

# RDD-2 (Redevelopment Downtown – Central Business District)

## Principal Uses by Redevelopment Districts

From TABLE 5.2.A.3

\* Permitted uses are defined in the CODB Land Development Code Section 11.5.

\* Each permitted use shall meet the design standards required for the zoning district, Use Specific Standards (Section 5.2), parking (Section 6.2), mobility (Section 6.3) and landscaping (Section 6.4) requirements.

### *Disclaimer*

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

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

### PERMITTED USES

#### **HOUSEHOLD LIVING USES:**

LIVE/WORK UNIT, MULTIFAMILY DWELLING, TOWNHOUSE SUBDIVISION, UPPER STORY DWELLING (ABOVE NONRESIDENTIAL USE)

#### **COMMUNICATION USES:**

RADIO OR TELEVISION STUDIO, TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING STRUCTURE *OTHER* THAN TELECOMMUNICATIONS TOWER, TELECOMMUNICATIONS FACILITY, COLLOCATED ON EXISTING TELECOMMUNICATIONS TOWER, TELECOMMUNICATIONS TOWER, MONOPOLE UP TO 90 FEET HIGH, TELECOMMUNICATIONS TOWER, MONOPOLE *MORE* THAN 90 BUT NO MORE THAN 180 FEET HIGH

#### **DAY CARE USES:**

CHILD CARE FACILITY

#### **HEALTH CARE USES:**

MEDICAL OR DENTAL CLINIC/OFFICE, MEDICAL OR DENTAL LAB

#### **OPEN SPACE USES:**

PUBLIC SQUARE OR PLAZA

#### **UTILITY USES:**

UTILITY USE, MINOR

#### **OTHER INSTITUTIONAL USES:**

CLUB OR LODGE (NOT TO BE OPERATED AS A BAR, LOUNGE OR NIGHTCLUB), PLACE OF WORSHIP

#### **ANIMAL CARE USES:**

ANIMAL GROOMING

**BUSINESS SUPPORT SERVICE USES:**

BUSINESS SERVICE CENTER, CONFERENCE OR TRAINING CENTER, PARCEL SERVICES; TELEPHONE CALL CENTER, TRAVEL AGENCY

**EATING AND DRINKING ESTABLISHMENTS:**

RESTAURANT *WITHOUT* DRIVE-IN OR DRIVE-THROUGH SERVICE, SPECIALTY EATING OR DRINKING ESTABLISHMENT

**MOTOR VEHICLE SALES AND SERVICE USES:**

PARKING DECK OR GARAGE (AS PRINCIPAL USE), PARKING LOT (AS PRINCIPAL USE), VEHICLE REPAIR AND SERVICING

**OFFICE USES:**

BUSINESS SERVICES OFFICES, PROFESSIONAL SERVICES OFFICES, OTHER OFFICE FACILITY

**RECREATION / ENTERTAINMENT USES:**

EVENT CENTER

**RETAIL SALES AND SERVICE USES:**

ANTIQUA STORE, ART GALLERY, ART, CRAFTS, MUSIC, DANCE, PHOTOGRAPHY, OR MARTIAL ARTS STUDIO/SCHOOL, BANK OR FINANCIAL INSTITUTION *WITHOUT* DRIVE-THROUGH SERVICE, BOOK OR MEDIA SHOP, CONVENIENCE STORE, DRUG STORE OR PHARMACY *WITHOUT* DRIVE-THROUGH SERVICE, DRY CLEANING OR LAUNDRY *DROP-OFF* ESTABLISHMENT, FLORIST SHOP, GIFT SHOP OR STATIONERY STORE, JEWELRY STORE, LAUNDROMAT, MEAT, POULTRY, OR SEAFOOD MARKET, PERSONAL AND HOUSEHOLD GOODS REPAIR ESTABLISHMENT, PERSONAL SERVICES ESTABLISHMENT, SHOPPING CENTER, OTHER RETAIL SALES ESTABLISHMENT

**VISITOR ACCOMMODATION USES:**

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

**INDUSTRIAL SERVICES USES:**

EDUCATIONAL, SCIENTIFIC, OR INDUSTRIAL RESEARCH AND DEVELOPMENT

**SPECIAL USE PERMIT**

**COMMUNICATION USES:**

TELECOMMUNICATIONS TOWER, OTHER THAN THOSE LISTED AS PERMITTED USES

**COMMUNITY SERVICE USES:**

LIBRARY, MUSEUM