MFR-40 (RESIDENTIAL DISTRICTS)

Principal Uses by Zoning District

From TABLE 5.2.A.2

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:

DUPLEX, MULTI-FAMILY DWELLING, MULTI-FAMILY COMPLEX, SINGLE FAMILY DETACHED DWELLING,

GROUP LIVING USES:

ASSISTED LIVING FACILITY, COMMUNITY RESIDENTIAL HOME, HOSPICE RESIDENTIAL FACILITY

COMMUNICATION USES:

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,

DAY CARE USES:

ADULT DAY CARE CENTER, CHILD CARE FACILITY

EDUCATION USES:

COLLEGE OR UNIVERSITY, PRIVATE SCHOOL WITH FEWER THAN 20 STUDENTS, PRIVATE SCHOOL WITH 20 OR MORE STUDENTS, PUBLIC SCHOOL, VOCATIONAL OR TRADE SCHOOL

HEALTH CARE USES:

NURSING HOME FACILITY

OPEN SPACE USES:

COMMUNITY GARDEN, PARK OR GREENWAY

UTILITY USES:

UTILITY USE-MINOR

OTHER INSTITUTIONAL USES:
PLACE OF WORSHIP, SHELTER FOR VICTIMS OF DOMESTIC ABUSE

MOTOR VEHICLE SALES AND SERVICE USES:
PARKING LOT (AS PRINCIPAL USE)

SPECIAL USE PERMIT

HOUSEHOLD LIVING USES:
DUPLEX SUBDIVISION, TOWNHOUSE SUBDIVISION

GROUP LIVING USES:
FRATERNITY OR SORORITY HOUSE

COMMUNITY SERVICE USES:
COMMUNITY CENTER, LIBRARY, MUSEUM, SENIOR CENTER, YOUTH CENTER

HEALTH CARE USES:
DRUG OR ALCOHOL TREATMENT FACILITY,

OPEN SPACE USES:
CEMETERY

RECREATION / ENTERTAINMENT USES:
COUNTRY CLUB, EVENT CENTER, GOLF COURSE, OUTDOOR FACILITY FOR FIELD SPORTS, SWIMMING, OR COURT GAMES