

A-3 TRANSITIONAL AGRICULTURE CLASSIFICATION

Purpose and intent: The purpose and intent of the A-3 Transitional Agriculture Classification is to preserve and protect small farms for personal and limited agricultural production or to provide a transitional agricultural zone between more intensive agricultural use areas and residential areas. It is intended that this classification be applied to properties which are within a designated rural community, to preserve existing agricultural uses in urban areas as depicted by the comprehensive plan, or to properties so as to coincide with the existing character of an area in a manner consistent with the comprehensive plan.

In order to ensure the long-term vitality of agricultural uses and natural resources, all agricultural uses are encouraged to utilize the natural resource conservation service (formerly the soil conservation service) best management techniques and other agricultural best management practices.

Permitted principal uses and structures: In the A-3 Transitional Agriculture Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

All agricultural pursuits, including the processing, packaging, storage and sale of agriculture products which are raised on the premises.

Apiaries.

Aquaculture operations in which there are no associated excavations.

Aviaries.

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

Country clubs.

Dairies and dairy products (minimum parcel size requirement of five acres).

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)).

Fire stations.

Group homes (refer to subsection 72-293(20)).

Hobby breeder.

Home-based business (refer to section 72-283).

Houses of worship.

Livestock feed lots.

Parks and recreation areas accessory to residential developments.

Processing, packaging, storage, retail or wholesale sales of agricultural products not raised on the premises.

Public schools.

Publicly owned parks and recreational areas.

Publicly owned or regulated water supply wells.

Riding stables.

Silvicultural operations which follow the most up to date state-prescribed best management practices.

Single-family standard, modular or mobile home dwelling.

Tailwater recovery systems.

Wholesale-retail nursery.

Worm raising.

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.

Animal shelters (refer to subsection 72-293(3)).

Camps, hunting.

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

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

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

Equestrian/livestock event facility.

Fertilizer sales, retail and wholesale (refer to subsection 72-293(16)).

Golf courses (refer to subsection 72-293(39)).

Hog farms (minimum parcel size requirement of 2.5 acres).

Kennels (refer to subsection 72-293(3)).

Mobile food dispensing vehicles (minimum parcel size requirement 2.5 acres) (refer to subsection 72-293(27)).

Off-street parking areas (refer to subsection 72-293(28)).

Poultry farms (minimum parcel size requirement of 2.5 acres).

Public uses not listed as a permitted principal use.

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

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

Temporary campsites for three days before, during and three days after any regularly scheduled racing event at the Daytona Beach International Speedway for Speedweeks, Biketoberfest, the Pepsi 400, and Bike Week, on condition that security, portable toilets, garbage disposal and potable water facilities sufficient to accommodate all occupants and other relevant conditions are provided. Related special events and sales are allowed, if approved as part of the special exception.

Permitted special exceptions requiring county council approval:

[Reserved].

Uses requiring conditional use permit:

Aquaculture operations in which there are nonexempt excavations (refer to subsection 72-293(13)).

Bed and breakfast (refer to subsection 72-293(6)).

Dogs and cats boarded as personal pets exceeding the number permitted in subsection 72-293(3).

Recreational areas, unless otherwise listed as a permitted use (refer to subsection 72-293(39)).

Swim clubs (refer to subsection 72-293(39)).

Tennis clubs (refer to subsection 72-293(39)).

Dimensional requirements:

Minimum lot size:

Area: 1 acre.

Width: 150 feet.

Minimum yard size:

Front yard: 40 feet.

Rear yard: 40 feet.

Side yard: 25 feet.

Waterfront yard: 40 feet.

Maximum building height: 45 feet.

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

Minimum floor area: 1,000 square feet.

Off-street parking and loading requirement: Off-street parking and loading areas meeting the requirements of sections 72-286 and 72-287 shall be constructed.

Skirting requirement for mobile home dwelling: The area between the ground and floor of the mobile home dwelling shall be enclosed with skirting.

(Ord. No. 81-39, §§ VII, VIII, 11-19-81; Ord. No. 82-20, §§ V, XIII, 12-9-82; Ord. No. 84-1, §§ I, III, VI, 3-8-84; Ord. No. 84-25, § IV, 10-10-84; Ord. No. 87-14, § II, 6-18-87; Ord. No. 89-20, §§ VI, VII, IX, 6-20-89; Ord. No. 90-34, § 11, 9-27-90; Ord. No. 92-6, § XIII, 6-4-92; Ord. No. 94-4, § XV, 5-5-94; Ord. No. 97-19, § II, 8-7-97; Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04; Ord. No. 2009-17, § III, 5-21-09; Ord. No. 2018-05, § III, 1-18-18; 2021-14, § II, 7-20-21; Ord. No. 2021-34, § I(Exh. A), 12-14-21; Ord. No. 2023-04, § III, 2-21-23; Ord. No. 2023-15, § 3, 8-15-23; Ord. No. 2025-20, § IV, 8-18-25)