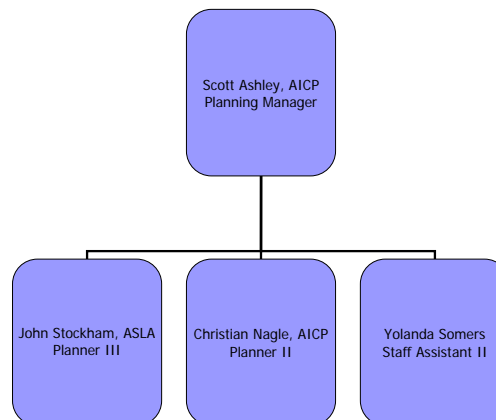


Planning and Development Services Division

- Current Planning Activity



Current Planning Staff



Role of Current Planning

- Current Planning is responsible for administering the Volusia County Zoning Ordinance and related land use regulations. The staff responds to information request from the general public, land development professionals and real estate professionals inquiring about permitted land uses and the dimensional standards of a zoning classification.

Current Planning implements the Ordinance through the review of building permits, site development plans, and subdivision plans. In addition, the Activity manages the processing of all applications for rezoning, variances, special exceptions, in accordance with State and local laws. Consistency with the Volusia County Comprehensive Plan is maintained by updating the Zoning Ordinance and related regulations on a periodic basis.

Zoning Tools



Our principal tools are the Comprehensive Plan and the Zoning Ordinance.

The Comprehensive Plan sets the framework for managing and directing of long range growth by establishing levels of density and intensity for development through a various land use designations.

Also, there are goals, objectives and policies that provide further guidelines on how property should be developed and addresses development related issues such as transportation, potable water, sanitary sewer and the environment.

The Zoning Ordinance is a implementing tool for the Comprehensive Plan through the establishment of various Zoning classifications that list the permitted uses and the dimensional standards consistent with an area's assigned future land use category. The Ordinance contains supplementary regulations that include requirements for landscaping, off-street parking and signage that serve as tools to implement policies of the Comprehensive Plan.

Primary Functions of Zoning

Zoning divides a community into various classifications and imposes different land use controls on each classification.

Zoning specifies the allowable uses of land and buildings.

Zoning governs bulk regulations, such as building height, lot coverage and building setbacks.

Zoning provides standards for fences and walls, landscaping and signage.

Zoning provides customer service to the public and other departments as applicable.



Zoning Classifications

- C Conservation
- P Public
- FR Forestry Resource
- RC Resource Corridor
- A-1 Prime Agriculture
- A-2 Rural Agriculture
- A-3 Transitional Agriculture
- A-4 Transitional Agriculture
- RA Rural Agriculture Estate
- RR Rural Residential
- RE Residential Estate
- R-1 Urban Single-Family Res.
- R-2 Urban Single-Family Res.
- R-3 Urban Single-Family Res.
- R-4 Urban Single-Family Res.
- R-5 Urban Single-Family Res.
- R-6 Urban Two-Family Res.
- R-7 Urban Multi-Family Res.
- R-8 Urban Multi-Family Res.
- R-9 Urban Single-Family Res.
- MH-1 Mobile Home Park
- MH-2 Mobile Home Park & Recreational Vehicle Park
- MH-3 Rural Mobile Home
- MH-4 Rural Mobile Home
- MH-5 Urban Mobile Home
- MH-6 Urban Mobile Home Subdivision
- MH-7 Mobile Home Park
- MH-8 Rural Mobile Home Estate



Commercial



Industrial

- B-1 General Office, Hospital-Medical
- B-2 Neighborhood Commercial
- B-3 Shopping Center
- B-4 General Commercial
- B-5 Heavy Commercial
- B-6 Highway Interchange Commercial
- B-7 Commercial Marina
- B-8 Tourist
- B-9 General Office
- I-1 Light Industrial
- I-2 Heavy Industrial
- I-3 Waterfront Industrial
- I-4 Industrial Park
- PUD Planned Unit Development



Agriculture



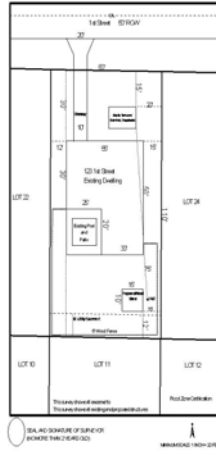
Residential

Permit Review

As part of the Permit Review process, Current Planning staff assist with the review of commercial permits to ensure proper use, and for compliance with building setbacks, and off-street parking.

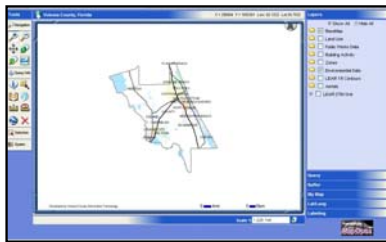
Staff also reviews for lot coverage, building height, and any other requirements of the property's applicable zoning classification.

SAMPLE INFORMATION
TO BE SHOWN ON SURVEY



SEAL AND SIGNATURE OF
SURVEYOR CAN BE NO MORE
THAN 5 YEARS OLD

Zoning Online



County Zoning maps are produced on a Geographic Information System (GIS). These maps are accessible on the internet from the County's website. This allows staff to provide information on a more timely basis and for the public to have direct access to development related graphic/mapping information.

Internet access to Zoning, Future Land Use, and other land use related information such as the Zoning Ordinance and Zoning Maps is available, along with the other Land Development and Comprehensive Plan information, to the public on the County's website by using the following link:

www.volusia.org/growth/zoning

Mapping information can be obtained by entering a tax parcel number or street address.

Site Plan Review



Staff reviews subdivision and site development plans as a member of the County's Technical Review Committee, to ensure that plans meet specific requirements of the Zoning Ordinance & the Land Development Code, such as off-street parking, landscape buffers, and signage. Some of the basic zoning items to check are whether the property is a legal parcel, it meets minimum zoning classification dimensional standards (lot size, setbacks, building height), has physical and legal access and is the proper permitted use.

Public Hearing Process

- One of the most visible, and sometimes controversial roles of the Current Planning staff is in the public arena. It is the responsibility of the planning manager and planners to analyze and prepare staff reports on rezoning, special exception and variance applications.
- Current Planning also has a staff assistant who serves as the recording secretary for the planning and land development regulation commission, in addition to providing staff support for the planners in the preparation of their reports and other documents.
- On a monthly basis, staff presents its findings and recommendations on the application requests before the Planning and Land Development Regulation Commission (PLDRC) and the County Council.

