

The Ridgewood Development District

Ridgewood Avenue, also known as “US 1”, is a north/south arterial roadway located to the west of the Intracoastal Waterway. Ridgewood Avenue is Port Orange’s “Original Main Street,” dating back over a 100 years to the City’s beginnings. Over the century it has evolved from a slow-paced dirt road carrying horse and buggy traffic to what is now a major corridor, boasting an assortment of commercial, office, warehouse/storage and limited industrial uses.

The City of Port Orange Land Development Code formally recognizes the Ridgewood Avenue Corridor along with its unique history, market and physical characteristics. In acknowledgment, the Ridgewood Development (RD) zoning district was created to encourage new development, redevelopment, renovation, and beautification of the Corridor. Having sought the participation and input of Ridgewood business owners, the City has devised special regulations to meet the unique needs of those businesses within the RD district. This pamphlet will provide an overview of these and illustrate how together they serve to create new opportunities and guide development activity in the district.

Geographically, the Ridgewood Development district encompasses property on the east and west sides of Ridgewood Avenue from the City’s northerly limits all the way south to Orange Boulevard. Beyond this point, a stretch of Ridgewood Avenue (approx. 8 blocks) is within the unincorporated Volusia County area known as "Allandale." South from Fitzgerald Street, Ridgewood Avenue is once again within City limits. From this point extending south to Farmbrook Road, numerous properties scattered on both sides of Ridgewood are zoned RD.

Special Setbacks

To accommodate the smaller lot sizes along Ridgewood Avenue, special setbacks have been enacted for the RD district. The minimum front yard setback for new development is 10 feet, the rear yard setback is 25 feet, and the side yard setback can be as little as zero (0) feet. The maximum building coverage is 35% of the lot area and the maximum building height is 45 feet.

Architectural Design

To ensure "quality development" and to create, maintain, and enhance an attractive physical environment in the RD district, the City has established architectural design criteria for: 1) all new non-residential development; and 2) any exterior renovation of existing structures in which the estimated dollar value is $\geq 25\%$ of the taxable assessed value of the improvements on the property. Design criteria include the architectural style of the subject building, the use of colors and materials, building orientation, compatibility with surrounding structures, site layout, and signage.

- Special design requirements are in place for the new **Town Center/Riverwalk** district, an area bound between Ridgewood Avenue and the Halifax River, extending north from Dunlawton Avenue to the City limits.

The design guidelines are intended to create a "sense of place" for this area through the use of a unified architectural theme. Incorporating elements of the Florida vernacular style, the guidelines call for the use of tin roofs with exposed rafters; traditional building materials such as wood paneling and coquina stone; a pastel and earth-toned color scheme; vertically aligned windows; and white picket fences.

Special Landscaping

The City has devised special landscaping requirements that are intended to create a visual theme for Ridgewood Avenue. A 10 foot landscape buffer is required along the roadway; while the perimeter landscaped buffers are 2 feet in width. Buffer yards are not required except for in rear yards abutting residential zoning districts. The minimum total landscaped area is 20% of the property.

Special Signage

Within the City, Ridgewood Avenue is the only commercial corridor with such unique lot sizes and building setbacks. As a result, the City has established special signage provisions that are exclusively available to businesses within the RD district.

- ◆ Freestanding signs may be a maximum of 15 feet high; those between 8 and 15 feet shall be no greater than 32 square feet in area.
- ◆ The leading edge of the freestanding sign to the right-of-way may have a setback of less than 5 feet where dimensional limitations restrict sign placement.
- ◆ One projecting sign may be permitted for existing buildings with a front setback of less than 10 feet (in lieu of freestanding signage) not to extend more than 4 feet from the face of the building and not to exceed 32 square feet in area.
- ◆ Up to 100% of permitted wall sign area may be transferred from the building front to the building sides.
- ◆ Up to 100% of permitted wall sign area may be comprised of changeable copy.
- ◆ Temporary banners and wall signs may be permitted up to 45 days during any calendar year.

Permitted Uses

The RD district is intended to accommodate a mixture of office, commercial, warehouse/storage, and limited industrial uses. The following is a comprehensive list of the uses that are permitted in the district:

- ♣ Adult/Vocational Education
- ♣ Appliance/Electronic Repair Shops
- ♣ Athletic Sports Facilities
- ♣ Auction Houses
- ♣ Banks
- ♣ Boat Sales
- ♣ Business Services
- ♣ Clubs, Lodges, and Fraternal Organizations
- ♣ Commercial/Industrial Equipment and Supplies
- ♣ Construction Contractor's Yard and Storage
- ♣ Convenience Stores with /without Fuel Operations
- ♣ Equipment Rental
- ♣ Financial Services
- ♣ Fleet-Based Services
- ♣ Fortunetellers, Astrologers, and Palm Readers
- ♣ Funeral Homes
- ♣ Furniture and Appliance Stores
- ♣ Greenhouses and Nurseries
- ♣ Health/Exercise Clubs
- ♣ Hotels/Motels
- ♣ Houses of Worship
- ♣ Laboratory/Research and Development
- ♣ Maintenance Contractors, Craftsmen Shops
- ♣ Mobile Home Sales
- ♣ Motor Vehicle Sales
- ♣ Motor Vehicle Service Centers and Service Stations
- ♣ Offices
- ♣ Pawn Shops
- ♣ Personal Services
- ♣ Restaurants
- ♣ Retail Home Building Materials
- ♣ Retail Sales and Services
- ♣ Taxidermy
- ♣ Theaters
- ♣ Veterinary Clinics
- ♣ Wholesalers and Distributors
- ♣ Xerographic and Offset Printing

In addition to the permitted uses listed above, there are other uses that may be permitted with special conditions or with special approvals. If you would like to confirm that your proposed use is permitted, you may contact the Department of Community Development for assistance.



The contents of this brochure provide a brief overview of issues pertaining to development within the Ridgewood Development (RD) district. For additional information on specific planning issues, you may be interested in one or more of the following brochures also available from the City of Port Orange's Department of Community Development:

- ◆ Sidewalk and Outdoor Sales Events
- ◆ Sign Permitting
- ◆ Commercial Property Maintenance Program (CPMP)
- ◆ Landscaping in the Right-of-Way
- ◆ Impact Fees and Connection Charges

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