

B-5 HEAVY COMMERCIAL CLASSIFICATION

Purpose and intent: The purpose and intent of the B-5 Heavy Commercial Classification is to provide areas for commercial uses and structures that are not generally compatible with B-4 uses and structures.

Permitted principal uses and structures: In the B-5 Heavy Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

Art, dance, modeling and music schools.

Auction parlors.

Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer, light and heavy truck sales, rental, storage (not including salvage or junkyards) or service establishments.

Automobile body shops.

Automobile driving schools.

Automobile service stations, types A, B and C.

Bars and liquor stores.

Beauty and barber shops.

Bowling alleys.

Building material sales and storage.

Car washes.

Catering services.

Communication towers not exceeding 70 feet in height above ground level.

Contractor's shop, storage and equipment yard.

Convenience stores with more than eight vehicular service positions per fuel dispenser island.

Cultural art centers.

Day care centers (refer to subsection 72-293(12)).

Drive-in theaters.

Dental laboratories.

Employment agencies.

Essential utility services.

Excavations only for stormwater retention ponds for which a permit is required by this article.

Exempt excavations (refer to subsection 72-293(13)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article.

Exempt landfills (refer to subsection 72-293(24)).

Financial institutions.

Fire stations.

Flex office/warehouse facility.

Funeral homes.

Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.

General offices.

Government-sponsored civic centers.

Hardware/home improvement retail center.

Health clubs or spas.

Houses of worship.

Laundry and dry-cleaning establishments.

Libraries.

Marine engine repair and service.

Medical and dental clinics.

Mini-warehouses which meet the requirements of subsection 72-293(5).

Museums.

Nightclubs.

Only one single-family dwelling for the owner or manager of an existing permitted principal use.

Outdoor entertainment event (refer to section 10-31 et seq., article II, Code of Ordinances of the County of Volusia).

Pawnshops.

Pest exterminators.

Printing and engraving, including photostating and publishing.

Private clubs.

Public schools.

Professional or trade schools related to permitted uses (refer to subsection 72-293(35)).

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Radio and television broadcasting stations.

Recycling collection center.

Restaurants, types A and B.

Retail sales and services.

Retail specialty shops.

Rug cleaning establishments.

Schools, parochial or private (refer to subsection 72-293(7)).

Sweepstakes centers (refer to subsection 72-293(44)).

Tailors.

Taxicab stands.

Theaters.

Travel agencies.

Veterinary clinics.

Warehouses.

Welding and soldering shops.

Wholesale-retail nursery.

Permitted special exceptions requiring Planning and Land Development Regulation Commission (PLDRC) approval: Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article.

Communication towers exceeding 70 feet in height above ground level (refer to subsection 72-293(9)).

Bus garages and repair shops.

Bus stations.

Campgrounds.

Cemeteries (refer to subsection 72-293(7)).

Public use not listed as a permitted principal use.

Public utility uses and structures (refer to subsection 72-293(36)).

Railroad yards, sidings and terminals.

Temporary asphalt batching plants (refer to subsection 72-293(33)).

Truck and freight transfer terminals.

Truck stops.

Truck storage.

Permitted special exceptions requiring County Council approval:

[Reserved].

Use requiring conditional use permit:

Curb market.

Flea markets (refer to subsection 72-293(18)).

Mobile food dispensing vehicles (refer to subsection 72-293(27)).

Moving and storage companies.

Outdoor entertainment and recreational uses and structures.

Dimensional requirements:

Minimum lot size:

Area: 1 acre.

Width: 150 feet.

Minimum yard size:

Front yard: 35 feet.

Rear yard: 20 feet, unless abutting an agricultural, conservation, residential or mobile home zoned property, then 35 feet.

Side yard: 10 feet, unless abutting an agricultural, conservation, residential or mobile home zoned property, then 35 feet.

Waterfront yard: 25 feet.

Maximum building height: 45 feet.

Maximum lot coverage: The total lot area covered with principal and accessory buildings shall not exceed 35 percent.

Off-street parking and loading requirements: Off-street parking and loading areas meeting the requirements of section 72-286 shall be constructed.

Landscape buffer requirements: Landscaped buffer areas meeting the requirements of section 72-284 shall be constructed.

Final site plan requirements: Final site plan approval meeting the requirements of division 3 of the Land Development Code [article III] is required.

(Ord. No. 82-20, §§ VIII, IX, X, XIII, 12-9-82; Ord. No. 84-1, §§ III, VII, XXX—XXXII, 3-8-84; Ord. No. 88-2, § IV, 1-19-88; Ord. No. 89-20, § VI, VII, 6-20-89; Ord. No. 90-34, § 34, 9-27-90; Ord. No. 92-6, §§ XXXVI, XXXVII, 6-4-92; Ord. No. 94-4, § XXXIX, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2002-22, § X, 11-7-02; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2011-06, § II, 3-17-11; Ord. No. 2017-09, § I, 6-15-17; Ord. No. 2021-34, § I(Exh. A), 12-14-21; Ord. No. 2022-1, § I(Exh. A), 1-18-22; Ord. No. 2025-20, § IV, 8-18-25)