

ORDINANCE 2019-3

AN ORDINANCE OF THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE COUNTY OF VOLUSIA, CHAPTER 72, ARTICLE II ZONING, DIVISION 8 SUPPLEMENTARY REGULATIONS, SECTION 72-303, NON-RESIDENTIAL DEVELOPMENT DESIGN STANDARDS TO PROVIDE FOR DESIGN STANDARDS FOR INDUSTRIAL FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR AUTHORIZATION FOR INCLUSION IN CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA AS FOLLOWS:

(Words in ~~strike through~~ type are deletions; words in underscore type are additions)

SECTION I: Chapter 72, article II, section 72-303, of the Code of Ordinances, County Volusia, is amended as follows:

Sec. 72-303. [Nonresidential development design standards.]

(a) *Purpose and Intent.* While the county encourages economic growth and nonresidential development in areas with access to county thoroughfares, it also encourages protection of residential and agricultural interests from the impacts of nonresidential development. The integration of flowing traffic circulation and pedestrian accessibility is one primary concern for new development and redevelopment. In addition, the county encourages the design of new development to be visually sensitive and attractive to surrounding development and the environment. The purpose of the architectural guidelines contained herein, is to promote design treatments that enhance the visual appearance of development, ensure compatibility of buildings, and create a strong community image and identity and to protect community aesthetics.

(b) *Applicability.*

(1) *Lands.* The following design standards are applicable to lands located along identified county thoroughfares or adjacent to cities with gateway/corridor standards. In the event that the said lands are located within one mile of a municipality which has adopted gateway/corridor standards, within an area served by a municipal utility, or within the urban portion of the designated urban growth boundary area, whichever area is greatest, the adopted municipal gateway/corridor standards shall apply in their entirety to said lands.

(2) *Uses.* ~~These~~ The design standards contained in Section 72-303(b) through (j) shall apply to retail, office, ~~industrial~~, institutional, public and other similar facilities.

1 Industrial facilities shall comply with the design standards contained in Section
2 72-303(k).

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4 (3) Development permits. These design standards shall apply to all development
5 permits except those for redevelopment, expansion, or alteration of an existing
6 structure, which does not increase the cumulative gross floor area by more than 25
7 percent.

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9 (4) Conflict with other sections. Development and use of all said lands may occur only
10 in compliance with both this section and with the provisions of this article that
11 govern the underlying zoning classification in which the land is located. When there
12 is conflict between this section and the provisions applying to the underlying zoning
13 classification, this section governs. Design standards applicable under this article
14 to a community of special interest shall prevail over either conflicting county or
15 municipal design standards provided for by this section.

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17 (5) An applicant may request a waiver from the requirements of Section 72-303 from
18 the zoning enforcement official. The applicant shall provide sufficient information
19 or plans to justify the requested waiver. The zoning enforcement official shall
20 review and grant the waiver if conditions, such as size or scale of buildings, existing
21 vegetation, topographic features and/or private covenants restrict the ability to
22 comply with all of the requirements contained in Section 72-303.

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25
26 (k) Industrial development design standards. Industrial development shall abide by
27 the following design standards to promote design treatments that enhance the visual appearance of
28 development, ensure compatibility of buildings, and to protect community aesthetics.

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30 (1) Site Orientation: Industrial development shall minimize visual impacts on the
31 thoroughfare road by implementing the following:

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33 a. Existing trees shall be maintained to the extent possible, and protected
34 during construction as required by the Land Development Code, Chapter
35 72, article III, as amended.

36
37 b. Orient the building so that the front façade of the building faces the
38 thoroughfare roadway.

39
40 c. Wet retention areas shall be designed as amenities and shall appear natural
41 by having offsets in the edge alignment to avoid perfect geometric figures.
42 Landscaping is required to soften the visual appearance of the pond edges.
43 Features such as fountains are encouraged to accent the ponds and provide
44 adequate aeration to prevent stagnation.
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1 d. Areas for outdoor storage, trash collection and loading should not be located
2 adjacent to residential lots. Where it is unavoidable to locate these areas
3 other than adjacent to residential lots, a visual and solid opaque acoustic
4 buffer shall be used to screen the residential area from the use.

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6 e. Loading areas or docks, outdoor storage, waste disposal, mechanical
7 equipment and other service support equipment shall be located behind the
8 building line and shall be fully screened from the view of adjacent roadways
9 and properties, both at ground and roof top levels.

10
11 f. Vehicle use areas shall be sufficiently screened from public rights-of-way
12 by utilizing landscape berms, themed streetscape trees with landscape
13 materials, trellis designs and/or low urban walls that incorporate
14 architectural details compatible with the principle building.

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16 (2) Building architecture: The front facades of industrial building abutting a
17 thoroughfare road shall incorporate three or more of the following design standards:

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19 a. A change in plane, such as an offset, reveal or projecting rib. Such plane
20 projections or recesses shall have a width of no less than three inches and
21 may include but are not limited to columns, planters, arches, and voids, etc.

22
23 b. Architectural details such as raised bands and cornices.

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25 c. Awnings.

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27 d. Change in color.

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29 e. Change in material.

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31 f. Change in texture.

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33 g. Doors.

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35 h. Windows.

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37 (3) Exterior materials.

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39 a. Materials selected for buildings should have quality and stability in terms
40 of durability, finish and appearance.

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42 b. Exterior building materials that are encouraged include stucco, brick, stone
43 and concrete masonry units. Masonry unit exteriors shall be textured and
44 tinted to avoid the appearance of a smooth monotonous wall.

45

1 c. Front building facades facing a thoroughfare road shall not be 100%
2 constructed of flat, corrugated or reflective metal panels. A metal building
3 may be allowed to front a thoroughfare road if alternative materials such as
4 brick, block, stone, or stucco are incorporated to cover a minimum of 25%
5 of the front facade. The alternative materials shall be wrapped around the
6 sides of the building a minimum of 10-feet or 10% of the side building
7 length, whichever is greatest.
8

9 (4) Colors. Color shall be selected to ensure harmony of the building with adjacent
10 structures:
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12 a. A wide selection of low reflectance' exterior colors should be utilized to
13 promote variety and diversity. The generally approved paint colors for
14 nonresidential uses include light pastel and earth tone colors.
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16 b. Intense, fluorescent or day glow colors are prohibited.
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18 c. Black as the predominant exterior building color is prohibited.
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20 d. Monochromatic color schemes (all one paint color) is prohibited.
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22 e. Building, trim and detail colors must be complementary. Clashing trim
23 colors will not be permitted.
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25 f. A solid line band of color shall not be used for architectural detail.
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27 (5) Mechanical Equipment: Mechanical equipment located on roofs shall be integrated
28 into the overall design of a building by screening it behind parapets or by recessing
29 equipment into hips, gables, parapets or similar features. Plain boxes are not
30 acceptable.
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32 **SECTION II: AUTHORIZING INCLUSION IN CODE** - The provisions of this
33 ordinance shall be included and incorporated into the Code of Ordinances of the County of Volusia,
34 as additions or amendments thereto, and shall be appropriately renumbered to conform to the
35 uniform numbering system of the code.
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37 **SECTION III: SEVERABILITY** - Should any word, phrase, sentence, subsection or
38 section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or
39 unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed
40 from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain
41 in full force and effect.
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43 **SECTION IV: CONFLICTING ORDINANCES** - All ordinances, or part thereof, in
44 conflict herewith are, to the extent of such conflict, repealed.
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1 **SECTION V: AUTHORIZING INCLUSION IN CODE.** The provisions of this ordinance
2 shall be included and incorporated into the Code of Ordinances of the County of Volusia, as
3 additions or amendments thereto, and shall be appropriately renumbered to conform to the uniform
4 numbering system of the Code.
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6 **SECTION VII: EFFECTIVE DATE** - A certified copy of this Ordinance shall be filed
7 with the Department of State by the County Manager within ten (10) days after enactment by the
8 County Council and this Ordinance shall take effect upon filing with the Department of State.
9

10 ADOPTED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA, IN
11 OPEN MEETING DULY ASSEMBLED IN THE COUNTY COUNCIL CHAMBERS AT THE
12 THOMAS C. KELLY ADMINISTRATION CENTER, 123 WEST INDIANA AVENUE,
13 DELAND, FLORIDA, THIS 22ND DAY OF JANUARY, A.D., 2019
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17 ATTEST:

COUNTY COUNCIL
COUNTY OF VOLUSIA, FLORIDA

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23 _____
George Recktenwald, Interim County Manager

Ed Kelley
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Ed Kelley, County Chair

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The seal of Volusia County, Florida, is circular and features the word "SEAL" in the center. The outer ring of the seal contains the text "VOLUSIA COUNTY, FLORIDA". The seal is partially obscured by the signature of George Recktenwald.