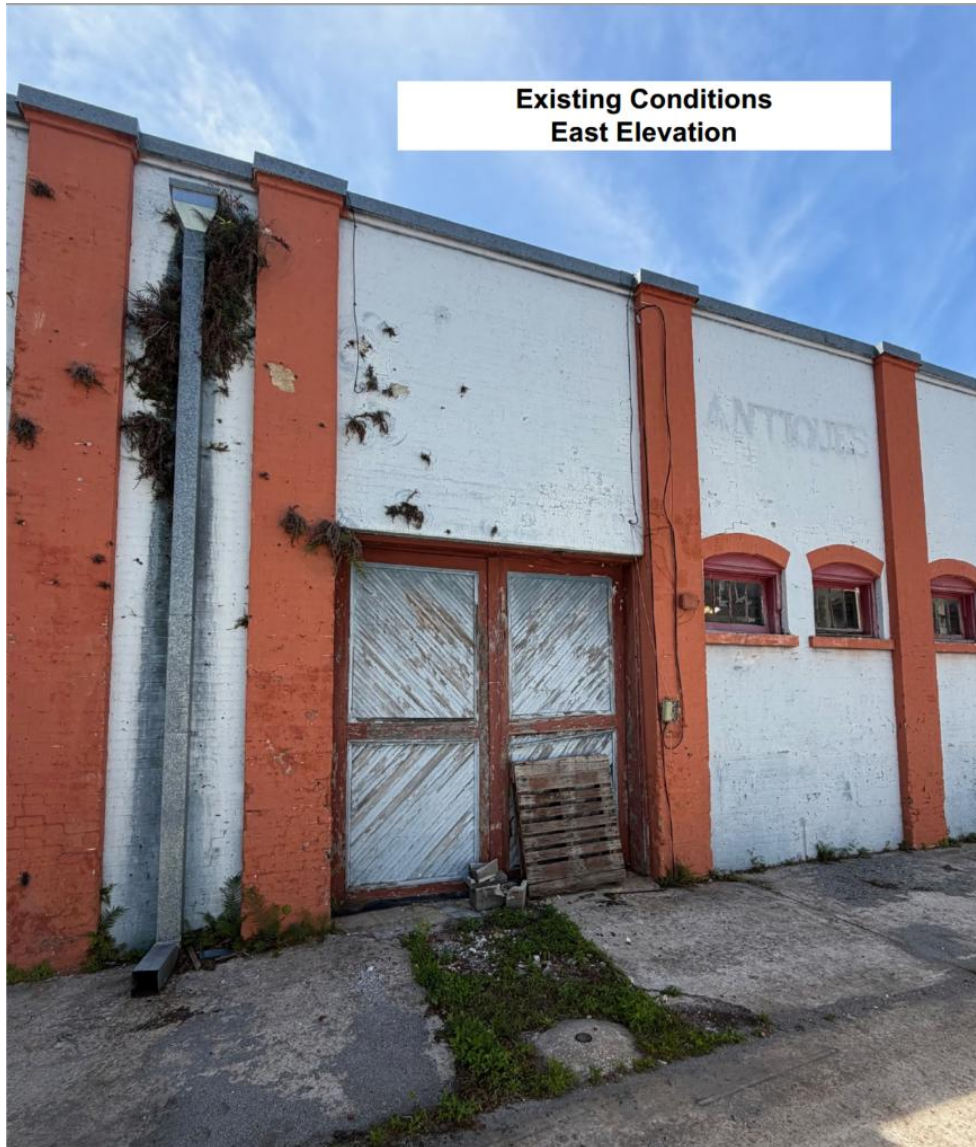


Exhibit B

Downtown Historic District Examples



FIGURE 1
102 Artisan Alley
Glass Storefront doors/windows



FIGURE 2
142 W Georgia Ave
Glass Storefront doors/windows

Exhibit B

Downtown Historic District Examples



FIGURE 3

138 W New York Ave
Overhead Rollup doors – Facing W Georgia Ave.

FIGURE 4

111 W Georgia Ave.
Overhead Rollup doors – Facing W Georgia Ave.

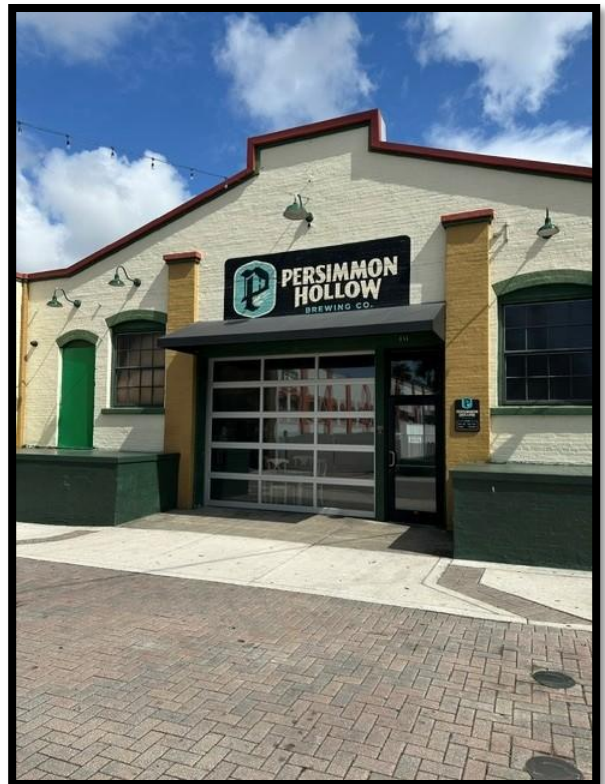


FIGURE 5

128 W Georgia Ave.
Overhead Rollup doors – Facing W Georgia Ave.



Exhibit B

Downtown Historic District Examples



FIGURE 6
112 W Georgia Ave
Street view of proposed east
exterior elevations (business closed)



FIGURE 7
112 W Georgia Ave
Street view of proposed west exterior
elevations (business closed)



FIGURE 8
112 W Georgia Ave
Street view of proposed east
exterior elevations (business closed)

From your email:

The documents that will need to be included:

1. Project narrative
2. Existing conditions (photos)
3. Proposed elevations
4. Proposed colors, provide the color swatch number on the plans, if applicable.
5. Proposed materials, with specifications/details sheet
6. Map showing where the changes are proposed

1. Project narrative/scope of work:

Proposed renovation project to existing building, scope of work as follows:

1. Interior renovation to include additional bathroom stall, redesign/locate interior bar plumbing and fixtures
 2. Removal of non-bearing/non-rated separation wall between units 2 and 3
 3. Creation of new emergency egress exit to the east side of the structure
 4. Remove existing wooden warehouse bay door on the East side with commercial storefront glass unit to accommodate egress exit door.
 5. Removal of existing West side entrance wood door (installed in the 90's) and modifying width to accommodate an 8' rollup security door and create a wider opening for event crowds
 6. Remove existing West side single window and modify to accept a single 4' roll up door for staff bar entrance from courtyard.
 7. Foundation modifications to upgrade slab slopes/ramps to be ADA compliant
-

2. Existing conditions (photos): uploaded
3. Proposed elevations: per plan
4. Proposed colors: color of OHD and storefront frames to be bronze -colors attached and I can bring a piece of the frame in correct color to your office (Please confirm)
5. Proposed materials, with specifications/details sheet: per plan and FPA's
6. Map showing where the changes are proposed: per plan and marked photos

STANDARD COLORS



AG GALVALUME



BRONZE



CEDAR RED



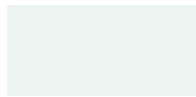
CONTINENTAL
BROWN



DESERT SAND



DESERT TAN



HIGH GLOSS
WHITE



LG (FOREST)
GREEN



LIGHT STONE



SANDSTONE



SATIN WHITE



SILHOUETTE
GRAY

PRICING TIERS

An upcharge will be applied to all specialty door colors on all door models.

SPECIALTY COLORS (TIER 1)



COLONY GREEN



CHARCOAL
GRAY



EVERGREEN



FERN GREEN



POLAR BLUE



ROYAL BLUE



SMART BLUE



SUNSET ORANGE



TEAL



ULTRA MARINE
BLUE

SPECIALTY COLORS (TIER 2)



PATRIOT RED



SIERRA SUNSET



VALENTINE RED



EXR WASABI

SPECIALTY COLORS (TIER 3)



APPLE LIME
COCKTAIL



DARK TEAL



MAROON



SAFETY YELLOW

SPECIALTY COLORS (TIER 4)



COAL BLACK

PLEASE NOTE: All color images are provided to assist in branding and marketing processes, and are not a guarantee of exact color match.

For paint warranty, please visit: JanusIntl.com/paintwarranty. For more information, please call: 866-562-2580



PARTITION SCHEDULE

MASONRY	W.D. FRAMED	
		NEW WALL TO BE CONSTRUCTED
		EXISTING WALL TO REMAIN
		EXISTING WALL TO BE REMOVED

DEMOLITION NOTES

- [illegible]

[illegible]

SCALE: $\frac{1}{4}$ INCH = ONE FOOT



SCALE: $\frac{1}{4}" = 1'-0"$



SCALE: $\frac{1}{4}" = 1'-0"$



SCALE: $\frac{1}{2}" = 1'-0"$



SCALE: $\frac{1}{2}" = 1'-0"$

PARTIAL ELEVATIONS

REVISIONS	

ICE RALD
GROSS AIA FARA
architect
2051 North 10th Drive
Brentley Breezcs, Florida 33453
386.574.9088
REG. ARCHITECT NO. AB0005598



EMPIRE
CUSTOM BUILDERS

CUSTOM

VERSION - 5

EXTERIOR ELEVATIONS

**A RENOVATION FOR:
CAFE DA VINCI**



GERALD R. GROSS
AIA, FARA
205T North Eile Drive
Bryce Greene, Florida 32409
904-574-8088
FL REG. ARCHITECT
NO. 13833

PROJECT NO.:
ex.DAVINCI15
DATE:
19 FEB 2026
DRAWN BY:
TML

SHEET NO.:

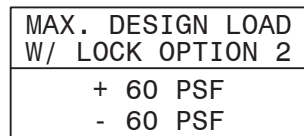
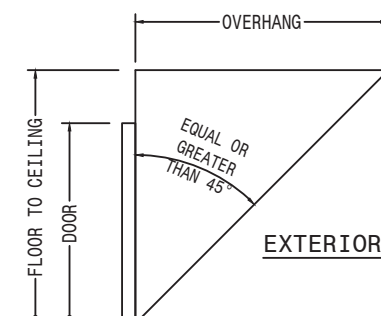
A-6.C

Storefront Doors (Proposed) Specifications



- APPLICABLE
EGRESS REQUIREMENTS TO BE REVIEWED BY BUILDING OFFICIAL.

NOTE:
1- UNITS MUST BE INSTALLED AT LOCATIONS
PROTECTED BY AN OVERHANG MEETING CRITERIA AS
PER ILLUSTRATION BELOW OR IN NON-HABITABLE
AREAS WHERE WATER INFILTRATION IS ACCEPTABLE.



E) THIS P.E.D. SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

DRAWING No:
1 OF 9

BILL OF MATERIALS				
ITEM #	PART #	DESCRIPTION	MATERIAL	MANUFACTURER/REMARKS
1	26366	BEVELED HINGE STILE	ALUM. 6063-T5	BONNELL
2	26015	TOP RAIL	ALUM. 6063-T5	BONNELL
3	26316	BOTTOM RAIL	ALUM. 6063-T5	BONNELL
4	26371	INACTIVE STILE	ALUM. 6063-T5	BONNELL
5	26378	ACTIVE MEETING STILE	ALUM. 6063-T6	BONNELL
6	DF450-9	1-3/4" TRANSOM BAR / DOOR HEADER	ALUM. 6063-T6	BONNELL
7	DF451-9	2" TRANSOM BAR HEADER (OPTION)	ALUM. 6063-T6	BONNELL
8	CG450-11	1-3/4" TRANSOM HEAD DEEP POCKET	ALUM. 6063-T5	BONNELL
9	CG451-1	2" TRANSOM HEAD	ALUM. 6063-T6	BONNELL
10	26375	ADJUSTABLE ASTRAGAL PLATE	ALUM. 6063-T6	BONNELL
11	DF450-8	1-3/4" HINGE JAMB	ALUM. 6063-T6	BONNELL
12	DF451-8	2" HINGE JAMB (OPTION)	ALUM. 6063-T6	BONNELL
13	CG450-18	FLAT FILLER - 4" LONG @ ANCHOR	ALUM. 6063-T6	BONNELL
14	DF118	1" TRANSOM SASH	ALUM. 6063-T6	BONNELL
15	DF119	TRANSOM GLASS STOP	ALUM. 6063-T6	BONNELL
16	DF120	TRANSOM BAR ADAPTOR	ALUM. 6063-T5	BONNELL
17	4510	DOOR STOP	ALUM. 6063-T5	BONNELL
18	4518	DOOR STOP (FOR CONT. HINGE)	ALUM. 6063-T5	BONNELL
19	1042	4" X 1/4" BUMPER THRESHOLD	ALUM. 6063-T5	BONNELL
20	40290	4" X 1/2" SADDLE THRESHOLD	ALUM. 6063-T5	BONNELL
21	26030	GLASS STOP	ALUM. 6063-T5	BONNELL
22	40349	GLASS ADAPTOR	ALUM. 6063-T5	BONNELL
23	25047	DOOR BOTTOM SWEEP	ALUM. 6063-T5	HAGER (884S)
24	05212	GLAZING GASKET (DOOR MONOLITHIC GLASS)	EPDM	TREMCO INC./ GRP- DUROMETER 70±5, SHORE 'A'
25	24110	PILE WEATHERSTRIP GASKET	YARN	TREMCO INC.
26	23301	RUBBER GROMMET	NITRILE	RUBBERGROMMET.COM
27	26112	SETTING BLOCK	EPDM	TREMCO INC. - DUROMETER 85±5, SHORE 'A'
28	22038	TRANSOM SETTING BLOCK	EPDM	TREMCO INC. - DUROMETER 85±5, SHORE 'A'
29	RG-1	SLIDE-IN GASKET (TRANSOM)	EPDM	TREMCO INC. - DUROMETER 70±5, SHORE 'A'
30	RG-5	WEATHERSTRIP GASKET	EPDM	TREMCO INC. - DUROMETER 60±5, SHORE 'A'
31	58045	SETTING BLOCK	EPDM	TREMCO INC. - DUROMETER 85±5, SHORE 'A'
32	RSB-19	SETTING BLOCK	EPDM	TREMCO INC. - DUROMETER 85±5, SHORE 'A'
33	26475	MUNTIN MIDRAIL (OPTION)	ALUM. 6063-T5	BONNELL
34	05207	GLAZING GASKET (INSULATED GLASS)	EPDM	TREMCO INC. - DUROMETER 70±5, SHORE 'A'
35	05333	GLAZING GASKET (INSULATED GLASS)	EPDM	TREMCO INC. - DUROMETER 70±5, SHORE 'A'
36	24669	MANUAL FLUSH BOLT (LOCK TYPE 1A)	--	ILCO CORP.
37	26093	MS LOCK (HOOK BOLT 5/8" W x 13/8"L, THROW 13/8")	ZINC STEEL	ILCO CORP.
38	2363X	AHT SERIES 8000 CVR DEVICE (LOCK TYPE L2)	--	ADVANCED HARDWARE TECHNOLOGIES
39	24120	GASKET	EPDM	TREMCO INC.- DUROMETER 70±5, SHORE 'A'
40	21274 (TOP)	OFFSET PIVOT HINGE	ALUM.	GLOBAL DOOR
	21273 (BOTTOM)		ALUM.	GLOBAL DOOR
	2456X (MIDSPAN)		ALUM.	GLOBAL DOOR
41	26298	TESTED W/ BUTT HINGE 4" x 4½" x 1/8" THK.	STEEL	HAGER COMPANIES
42	6009X	ALUM. CONTINUOUS GEARED HINGE	ALUM. 6063-T6	HAGER COMPANIES
43	26361	BEVELED HINGE STILE	ALUM. 6063-T6	BONNELL
44	26380	ACTIVE MEETING STILE	ALUM. 6063-T6	BONNELL
45	26373	INACTIVE STILE	ALUM. 6063-T6	BONNELL
46	-	GLASS ALUMINUM SPACER	ALUMINUM	HELIMA HELVETION INT. / VARIES



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W/ WO TRANSOM (NON-IMPACT)

REVN	DATE/REMARKS
REV.3	08/01/23 UPDATE TO FBC2023

ENGINEER:

M

C

Y

MCY ENGINEERING, INC.
GLAZING CONSULTANT
12871 Miramar Pkwy Ste. 301
Miramar, FL 33027
P: 305-271-0117
Email: www.MCYEngineering.com
mcy@mcyengineering.com

STAMP:

YIPING WANG

PE #55983

FLA. N. 28670

LICENSE

No 55983

STATE OF FLORIDA

PROFESSIONAL ENGINEER

August 11th, 2023

PRODUCT CONTROL APPROVAL:

FL#17616.1

DRAWN: James

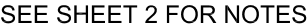
DATE: 08/01/23

DWG: AD15-22

DRAWING No:

8 OF 9

Overhead Roll-Up Doors (Proposed) Specifications



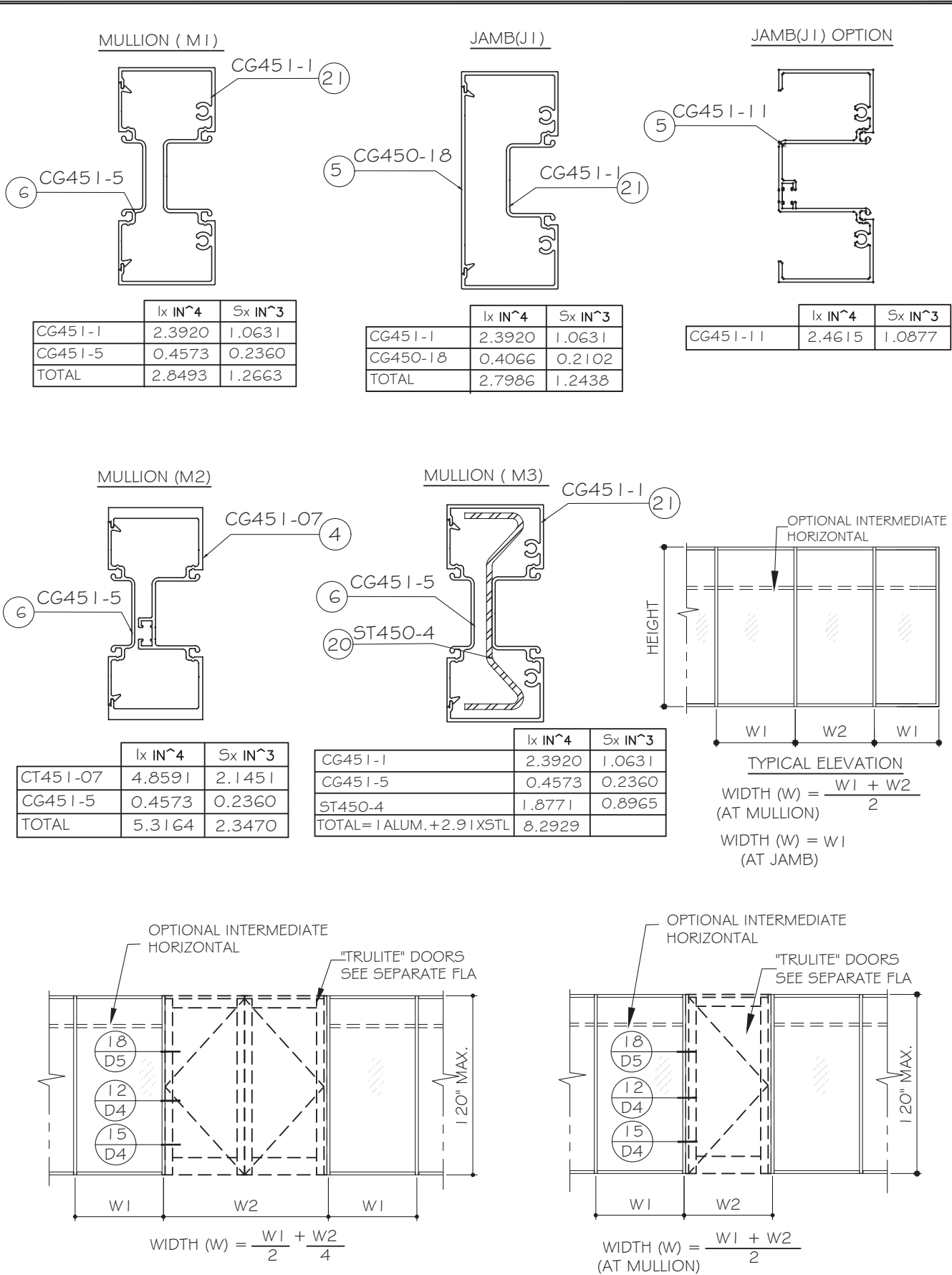
John E. Scates, P.E.
2560 King Arthur Blvd, Ste 124-54
Lewisville, TX 75056
FL PE 51737_TX PE 56308/F2203

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Storefront Glass (Proposed) Specifications

MULLION LOAD CAPACITY					
WITH OR WITHOUT INTERMEDIATE HORIZONTAL					
WINDOW PANEL		(M1)	(M2)	(M3)	(J1)
WIDTH (W)	HEIGHT	EXT(+) INT(-)	EXT(+) INT(-)	EXT(+) INT(-)	EXT(+) INT(-)
IN	IN	PSF	PSF	PSF	PSF
30	60	80	80	80	80
36		75	80	80	80
42		64	80	80	80
48		56	80	80	80
54		50	80	80	80
60		45	72	80	72
30	66	80	80	80	80
36		67	80	80	80
42		58	80	80	80
48		51	80	80	80
54		45	73	80	73
60		41	65	80	65
30	72	75	80	80	80
36		62	80	80	80
42		53	80	80	80
48		47	75	80	75
54		41	67	80	67
60		37	60	80	60
30	78	67	80	80	80
36		57	80	80	80
42		49	79	80	79
48		43	69	80	69
54		38	62	80	62
60		34	55	74	55
30	84	64	80	80	80
36		53	80	80	80
42		46	73	80	69
48		40	64	80	64
54		36	57	76	57
60		32	51	69	51
30	90	60	80	80	80
36		50	80	80	80
42		43	69	80	69
48		37	60	80	60
54		33	53	71	53
60		30	37	64	37

MULLION LOAD CAPACITY					
WITH OR WITHOUT INTERMEDIATE HORIZONTAL					
WINDOW PANEL		(M1)	(M2)	(M3)	(J1)
WIDTH (W)	HEIGHT	EXT(+) INT(-)	EXT(+) INT(-)	EXT(+) INT(-)	EXT(+) INT(-)
IN	IN	PSF	PSF	PSF	PSF
30	96	56	80	80	80
36		47	75	80	75
42		40	64	80	64
48		35	56	75	56
54		31	50	67	50
60		28	35	60	35
30	102	50	80	80	80
36		41	71	80	71
42		35	61	78	61
48		31	53	68	53
54		28	37	60	37
30	108	44	80	80	80
36		40	67	80	66
42		32	57	69	57
48		28	50	61	50
54		25	35	54	39
30	114	40	72	80	68
36		33	60	73	56
42		28	51	62	48
48		25	37	54	37
30	120	35	65	79	58
36		29	54	66	48
42		25	46	56	41
48		22	35	49	35
30	126	-	56	71	50
36		-	46	59	42
42		-	36	51	36
48		-	32	45	31
30	132	-	48	65	44
36		-	40	54	36
42		-	33	46	31
48		-	29	41	27
30	138	-	42	59	38
36		-	35	50	32
42		-	30	42	27
48		-	26	37	24
30	144	-	37	55	34
36		-	31	46	28
42		-	27	39	24
48		-	23	34	21





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WALL

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REV N	DATE/REMARKS
REV 1	UPDATE TO FBC 2023

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GLAZING CONSULTANT

12781 Miramar Pkwy. Ste. 301
Miramar, FL 33027
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mcy@mcyengineering.com
www.MCYEngineering.com

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FLORIDA REGISTRATION
PE 456963
YIPING WANG
LICENSE
No 55983
STATE OF FLORIDA
PROFESSIONAL ENGINEER

November 9th, 2023

FLORIDA APPROVAL:

FL #17962.2

SHEET TITLE:

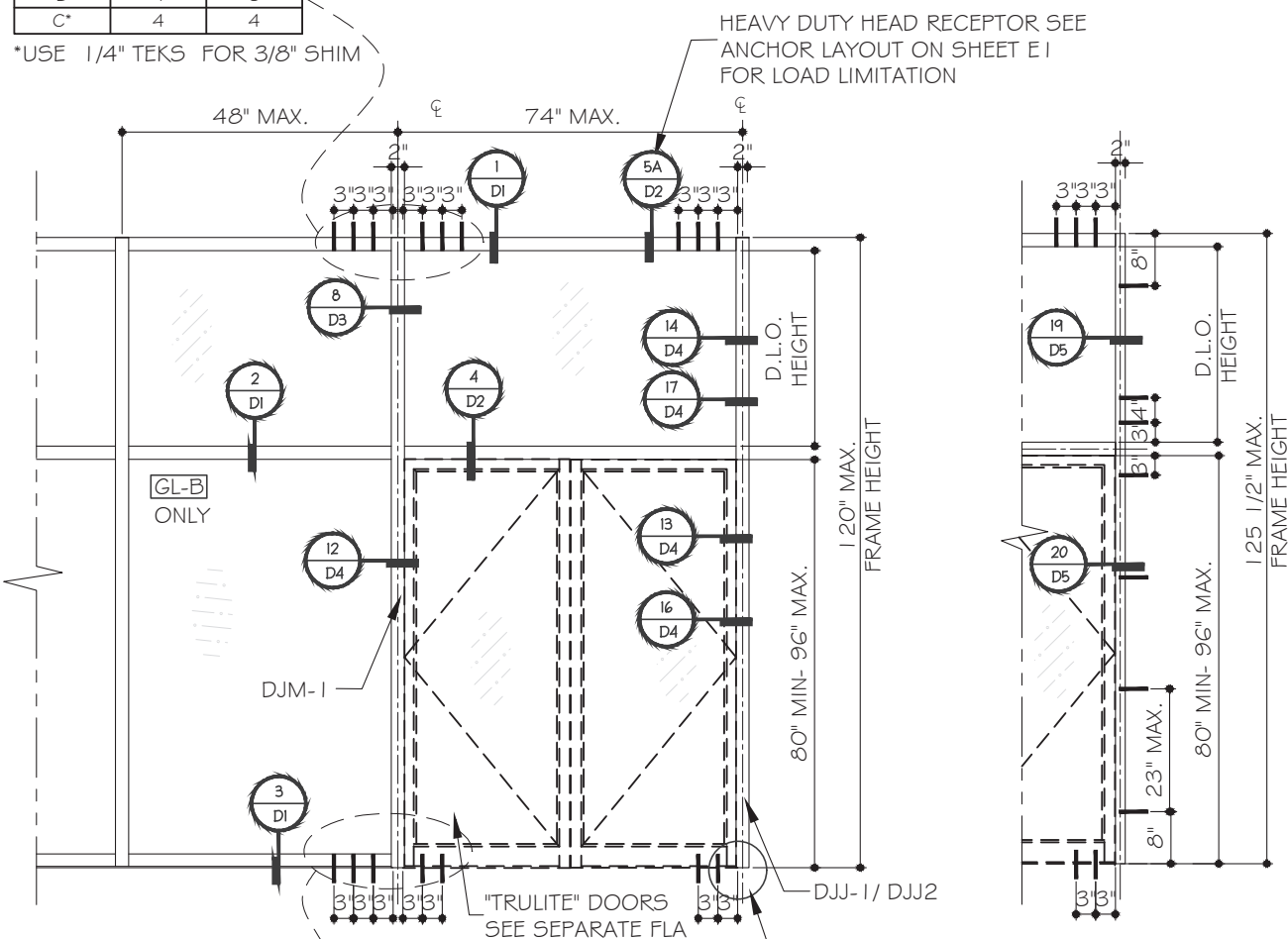
M1

DRAWN: James	DRAWING No:
DATE: 09/26/2023	3 OF 14
DWG: - AD20-30	

CHART#2:

ANCHOR TYPE	NO OF ANCHOR AT DJM ENDS	
	1/4" SHIM	3/8" SHIM
A	6	6
B	4	6
C*	4	4

*USE 1/4" TEKS FOR 3/8" SHIM



CHART#3:

ANCHOR TYPE	NO OF ANCHOR AT DJM ENDS	
	1/4" SHIM	3/8" SHIM
B	4	5

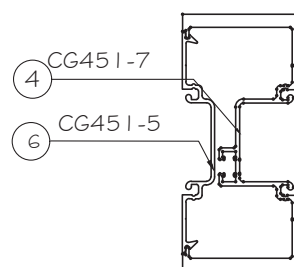
TYPICAL ELEVATIONS

SEE DETAIL FOR DJM CONECTION WITH DOOR SILL ON SHEET ISO

ANCHORED OPTION

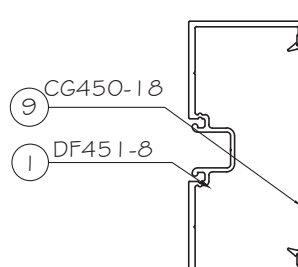
MAX DESIGN LOADS. 40PSF

DJM-1
DOOR JAMB MULLION (DET. 1 2/D4)
MAX. DESIGN LOAD ALLOW: +/- 35PSF



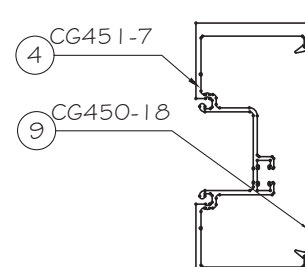
	Ix IN ⁴	Sx IN ³
CT451-7	4.8591	2.1451
CG451-5	0.4573	0.2360
TOTAL	5.3164	2.3470

DJJ-1
DOOR JAMB JAMB (DET. 1 3/D4)
MAX. DESIGN LOAD ALLOW: +/- 35 PSF



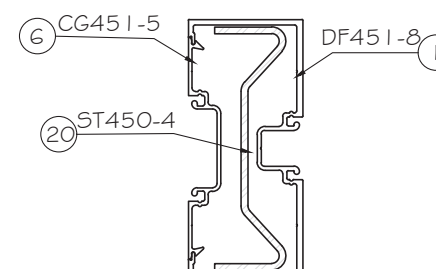
	Ix IN ⁴	Sx IN ³
DF451-8	2.7918	1.2404
CG450-18	0.4066	0.2102
TOTAL	3.1374	1.3940

DJJ-2
DOOR JAMB JAMB (DET. 1 6/D4)
MAX. DESIGN LOAD ALLOW: +/- 35 PSF



	Ix IN ⁴	Sx IN ³
CT451-7	4.8591	2.1451
CG450-18	0.4066	0.2102
TOTAL	5.2657	2.3248

DJM-2
DOOR JAMB JAMB (DET. 1 1/D3)
MAX. DESIGN LOAD ALLOW: +/- 40 PSF



	Ix IN ⁴	Sx IN ³
CG451-1	2.7818	1.2404
CG451-5	0.4573	0.2360
ST450-4	1.8771	0.8965
TOTAL= 1 ALUM. + 2.91 X STL	8.2929	

STEP 3: DOOR JAMB MULLION CAPACITY

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PRODUCT SERIES

REV#	DATE/REMARKS
REV. 1	UPDATE TO FBC 2023

ENGINEER:

MCY ENGINEERING, INC.
GLAZING CONSULTANT

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Miramar, FL 33027
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www.MCYEngineering.com

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FLORIDA REGISTRATION



November 9th, 2023

FLORIDA APPROVAL:

FL #17962.2

SHEET TITLE:

M2

DRAWN: James

DATE: 09/26/2023

DWG: - AD20-30

DRAWING No:

4 OF 14



Historic Preservation Memorandum

DATE: May 7, 2026
TO: Historic Preservation Board
FROM: Emily Kunkel, *Senior Planner/Historic Preservation Coordinator*
RE: Land Development Regulations 2026 Update – Proposed Changes (Historic Preservation)

The City of DeLand Planning Division has retained Inspire Placemaking Collective, Inc. as the City's consultant to update the Land Development Regulations (LDRs). The last major update to the LDR's was in 2013. Over the past 13 years, the City has updated specific sections to respond to changes in development practices. The goal of the 2026 LDR update is to comprehensively reorganize, reformat, and update the existing code to create predictable, flexible, simplified regulations with clear criteria and options for creative solutions.

As part of this effort, proposed revisions related to historic preservation have been identified and are summarized by each article below. The primary purpose of the updates to the Historic Preservation Code section is to clarify, reorganize, and simplify the code language.

For efficiency, the attached materials include only those sections relevant to the Historic Preservation Board and do not represent the full draft text. The complete draft of the LDR update is available on the City's website for review, [2026 Land Development Code Proposed Revisions | DeLand, FL](#).

Article 200 – Procedures (Draft)

- Clarify review procedures for each application type
- Define decision-making authority for advisory boards and designated officials
- Incorporate provisions outlining the City's Certified Local Government (CLG) designation, including requirements and responsibilities
- Revise Historic Preservation Board (HPB) membership criteria to allow for nonresidents, but who own property or businesses within a designated Historic District
- Update HPB member terms to align with those of other advisory boards
- Establish two levels of review for Certificates of Appropriateness (COA): Standard COA and Special COA
- Add provisions encouraging the salvage and preservation of historic materials in demolition requests
- Establish clear criteria and procedures for HPB review and action on demolition requests

Article 300 – Zoning (Draft)

- Update the Historic Resource map to
 - Remove the existing 'Historic Support District', due to the lack of separate existing standards;
 - Relabel the 'Downtown Historic Support District' to the 'Core Overlay'; and

- Relabel the ‘Historic Design District’ to the ‘Historic Core Overlay’
- Add references to the adopted historic color palette (Historic District and Support District Commercial Building Color Guide)
- Incorporate photographic examples to illustrate preferred architectural styles
- Revise the purpose statement for local historic districts and landmarks to reflect both established accomplishments and ongoing preservation goals

Article 500 – Community Design Standards (Draft)

- Clarify the purpose and applicability of community design standards, emphasizing compatibility with the City’s historic resources
- Reinforce that properties within a historic district or overlay must comply with all applicable sections, including the adopted color palette
- Clarify that new construction must be compatible with the surrounding neighborhood and reflect the City’s historic architectural character
- Incorporate graphic renderings to illustrate design standards, including commercial storefront components
- Provide general guidelines for storefront design, including illustrative examples of permitted frontage types

Article 900 – Signage (Draft)

- Add references to the adopted historic color palette (Historic District and Support District Commercial Building Color Guide)
- Clarify that monument signs aren’t allowed in the Downtown Historic District
- Update and expand graphic examples, including illustrative examples permitted sign types
- Clarify sign standards applicable to properties within historic districts and designated local historic landmarks
- Add references to the adopted historic color palette (Historic District and Support District Commercial Building Color Guide)

Article 1300 – Definitions (Draft)

- No proposed changes to the Historic Preservation related definitions

City of DeLand Website for the complete Land Development Code Update:



[2026 Land Development Code Proposed Revisions | DeLand, FL](#)

Attachments:

Article 200 – Procedures (Draft)
Article 300 – Zoning (Draft)
Article 500 – Community Design Standards (Draft)
Article 900 – Signage (Draft)
Article 1300 – Definitions (Draft)

Article 33-200 Administration and Applications

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ARTICLE 33-200. ADMINISTRATION AND APPLICATIONS

It is the purpose of this article to establish standards and procedures for the various types of decision-making authority necessary to implement this and other chapters of the Land Development Code (LDC).

Section 33-201. Summary Review Procedures Table

Depending on the type of application submitted, different levels of review are required prior to the issuance of a development order, as outlined in Table 33-201. The sections that follow describe the specific procedures and requirements associated with each level of review.

Table 33-201: Summary Review Procedures												
Key: ☐ Optional X: Required R: Review D: Decision DO: Decision by Ordinance DR: Decision by Resolution < >: Public Hearing												
APPLICATION OR PERMISSION	Options		NOTICE			DeLand Review Body					External Review	
	Pre-App	Neighborhood Mtg	AD	MAIL	SIGN	STAFF (DIR) [1]	TRC	HPB	PB	CC	FL COM [2]	VGMC [3]
DISCRETIONARY DECISIONS												
Annexation	X					R			<R>	<DO>		
Comprehensive Plan Amendment, Text	☐		X			R			<R>	<DO>	X	X
Comprehensive Plan Amendment, Map (small scale)	X	☐	X			R			<R>	<DO>		X
Comprehensive Plan Amendment, Map (large scale, >50 acres)	X	☐	X			R			<R>	<DO>	X	X
Zoning Map Amendment / Rezoning	☐	☐	X	X	X	R			<R>	<DO>		
Planned Development Rezoning	X	☐	X	X	X	R	R		<R>	<DO>		
PD Minor Amendment Rezoning	☐					D						
LDC Text Amendment			X			R			<R>	<DO>		
Use by Special Review	☐		X		X	R			<R>	<DO>		
Development Agreement	☐		X			R			<R>	<DO>		
SITE DEVELOPMENT												
Site Plan, Minor (< 80,000sf & < 80 d.u.)	☐					R	D					
Site Plan, Major (80,000sf +, or 80 d.u. +)	X					R	R		<R>	<DR>		
Zoning Determination						D						
SUBDIVISION												
Minor Subdivision Actions												
Minor Plat (5 lots max)	☐					R	D					
Lot Line Adjustment / Lot Consolidation / Plat Correction	☐					D						
Preliminary Plat	X					R	R		<DR>			
Final Plat / Replat	☐					D						
Combined (Preliminary/Final) Plat	X					R	R		<DR>			

Table 33-201: Summary Review ProceduresKey: ☐ Optional X: Required R: Review

D: Decision DO: Decision by Ordinance DR: Decision by Resolution < >: Public Hearing

APPLICATION OR PERMISSION	Options		NOTICE			DeLand Review Body					External Review	
	Pre-App	Neighborhood Mtg	AD	MAIL	SIGN	STAFF (DIR) [1]	TRC	HPB	PB	CC	FL COM [2]	VGMC [3]
Vacation of Right of Way	☐			X		R				<DO>		
HISTORIC PRESERVATION												
Certificate of Appropriateness, Standard (Original Appearance)						D						
Certificate of Appropriateness. Special (Not Ordinary Maint. or Original Appearance)	☐				X	R		D				
Placement on Local Register, District	☐	X	X		X	R	R	R	<R>	<DO>		
Placement on Local Register, Site	☐				X	R		R		<DO>		
Historic Structure Demolition	☐				X	R		R		<DO>		
SPECIAL												
Sidewalk Café Permit						D						
Temporary Use Permit	☐	☐				D[4]						
Tree Removal and Change of Grade Permit						D[5]						
Recovery Residence Reasonable Accomodation	☐					D						
Dedication and Vacation of Easements						D						
Similarity of Use Determination	X					R			<R>	<DO>		
Stormwater Permit, Preliminary Determination	☐					D[6]						
Stormwater Permit, Standard	☐					D[6]						
Wellfield Protection Zone Permit	☐					D[6]						
Floodplain Development Permit	See Sec. 33-1105											
Wetland Alteration Permit	See Sec. 33-1103											
RELIEF												
Alternative Compliance	☐					D	R					
Variance	X	☐	X	X		R			<DR>			
Variance, minor	☐					D						
Parking Reduction	☐					R			<R>	<DR>		
Parking Deferral	X					R			<R>	<DR>		
APPEALS												
Appeal of Administrative Decision	See Sec. 33-210.A											
Quasi Judicial Hearings and Appeals	See Sec. 33-210.B											

NOTE

[1] DIR is "Director" and represents the Planning Director unless another staff member is indicated in a table note or in the descriptions of the procedures in the IDC.

[2] FloridaCommerce

Table 33-201: Summary Review Procedures

Key: ☐ Optional X: Required R: Review

D: Decision DO: Decision by Ordinance DR: Decision by Resolution < >: Public Hearing

APPLICATION OR PERMISSION	Options		NOTICE			DeLand Review Body					External Review	
	Pre-App	Neighborhood Mtg	AD	MAIL	SIGN	STAFF (DIR) [1]	TRC	HPB	PB	CC	FL COM [2]	VGMC [3]

[3] Volusia Growth Management Commission

[4] For special events, decision of the City Manager

[5] Decision of the City Forester

[6] Decision of the City Engineer

Section 33-202. Decision Making and Advisory Bodies and Persons

33-202.A. City Commission

1. City Commission Establishment

The City of DeLand City Commission is the duly elected governing body of the City of DeLand, with authority related to this ordinance as described in this section.

2. City Commission Powers and Duties

The City Commission shall have the following powers and duties regarding the LDC:

(A) City Commission Decisions

The City Commission reviews and makes final decisions on the following application types:

- (1) Annexation
- (2) Comprehensive Plan Amendment, Text
- (3) Comprehensive Plan Amendment, Map (Small Scale)
- (4) Comprehensive Plan Amendment, Map (Large Scale)
- (5) Zoning Map Amendment / Rezoning
- (6) Planned Development
- (7) Land Development Code (LDC) Text Amendment
- (8) Use by Special Review
- (9) Development Agreement
- (10) Site Plan, Major
- (11) Vacation of Right-of-Way
- (12) Placement on Local Register, District
- (13) Placement on Local Register, Site
- (14) Historic Structure Demolition
- (15) Similarity of Use Determination
- (16) Parking Reduction
- (17) Parking Deferral

33-202.C. Historic Preservation Board.

1. Historic Preservation Board Establishment

- (A) As a Certified Local Government (CLG) in the State of Florida, the City shall administer its historic preservation program in accordance with the requirements of the National Historic Preservation Act, as amended, and the regulations and guidelines established by the Florida Division of Historical Resources and the National Park Service.
- (B) The Historic Preservation Board shall implement the historic preservation provisions of this LDC. The Board shall carry out its duties in a manner consistent with the standards and responsibilities applicable to Certified Local Governments, including maintaining qualified membership, conducting reviews in accordance with adopted procedures, and ensuring compliance with all applicable state and federal historic preservation requirements.

2. Powers and Duties

(A) Historic Preservation Board Decisions

The Historic Preservation Board is empowered to approve or deny petitions for Special Certificates of Appropriateness required under the historic preservation regulations in this LDC.

(B) Historic Preservation Board Review and Recommendations

The Historic Preservation Board is empowered to review and make recommendations on the following:

- (1) Placement on Local Register, District
- (2) Placement on Local Register, Site
- (3) Historic Structure Demolitions

(C) Historic Preservation Board Additional Powers, Duties, and Responsibilities

The Historic Preservation Board is empowered to perform the following:

- (1) Review new construction, substantial Improvement of an existing structure, or a substantial façade change within the Downtown Core Overlay District.
- (2) Administer selection of murals located within a Historic District, as to how the mural would better fit with the ambiance of the district, to the public art mural committee.
- (3) Facilitate historic property tax abatement applications.
- (4) Update the official inventory of cultural resources and submit to the City Commission recommendations and documentation concerning the updating.
- (5) Develop programs to stimulate public interest in urban neighborhood conservation, to participate in the adaptation of existing codes, ordinances, procedures, and programs to reflect urban neighborhood conservation policies and goals.
- (6) Explore funding and grant sources and advise property owners concerning which might be available for identification, protection, enhancement, perpetuation, and use of historic, architectural, archeological, and cultural resources.
- (7) Cooperate with agencies of City, county, regional, state and federal governments in planning proposed and future projects to reflect historic preservation concerns and policies, and assist in the development of proposed and future land use plans.
- (8) Advise property owners and local governmental agencies concerning the proper protection, maintenance, enhancement, and preservation of cultural resources.
- (9) Advise the City Commission concerning the effects of local governmental actions on cultural resources.

- (10) Notify the Historic Preservation Officer who shall take appropriate action when it appears that there has not been compliance with the historic preservation regulations of this LDC.
- (11) Assist in developing a historic preservation element to be incorporated into the City of DeLand's Comprehensive Plan and, if necessary, make recommendations for amendments to historic preservation goals, objectives and policies in the plan.

3. Historic Preservation Board Membership

- (A) The Historic Preservation Board shall have at least five members appointed by the City Commission. One member of the board shall be a registered architect, if available. The remaining appointments shall be made on the basis of civic pride, integrity, experience, and interest in the field of historic preservation. The City Commission should, whenever possible, appoint a representative from each of the following areas of expertise:
 - (1) History
 - (2) Real estate or real property appraisal
 - (3) Urban planning
 - (4) Engineering or building construction
 - (5) Landscape architects
 - (6) Prehistoric and historic archeology
- (B) The City Commission may also appoint knowledgeable interested citizens from other fields.
- (C) At least four members, and if more than seven members are appointed then a majority of members, shall be residents of the City of DeLand. A minority of members may be nonresidents who own land or a business located in a Historic District within the City.

4. Terms of Appointment

- (A) Each member shall be appointed to a three-year term. No person may serve more than two consecutive three-year terms. Persons disqualified by this provision may be reappointed after one-year elapses after the expiration of the second term of service.
- (B) When a position becomes vacant before the end of the term, the City Commission shall appoint a substitute member to fill the vacancy for the duration of the unexpired term. Any person appointed to fill an unexpired term will be eligible for reappointment for two consecutive full terms in addition to the remainder of the unexpired term.

5. Vacancy or Removal and Replacement

Any vacancy in membership shall be filled for the unexpired term by the City Commission, which shall also have the authority to remove any member for cause, or written charges, after a public hearing.

An individual who misses three regularly scheduled meetings during any calendar year without good cause shall be deemed to have resigned and is not eligible for reappointment to the Planning Board or any other City board for at least one year. In that event, the City Clerk shall notify the individual that this position will be declared vacant by the Commission at the next regularly scheduled Commission meeting unless the individual demonstrates good cause for having been absent.

The City Commission may terminate the appointment of any board member for cause including, but not limited to, excessive absences and conflicts of interest, upon giving notice and an opportunity to be heard. The City Commission shall take any and all action it deems appropriate in its sole discretion.

6. Organization:

(A) Membership

The members of the Historic Preservation Board shall annually elect a chair and vice chair from among the members, as the Board deems necessary. Nothing will prevent the Board from electing the chair and the vice-chair for an additional term. The chair will preside over the Board and will have the right to vote. In the absence or disability of the chair, the vice-chair will perform the duties of the chair.

(B) Subcommittees

- (1) The Board shall create whatever subcommittees it deems necessary to carry out the purposes of the Board.
- (2) The chair of the Board shall annually appoint the membership of each subcommittee from the members of the board.

(C) Staffing

The Historic Preservation Officer shall appoint a City employee to serve as secretary to the board, recorder and custodian of all board records.

(D) Compensation

Members shall not be compensated.

(E) Funding

The City Commission shall appropriate funds to permit the Historic Preservation Board to perform its prescribed functions.

(F) Required Meetings

The Historic Preservation Board shall meet at least four times each year and minutes of each meeting shall be kept. Meetings will be conducted according to rules of procedure adopted by the Board.

Section 33-207. Historic Preservation

33-207.A. Placement on the Local Register of Historic Places.

A local register of historic places is established as a means of identifying and classifying various sites, buildings, structures, objects, and districts as historic and/or architecturally significant. The local register is maintained by the Historic Preservation Officer.

1. Applicability

The historic preservation board may initiate placement of sites, buildings, structures, objects or districts on the local register. In addition, placement may be initiated by the owner of the site, building, structure, object, or area, or, in the case of a district, by the owner of a site, building, structure, object, or area within the proposed district. Placement on a local register is an acknowledgement of the historical and cultural significance of the district or site being listed, and comes with certain protections for the listed item. Listing for districts may include designation of contributing and noncontributing properties.

2. Review Procedure

The following procedure shall be followed for placement of sites, buildings, structures, objects, areas, and districts on the local register:

- (A) A nomination form, available from the City, shall be completed by the applicant and returned to the Planning Division.
- (B) Upon receipt of a completed nomination form, including necessary documentation, the Historic Preservation Officer shall place the nomination on the agenda of the next regularly scheduled meeting of the Historic Preservation Board. If the next regularly scheduled meeting of the board is too close at hand to allow for the required notice to be given or for the application to be sufficiently reviewed per the Board's adopted schedules or policies, the nomination shall be placed on the agenda of the succeeding regularly scheduled meeting.
- (C) Adequate notice of the Historic Preservation Board's consideration of the nomination shall be provided to the public at large, and to the owners of the nominated properties, at least 10 days in advance of the meeting at which the nomination will be considered by the board.
- (D) The board shall, within 60 days from the date of the meeting at which the nomination is first on the board's agenda, review the nomination and write a recommendation thereon. The recommendation shall include:
 - (1) Specific findings and conclusions as to why the nomination does or does not meet the appropriate criteria outlined in this section along with any owner's objections to the listing.
 - (2) A map that shows the proposed boundaries for any Historic District and any individual historic property recommended for listing.
 - (3) If the nomination is of a district, the recommendation shall also clearly specify if relevant, through the use of maps, lists, or other means, those buildings, objects, or structures which are classified as contributing and noncontributing to the historical significance of the district.
- (E) If the 60-day period runs out and the board has not prepared and sent a recommendation, and the period has not been extended by mutual consent of the applicant and the Board, the nomination may be submitted by the applicant directly to the City Commission.
- (F) The nomination form will be processed dependent upon the following criteria:
 - (1) An individual property owner of property containing a building, structure or object requesting placement on the local historic register, the nomination form and the Historic Preservation Board's recommendations shall be sent to The City Commission for their action.
 - (2) For districts (more than one property) to be designated as such on the local historic register, the nomination forms and the Historic Preservation Board's recommendations will be sent to the City Commission.

3. Criteria for Listing on the Local Register

- (A) Any site, building, structure, object or district which is listed on the National Register of Historic Places shall be deemed eligible for designation on the local register.
- (B) Any other site, building, structure, object, or district must meet the following criteria before it may be listed on the local register:
 - (1) It possesses integrity of location, design setting, materials, workmanship, feeling and association; and
 - (2) It meets at least one of the following additional criteria
 - (a) It is associated with events that have made a significant contribution to the broad patterns of our history;
 - (b) It is associated with the lives of persons significant to our past;
 - (c) It embodies the distinctive characteristics of a type, period, or method of construction;
 - (d) It represents the work of a master;
 - (e) It possesses high artistic values;
 - (f) It represents a significant and distinguishable entity whose components may lack individual distinction;
 - (g) It has yielded or may be likely to yield information important to history or prehistory.
- (C) A property located in district may be designated as contributing to that district if the property is one which, by its location, design, setting, materials, workmanship, feeling and association, adds to the district's sense of time and place and historical development. All others are deemed non-contributing.

4. Effect of Listing on Local Register

- (A) Following official designation of a property or district as historic pursuant to this Chapter, the City may, at its discretion, offer to install an official marker or plaque identifying the designation. The City Manager is authorized to approve the design, issuance, and placement of such markers.
- (B) Structures and buildings listed individually on the local register or determined to be contributing to a local historic district shall be deemed local historic resources and shall be eligible for application of the historic building provisions of the Florida Building Code, as adopted and amended from time to time by the City.

33-207.B. Certificates of Appropriateness

1. Applicability

A certificate of appropriateness shall be required for any of the following activities on properties within designated Historic Districts and individually designated historic properties:

- (A) Any material change or alteration in the exterior appearance of existing buildings, objects, or structures.
- (B) The movement or relocation of any building, object, or structure.
- (C) Any new construction of principal or accessory buildings, or structures.
- (D) Disturbance of an archaeological site.
- (E) Subdivision of land into two or more lots.

Upon designation of a Historic District or individual historic property, the designating ordinance shall prescribe those architectural features considered significant to the district or property. The designating ordinance shall also prescribe any types of regulated work items which should be reviewed for appropriateness, even if the work would otherwise not require a City permit.

This section shall not apply to any modifications to the interior of a structure as long as the action does not impact the exterior of the structure, including the physical integrity of the structure as a whole.

2. Types of Certificates of Appropriateness

Depending on the degree of the proposed alteration, there are two levels of review. If the work constitutes "ordinary maintenance" as defined in Article 33-1500, the work may be done without a certificate of appropriateness.

- (A) **Standard Certificate of Appropriateness.** A Standard Certificate of Appropriateness is required for work that does not qualify as ordinary maintenance but is determined to have a minimal impact on the historic resource. Examples of work that may be considered minimal in impact include minor alterations to the rear of a historic structure that are not visible from the public right-of-way, or the in-kind replacement of an existing feature with one that matches the original in design, material, and appearance. Standard Certificates of Appropriateness may be issued by the planning director with consultation by the Historic Preservation Officer.
- (B) **Special Certificate of Appropriateness.** A Special Certificate of Appropriateness is required for work that does not constitute ordinary maintenance or repair and is deemed to have more than a minimal impact to the subject resource. Certificates of appropriateness must be obtained from the Historic Preservation Board before any work may be done.

A certificate of appropriateness shall be a prerequisite to the issuance of any other permits required by law. The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits or approvals required by the City of DeLand. A building permit or other municipal permit shall be invalid if it is obtained without a certificate of appropriateness required for the proposed work.

1. Review Criteria

(A) Preservation, Rehabilitation, Restoration & Reconstruction

Approval of a Certificate of Appropriateness shall be based on a determination that the proposed alteration is compatible with the Secretary of the Interior's Standards for the Treatment of Historic Properties. All reviews, recommendations, and decisions shall clearly identify the facts and considerations supporting or refuting the compatibility of the proposed alteration with these standards.

(B) New Construction

- (1) In approving or denying an application for a certificate of appropriateness for new construction, the board shall consider the Design Guidelines for Commercial Buildings in Downtown DeLand and assess the following features of the proposed building for visual compatibility with the existing contributing structures in a designated Historic District:
 - (a) Height;
 - (b) Scale;
 - (c) Massing;
 - (d) Setbacks;
 - (e) Fenestration;
 - (f) Roof shape;
 - (g) Use of materials;
 - (h) Directional expression;
 - (i) Architectural style;
 - (j) Site plan layout.
- (2) For new construction within the boundaries of historic properties :
 - (a) New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of the buildings or the site.

- (b) New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.
- (c) Historic landscapes and significant viewsheds must be preserved

(C) Relocation

In addition to the guidelines provided in subsection (A) above, issuance of certificates of appropriateness for relocations shall be guided by the following factors:

- (1) Whether the historic character and aesthetic interest the building, structure, or object contributes to its present setting;
- (2) Whether there are definite plans for the area to be vacated and the effect of those plans on the character of the surrounding area;
- (3) Whether the building, structure, or object can be moved without significant damage to its physical integrity; and
- (4) Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure or object.

(D) Subdivisions

The issuance of a certificate of appropriateness for any division of a tract or parcel of land into two or more lots shall be guided by the following criteria:

- (1) Whether, and to what extent, the proposed division would disrupt or alter the historic pattern of development within the district;
- (2) The nature and purpose of the intended use associated with the proposed division;
- (3) Whether the proposed division and its intended use are compatible with the character, scale, and integrity of the surrounding Historic District; and
- (4) Whether denial of the request would result in a demonstrable economic hardship to the property owner.

2. Review Procedures

In addition to the general requirements in Table 33-201 and Section 33-203, the following requirements are specific to Certificate of Appropriateness:

- (A) For a standard certificate of appropriateness, the Planning Director shall make a decision on the application in consultation with the Historic Preservation Officer. For a special certificate of appropriateness, the Historic Preservation Officer shall produce a recommendation to the Historic Preservation Board.
- (B) The Historic Preservation Board shall hold a quasi-judicial hearing on the special certificate of appropriateness and use the criteria set forth in subsection (b) above to review the completed application and accompanying submittals. After completing the review of the application and fulfilling the public notice and hearing requirements set forth above, the board shall take one of the following actions:
 - (1) Grant the certificate of appropriateness with an immediate effective date;
 - (2) Grant the certificate of appropriateness with special modifications and conditions;
 - (3) Delay granting the certificate of appropriateness for a demolition for a period of not less than 30 days nor more than 60 days;
 - (4) Deny the certificate of appropriateness.
- (C) The historic preservation board shall make written findings and conclusions that specifically relate the criteria for granting certificates of appropriateness. All parties shall be given the opportunity to present evidence through documents, exhibits, testimony, or other means. All parties shall be given the opportunity to rebut evidence through cross-examination or other means.

3. Effect of Decision

An applicant in possession of an approved Certificate of Appropriateness may proceed to obtain the necessary building permits, if applicable, to commence the approved activity.

33-207.C. Historic Structure Demolition

The purpose of this section is to ensure that historic properties are protected from neglect or premature demolition by providing the following procedure for review. No demolition permit affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed prior to 1950 shall be issued until the applicant has demonstrated that no other feasible alternative to demolition can be found.

1. Review Criteria

Issuance of demolition permit shall be guided by the following factors:

- (A) The historic or architectural significance of the building, structure, or object, and whether the structure is of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register;
- (B) The importance of the building, structure, or object to the ambiance of a district;
- (C) The difficulty or the impossibility of reproducing such a building, structure or object because of its design, texture, material, detail, or unique location;
- (D) Whether the building, structure, or object is one of the last remaining examples of its kind in the neighborhood, the City, or the designated historic district;
- (E) Whether there are definite plans for immediate reuse of the property if the proposed demolition is carried out, and the effect of those plans on the character of the surrounding properties;
- (F) Whether reasonable measures can be taken to save the building, structure, or object from collapse;
- (G) Whether the structure is of such design, craftsmanship or material(s) that it could be reproduced only with great difficulty and/or economically unviable expense; or whether it is capable of earning reasonable economic return on its value; and
- (H) Whether the building or structure has been determined to be structurally unsound and unsuitable for rehabilitation by a qualified engineer or architect.

2. Review Procedure

- (A) Application for a demolition permit and supporting documents shall be submitted to the Planning Division.
- (B) As a part of an optional pre-application meeting, the applicant may confer with the Historic Preservation Officer concerning the nature of the proposed action and requirements related to it. The applicant shall be advised of the nature and detail of the plans, designs, photographs, reports, or other exhibits required to be submitted with the application and that this advice does not preclude the Historic Preservation Board or the City Commission from requiring additional materials prior to making their determination in the case. Following the meeting with the Historic Preservation Officer, the applicant may request a pre-application meeting with the Historic Preservation Board.
- (C) The supporting documents to be submitted shall include demolition plan. The Planning Director may establish more specific requirements for the demolition plan in a development applications manual. The information shall include:
 - (1) A written description and/or graphic display of the buildings and/or portions of the buildings to be demolished;
 - (2) A description of the methods of demolition to be utilized;
 - (3) The proposed commencement date for demolition;

- (4) The estimated number of days necessary to complete the demolition and remove the resulting debris. The total time of demolition, cleanup, and, where applicable, regrading and revegetation shall not exceed 100 working days, exclusive of Saturdays, Sundays and holidays; and
 - (5) A description of the proposed reuse or redevelopment of the property following demolition, including an evaluation of the effect of such plans on the character of the surrounding area. Demolition of historic buildings without definitive redevelopment plans is discouraged and shall be considered in the review of the demolition permit.
- (D) Upon receipt of a completed application and all required submittals and fees, the Historic Preservation Officer shall place the application on the agenda of the Historic Preservation Board within 30 days.
- (E) No less than seven days, but not more than 30 days, prior to the meeting at which the application is to be heard, the City shall send written notice of the time and place of the meeting shall be sent to the applicant and all persons or organizations filing written requests.
- (F) Within the same time period, the City shall place a notice in a newspaper of general circulation or post a notice upon the property for which the certificate of appropriateness has been applied consistent with Section 33-203-F Notice.
- (G) The Historic Preservation Board shall hold a public hearing to review the application and send recommendation to the City Commission for an action within the Commission's power.. The Board shall encourage the applicant, to salvage and preserve building materials, architectural details and ornaments, fixtures, and the like for reuse in the restoration of other historic properties. The Board may request a qualified historic preservation consultant to record the architectural details for archival purposes prior to demolition. The recording may include, but will not be limited to, photographs, documents and scaled architectural drawings.
- (H) The City Commission shall hold a public hearing to review the application and take one of the following actions:
- (1) Approve the demolition with an immediate effective date;
 - (2) Approve the demolition with special modifications and conditions;
 - (3) Delay the approval for demolition for a period of not less than 30 days nor more than 60 days to request additional information;
 - (4) Deny the request for demolition.

3. Effect of Decision

- (A) No work for which a building permit or demolition permit is required may be undertaken unless a building permit authorizing the work is conspicuously posted on the property where the work is to be performed.
- (B) Approval of demolitions shall expire 12 months from the date of issuance if the authorized work has not commenced, unless the timeline is extended by the City Commission.

33-207.D. Demolition by Neglect

- 1. Every owner of a property within a designated Historic District or property listed on the local register shall keep in good repair:
 - (A) All of the exterior portions of such buildings or structures;
 - (B) All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise fall into a state of disrepair; and
 - (C) In addition, where the historic resource is an archaeological site, the owner shall be required to maintain the property in such a manner as not to adversely affect the archaeological integrity of the site.
- 2. In the event the Board , or the Historic Preservation Officer or Planning Director acting on the Board's directions determines that a property with a designated Historic District or listed on the local register in the course of being "demolished by neglect," the City shall notify the owner of record of such preliminary findings, stating the reasons

therefore. If the owner or tenant fails to take action, the building official shall initiate proceedings through the City of DeLand Code Enforcement Magistrate under the authority of applicable laws and regulations.

3. Where the magistrate determines that properties within a designated Historic District or listed on the local register lack maintenance and repair to such an extent as to detract from the desirable character of the Historic District listing, the City shall notify the owner of record stating the reasons for the preliminary finding. The City shall request a meeting with the owner or tenant of the property that is not being adequately maintained, and the Board shall present or instruct the historic Preservation Officer or Planning Director to present ways to improve the condition of the property. If the owner or tenant fails to take action, the City may pursue all available Code Enforcement actions.
4. The building official shall immediately notify the Historic Preservation Officer of cases where there are emergency conditions dangerous to life, health or property affecting a building or structure in a designated Historic District, a designated historic building or structure, or a building or structure constructed before 1950. Notification to the Historic Preservation Officer shall consist of a report from a Building Official describing the dangerous conditions and any other documentation that the Historic Preservation Officer shall require in order to prepare a report, oral or written, to present to the Historic Preservation Board. After consultation with the Historic Preservation Officer, the Building Official may order the remedying of the dangerous conditions without the approval of the City Commission.

ARTICLE 33-300. ZONING

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Figure 33- 306.A-1. Overlay Districts

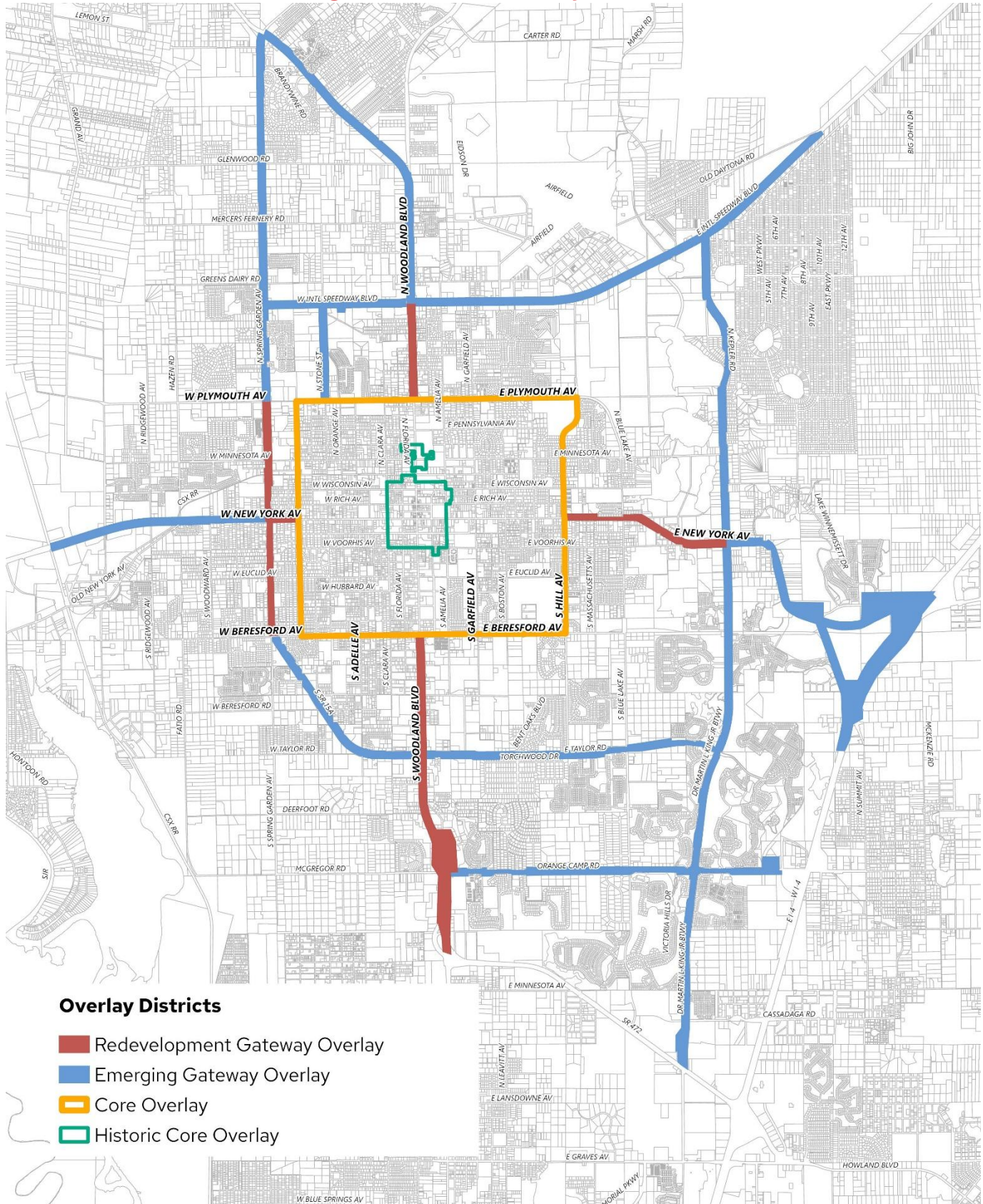


Figure provided for illustrative purposes only. Refer to the official zoning map for current boundaries.

Figure 33- 306.A-2. Historic Districts and Landmarks

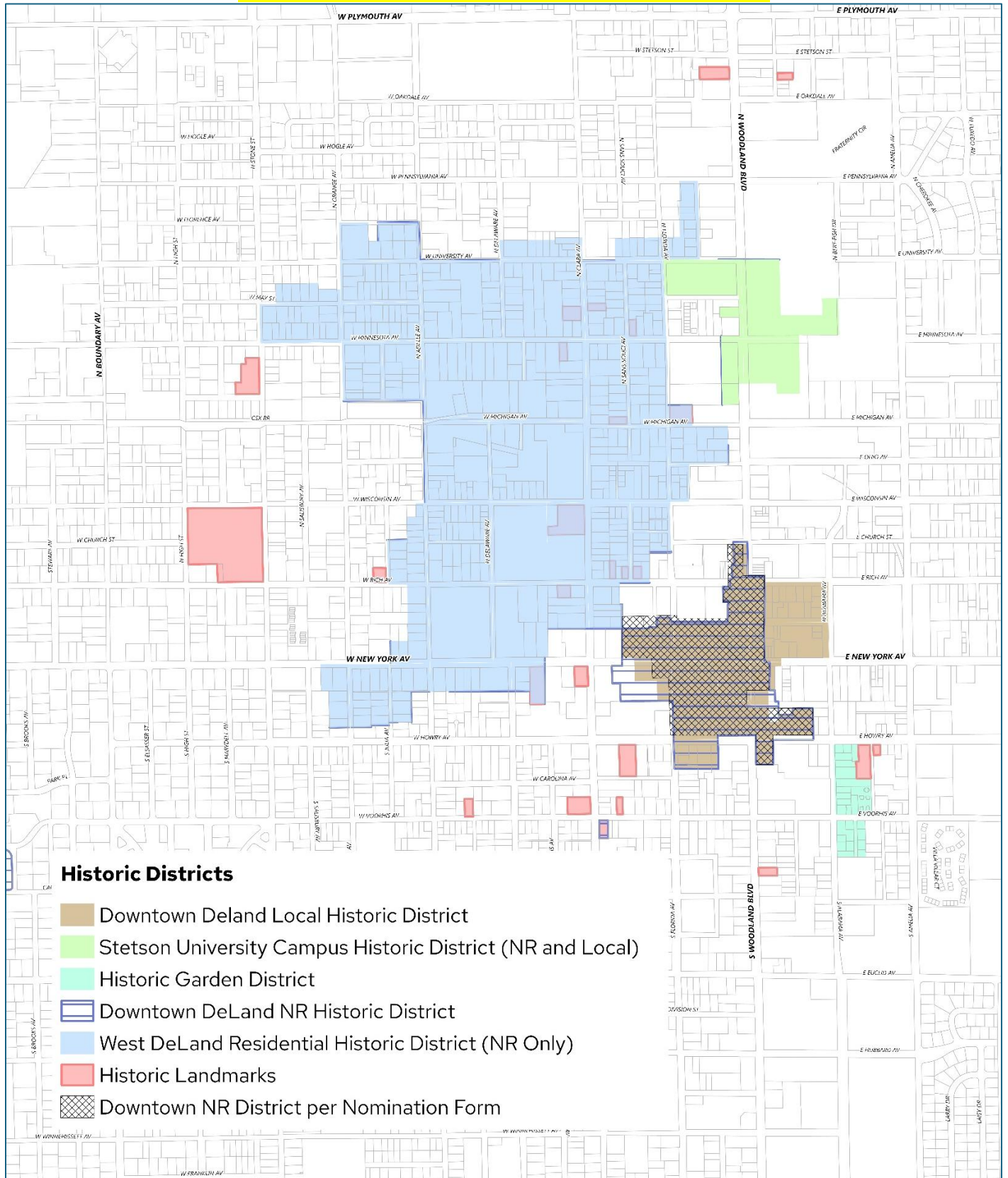


Figure provided for illustrative purposes only. Refer to the official zoning map for current boundaries.

33-306.B. Gateway Overlay Districts

1. Purpose

The Gateway Overlay Districts are established to ensure DeLand's gateway corridors are developed as landscaped, scenic entryways with consistent design standards that promote high-quality development, support redevelopment compatible with the City's historic character, prevent visual clutter, incorporate shade trees in nonresidential areas, and enhance pedestrian connectivity, access, and safety.

2. Intent.

The intent of the Gateway Overlay is to ensure that the designated gateway corridors of the City of DeLand are developed in a manner which:

- (A) Ensures that the main streets and entryways to the City of DeLand are developed into well-landscaped, scenic gateways;
- (B) Provides uniform design standards to promote high quality new development;
- (C) Promotes redevelopment and adaptive reuse of existing properties in a manner consistent with the historic character of the city;
- (D) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures;
- (E) Utilizes natural and transplanted trees to shade and soften the appearance of nonresidential parking areas; and
- (F) Maximizes pedestrian connectivity, access, and safety.

3. Applicability.

The Gateway Overlay Districts standards shall apply to all properties that have frontage on or are located within 600 feet of any of the roadways depicted as Redevelopment Gateway and Emerging Gateway overlays on the City's Official Zoning Map.

As properties are annexed into the corporate limits of the City of DeLand and are located within the geographic boundaries of the Gateway Overlay District, the development standards of the Gateway Overlay District shall be applicable and shall supersede any conflicting regulations or development standards of this Code.

The Gateway Overlay District regulations are intended to supplement the requirements of this chapter. Development within the Gateway Overlay Districts shall be subject to the Community Design Standards set forth in Article 33-400 and the specific landscaping and sign standards contained in Articles 33-800 and 33-900.

33-306.C. Core Overlay and Historic Core Overlay Districts

The Core Overlay District (formerly Core Gateway Overlay District) and the Historic Core Overlay District are overlapping districts that share the same development and design standards. The Historic Core Overlay District is a subset of the Core Overlay District and includes additional review by the Historic Preservation Board. This section establishes a unified set of standards applicable to both districts.

1. Purpose and Intent

The purpose of the two overlay districts is to promote the health, safety, and general welfare of the City of DeLand by guiding the physical form of development through regulations that create a cohesive, walkable, mixed-use, and context-sensitive urban environment. The overlays support efficient land use and infrastructure investment, protect community character and historic resources, encourage redevelopment and reuse of existing properties, and implement the City's Comprehensive Plan and Downtown Redevelopment goals.

The intent of this Section is to:

- (A) Establish unified architectural and design standards for both the Core and Historic Core overlay districts.
- (B) Preserve and reinforce the historic architectural character of downtown DeLand and its contributing historic districts.

- (C) Ensure that new construction, substantial improvements, and façade modifications are compatible with the scale, massing, materials, and architectural character of surrounding historic structures.
- (D) Protect and enhance the visual quality, pedestrian orientation, and economic vitality of the downtown core.
- (E) Promote high-quality design that contributes to a cohesive streetscape and supports the long-term preservation of the City's historic resources.

2. Applicability

All development within the Core Overlay District and the Historic Core Overlay District shall comply with the standards set forth in this section, except single-family and duplex dwellings and their accessory structures. These standards apply in addition to the Design Guidelines for Commercial Building in Downtown DeLand, which are incorporated herein by reference.

Properties within the Historic Core Overlay District and properties that are individually designated or located within locally designated historic districts shall be subject to review by the Historic Preservation Board in accordance with the applicable procedures of this Code.

3. Overall Design and Compatibility

- (A) Structures shall reflect and enhance the historic character of the district and complement the architecture of surrounding structures.
- (B) Architectural design shall bear a complementary relationship to the surrounding architectural context through similarity or compatibility in:
 - (a) Architectural style or character.
 - (b) Massing, proportions, and scale
 - (c) The relationship and rhythm of solids and voids.
 - (d) Fenestration patterns and repetition of exterior wall openings.
 - (e) Architectural details and decorative treatments.
- (C) Building design shall enhance the attractiveness of the streetscape and relate favorably to the predominantly pedestrian scale of the downtown core.
- (D) Buildings shall provide a consistent and uniform architectural treatment on all visible facades.

4. Building Form, Massing, and Site Layout

- (A) Buildings shall incorporate massing, proportions, and scale that are similar or compatible with adjacent historic structures.
- (B) Buildings shall be oriented to the primary street and should be located as close to the street as possible, provided such placement remains compatible with adjacent buildings and established development patterns.
- (C) Modifications and additions to existing structures shall be consistent with the style and character of the original structure.

5. Architectural Elements and Materials

- (A) Architectural details and decorative treatments should be similar or related to those historically found within the downtown core, including but not limited to:
 - (1) Cornices and moldings
 - (2) Awnings
 - (3) Parapets
 - (4) Columns, colonnades, arcades, and arches
- (B) Fenestration shall reflect compatible repetition and rhythm of openings.

- (C) Glazing at street level may be tinted but shall not utilize reflective glass, Plexiglas, or similar materials.
- (D) Exterior materials and textures shall be similar or related to those traditionally used within the downtown core.
- (E) Simulated or non-transparent (“false”) windows may be permitted on building elevations that do not face a public street, provided they are designed to be consistent with the overall architectural style of the building and maintain the appearance of functional fenestration.

6. Color Standards

- (A) Exterior colors shall be selected from the approved color palette found in the *Historic District and Support District Commercial Building Color Guide*.
- (B) The City's planning staff may approve any color included on the approved palette.
- (C) Any proposed color not included on the approved color palette must receive specific approval from the Historic Preservation Board in accordance with Section ##.

7. Preferred Historic Architectural Styles

The following architectural styles are preferred within the Downtown Overlay and Historic Design District:

(A) Classical Revival

Classical Revival architecture mirrors the classical forms of Greece and Rome and was commonly used from the late 1890s through 1920.

Examples include the Virginia State Capitol in Richmond, Virginia and the historic Volusia County Courthouse in DeLand, Florida.



(B) Mediterranean Revival

Mediterranean Revival architecture reflects Italian, Byzantine and Moorish (southern Spain), and French coastal influences and was widely used in Florida during the 1920s and 1930s.

Examples include the Vinoy Park Hotel in Saint Petersburg, Florida, and Flagler Hall at Stetson University in DeLand, Florida.



(C) Colonial Revival

Colonial Revival architecture reflects restrained classical forms and was commonly used from the 1880s through the mid-1950s.

Examples include the Claramount Inn in Ontario, Canada and Elizabeth Hall at Stetson University in DeLand, Florida.



(D) Craftsman Bungalow

Craftsman Bungalow reflects the Arts and Crafts movement (1900-1930). Exteriors are typically finished in wood siding, stucco, brick, or stone, often using at least two materials in combination.

Examples include the buildings at 511 and 528 West New York Avenue, 220 and 228 West Wisconsin Avenue, and 237 West Minnesota Avenue, DeLand, Florida.



(E) Commercial Style (Chicago School)

Commercial Style (Chicago School) architecture reflects the early modern movement in commercial and office buildings from 1895 to 1930.

Examples include the multistory commercial buildings along Woodland Boulevard between Voorhis Avenue and Wisconsin Avenue, such as 100 and 200 North Woodland Boulevard and 112 South Woodland Boulevard.



33-306.D. Historic Districts and Landmarks

1. Purpose

The purpose of the local Historic District and Landmark designations is to protect, enhance, and perpetuate DeLand's historic resources in order to promote the health, safety, prosperity, and general welfare of the community. The designations support the stabilization and improvement of property values through revitalization and rehabilitation, foster civic pride and awareness of the City's cultural and architectural heritage, strengthen historic attractions to stimulate economic activity, enrich quality of life through preservation of the City's living heritage, and conserve existing housing stock by encouraging reinvestment and neighborhood redevelopment.

The City Commission identifies, evaluates, recognizes, preserves, and protects historical land archaeological resources within the city limits of DeLand, in the best interest of the health, safety, prosperity and welfare of the citizens of DeLand by:

- (A) Maintaining a Historic Preservation Board with the power to effectively administer the historic preservation duties provided for in this code.
- (B) Developing a process to designate individual properties (buildings, structures, sites, objects) and groups of properties (districts) as historically significant.
- (C) Protecting the integrity of designated historic resources by requiring a review of proposals to add to, demolish or in any way alter the exterior historic fabric of such resources.
- (D) Encouraging historic preservation by providing technical assistance and financial incentives.
- (E) Maintaining the Certified Local Government status as provided for in the National Historic Preservation Act of 1966, as amended in 1980 (P.L. 96-515) and as procedures dictate in 36 C.F.R. 61 (1987).

2. Intent.

The intent of the following regulations is to serve the best interest of the health, safety, prosperity and welfare of the citizens of DeLand by:

- (A) Protecting, enhancing and perpetuating historic resources that represent or reflect elements of the city's cultural, social, economic, political and architectural history.
- (B) Stabilizing and improving property values through the revitalization of older residential and commercial properties and neighborhoods.
- (C) Fostering an awareness and pride in the accomplishments and achievements of the past.
- (D) Protecting and enhancing the city's historic attractions to residents, tourists and visitors which in turn serve to stimulate the local economy and draw new business and industry.
- (E) Enriching the quality of life in DeLand by fostering knowledge of the living heritage of the past.
- (F) Conserving existing housing stock and extending the economic life of housing units through the rehabilitation of such units under housing and neighborhood redevelopment programs.

3. Standards for Historic Structure Alterations.

Alterations to designated landmarks or contributing structures in a locally designated historic district shall be guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties, which address four treatment standards—Preservation, Rehabilitation, Restoration, and Reconstruction. The specific standards for rehabilitation are as follows:

- (A) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (B) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (C) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false

sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

- (D) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (E) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (F) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (G) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (H) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (I) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (J) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

33-306.E. DeLand Municipal Airport Overlay

1. Purpose

The DeLand Municipal Airport Overlay District is established to ensure that development within and surrounding the airport occurs in a manner that protects public health, safety, and welfare and does not interfere with airport operations or navigable airspace. The overlay district is intended to minimize potential hazards to aircraft, prevent incompatible land uses, and promote the safe and efficient functioning of the airport. All development within this overlay district shall comply with the provisions set forth in this code.

2. Intent

The DeLand Municipal Airport is a valuable economic asset to the City that should be preserved. The airport is owned and maintained by the City of DeLand and is subject to site plans and other development standards, except where specifically exempted. The intent of the DeLand Municipal Airport Overlay District is to regulate development within the airport consistent with the provisions of the Airport Law of 1945, §§ 332.01—332.12, Florida Statutes and all Federal Aviation Administration regulations. The standards applicable to this overlay are found in Article 33-400. For all graphics or maps pertaining to the DeLand Municipal Airport, refer to the DeLand Airport Master Plan, hereby adopted by reference.

3. Creation of Zones

In order to carry out the provisions of this section, there are hereby created and established certain "public civil airport height zones" which include all of the land lying beneath the approach, transitional, horizontal and conical surfaces as they apply to a particular airport. These zones are the primary, horizontal, conical, approach, and transitional zones. A description of each, and the limitations that apply therein, is described below.

(A) Primary Zone

- (1) Defined. An area longitudinally centered on a runway, extending 200 feet beyond each end of that runway, with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.

Article 33-500. COMMUNITY DESIGN STANDARDS AND LIGHTING

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ARTICLE 33-500 COMMUNITY DESIGN STANDARDS AND LIGHTING

Section 33-501. Community Design Standards

33-501.A. Purpose

The purpose of these standards is to promote the health, safety, and general welfare of the residents and property owners of the City. They aim to achieve high-quality development while fostering an attractive built environment that is compatible with and respectful of the City's historic resources. The intent of the regulations is to guide the physical form of development in a manner that produces a cohesive, walkable, and context-sensitive urban pattern consistent with the City's adopted plans and policies. Specifically, the regulations are intended to:

1. Create and maintain a strong community image, identity and sense of place through the use of quality design and building materials;
2. Promote variety and diversity in architectural design, while relating to the historic and architectural character of DeLand;
3. Minimize incompatible surroundings and visual blight, which prevent orderly community development and reduce community property values;
4. Encourage and promote development which features amenities and excellence in the form of variations of siting, types of structures and adaptation to, and conservation of, native vegetation and other environmental design features;
5. Foster civic pride and community spirit by maximizing the positive impact of development;
6. Enhance and sustain property values;
7. Promote a high degree of compatibility between structures and land uses;
8. Encourage and promote the reuse of existing commercial developments and underutilized properties; and
9. Implement the goals of the Future Land Use Elements of the Comprehensive Plan and the Downtown DeLand Redevelopment Plan.

33-501.B. Applicability

The requirements of this section shall apply to all development in the City, except for single family and duplex residential uses. Where there is a conflict between regulations, the standards of this section shall apply.

Structures located within a Historic District or an Overlay District shall also comply with sections ___ and ___, respectively.

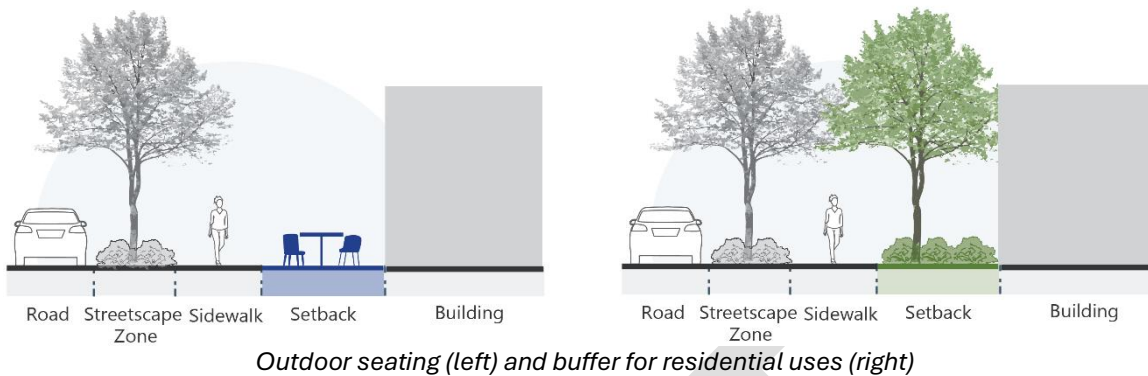
Properties located inside the DeLand Airport Northwest Business Park (aka DeLand Air Tech Park) are exempt from this Section 33-94 but must meet the requirements of Resolution 94-50, exhibit A.

1. Existing Development

Existing developments will not be required to meet the requirements of this section unless site or building modifications are proposed. Sign permits shall not trigger the requirements of this section.

2. Redevelopment

- (A) Existing developments undergoing a **major** modification shall be required to bring the entire site up to code, except for the following. Major modification shall be defined as any repair, reconstruction, rehabilitation, addition,

Figure 5-1. Examples of Front and Street Side Setback Area Activity

The following setback area standards shall be met:

- (A) Article 33-800 requires a perimeter landscaping zone along the front property line. Such zone may be paved within the Core Overlay District to allow for widening of the public sidewalk along part or the full building frontage to support increased pedestrian activity or outdoor dining. Landscaping in the form of individual planters shall be provided.
- (B) Street furniture, such as benches, trash receptacles, and/or bicycle racks may be installed within the setback area or, through coordination with City staff, within the streetscape zone along local streets.
- (C) The street trees required in Article 33-800 shall be provided along the streetscape zone in accordance with the provisions of that article. Planting pits and tree grates are typically used in mixed-use, urban areas with medium to high pedestrian traffic. Tree grates may be integrated within planting pits to protect root balls and prevent soil compaction. Grates shall be expandable for tree growth and maintained by the property owner.
- (D) Outdoor dining is permitted within the setback area as long as restaurants are allowed in the district and they meet the provisions of Section 26-9.5, Sidewalk Cafes, of the Code of Ordinances.
- (E) Within the Core Overlay area, no vehicular parking areas or drive aisles/lanes (other than access driveways) are allowed between the building and the street, unless alternative compliance is approved to accommodate existing conditions on a site and the vehicular area is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.

33-501.E. Building Design

It is not the intent of this section to require that a specific architectural style be used. The standards are intended to shape development in a manner that defines the public realm and makes streets feel safer and more comfortable for pedestrians; provides visual interest, transparency, and a sense of safety (“eyes on the street”); and creates a more engaging human scale atmosphere. Building design, scale, and details shall be such that architectural interest is created from both the pedestrian and the vehicular (street) point of view.

1. Relationship to Surrounding Development

New construction in established areas must maintain a compatible relationship with the surrounding neighborhood. Compliance is achieved through one of two methods:

- (A) New construction in established areas shall maintain a compatible relationship with the surrounding neighborhood. Compliance is achieved through one of two methods:
 - (1) Utilization of architectural styles, massing, materials, and colors that relate to the existing neighborhood character; or
 - (2) Implementation of architectural techniques, including landscaping, fencing, masonry walls, or screens, to provide a visual and physical transition between existing buildings and new construction.

(B) To preserve aesthetics, the following standards apply to any new development or redevelopment within 300 feet of a building with recognized architectural or historic value:

- (1) Buildings shall incorporate transitional elements (such as style, scale, and design details), and materials that are architecturally compatible with adjacent buildings.
- (2) The placement, proportions, and materials of windows and doors shall be harmonious with the established patterns of surrounding structures.
- (3) The proportion of wall surface to openings and the width-to-height ratio of windows and doors shall be consistent with surrounding structures.

2. Architectural Design

- (A) Architectural design needs to reflect, enhance, or favorably relate to the existing historic architectural character of the city.
- (B) Building design shall provide for consistent architectural treatment of the entire building. Accessory structures and uses shall be consistent in design character with the principal structure.
- (C) While architectural design continuity for multiple structures on a single site, development, or project area is encouraged, monotonous repetition of structures, roof lines, ridge lines, building facades, colors, setbacks, and architectural features on a single site, development, or project area is prohibited.
- (D) The design of new buildings and additions that reflect contemporary elements and design character is allowed as long as the link between any historic character and "new" is maintained through application of these guidelines and standards.
- (E) Mixing of inappropriate elements from different styles is discouraged.
- (F) The following styles shall not be considered appropriate for the City of DeLand:
 - (1) Any architecture having a historical reference which is so unique or contrasting with the prevailing design character of the City that it will be inconsistent with surrounding structures. Examples of such include igloos, teepees, medieval castles, and the like.
 - (2) Any architecture which attempts to resemble plant, animal, fish, edible food, or other such nonbuilding items. This does not apply to appropriate ornamental decorations, such as fountains, public art, doorknobs, dentils, etc.

3. Massing

The purpose of the building massing requirements is to reduce the perceived scale of large buildings by dividing them into smaller, integrated volumes. Box-like or monolithic rectangular structures characterized by expansive blank walls are prohibited. Building massing must vary in height and width to create visually engaging architecture and ensure that details are discernible from a pedestrian perspective. To achieve this, the following standards shall apply:

- (A) Building mass shall vary in height and width so that large volumes appear smaller, distinct components and architectural details remain visible at the pedestrian level. Based on the horizontal length of a building along a street frontage, projections or recesses shall be incorporated at intervals specified in Table 5.1. Architectural facades may have a longer uninterrupted lengths, as indicated below,

Table 5-1. Building Massing

Building Length	Maximum length without interruption (linear feet)	Maximum Length for Architectural Facades (linear feet)
75 or less	35	60
Greater than 75 but less than 200	100	120
Greater than 200	300	550

6. Frontage Design

Building frontages (e.g., storefronts, arcades, galleries, stoops, forecourts, porches, etc.) provide a transition between the public realm and the private space. Developments are encouraged to use one of the options listed in the following subsections. Developments along Woodland Boulevard and New York Avenue within the Downtown Historic District are required to use a storefront design and may use arcades or galleries in conjunction with the storefront.

(A) Storefronts

Storefront refers to the building façade designed to attract shoppers using display windows, entrances immediately adjacent to the sidewalk, awnings, canopies, and signage. While building style is not regulated, storefronts have a detailed set of design requirements to ensure they function properly and integrate smoothly with the historic storefronts on Woodland Boulevard and New York Avenue. The following are the minimum requirements for storefronts:

Feature	Standard	Ref.
Height, Clear	8' min.	①
Door Recess	5' max.	②
Bulkhead	18" min.; 30' max.	③
Distance between glass panels	2' max. (horizontal)	

- (1) Storefronts shall include all the elements listed in Figure ##. A canopy, arcade, or gallery may be used instead of the awning.
- (2) If a storefront has an awning or marquee between the first and second story, an expression line is optional. If a storefront does not provide an awning or canopy between the first and second story, the storefront shall have an expression line.
- (3) Storefront windows may not be made opaque by window treatments (except operable sunscreen devices within the interior space).
- (4) Reflective, mirrored, tinted, and frosted glass are prohibited on storefronts.
- (5) Storefront doors are encouraged to contain at least 50 percent transparent glass. Solid doors should not be used on storefronts.
- (6) The design of the upper stories varies depending on the architectural style of the building. However, the upper floor must have single or paired, vertically oriented windows with clearly defined sills and lintels, and a cornice topping the parapet if a flat roof is used.

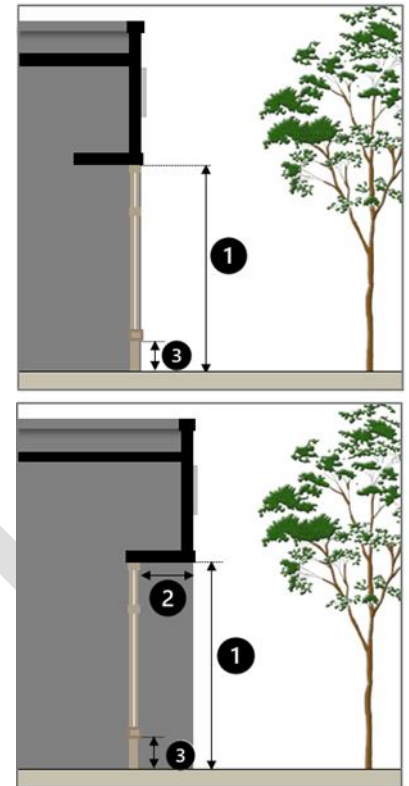


Figure 5-7. Components of a Storefront

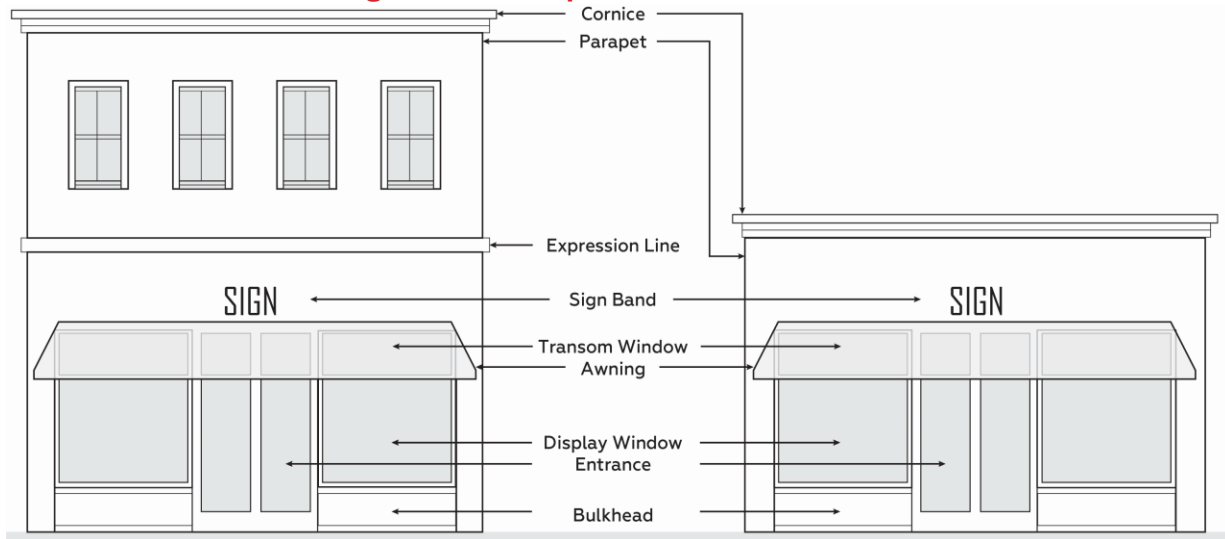


Figure 5-8. Examples of Storefronts



L: Storefronts with recessed entry; R: Storefront with corner entry

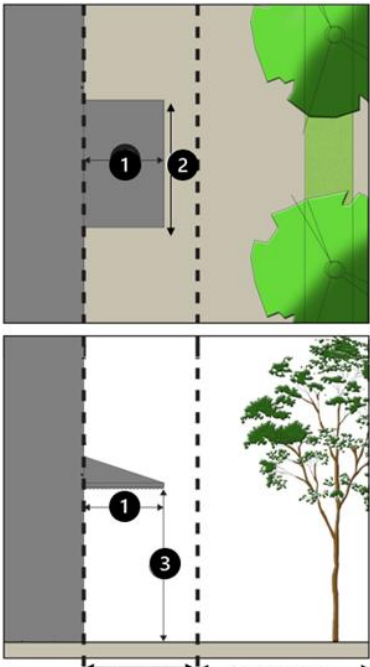
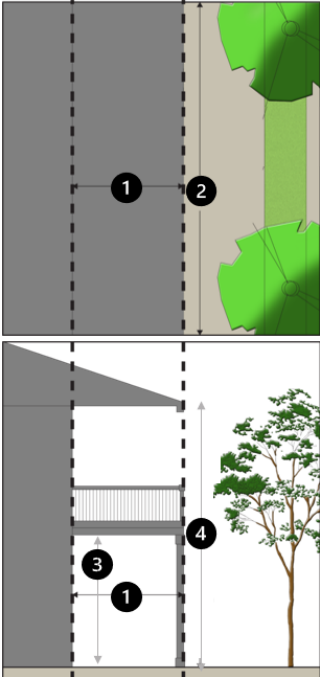
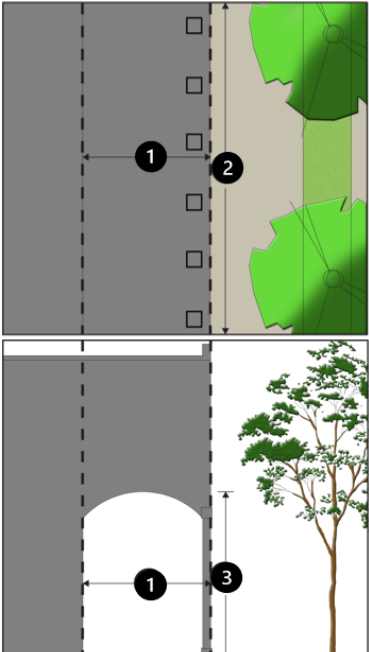
(B) Optional Frontages

All buildings are strongly encouraged to adopt a building frontage type. Figure ## shows the various options available and the recommended dimensions for each. The following are general guidelines for each type of frontage:

- (1) Projects that contain attached buildings with multiple owners or tenants should provide an arcade or gallery to facilitate pedestrian travel between businesses (see Section __ for recommended dimensions).
- (2) Awnings and marquees may be used to accent windows and doors, and to protect pedestrians from inclement weather. Awnings are typically made of canvas or similar material, and marquees are flat cantilevered structures.
- (3) Awnings and marquees shall not cover architectural elements such as cornices, ornamental features, or signs. However, transom windows may be covered.
- (4) High-gloss materials, fabrics that resemble plastic, aluminum, or unpainted metal should be avoided.
- (5) Awnings should at a minimum match the width of the window or door opening.

- (6) Awnings and marquees may extend over the right-of-way but shall not project closer than two feet from the vertical projection of the back of the curb. A right-of-way encroachment permit shall be required. None of the other optional frontages are allowed to encroach.
- (7) Arcade and gallery openings should correspond to storefront entrances.
- (8) Forecourts may be landscaped or paved and enhanced with landscaping.
- (9) Forecourts are not intended to be covered; however, awnings and umbrellas are allowed and encouraged.
- (10) Stoops are typically used in conjunction with residential and lodging uses but may also be used in conjunction with office uses.
- (11) Stoops may extend forward of the minimum setback line but shall not extend into the public right-of-way.
- (12) Stairs from the porch may descend forward or to the side.
- (13) Porches may encroach into the setback but shall not extend into the public right-of-way.
- (14) Porches may be open or enclosed. However, porches enclosed in glass or other solid materials may not encroach into the setback.

Figure 5-9. Optional Frontages

	Awnings and Marquees	Gallery	Arcade
			
Figures will be redone			
Depth	1 3' min.	8' min.	8' min.
Width	2 70% of façade width min.	75% of façade width min.	75% of façade width min.
Clearance Height	3 8' min. clear	10' min. clear	10' min. clear
Total Height	4 NA	2 stories max.	
Setback from curb	2' min.	2' min. *	
	 		

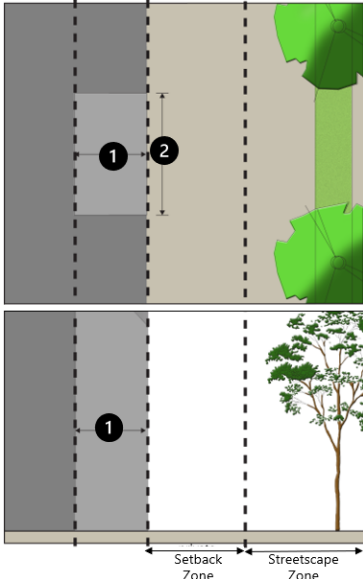
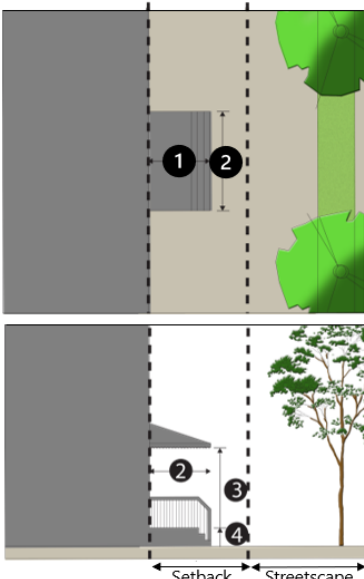
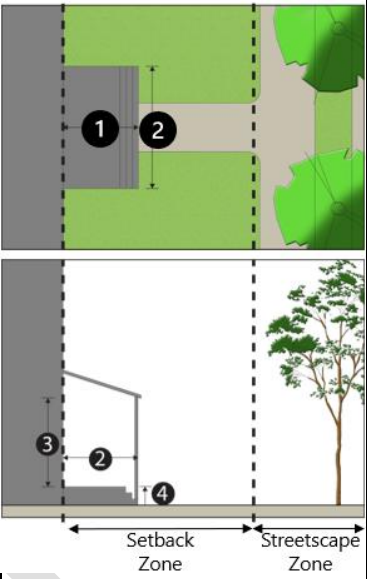
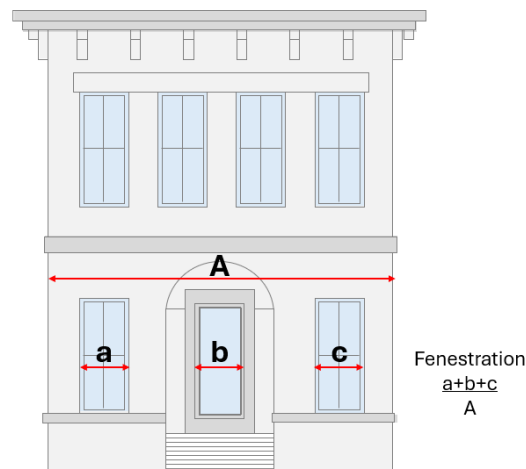
		Forecourt	Stoop	Porch
				
Depth	1	12' min., 40' max.	5' min., 8' max.	8' min.
Width	2	12' min., 50% of front façade or 50' max. whichever is less.	5' min., 8' max.	10' min.
Clearance Height	3		8' min.	8' min.
Elevation above sidewalk	4		24" min.	24" min.
Examples				

Figure 5-13. Fenestration

- (B) Buildings shall have consistent window expression visible from the street.
- (C) A punched window expression is encouraged.
 - (1) Window openings shall include a structural lintel above to express the conveyance of building weight.
 - (2) Windows shall be vertically oriented (proportioned or subdivided to appear vertical).
- (D) Large expansions of glass or glass curtain walls above the first floor are prohibited within the Core Overlay district as being inconsistent with the character of the existing buildings.

10. Exterior Building Materials

The selection of building exterior finish is an important way in which a building can blend with the architectural context of the City and surrounding neighborhoods.

- (1) New construction, remodeling or additions to buildings incorporating a historical style for the building's exterior shall utilize various materials, architectural elements and details consistent with that particular style of architecture.
- (2) Materials shall be selected for durable quality and suitability to the type of buildings and the design in which they are used. Preferred materials include:
 - (a) Thick cementitious material brick;
 - (b) Stone;
 - (c) Split-faced concrete masonry; or
 - (d) Architectural concrete (stamped patterned and colored).
- (3) Ribbed metal siding shall not be used as an exclusive exterior finish, especially for facades that have visibility from public rights-of-way.
- (4) Exposed standard concrete block is not allowed.
- (5) Inappropriate use of materials in terms of weatherability, application or appearance, should be avoided.
- (6) Materials usage shall be consistent on all facades of the structure, for continuity of the design appearance and character.
- (7) Materials shall be consistent with the architectural style and character of the structure.

11. Building Color

Use of colors is an important way in which a building can blend with the architectural context of the city and surrounding neighborhoods.

- (A) Exterior building colors shall be selected from the approved palette in the Historic District and Support District Commercial Building Color Guide. Colors with a light reflectance value (LRV) of 50 or greater, as defined by the manufacturer, may be applied to no more than 80 percent of the building facade. Colors with an LRV of 20 or greater may be applied to no more than 40 percent of the building facade. The requirement shall not apply to natural materials such as brick or stone, unless the material has been artificially colored in a manner inconsistent with the intent of these regulations.
- (B) All colors, excluding fluorescents, may be permitted as accent colors not to exceed ten percent of the surface area of any one elevation.
- (C) Color treatment shall be consistent for the entire building and any accessory buildings.
- (D) For color selection that does not comply with the above criteria, an appeal may be made to the Planning Director. A decision by the Planning Director to not approve the requested color scheme may be appealed to the City Commission.
- (E) Buildings in the Core Overlay or Historic Core Overlay shall adhere to Section ## for the approved color palette.

12. Parking Garages

- (A) The first floor of parking garages that front on a Priority 1 Street (see Map ##) shall be used for active uses (e.g., commercial, office, residential). The commercial uses may be located within a liner building, or as an integral part of the parking garage building (see Figure ##). Additionally, liner buildings may be attached or detached from the parking garage (see Figures ##).
- (B) Parking garages and liner buildings shall meet the building design standards of this article.
- (C) Direct vehicular access to parking garages shall not be provided from Priority 1 streets.

Figure 5-14. Parking Garages and Liner Builders



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Notwithstanding any provisions of this article to the contrary, to the extent that this article permits a sign containing commercial content, it shall permit a noncommercial sign to the same extent. The non-commercial message may occupy the entire sign area or any portion thereof and may substitute for or be combined with the commercial message.

The sign message may be changed from commercial to noncommercial, or from one noncommercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited and the sign continues to comply with all requirements of this article.

If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article is declared unconstitutional by the final and valid judgment or decree of any court of competent jurisdiction, this declaration of unconstitutionality or invalidity shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Article.

33-901.E. Signs Required to be Certified by a Registered Engineer

The following signs shall be designed and certified by a Florida registered engineer:

1. Ground signs which exceed 32 square feet per sign face. Such signs shall require engineered plans, designed and sealed by a professional engineer registered in the State of Florida, to demonstrate compliance with applicable wind load and structural requirements of the current Florida Building Code.
2. Ground signs which exceed six feet in height.
3. Other signs, as required by the Chief Building Official.

33-901.F. No Defense to Nuisance Action

Compliance with the requirements of these regulations shall not constitute a defense to an action brought to abate a nuisance under the common law.

33-901.G. Sign Permit Required

No sign shall be erected, altered, or relocated without a permit issued by the City, unless exempted by this article or the Florida Building Code. All signs must comply with the Florida Building Code, the Florida Statutes, and any other applicable state, county, or federal regulations.

In addition to the signs listed as exempt in Section 33-901.B (Applicability), the following activities and signs shall not require a sign permit. However, such signs are not exempt from the structural, electrical, or material specifications as set forth in other chapters of this code and the Florida Building Code.

1. Changing the sign content/message on message center signs.
2. Painting, repainting, cleaning, and other normal maintenance or repair of a sign structure unless the sign structure is modified or is located on a locally designated historic property or within a historic district. Color changes in the historic districts require staff review.
3. Small signs, each measuring three square feet or less.
4. Public utility signs that identify the location of underground utility lines and facilities, high voltage lines and facilities, and other utility facilities and appurtenances are permitted so long as they do not exceed three (3) feet in height, and so long as the sign face does not exceed two square feet.
5. Temporary Signs, unless otherwise specifically required in this Article.
6. Flagpoles not exceeding a maximum height of 30 feet. Up to two flags are allowed per site with a maximum size of 60 square feet per flag.
7. Address numbers.

33-903.A. Monument Signs

1. Applicability

Monument signs are permitted in all zoning districts, except within the Downtown Historic District, in accordance with this section. Existing pole signs are allowed to continue in operation; however, no new pole signs shall be allowed.

2. Number of Signs

- (A) One ground sign may be permitted per street frontage. Residential developments may have two single-sided ground signs flanking the entrance to the development in lieu of the double-sided sign.
- (B) Developments with a street frontage of more than 450 feet and having two driveways at least 300 feet apart may have two signs, one at each entrance. Each sign shall have the same size limitations as when a single sign is allowed.

Figure 9-9. Monument Sign



3. Sign Area and Height

Ground signs shall comply with the maximum area and height standards established in Table 9-1 below. Where a property is located within an Overlay District, the specific height standards of that District shall apply.

Table 9-1. Monument Sign Standards

Property Size (Acres)	Max Sign Area [†] (per side)	Max. Sign Height			
		Emerging Gateway	Core Overlay	Redevelopment Gateway	All other areas
Non-Residential Zoning Districts					
< 2.5 acres	48 sq. ft.	8 ft.	12 ft.	16 ft.	12 ft.
2.5 – 5 acres	68 sq. ft.				
> 5 acres	128 sq. ft.				
> 20 acres in the Redevelopment and Emerging Gateway Overlays	150 sq. ft.				
Residential Zoning Districts					
Residential Subdivisions ^{2, 3}		8 ft.			
12 units or less	16 sq. ft.				
More than 12 units	48 sq. ft.				
Institutional Uses	48 sq. ft.				
Bed and Breakfast (homestay or inn)	10 sq. ft.				
All Zoning Districts					
Public and Private Parks	16 sq. ft.	8 ft.			
^{†2} Signs may be installed on a perimeter fence or wall. Additionally, one building sign may be used in lieu of a ground sign of a maximum size specified in sections 1 and 2 above. No projecting signs shall be permitted.					
³ One double-sided sign or up to two single-sided ground signs, not to exceed the size noted per sign.					

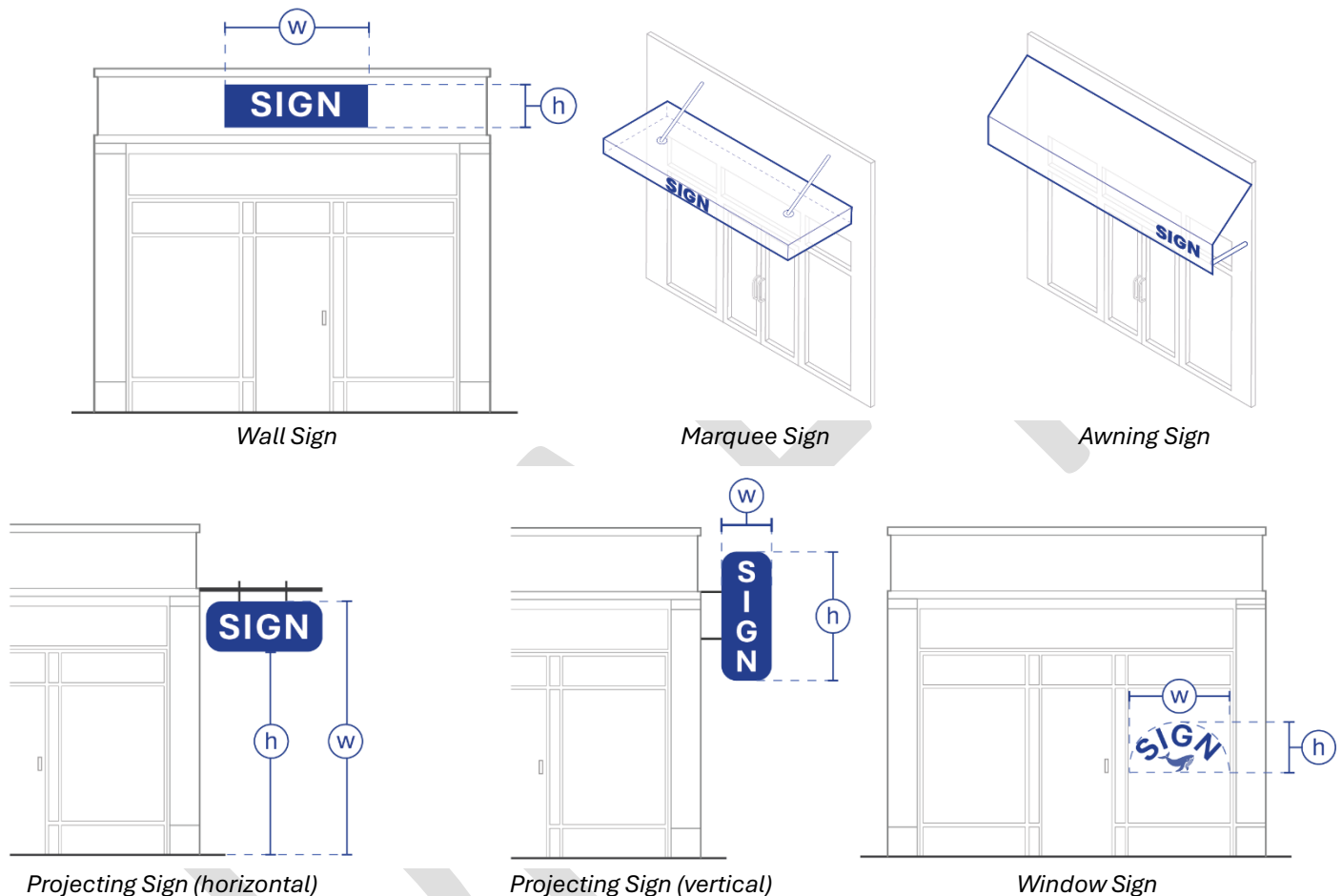
4. Sign Setbacks

Ground signs shall be set back at least five feet from the right-of-way and five feet from the side property lines.

33-903.B. Building signs

In non-residential zoning districts, signage shall be permitted along a building or tenant space frontage in the form of wall signs, marquee signs, awning signs, and window signs. These sign types are intended to function together as a coordinated and cohesive sign package for each establishment.

Figure 9-10. Building Signs



1. Dimensional Standards

The total allowable sign area shall be calculated based on the linear frontage of a building along a street (see Figure 9-11) and shall not exceed the maximum specified in Table 9-2. The following standards shall also apply to building signs.

- (A) There shall be no limit on the signs permitted on a façade, provided the maximum allowable sign area is not exceeded.
- (B) For buildings with frontage on two or more streets, each frontage shall be evaluated separately for compliance; however, the permitted sign area for one frontage shall not be combined with that of another frontage to increase the allowable number or sign area of signs on a single frontage.
- (C) Sign area may be transferred from the primary building frontage to side and rear facades that do not have street frontage, provided such facades are not oriented toward residential uses and are designed with architectural quality consistent with the primary frontage.
- (D) Signs appearing in or on the surface of a window do not count toward the total sign area allocation but shall not

above the roofline; and shall be self-supporting without additional braces back to the roof.

(B) A building sign may not project more than four feet perpendicularly from the surface to which it is attached.

No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit, standpipe, or similar opening or structure that has a life safety purpose.

Figure 9-12. Prohibited Sign Placement



3. Master Sign Plan

Building signs for multiple tenant complexes or campus settings shall conform to a pre-approved sign plan. The sign plan shall be included as a submittal for authorization to erect such a sign and shall be maintained on file in the Planning Division. The Planning Director may approve modifications to a sign plan upon an applicant's submittal of a revised site plan and specifications.

4. Multi-Story Buildings

In addition to the signs permitted for first floor tenants, signs for multi-story office buildings shall be allowed on the second-floor provided that the total square footage of the second-floor signs combined does not exceed a maximum of 0.5 square feet in area for each linear foot of building frontage and all signs are arranged so they share a common horizontal center line along the facade. For buildings displaying more than one sign, one of the following criteria shall be met:

- (A) Signs shall be spaced evenly across the building facade; or
- (B) Signs shall be separated from all other signs a minimum of two times the length of the longest sign on the facade.

5. Building Signs within a Local Historic District or at a Local Historic Landmark

All building signs, including awning signs, within a locally designated Historic District or at a locally designated Historic Landmark shall comply with the following standards:

- (A) Sign material may consist of wood or other appropriate material that is compatible with the historic character of the building upon which it is located.
- (B) Color of sign must be approved by the Historic Preservation Board by either inclusion on the Commercial Building Color Guide or direct vote of the board.
- (C) Internally lighted signs are prohibited. Back light or front light signs are permitted.
- (D) Signs may be painted directly onto the building, using only approved colors, provided they do not alter or impact the integrity of the façade.
- (E) Sign copy placed upon, or under, awnings will count towards total area for building signs in accordance with section 33-78.05 a. and b.

ARTICLE 33-1300. DEFINITIONS

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or trade person where there is no on-site storage or display of equipment or materials, which is deemed an office use. Trade refers to a skilled job, one that usually requires training and manual skills.

Convenience Stores with Gas Pumps means a business establishment that derives fifty percent (50%) or more of its gross income from the sale of goods, merchandise, or other articles of value in their original containers; offers a limited quantity and variety of food, household, and sundry items ; and does not sell or have for sale prescription drug items. The use may include fueling facilities.

Convenience Stores without Gas Pumps means a business establishment that derives fifty percent (50%) or more of its gross income from the sale of goods, merchandise, or other articles of value in their original containers; offers a limited quantity and variety of food, household, and sundry items; and does not sell or have for sale prescription drug items. The use does not include fueling facilities.

Cottage Communities means a residential development design that clusters single-family homes on smaller lots while preserving the remaining land for common open space, recreation, parking, or environmentally sensitive areas.

Craft Food and Beverage Producer means an establishment, not exceeding 20,000 square feet of enclosed production floor area, that engages in on-site commercial production of beverage and/or food products to a final form employing batch-processing or handcrafting using traditional methods, and distributes to customers on-site via product tasting and direct sales and/or off-site to retailers and wholesalers. Typical products may include, but are not limited to coffee roasting, ice cream, baked goods, confectioneries, liquor, wine, and any other craft beverage manufacturing. This term includes micro-brewery and micro-distillery.

Creative Studio or Gym means an establishment containing space used for the production of, or instruction in, creative, artistic, or organized physical activities. Such uses may include music and dance studios, art schools or studios, gymnasiums, spin or fitness class facilities, martial arts instruction, and similar organized physical activity centers. The use excludes discotheques.

Cultural Institutions and Museums means a facility for storing, using, loaning, and occasionally selling literary, historical, scientific, musical, artistic, or other reference materials (e.g., library), or for displaying or preserving objects of interest or providing facilities for one or more of the arts or sciences to the public (e.g., museum). Accessory uses include offices and storage facilities and meeting rooms.

Day Care Facility means a nonresidential facility providing care to the infirm, the elderly, or to children. The term "day care facility" includes family day care homes and child care facilities.

***Demolition* means the tearing down or razing of 25 percent or more of a structure's external walls.**

Density or Gross Density means the total number of dwelling units divided by the total site area, but excluding lakes, natural water bodies, and other designated nonresidential productive areas, such as commercial or industrial uses.

Developer means any person, firm, association, partnership, corporation, government or other legal or natural entity engaged in any development activity, including, but not limited to, any owner, lessee, agent, employee, contractor or subcontractor.

Development means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels. The following activities or uses shall be taken for the purposes of this act to involve "development":

1. A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.
2. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.
3. Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in § 161.021, Florida Statutes.
4. Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.
5. Demolition of a structure.
6. Clearing of land as an adjunct of construction.

General Retail. See Retail general.

Golf Course means an area of land laid out for playing golf. Accessory recreational facilities, such as driving ranges, putting greens, a country club, concessions for serving food and refreshments to members and guests, swimming pools, tennis and other racquet courts, picnic areas, and accessory facilities directly related to golf, may be included. A driving range separate from a golf course is considered outdoor recreation.

Government or Public Buildings and Land Uses means premises or buildings occupied by a public body, board, commission, or authority, such as a municipal, state, or federal government, or any agency or department thereof for a governmental purpose.

Grocery Store means an establishment that offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce, and other perishable items, frozen foods, household products, and paper goods; the establishment may provide beer, wine, and/or liquor sales for consumption off the premises with the appropriate beverage license; may include a prescription pharmacy; may include a delicatessen, and prepare minor amounts or no food on site for immediate consumption; markets the majority of its merchandise at retail prices; and may have a restaurant as an accessory use.

Gross Floor Area means the total horizontal area of all floors of a building, including interior balconies and mezzanines, measured from the interior faces of the exterior walls of a building.

Ground Cover Plants means a dense, extensive growth of low-growing plants, other than turfgrass, normally reaching a maximum height of not more than eighteen (18) inches at maturity.

Group Mailboxes mean a centralized mailbox unit or collection of mailboxes serving multiple residences or businesses at a single location for the delivery and pickup of mail.

Height shall mean, when referring to a communication tower or other structure, the distance measured from the ground level to the highest point on the communication tower or other structure, even if said highest point is an antenna.

Historic Property means any prehistoric or Historic District, site, building, object or other real or personal property of historical, architectural or archaeological value. These properties or resources may include, but are not limited to, monuments, memorials, Native American habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure troves, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, or culture of the City of DeLand.

Historic Tree means a tree of a designated species that meets or exceeds a specified diameter at breast height (DBH) threshold, as identified in Sec. <>.

Home Improvement Store means a 10,000 square feet or larger retail facility, the primary focus of which is to offer a variety of merchandise for home or land improvement, including, but not limited to, building materials and supplies, appliances, plants, gardening supplies, farm supplies and home furnishings.

Home Occupation means any occupation conducted entirely within a dwelling unit or accessory unit.

Hospitals and Laboratories mean an establishment or facility providing health services, primarily for in patients and medical or surgical care of the sick or injured, including related facilities such as laboratories, out-patient facilities, training facilities, central service facilities, and accessory staff offices.

Hotels and Motels mean a building, group of buildings, or other structure kept, used, maintained or advertised under the same management as a place where sleeping accommodations for more than 16 persons or more than eight rooms are supplied for pay to transient guests or tenants, with or without meals. Dining rooms, restaurants or cafes are considered accessory uses in connection therewith.

Impervious Area means an area covered by a material which does not permit infiltration or percolation of water. Examples include streets, driveways, roofs, sidewalks, parking lots, swimming pools, paved pool decks, and similar facilities.

Incinerator means a facility or device used for the burning of waste materials, including solid, hazardous, or combustible waste, for the purpose of volume reduction, disposal, or energy recovery.

Manufactured Home Park Management Office Buildings means a building or structure used for the administration and operation of a manufactured home park. Such uses may include general office functions, coordination of activities, and related support spaces.

Manufactured Home Sales means a business establishment engaged in the display and sale of manufactured homes, including individual units and on-site lots intended for placement of such homes.

Mobile Office/ Mobile Unit means a temporary structure designed and used as an office, permitted only for the initial builder or developer in conjunction with on-site construction activities, including renovations.

Modular Home means a structure or building module as defined by statute and under the jurisdiction and control of the Florida Department of Community Affairs, installed and used as a residence, that is set on an approved permanent foundation. The structure contains plumbing, heating, air conditioning, and an electrical system. The term does not include a mobile home. Modular homes must comply with the standards of the Florida Building Commission, be constructed off-site, and possess a Department of Business and Professional Regulation (DBPR) Insignia label. The term may include a Tiny Home (see Tiny Home).

Monument Sign means a ground/freestanding sign that has a base at least as wide as the width of the sign placed upon or supported by structures or supports in or upon the ground and independent of support from any building.

Moving, Packing and Storage Companies means a facility primarily engaged in providing local or long-distance trucking of used household, used institutional, or used commercial furniture and equipment. Incidental packing and storage activities are often provided by these establishments.

Native Plants mean a plant species that occurred naturally in Florida prior to European contact and that is adapted to the climate, soils, and ecological conditions of Western Volusia County.

Nonconforming Lot means a lot (meaning a tract of land however lawfully created) which is lawfully existing at the effective date of the enactment (effective date) of a provision or provisions of these Land Development Codes, or any subsequent amendment thereto which does not conform to one or more of the then enacted provision or provisions. Lots that are subject to a development order granting a variance shall not be considered nonconforming.

Nonconforming Site Features means include nonconforming off-street parking, nonconforming landscaping, nonconforming stormwater systems, nonconforming lighting, and nonconforming perimeter buffers.

Nonconforming Structures shall mean buildings which do not comply with the dimensional requirements set by resolution of the City Commission and found in the requirements of the Land Development Code.

Nonconforming Use means a use of land lawfully existing at the effective date of the enactment (effective date) of a provision or provisions of these Land Development Regulations or any subsequent amendment thereto, which does not conform to one or more of the then enacted provision or provisions.

Nursing Home/Adult Congregate Living Facility means a home for the aged, chronically ill or incurable persons in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation; but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Open Space means an open piece of land that is undeveloped and is accessible to the residents and/or the public.

Ordinary Maintenance means work which does not require a construction permit and that is done to repair damage or to prevent deterioration or decay of a building or structure or part thereof as nearly as practicable to its condition prior to the damage, deterioration, or decay. For the purpose of signs, it will also include changing a removable sign face. For historic preservation purposes, ordinary maintenance includes, but is not limited to, lawn and landscaping care, painting and minor repairs that maintain the current character and integrity of the structure.

Original appearance means that appearance which, to the satisfaction of the planning director, closely resembles the appearance of either: (1) the feature on the building as it was originally built or was likely to have been built, or (2) the feature on the building as it presently exists so long as the present appearance is appropriate, in the opinion of the planning director, to the style and materials of the building.

uses may include sorting, processing, or temporary holding of materials and other activities customarily incidental to the principal storage use.

Streetscape Zone means the piece of land located between the back of a curb and the sidewalk, usually featuring ground cover and/or street trees or hardscape and street furniture. Also known as parkway, landscaping strip, or verge.

Substantial Façade Change means any combination of repairs, reconstruction, alteration, or improvements to any exterior wall of a building, taking place during the life of a structure, in which the cumulative change equals or exceeds fifty (50) percent of any one side of a building.

Substantial Improvement means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during the life of a structure, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure. The market value of the structure is the appraised value of the structure prior to the start of the initial repair or improvement, or, in the case of damage, the value of the structure prior to the occurrence of the damage. For the purposes of this definition, substantial improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any improvement of a structure to comply with existing health, sanitary, or safety codes, or any alteration of a structure listed on the National Register of Historic Places, the Local Register of Historic Places, or a state inventory of historic places, unless that alteration will cause the structure to lose its historical designation.

Swimming Pool Sales, Installation and Service means a business establishment engaged in the retail sale, installation, maintenance, repair, or servicing of swimming pools, spas, hot tubs, and related equipment or accessories.

Swimming Pools, Hot Tubs mean structures designed to hold water for recreational or therapeutic use.

Tandem Parking Space means a parking space that abuts a second parking space in such a manner that vehicular access to the second space can be made only through the abutting (tandem) space.

Tattoo and Body Piercing Establishment means a business engaged in any method of placing designs, letters, scrolls, figures, symbols or any other marks under the skin of a person with pigment, ink or color by the aid of needles or other instruments, or the penetration of the skin to make a generally permanent in nature hole, mark, or scar. This term does not include a permanent makeup facility or the use of a mechanized, pre-sterilized ear-piercing system that penetrates the outer perimeter or lobe of the ear or both.

Temporary Communication Tower, also known as "cellular on wheels (COWs)," shall mean mobile wireless communication towers operated temporarily in conjunction with a recognized special event and/or emergency situation.

Temporary Sign means a sign not permanently imbedded in the ground or permanently affixed to a building or sign structure and intended to be capable of being moved.

Temporary Storage Container means a roll-off container or similar receptacle placed for the temporary storage of non-regulated materials to facilitate activities such as interior remodeling, packing for moving or similar activity.

Temporary Structure means a structure intended for short-term use that is not intended for permanent installation and is places to support a temporary use, and which is designed to be removed when that use ends.

Temporary Structure on Property Containing Vehicle Sales means temporary structures located on properties that contain active vehicle sales and service operation.

Temporary Subdivision Sales Office means a short-term office commercial land use permitted in a residential area for the purpose of selling lots and/or new residential structures located in the residential development of the temporary sales office. A temporary sales office is not a general real estate office, which may offer land or existing and new structures for sale in areas outside of the development in which the office is located.

Temporary Use Permit means a permit that authorizes a use on a site for a limited period of time.

Theatres and Assembly Halls means a facility designed and intended for the gathering of people for live performances, presentations, ceremonies, meetings, or similar events.