

2. Zoning Districts and Uses

Chapter 2. Zoning Districts and Uses

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2.01.00 GENERALLY

It is the intent and purpose of the Chapter to establish and adopt zoning districts to govern the Use of land and water in the County.

2.02.00 ESTABLISHMENT OF ZONING DISTRICTS

2.02.01 Establishment of Zoning Districts

Within the unincorporated areas of the **County** the following zoning districts are established:

A. Agricultural/Residential

1. AG2 – Agriculture District 2
2. AG1 – Estate Residential Agriculture District
3. AG-RR – Rural Residential Agriculture District

B. Residential

1. RR1 – Rural Residential Single Family
2. NB-SF – Navarre Beach Single Family
3. R1 – Single Family
4. R1A – Single Family
5. R1M – Mixed Residential Subdivision
6. HR1 – Historic Single Family
7. NB-MHD – Navarre Beach Medium High Density

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8. R2 – Medium Density
9. R2M – Medium Density Mixed
10. HR2 – Historic Multiple Family
11. NB-MD – Navarre Beach Medium Density
12. R3 – Medium High Density
13. NB-HD – Navarre Beach High Density

C. Commercial and Business

1. NC – Neighborhood Commercial
2. HCD – Highway Commercial Development
3. TC1 – Town Center Core
4. HC1 – Historic Commercial
5. NB-C – Navarre Beach Commercial
6. NB-H – Navarre Beach Hotel

D. Industrial

1. M1 – Light Industry
2. M2 – General Industry
3. PIT 1 – Borrow Pit and Land Clearing Debris Disposal Facilities
4. PIT 2 – Construction and Demolition Debris Facilities

E. Marina

1. C1M – Marina
2. C2M – Marina and Yacht Club

F. Planned Developments

1. PUD – Planned Unit Development
2. PBD – Planned Business District
3. PID – Planned Industrial Development
4. NB-PMUD – Navarre Beach Planned Mixed Use Development

G. Public

1. P1 – Passive Park
2. P2 – Active Park
3. NB-Con/Rec – Navarre Beach Conservation/Recreation
4. NB-U – Navarre Beach Utilities
5. MIL – Military Installation

2.02.02 Establishment of Overlay Districts

The following overlay districts are established. The Uses allowable by the underlying zoning district shall apply, except as limited by the Use requirements of the overlay district provisions established in Chapter 7 of the LDC.

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- A. Bagdad Historic Overlay District
- B. Bagdad Historic Conservation Overlay District
- C. East Milton Area Wellfield Protection Overlay District
- D. Rural Protection Zone
- E. Garcon Point Protection Area
- F. Navarre Beach Commercial Core Area
- G. Rosemary Sound Overlay

2.02.03 Official Zoning Map

Zoning districts hereby established are declared to be in effect upon all land and water areas included within the boundaries of each district as shown on the Official Zoning Map (see rules of interpretation of boundaries in section 1.06.04 of the LDC). After adoption of the LDC, amendments of the Zoning Map shall be made by Plat or metes and bounds descriptions, which shall be the best evidence of the boundaries amended or created, and shall control unless a scrivener's or other error in such Plat or description is manifestly contrary to the intent of the amending ordinance.

Residential densities depicted in the zoning districts must also abide by the Future Land Use category that governs each property and is adopted and amended through the Santa Rosa Comprehensive Plan.

2.02.04 Purpose of Each Zoning District

A. Agricultural/Residential Districts

Agriculture 2 (AG2) – To provide suitable areas for agricultural and silviculture endeavors. This district is characterized by relatively large parcels of land being devoted to the production of food or fiber. This district may also include single family detached structures and as specifically provided for in these regulations conditional uses for community facilities and utilities which service specifically the residents of this district or which are benefited by and compatible with the agricultural activities within the district and the farming environment. The allowable density for Agriculture 2 is 1 dwelling unit per 15 acres.

Estate Residential Agriculture (AG1)– To provide suitable areas for low density residential development. This district is characterized by single family detached structures and such other structures that are accessory to the residence. This district may also include conditional uses for community facilities and utilities that service specifically the residents of this district or which are benefited by and compatible with a rural residential and farming environment. The allowable density for Estate Residential Agriculture is 1 dwelling unit per 5 acres.

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Rural Residential Agriculture (AG-RR) – To provide suitable areas for low density residential development. This district is characterized by single family detached structures and such other structures that are accessory to the residence. This district may also include conditional uses for community facilities and utilities that service specifically the residents of this district or which are benefited by and compatible with a rural residential and farming environment. The allowable density for Rural Residential Agriculture is 1 dwelling unit per acre.

B. Residential

Rural Residential Single Family (RR-1) – To provide suitable areas for low density residential development where urban services and facilities will be fully provided or where the extension or where the extension of such services is capable of immediately being physically and economically facilitated by the developer. This district will be characterized by single family detached structures and such other structures that are accessory to the single family residence and on parcels one half (1/2) acre or greater.

Navarre Beach – Single Family (NB-SF) – To provide low population density area, typically 0 to 1 dwelling per platted lot. There are certain structures and uses required to serve utilities and non-commercial recreational needs of such areas that are permitted.

Single Family Residential (R-1) – To provide suitable areas for low density residential development where appropriate urban services are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures and such other structures as are accessory thereto. The density shall not exceed 4 dwelling units per acre for platted lots and ¼ acre (10,890 sq. ft) for metes and bounds lots.

Single Family Residential (R-1A) – To provide suitable areas for low density residential development where appropriate urban services are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures and such other structures as are accessory thereto. The density shall not exceed 6 dwelling units per acre.

Mixed Residential Subdivision (R-1M) – To provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures and such other structures as are accessory thereto. The density shall not exceed 4

2. Zoning Districts and Uses

dwelling units per acre for platted lots and ¼ acre (10,890 sq. ft) for metes and bounds lots.

Historic Single Family Residential (HR-1) – To provide protection, enhancement, perpetuation and use of structures or sites of special character or special architectural, archeological or historic interest or value and that reflect Bagdad’s cultural, social, political and architectural history. This district allows single family detached structures and such other structure as are accessory thereto, these structures must meet architectural standards as set forth in the Bagdad Design Manual.

Navarre Beach Medium High Density (NB-MHD) – To provide a medium population density residential area that recognizes the desirability of maintaining open space. The density is four (4) dwelling units per platted lot.

Medium Density Residential (R-2) – To provide suitable areas for medium density development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of this district to permit single, two family and multiple family structures to a maximum density of ten (10) dwelling units per acre. The density of new development proposals shall be compatible with existing development and the preservation of stable established areas, the cultivation of smooth transitions in residential densities and utilization of unique physical features.

Medium Density Mixed Residential (R-2M) – To provide suitable areas for medium density development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of this district to permit single, two family and multiple family structures to a maximum density of ten (10) dwelling units per acre. The density of new development proposals shall be compatible with existing development and the preservation of stable established areas, the cultivation of smooth transitions in residential densities and utilization of unique physical features.

Historic Multiple Family Residential (HR-2) – To provide protection, enhancement, perpetuation and use of structures or sites of special character or special architectural, archeological or historic interest or value and that reflect Bagdad’s cultural, social, political and architectural history. This district allows single family detached structures and such other structure as are accessory thereto, these structures must meet architectural standards as set forth in the Bagdad Design Manual.

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Navarre Beach Medium Density Residential (NB-MD) – To provide a medium population density residential area that recognizes the desirability of maintaining open space. The density is ten (10) dwelling units per acre.

Medium High Density Residential (R-3) – To provide suitable areas for medium to high density residential where sufficient urban services and facilities are available or will be prior to development or where the extension of such services and facilities will be physically and economically facilitated. It is the intent of this district to permit single, two family and multiple family structures to a maximum density of eighteen (18) dwelling units per acre.

Navarre Beach High Density Residential (NB-HD) – To provide a high population density residential area that recognizes the desirability of maintaining open space. The density is thirty (30) dwelling units per acre. This district shall be limited to the Commercial Core Area Only.

C. Commercial and Business

Neighborhood Commercial (NC) – To provide for a limited range of commercial uses in appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This district is designed to be situated adjacent to residential areas. It is intended to provide low intensity commercial uses that primarily offer goods, services and opportunity for office employment in close proximity to residential areas. All neighborhood commercial uses must be located adjacent to a collector or arterial roadway.

Highway Commercial Development (HCD) – To provide for a wide range of commercial uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections. Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. It is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

Town Center Core (TC-1) – To provide a mixed use commercial and residential district with a maximum residential density of ten (10) dwelling units per acre. This district shall be characterized by small scale commercial development and varied architecture.

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Historic Commercial (HC-1) – To provide protection, enhancement, perpetuation and use of structures or sites of special character or special architectural, archeological or historic interest or value and that reflect Bagdad’s cultural, social, political and architectural history. This district allows single family detached structures and such other structure as are accessory thereto, these structures must meet architectural standards as set forth in the Bagdad Design Manual.

Navarre Beach Commercial (NB-C) – To provide for the retailing of commodities and the furnishing of selected services. This district is intended to encourage full development of essential commercial uses while protecting nearby residential properties from any adverse effects of commercial activity.

Navarre Beach Hotel (NB-H) – To provide for the placement of hotel developments with ancillary commercial and recreational uses.

D. Industrial

Restricted Industrial (M-1) – To provide for a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings and outdoor storage must be visually screened from adjacent residential areas.

General Industrial (M-2) – To provide for intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to industrial development also may be accommodated in this district.

Borrow Pit and Land Clearing Disposal Facility (PIT 1) – To provide policies, requirements and procedures to regulate and control the location and expansion of borrow pits and land clearing disposal facilities (LCD) and ensure that all facilities are located in a manner that will promote public health, safety, general welfare and the physical and economic development of the area.

Borrow Pit and Construction and Demolition Debris Facility (PIT 2) – To provide policies, requirements and procedures to regulate and control the location and expansion of borrow pits and construction and demolition debris (C&D) facilities or Class 1 & 3 landfills and ensure that all facilities are located in a manner that will promote public health, safety, general welfare and the physical and economic development of the area.

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E. Marina

Marina (C-1M) – To provide for facilities oriented to users of docks, moorings and watercraft with limited commercial services. This district is intended to be used primarily for the docking, servicing, repairing and storage of watercraft. Watercraft sales and rentals may also be accommodated in this district. Major repair involving reconstruction or substantial alterations are prohibited.

Marina and Yacht Club (C-2M) – To provide for facilities oriented to users of docks, moorings and watercraft with limited commercial services. This district is intended to be used primarily for the docking, servicing, repairing and storage of watercraft. Major repair involving reconstruction or substantial alterations are prohibited.

F. Planned Development

Planned Unit Development (PUD) – To provide for the development of land as planned communities that preserve the natural amenities and encourage scenic and functional open areas which accomplishes a more desirable environment that would not be possible through the strict application of the minimum requirements of these requirements. This would provide for an efficient use of land resulting in smaller networks of streets and utilities, thereby lowering development and housing costs and providing a stable environmental character compatible with surrounding areas.

Planned Business District (PBD) – To provide for planned developments along major arterials with business, commercial centers and housing. This district is designed to encourage flexible and creative concepts of site planning; preserve natural amenities of the land by encouraging functional open spaces; and provide for an efficient use of land resulting in smaller networks of streets and utilities thereby lowering development and housing costs and providing a stable environmental character compatible with surrounding areas.

Planned Industrial Development (PID) – To provide for planned industrial developments along major arterials. This district is designed to encourage flexible and creative concepts of site planning; preserve natural amenities of the land by encouraging functional open spaces and provide for an efficient use of land resulting in smaller networks of streets and utilities thereby lowering development costs and providing a stable environmental character compatible with surrounding areas.

Navarre Beach Planned Mixed Use Development (NB-PMUD) – To provide innovative arrangements of development types to promote natural

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resource enhancement and to promote open spaces around buildings. This district allows an intense use mixture of residential and commercial activity. This district allows 30 dwelling units per acre and is limited to the Commercial Core Area only.

G. Public

Passive Park (P-1) – To provide for passive recreational functions. It is intended for public and quasi-public lands, open space, spoil sites, and estuarine areas; the uses of which are limited to walkways, paths, sanitary facilities, and refuse containers.

Active Park (P-2) – To provide for active recreational uses. It is intended for public and quasi-public lands, open space, spoil sites and estuarine areas, outdoor sports and recreational activities in which participants are actively engaged, but which may also provide entertainment for spectators.

Navarre Beach Conservation/Recreation (NB-Con/Rec) – To provide for the preservation and maintenance of land for outdoor recreational use and open space.

Navarre Beach Utilities (NB-U) – To provide for lands and structures used primarily for public utilities and service structures.

Military Installation (MIL) – To provide for properties that are owned by or identified to be exclusively used by the United States Military.

2.03.00 LAND USES ALLOWED IN ZONING DISTRICTS

2.03.01 Generally

A. Table 2.03.02 a – c describes the Land Uses that are permissible, prohibited or permissible subject to Conditional Use standards and procedures or permissible when complying with supplemental standards in addition to the standards for the zoning district. Issuance of Development Orders or Building Permits for any specific Land Use requires compliance with the use standards referenced in Table 2.03.02 a – c, as well as with site design standards, wetlands and other environmental standards, conditional standards when applicable and supplemental standards when applicable

B. Table 2.03.02 a – c shall be implemented as follows:

1. The cell at the intersection of the column for the zoning and the row for the land use is the location of information regarding whether the use is permissible in that zoning district.

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2. The letter “P” in the cell indicates that the land use is permissible, subject to compliance with the standards of the zoning district.
 3. The letter “A” in the cell indicated that the land use is permissible only as an accessory use, subject to compliance with general standards for accessory uses and any specific standards for the particular accessory use. Standards for accessory uses are set forth in section 5.02.00.
 4. The letter “C” in the cell indicates that the land use is not allowed by right but is permissible only when compliant with additional standards (conditions) for the use and must be approved through the conditional use review procedures established in section 11.02.00. Standards for Conditional Uses are set forth in section 5.07.00.
 5. The letter “S” in the cell indicates that the land use is not allowed by right but is permissible only when compliant with additional standards (special exceptions) for the use and must be approved through the special exception review procedures established in section 11.02.00. Standards for Special Exceptions are set forth in section 5.06.00.
 6. When there is no letter contained in the cell, the land use is prohibited.
- C.** Any land use that is not identified in Table 2.03.02 a – c is prohibited unless it is substantially similar to a land use named in Table 2.03.02 a – c. A determination regarding similarity of such a land use shall be made as follows:
1. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree or impact when compared to a use named in Table 2.03.02. Such characteristics include, but are not limited to:
 - a. Trip generation rates;
 - b. Typical hours of operation;
 - c. Types of traffic associated with the use (such as trucks or delivery vehicles, automobiles, recreational vehicles or other vehicles);
 - d. Features of the use that generate noise, odor, electromagnetic interference or vibration;
 - e. Type and extent of parking including whether parking areas are lighted;
 - f. Use of loudspeakers; and
 - g. Use of outdoor storage.

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2.03.02 Land Uses

A. Legend:

1. P = Permitted subject to standards for the zoning district
2. A = Accessory, subject to standards for Accessory Uses in section 5.02.00
3. C = Conditional. Subject to additional standards for the use and additional review and approval procedures. (see section 5.07.00 et seq)
4. S = Special Exceptions, subject to standards for the zoning district and additional standards for the specific use. The numbers indicate the section of this LDC that contains the supplemental standards. (see section 5.06.00 et seq.)
5. Uses that are not listed or found to be substantially similar to listed uses are prohibited. All listed uses are prohibited in those districts where no indicator (“P”, “A”, “C”, “S”) is provided.

Table 2.03.02.a: Land Uses in Base Zoning Districts (Residential)

Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Accessory Parking Lots								C 5.07	C 5.07	C 5.07						
Accessory Structures	A	A	A	A	A	A	A	A	A	A	A	A				
Administrative Services	C 5.07	C 5.07								C 5.07						
Adult Day Care	C 5.07							C 5.07	C 5.07	C 5.07						
Barn	A	A	A	A	A	A	A	A	A	A	A	A				
Boarding Houses and Transient Quarters	C 5.07	C 5.07										P				
Business and Professional Offices	C 5.07	C 5.07								C 5.07						
Cemetery	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06				
Child Care Services	C 5.07							C 5.07	C 5.07	C 5.07						

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Civic or Cultural Activities and Clubs										C 5.07						
Cluster Homes								P	P	P						
Commercial Agriculture	P	P	P													
Commercial Antennas	C 5.07	C 5.07	C 5.07													
Community Gardens	P	P	P	P	P	P	P	P	P	P						
Dock, Pier or Mooring Device	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Dog Kennels for Breeding	P	P	P													
Dog Boarding and Grooming	P	P	P													
Duplex								P	P	P		P		P	P	P
Educational Institutions	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Garage	A	A	A	A	A	A	A	A	A	A	A	A				
Golf Course	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Group Homes 0-6 Residents	P	P	P	P	P	P	P	P	P	P						
Group Homes 7 or more Residents	C 5.07	C 5.07						P	P	P						
Guest Cottage	A	A	A	A	A	A	A	A	A	A	A	A				
Guest Houses or Boarding Houses	C 5.07	C 5.07										P				
Home Occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Horse Farms	P	P	P													
Libraries, Community Centers and buildings used exclusively by Governments for public use	C 5.07										P	P	P			
Livestock Farms	P	P	P													
Living Quarters in Barns	A	A	A													
Manufactured Homes	P	P	P			P			P							
Marina, Private															C 5.07	C 5.07
Medical Offices	C 5.07									C 5.07						
Mobile Homes	P	P	P			P			P							
Mobile Home Parks									P							
Modular Homes	P	P	P	P	P	P	P	P	P				P	P	P	P
Multi-Family Residential								P	P	P		P		P	P	P

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Non Commercial Agriculture	P	P	P													
Nursing Homes & Assisted Living Facilities	C 5. 07	C 5. 07						C 5. 07	C 5. 07	C 5. 07						
Office Buildings												P				
Patio Homes								P	P	P						
Places of Worship	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	P	P				
Pole Barn	A	A	A	A	A	A	A	A	A	A	A	A				
Poultry Farms	P	P	P													
Private Airstrips	C 5. 07	C 5. 07	C 5. 07													
Private Clubs and Lodges												P				
Public and Private Utilities and Public Facilities	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07			P	P	P	P
Public Fairgrounds	C 5. 07	C 5. 07	C 5. 07													
Recreation and Park Areas (: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / raquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities)	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	P	P	P	P	P	P

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Recreational Activities (archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities, wedding venues)	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Recreational Vehicles	P*	P*	P*													
Restricted Sales and Services	C 5.07	C 5.07														
Special Residential Facilities								C 5.07	C 5.07	C 5.07						
Single Family Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar Electrical Generating Facility	P	P	P	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Storage Shed	A	A	A	A	A	A	A	A	A	A	A	A				
Swimming Center													C 5.07	C 5.07	C 5.07	C 5.07
Swimming Pool	A	A	A	A	A	A	A	A	A	A	A	A				
Swimming Pool Enclosure	A	A	A	A	A	A	A	A	A	A	A	A				
Tennis Center													C 5.07	C 5.07	C 5.07	C 5.07

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Towers and Telecommunications Facilities	C 5.07	C 5.07	C 5.07													
Trade Service and Repair	C 5.07	C 5.07														
Veterinary Medical Services	C 5.07	C 5.07														
Windmills	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Zero Lot Line								P	P	P						

* Not allowed in recorded platted subdivisions.

Table 2.03.02.b: Land Uses in Base Zoning Districts (Commercial, Industrial & Marina)

Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Accessory Uses or Structures to any principle use	A	A	A	A			A	A	A	A	A	
Adult Day Care	P	P	P				P	P				
Air Operations								P				
Air Cargo								P				
Aircraft Hangars and Storage								P				
Aircraft Production and Operation								P				
Aircraft Rentals for Excursions								P				
Antique Shops	P	P	P	P								
Asphalt Plants								P				
Automobile Maintenance		P*	P**				P	P				
Automobile Sales		P	P**									
Aviation Activities: Aircraft design								P				
Bait and Tackle Shop	P	P	P				P	P			P	
Bakeries, Retail and Wholesale		P		P			P	P				
Barber Shop and Beauty Shops	P	P	P	P								
Bed and Breakfast Establishment	P	C 5.07		P								
Boat Sales		P					P	P			P	
Boat Repair, Minor		P					P	P			P	
Borrow Pit									P	P		
Business and Professional Offices	P	P	P		P		P	P				

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Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Cabanas, Offices and Personnel Quarters - Marina												A
Campground		P					P	P				
Child Day Care Centers	P	P	P									
Childcare Services	P	P	P				P	P				
Commercial Amusement Establishments					P							
Commercial Antennas		C 5.07										
Commercial Outdoor Amusement Activities		C 5.07					C 5.07	C 5.07			C 5.07	C 5.07
Commercial Parking Lots				C 5.07								
Commercial Piers and Marinas					P							P
Community Facilities, Public and Private Not-for Profit Clubs	P	P	P				P	P				
Community Centers and Buildings used exclusively by Government for Public Use				P								
Concrete Plants								P				
Construction and Demolition Debris Facilities										P		
Cultural and Civic Activities	P	P	P				P	P				
Distillery		C 5.07					P	P				
Dock Master Facilities												A
Duplexes		C 5.07	P	P	P							P
Dry Cleaners				P			P	P				
Educational Facilities		P					P	P				
Financial and Banking	P	P	P		P		P	P				
Floral Gardens				P								
Flying Clubs				P				P				
Fuel Dispensing Station - Marina												A
Funeral Homes		P					P	P				
Garages as long as all repair work is conducted within a building		P					P	P				
Gas Station		P	P**				P	P				
General Retail Centers less than 3,000 sq. ft.	P		P				P	P				
General Retail Sales and Services		P			P	A	P	P				

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Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Gravel, Dirt or Earth Material Excavation									P	P		
Guest Houses or Boarding Houses	C 5.07	C 5.07		P								
Hand Craft Shops for Custom Work	P	P	P	P								
Heavy Manufacturing, Fabricating, Assembling of Components and Similar Activities								P				
Home Occupations			P		P							
Hotels and motels		P			P	P	P	P			A	
Indoor Commercial Amusement Activities		P					P	P				
Indoor Theaters		P			P							
Kennels		P					P	P				
Land Clearing Disposal Facilities									P	P		
Landscape Business		P					P	P				
Landscape Nursery Retail		P					P	P				
Landscape Services		P					P	P				
Libraries		P		P								
Light Manufacturing, Processing and/or Assembly							P	P				
Limited Manufacturing and Assembly		C 5.07.					P	P				
Live Work uses for Artisans, professionals and service providers	P		P									
Lounges					P							
Lumber Yard, Truss Manufacturing, Storage of Construction Materials							P	P				
Marina				C 5.07		A					P	P
Marina, Private					C 5.07							
Medical Marijuana Dispensary		P					P	P				
Medical Services	P	P	P				P	P				
Mining										P		
Mobile Lift capable of lifting marine small craft not to exceed 20 tons											A	
Motels				C 5.07								

2. Zoning Districts and Uses

Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Multiple Family Dwellings	C 5.07	C 5.07	P	P	P							
Neighborhood eateries, cafes and delis less than 1,000 sq. ft. (not high turnover sit down or fast food restaurants with drive thru windows)	P	P	P									
Nursing Homes		P					P	P				
Office Buildings	P	P	P	P			P	P				
Oil and Fuel Storage Facilities not to exceed 25,000 gallons											A	P
Parking Garages or Lots		P					P	P				
Pawn Shops		P	P**				P	P				
Personal Services	P	P	P		P		P	P				
Pet Grooming		P					P	P				
Places of Worship	P	P		P			P	P				
Private Clubs and Lodges				P								
Private Training Facility and Vocational School							P	P				
Public Fairgrounds							C 5.07	C 5.07				
Public and Private Utilities and Public Facilities	C 5.07	C 5.07			P		P	P			C 5.0.	
Recreation and Park Areas (: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / racquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities)		C 5.07		P	P	A					C 5.07	A

2. Zoning Districts and Uses

Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Recreational Activities (archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities, wedding venues)		C 5.07			C 5.07						C 5.07	C 5.07
Recreational Vehicle Parks		P			P							
Recreational Vehicle Sales		P					P	P				
Recreational Vehicle Repair Minor		P					P	P				
Research Activities, including research laboratories, developmental laboratories and compatible light manufacturing							P	P				
Restaurants			P		P		P	P			P	P
Restaurants with or without drive-thru facilities		P	P**	C 5.07			P	P				
Restricted Sales and Services	P	P	P				P	P				
Salvage Yards								P				
Sawmills								P				
Second Hand Stores	P	P	P	P								
Second Story Residential Uses (residential uses are not permitted on ground floors)	P		P									
Self Storage Facilities		P					P	P				

2. Zoning Districts and Uses

Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Service Establishments and Mechanical Repairs and Services within and enclosed building							P	P				
Shopping Centers		P			P		P	P				
Single Family Residential	C 5.07	C 5.07	P	P	P		P	P	P			P
Small Appliance Repair Shop		P	P	P								
Solar Electrical Generating Facility		C 5.07					P	P				
Special Residential Facilities		P					P	P				
Specialty Retail Centers less than 3,000 sq. ft.	P	P	P	P								
Storage or Distribution Center							P	P				
Storage Uses			P**				P	P				
Studios		P	P	P								
Technology Business												
Towers and Telecommunications Facilities		C 5.07					C 5.07	C 5.07				
Trade Service and Repair		P					P	P				
Transient Quarters	C 5.07	C 5.07										
Travel Trailer Parks		P			P		P	P				
Truck or Bus Terminal Facilities								P				
Utilities											A	A
Vehicular Paint and Body Shops		C 5.07										
Vehicular Sales and Services all repairs confined to minor repairs		P	P**				P	P				
Vending Machines		A		A								
Veterinary Services all activities are located in a fully enclosed soundproof building	P	P					P	P				
Warehousing and Distribution												
Wholesale Plant Nurseries		C 5.07					P	P				
Wholesale Trades and Services							P	P				
Wholesaling, Warehousing, Furniture Storage							P	P				

2. Zoning Districts and Uses

Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Yacht Club, Private												P

* Automobile Maintenance, Garages, and Vehicle Maintenance uses are subject to the following provision: all hydraulic hoists, pits, lubricating, washing repair, and service not of emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.

** These uses shall not be permitted north of Esplanade Street within the TC-1 zoning district.

Table 2.03.02.c: Land Uses in Base Zoning Districts (Planned Developments & Public)

Land Uses	PUD	PBD	PID	NB-PMUD	P1	P2	NB-CON/REC	NB-U	MIL
Accessory Uses or Structures to any principle use	A	A	A						
Air Operations			P						
Air Cargo			P						
Aircraft Hangars and Storage			P						
Aircraft Production and Operation			P						
Aircraft Rentals for Excursions			P						
Archery Range						P			
Asphalt Plants			P						
Auditorium						P			
Automobile Maintenance as long as all repair work is conducted entirely within a building			P						
Aviation Activities: Aircraft design			P						
Bait and Tackle Shop		P	P						
Bakeries, Retail and Wholesale		P	P						
Baseball Fields						P			
Basketball Courts						P			
Bathing Beaches						P			
Beach Access Boardwalks						P	P		
Benches					P	P			
Bicycle Paths						P			
Bird and Wildlife Sanctuaries							P		
Boat Anchorage						P			
Boat Dock						P			
Boat Launching Areas						P	P		
Botanical Gardens						P			
Bridle Paths						P			
Buildings used exclusively by Government for Public Use				P				P	
Business and Professional Offices			P	P					
Cabanas						P			
Campground			P			P			
Cemeteries						P			
Charterboat Dock						P			

2. Zoning Districts and Uses

<i>Land Uses</i>	PUD	PBD	PID	NB- PMUD	P1	P2	NB- CON/REC	NB- U	MIL
Childcare Services			P						
Clinics	P	P							
Commercial or Retail Uses	A	P		P					
Commercial Activities for use by the public utilizing parks							P		
Commercial Amusement Establishments				P					
Commercial Outdoor Amusement Activities			C 5. 07						
Commercial Piers and Marinas				P					
Community or Club Buildings	P	P				P			
Community Facilities, Public and Private Not-for Profit Clubs			P						
Concession Stands						P			
Concrete Plants			P						
Cooking Grills						P			
Country Club						P			
Cultural and Civic Activities			P						
Duplexes	P	P		P					
Dry Cleaners			P						
Educational Institutions	P	P							
Excursion/Charterboat Dock						P			
Financial and Banking				P					
Fishing Pier						P			
Flying Clubs									
Football Field						P			
Funeral Homes			P						
Garages as long as all repair work is conducted within a building			P						
Gas Station			P						
General Retail Centers less than 3,000 sq. ft.		P	P						
General Retail Sales and Services		P	P	P					
Golf Course or Driving Range	P	P				P			
Group Homes	P	P							
Handball/Racquetball Courts						P			
Heavy Manufacturing, Fabricating, Assembling of Components and Similar Activities			P						
Home Occupations	P	P		P					
Horseshoe Pitching Courts						P			
Hotels and Motels			P	P					
Indoor Commercial Amusement Activities			P						
Indoor Theater				P					
Kennels			P						
Landscape Nursery Retail			P						
Lawnbowling						P			
Light Manufacturing, Processing and/or Assembly			P						
Limited Manufacturing and Assembly			P						
Lounges		P		P					

2. Zoning Districts and Uses

<i>Land Uses</i>	PUD	PBD	PID	NB- PMUD	P1	P2	NB- CON/REC	NB- U	MIL
Lumber Yard, Truss Manufacturing, Storage of Construction Materials			P						
Medical Services	P	P	P						
Military Owned Lands									P
Miniature Golf Courses						P			
Multiple Family Residential	P	P		P					
Nursing Homes		P	P						
Office Buildings	P	P	P						
Outdoor Rifle and Pistol Range						P			
Parks and Greenbelt Areas							P		
Parking Garages or Lots			P						
Personal Services	P	P	P	P					
Picnic Areas						P	P		
Places of Worship	P	P	P						
Private Marina				C 5. 07					
Private Training Facility and Vocational School			P						
Professional and Business Offices				P					
Professional Uses	P	P							
Public Fairgrounds			C 5. 07						
Public and Private Utilities and Public Facilities			P	P			P	P	
Public Parks and Recreational Areas				P		P		P	
Public Parking							P		
Public Restrooms					P	P	P		
Recreational Activities				C 5. 07					
Recreational Vehicle and RV Parks				P		P			
Research Activities, including research laboratories, developmental laboratories and compatible light manufacturing			P						
Restaurants			P	P					
Restaurants with or without drive-thru facilities			P						
Restricted Sales and Services	P	P	P						
Rifle and Pistol Range						P			
Salvage Yards			P						
Sawmills			P						
Self Storage Facilities			P						
Service Establishments and Mechanical Repairs and Services within and enclosed building			P						
Shopping Centers			P						
Shuffleboard Courts						P			
Single Family Residential	P	P	P	P					
Soccer Fields						P			

2. Zoning Districts and Uses

<i>Land Uses</i>	PUD	PBD	PID	NB- PMUD	P1	P2	NB- CON/REC	NB- U	MIL
Social, Athletic and Neighborhood						P			
Softball Fields						P			
Special Residential Facilities		P	P						
Stadium and Bleachers						P			
Storage or Distribution Center			P						
Swimming Pool						P			
Technology Business			P						
Tennis Courts						P			
Towers and Telecommunications Facilities		C 5. 07	P						
Track and Field Facilities						P			
Trade Service and Repair provided all activities and storage are contained in an enclosed building			P						
Travel Trailer Parks			P	P		P			
Truck or Bus Terminal Facilities			P						
Vehicular Sales and Services			P						
Veterinary Services all activities are located in a fully enclosed soundproof building			P						
Walkways and Paths					P	P			
Warehousing and Distribution			P						
Water- Oriented Recreational Uses, such as boating, diving, fishing, swimming, surfing, wading, water skiing						P			
Wholesale Plant Nurseries and Landscape Services			P						
Wholesale Trades and Services			P						
Wholesaling, Warehousing, Furniture Storage			P						
Yacht Club						P			
Zoo						P			

2.04.00 DENSITY AND INTENSITY STANDARDS

2.04.01 Table of Density and Intensity Standards

Table 2.04.02 a – c describes the maximum potential dwelling and lodging accommodation density (expressed in dwelling units and lodging accommodation units per gross acre) and the maximum floor area ratio for a particular parcel, where permitted in all zoning districts. The achievable density (number of units) or intensity (ratio of floor area to parcel area) permitted for a particular parcel shall be determined by reference to parcel size, setback, height, and other standards set forth in this LDC.

2. Zoning Districts and Uses

Table 2.04.02.a Density and Intensity Standards for Residential Zoning Districts

<i>Density and Intensity</i>	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Residential Density (Dwelling Units per Gross Acre)	1	1 unit Per 5 acres	1 unit Per 15 acres	2	4	4	6	10	10	18	4	8	1 per Platted lot	0-4 per Platted lot	10	30
Minimum square footage Of residence	--	--	--	--	--	--	--	--	--	--	--	--	Gulf Front 1,500 Non Gulf Front 1,000	Gulf Front 1,500 Non Gulf Front 1,000	Gulf Front 1,500 Non Gulf Front 1,000	Gulf Front 1,500 Non Gulf Front 1,000
Maximum Building Footprint (%)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	25	1-4 Story 25 5-7 Story 23 8-9 Story 21 Over 19

Table 2.04.02.b Density and Intensity Standards for Commercial and Industrial Zoning Districts

<i>Density and Intensity</i>	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Residential Density (Dwelling Units Per Gross Acre)	10	10	10	8	30 (Inside Comm. Core) 18 (Outside Comm. Core)	--	--	--	--	--	--	4
Minimum square footage Of residence	--	--	--	--	Gulf Front 1,500 Non Gulf Front 1,000	--	--	--	--	--	--	--
Maximum Floor Area Ration (%)	--	--	--	--	1-4 Story 25 5-7 Story 23 8-9 Story 21 Over 9 19	--	--	--	--	--	--	--

2. Zoning Districts and Uses

Table 2.04.02.c: Density and Intensity Standards for Planned Developments & Public

<i>Density and Intensity</i>	PUD	PBD	PID	NB-PMUD	P1	P2	NB-CON/REC	NB-U	MIL
Residential Density (Dwelling Units Per Gross Acre)	Up to 18 units per acre (Determined By P&Z Director)	Up to 18 units per acre (Determined By P&Z Director)	--	30	--	--	--	--	--
Minimum square footage of residence	--	--	--	--	--	--	--	--	--
Maximum Building Footprint (%)	--	--	--	--	--	--	--	--	--

- A.** Density is the number of dwelling units per acre of parcel area.
- B.** Density for dwelling units within a Planned Unit Development that is approved as a zoning district shall not exceed the density of the Future Land Use categories as shown in the Comprehensive Plan.
 - 1.** The master plan may permit a specified number of Residential units in a non-residential Land Use category.
 - 2.** Development shall not exceed impervious coverage of (75%) of gross acreage of residential uses and (75%) of gross acreage of non-residential land uses.
 - 3.** Intensity in non-residential land uses shall not exceed a floor area ratio of seventy five percent (75%) computed by dividing the aggregate square footage of interior spaces, excluding parking garages by the gross square footage of all non-residential land use areas.
 - 4.** The maximum density shall only be applicable to those areas designated as residential on the approved master plan. Acreage designated as non-residential on the master plan may not be used in the calculation of residential density.
 - 5.** The maximum intensity shall only be applicable to those areas designated as non-residential on the approved master plan. Acreage designated as residential on the master plan may not be used in the calculation of non-residential density.
 - 6.** See section 4.02.04 (PUD Standards) for additional density and intensity standards.
- C.** Where two (2) or more complete dwelling units with separate entries and independent sanitary facilities share a common internal access such that they

2. Zoning Districts and Uses

may be rented or occupied separately or as one unit, each shall be counted toward the applicable dwelling unit density.

2.05.00 SETBACK AND HEIGHT STANDARDS

2.05.01 Table of Setback and Height Standards

Table 2.05.02 a – c describes the setback and height standards for a particular parcel, where permitted in all zoning districts.

Table 2.05.01.a: Setback and Height Standards in Base Zoning Districts (Residential)

<i>Setbacks and Height Limits</i>	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2**	R2M**	R3**	HR1	HR2	NB-SF***	NB-MHD***	NB-MD****	NB-HD****
Front Setbacks	25'	25'	25'	25'	25'	25'	20'	20' 25' Perimeter	20' 25' Perimeter	15' 25' Perimeter	Avg Of The block	Avg Of The block	c-20' i-25' g-30'	c-20' i-25' g-30'	30'	30'
Front Setback On a Residential Collector Street	35'	35'	35'	35'	35'	35'	35'	35'	35'	35'	--	--	--	--	--	--
Side Setbacks (side setbacks shown apply to each side (ex. 10% of 100' = 10' on each side))	10% Lot Width (Max Of 15')	10% Lot Width (Max Of 15')	10% Lot Width (Max Of 15')	10% Lot Width 7' for 70'-90' (Max Of 15')	10% Lot Width 7' for 70'-90' (Max Of 15')	10% Lot Width 7' for 70'-90' (Max Of 15')	10% Lot Width 7' for 70'-90' (Max Of 15')	10% Lot Width (Max Of 15')	10% Lot Width (Max Of 15')	10% Lot Width (Max Of 15')	10'	10'	c-7.5' i-7.5' g-10'	c-7.5' i-7.5' g-10'	15' Unless single family residence then 10% of lot width with a minimum of 5'	15'

2. Zoning Districts and Uses

<i>Setbacks and Height Limits</i>	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2**	R2M**	R3**	HR1	HR2	NB-SF***	NB-MHD***	NB-MD****	NB-HD****
Rear Setbacks	25'	25'	25'	25'	25'	25'	10'	10' 25' Perimeter	10' 25' Perimeter	10' 25' Perimeter	3'	3'	c-15' i-15' g-15' s-50'	c-15' i-15' g-15' s-50'	10% Lot depth	10% Lot depth
Corner Lots	15'*	15'*	15'*	15'*	15'*	15'*	15'*	15'*	15'*	15'*	15'*	15'*	15'	15'	15'	15'
Setbacks along Major and Minor Arterial	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	--	--	--	--
Setbacks along Major and Minor Collector	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'	--	--	--	--
Shoreline Protection Zone Setbacks -- Gulf of Mexico and Santa Rosa Sound	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'
Shoreline Protection Zone Setbacks -- Escambia Bay, Blackwater Bay, East Bay and the basins and bayous	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'	50'

2. Zoning Districts and Uses

Setbacks and Height Limits	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2**	R2M**	R3**	HR1	HR2	NB-SF***	NB-MHD***	NB-MD****	NB-HD****
Height Limits	35'	35'	35'	35'	35'	35'	35'	45'	45'	50'	2 stories or 35' whichever is greater	2 stories or 35' whichever is greater	3 habitable stories	3 habitable stories	CC-16 habitable stories plus 1 for parking OC-C-3 habitable stories plus 1 for parking	CC-16 habitable stories plus 1 for parking OC-C-3 habitable stories plus 1 for parking

*If the side street is a collector road or an arterial road, then the side street shall be either twenty-five (25) feet for a collector road or fifty (50) feet for an arterial road. The side street shall be determined by the location of the front yard.

** Where multifamily residential uses that are over 2 habitable stories abuts a single family residential district or use, there shall be a building setback from said single family residential district or use of the maximum height of the zoning district. If the adjacent property owner is the same as the person developing the multifamily development the setback may be less than the maximum height of the zoning district. This only applies to rear setbacks. An exception can be made if the multifamily development has common area that is at least 15 feet in depth to the rear of the units in question.

*** c = Canal lot; i = Interior lot; g = Gulf lot; s= Soundfront

**** CC = Commercial Core; OCC = Outside Commercial Core

Table 2.05.01.b Setback and Height Limits for Commercial and Industrial Zoning Districts

Setback and Height Limits	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Front Setbacks	50'	50'		10'	25'	25'	50' ****	50' ****	100'	100'	25'	50' ****

2. Zoning Districts and Uses

Setback and Height Limits	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Side Setbacks (side setbacks shown apply to each side (ex. 10% of 100' = 10' on each side))	5**	5**		5'	10% Of lot	10% Of lot	5' 50' When Abut Res.	5' 50' When Abut Res.	100'	100'	5***	5**
Rear Setbacks	25'	25'		3'	25'	25'	25' 50' When Abut Res	25' 50' When Abut Res	100'	100'	***	25'
Corner Lots	25'	25'	15'	15'	15'	15'	50'	50'	100'	100'	--	15'
Setbacks along Major and Minor Arterial	50'	50'	50'	50'	50'	50'	50'	50'	100'	100'	50'	50'
Setbacks along Major and Minor Collector	25'	25'	25'	25'	25'	25'	25'	25'	100'	100'	25'	25'
Shoreline Protection Zone Setbacks -- Gulf of Mexico and Santa Rosa Sound	50'	50'	50'	50'	50'	50'	50'	50'	100'	100'	50'	50'
Shoreline Protection Zone Setbacks -- Escambia Bay, Blackwater Bay, East Bay and the basins and bayous	50'	50'	50'	50'	50'	50'	50'	50'	100'	100'	50'	50'
Height Limit	35'	50'	50'	2 Stories Or 35'	*****	*****	50'	50' *****	0'		50'	50'

* When a lot abuts any residential use or zone a side building setback of 30 feet shall be required. Additionally the minimum side setback for a bed and breakfast or multiple family dwellings shall be not less than 8 feet.

** When the side property line abuts a residential district there shall be a side setback equal to twice the side yard required for the residential district which it abuts.

*** No rear building setback is required except where the lot abuts a residential use, in which case the rear setback is twenty-five (25) feet.

**** Front setback may be reduced to 25 feet when the lot is abutting a private road.

***** Within the Commercial Core Area no building shall exceed 16 habitable floors plus one (1) additional story for parking. Outside the Commercial Core

2. Zoning Districts and Uses

Area no building shall exceed 4 habitable floors plus one (1) additional story for parking.

***** Within the Commercial Core Area no building shall exceed 16 habitable floors plus one (1) additional story for parking. Outside the Commercial Core Area no building shall exceed 12 habitable floors plus one (1) additional story for parking.

***** Above the height permitted one (1) foot may be added to the height of the building for each three (3) feet of the building or structure is setback from the setback lines up to a maximum of one hundred (100) feet.

Table 2.05.01.c: Setback and Height Limits for Planned Developments & Public

Setback and Height Limits	PUD *	PBD *	PID *	NB-PMUD	P1	P2	NB-CON/REC	NB-U	MIL
Front Setbacks				30'	25'	25'		25'	
Side Setbacks (side setbacks shown apply to each side (ex. 10% of 100' = 10' on each side))				15'	25'	25'		10%	
Rear Setbacks				10% Lot depth	25'	25'		25'	
Corner Lots				15'	25'	25'		15'	
Setbacks along Major and Minor Arterial	50'	50'	50'	50'	50'	50'	50'	50'	
Setbacks along Major and Minor Collector	25'	25'	25'	25'	25'	25'	25'	25'	
Shoreline Protection Zone Setbacks -- Gulf of Mexico and Santa Rosa Sound	50'	50'	50'	50'	50'	50'	50'	50'	
Shoreline Protection Zone Setbacks -- Escambia Bay, Blackwater Bay, East Bay and the basins and bayous	50'	50'	50'	50'	50'	50'	50'	50'	
Height Limit	35'	50'	50'	16 habit. stories plus 1 For parking					

* Within PUD,PBD and PID the setbacks are set by the developer.

Nothing shall extend above the ridgeline except chimneys, cupolas, steeples, parapets, antennas, mechanical equipment and elevator equipment.

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2.05.02 Front Yard Modifications

- A.** Lots With Double Frontage - The front yard regulations shall apply to both streets on through lots or double frontage lots with the exception of lots that have an arterial roadway for a rear lot line (example East Bay Blvd would require a 50 setback, if it is the rear lot line the rear setback would be 25 feet).
- B.** Corner Lots – A corner lot shall have a front setback equal to the minimum front setback requirement of the zoning district of the lot and a side street setback as determined in Section 9.03.04; provided however, that the buildable width of corner lot shall not be reduced to less than thirty (30) feet; provided further, that no accessory building on a corner lot shall project beyond the setback line on any street. The front yard shall be determined by the tier of the lots in any block. If undeterminable then the lot owner shall decide the front yard.
- C.** On Navarre Beach no accessory building shall be erected in any front or side yard.
- D.** Encroachment By Gas Pumps and Pump Islands - Filling station pumps and pump islands may be located within a front yard provided they are not less than twenty (20) feet from any street line.
- E.** Encroachment By Commercial Canopies - Canopies such as gas canopies, may be located within a front yard provided they are not less than twenty (20) feet from any property line.

2.05.03 Rear Yard Modifications

- A.** Lots Abutting an Alley - When a lot abuts upon an alley, one half (1/2) of the alley may be considered as part of the required rear yard.
- B.** Corner Lots - For the purpose of applying rear yard modifications as set forth in this section, the rear yard shall be determined by the line that separates two tiers of lots in any block.
- C.** Non-residential Lots Abutting Residential Property - In any non-residential district, if the rear property line of a lot abuts a residential district, a rear yard shall be provided equal to the yard required in the residential district it abuts.

2.05.04 Side Yard Modifications

- A.** Lots Less Than Required Width - Whenever a lot in single ownership exists which contains less width than required in the district in which it is located, as outlined in Section 9.03.01.D, no side yard shall be reduced to less than five (5) feet, providing further that the buildable width shall not be reduced to less than twenty (20) feet.
- B.** Buildings With Mixed Use - Whenever a portion of a building is used for residential purposes, including hotel, motel or transient quarters as well as non-

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residential purposes, in such cases the provisions governing residential side yard setbacks shall be applicable.

C. Corner Lots – A corner lot shall have a side street setback equal to fifteen (15) feet or as specified by the zoning district requirement. However, if the side street is a collector road or an arterial road, as described in Section 4.04.00 then the side street setback shall be either twenty-five (25) feet for a collector road or fifty (50) feet for an arterial road. The side street shall be determined by the location of the front yard.

D. On Navarre Beach, no accessory structure shall be erected in any front or side yard setback.

2.06.00 MINIMUM LOT SIZES AND WIDTHS

2.06.01 Table of Minimum Lot Sizes and Widths

Table 2.06.01a – c describes the minimum lot sizes and widths for a particular parcel, where permitted in all zoning districts.

Table 2.06.01.a Minimum Lot Sizes and Widths for Residential Zoning Districts

Minimum Lot Sizes And Widths	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR 1	HR 2	NB - SF	NB-MHD	NB-MD	NB-HD
Minimum Lot Size	43,560 Sq. ft.	5 acres	15 acres	21,780 Sq. ft. **	10,890 Sq. ft. **	10,890 Sq. ft. **	7,260 Sq. Ft **	4,000 Sq. Ft. **	4,000 Sq. Ft. **	4,000 Sq. Ft. **						
Minimum Lot Width	50' at ROW 70' at min. setback *	50' at ROW 70' at min. setback *	50' at ROW 70' at min. setback *	50' at ROW 70' at min. setback *	50' at ROW 70' at min. setback *	50' at ROW 70' at min. setback *	50'*	50' for 1 or 2 family 40' for zero lot line, patio or cluster homes, 20' for town homes *	50' for 1 or 2 family 40' for zero lot line, patio or cluster homes, 20' for town homes *	50' for 1 or 2 family 40' for zero lot line, patio or cluster homes, 20' for town homes *	40'	20'				

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* The minimum lot width must be maintained through the rear of the residential structure.

** There shall be no minimum lot size for lots created through the subdivision platting process.

*** The lot width can be reduced to 50 feet for lots created through the subdivision platting process and for which sewer is available. Variances to setbacks are prohibited.

Table 2.06.01.b Minimum Lot Sizes and Widths for Commercial and Industrial Zoning Districts

<i>Minimum Lot Sizes And Widths</i>	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Minimum Lot Size									20 acres	20 acres	5 acres	5 acres
Minimum Lot Width	100'	100'		40'			100'	100'	100'	100'	250'	250'

Table 2.06.01.c: Minimum Lot Sizes and Widths for Planned Developments & Public

<i>Minimum Lot Sizes and Widths</i>	PUD	PBD	PID	NB-PMUD	P1	P2	NB-CON/REC	NB-U	MIL
Minimum Lot Size	5 acres	5 acres	5 acres						
Minimum Lot Width	Developer sets	Developer sets	Developer sets						

2.06.02 Dividing of Parcels without Road Frontage in Rural Residential (AG-RR) and Estate Residential Agriculture (AG-1) Zoning Districts

A. The dividing of a parent parcel in the Rural Residential Agriculture (AG-RR) and Estate Residential Agriculture (AG-1) zoning district, resulting in a parcel(s) which will not possess the required road frontage, may be permitted by the Planning and Zoning Department with the following provisions. A parent parcel is defined as those lots of record as of October 22, 1998. A parent parcel may be subdivided with the following provisions:

1. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
2. No new County maintained roads are created;

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3. An easement maintenance agreement between property owners is required; or an access easement (minimum width 20 ft.) must be included in each newly created deed or legal description;
4. Property being divided shall not be located within a recorded platted subdivision;
5. The maximum allowable density of the parcel created shall not exceed the allowable density of one dwelling unit per acre;
6. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to; and,
7. For lots less than four (4) acres in size an engineered drainage plan is required. See Section 4.04.00 for requirements.

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