

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD WORKSHOP  
February 16, 2016–8:30 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Perdido Key Master Plan.
  - A. Presentation by Marina Khoury with Duany Plater-Zyberk & Company.
3. Public Forum.
4. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, March 1, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

5. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**Planning Board-Workshop**  
**Meeting Date: 02/16/2016**

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**2. A.**

**Agenda Item:**

Presentation by Marina Khoury with Duany Plater-Zyberk & Company.

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**Attachments**

PKMP DRAFT documents

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1 **Article 4 Perdido Key districts.**

2 **Sec. 3-4.1 Purpose of article.**

3 This article establishes the zoning districts that apply to all areas of Perdido Key under  
4 the jurisdiction of the BCC. Each district establishes its own permitted and conditional  
5 land uses, site and building requirements, and other provisions consistent with the  
6 stated purposes of the district, the adopted Perdido Key Master Plan and the Mixed-  
7 Use Perdido Key (MU-PK) future land use category. In addition to the dwelling and  
8 lodging unit density limits of MU-PK, district provisions are subject to all other applicable  
9 provisions of the LDC and may be modified by the requirements of the Perdido Key  
10 Towncenter Overlay (PK-OL) district as prescribed in Article 3.

11 **Sec. 3-4.2 Low Density Residential district, Perdido Key (LDR-PK).** ~~[previous R1PK]~~

12 **(a) Purpose.** The Low Density Residential (LDR-PK) district establishes appropriate  
13 areas and land use regulations for residential uses at low densities and limited non-  
14 residential uses that are compatible with the residential neighborhoods and natural  
15 resources of the island.

16 **(b) Permitted uses.** Permitted uses within the LDR-PK district are limited to the  
17 following:

18 **(1) Residential.**

- 19 1. Single-family detached dwellings, ~~attached or detached only~~, including  
20 ~~townhouses but excluding~~ manufactured (mobile) homes.
- 21 2. Two-family dwellings and ~~multi-family dwellings.~~

22 **(1) Retail sales.** No retail sales.

23 **(2) Retail services.** No retail services.

24 **(3) Public and civic.**

25 ~~a. Offices for government agencies or public utilities, small scale (gross floor~~  
26 ~~area 6000 sq. ft. or less per lot).~~

27 ~~b.a.~~ Places of worship.

28 ~~c.b.~~ Public utility structures, excluding telecommunications towers.

29 ~~d. Warehousing or maintenance facilities for government agencies or for~~  
30 ~~public utilities.~~

31 See also conditional uses in this district.

32 **(4) Recreation and entertainment.** Marinas, private only. See also conditional  
33 uses in this district.

34 **(5) Other uses.** [reserved]

35 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
36 the BOA may conditionally allow the following uses within the LDR-PK district:

37 **(1) Residential.** Home occupations with non-resident employees.

1       **(2) Public and civic.**

- 2           a. Emergency service facilities, including law enforcement, fire fighting, and  
3           medical assistance.
- 4           b. Public utility structures exceeding the district structure height limit, excluding  
5           telecommunications towers.

6       **(3) Recreation and entertainment.**

- 7           a. Golf courses, tennis centers, swimming pools and similar active outdoor  
8           recreational facilities, including associated country clubs.
- 9           b. Parks, public.
- 10          c. Recreational facilities, public.

11       **(d) Site and building requirements.** The following site and building requirements  
12       apply to uses within the LDR-PK district:

13       **(1) Density.** A maximum density of two dwelling units per acre.

14       **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

15       **(3) Structure height.** A maximum building height of 35 feet above the habitable first  
16       floor. However, the roof of an accessory boathouse shall not exceed 20 feet  
17       above mean sea level.

18       **(4) Lot area.** No minimum lot area unless prescribed by use.

19       **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
20       20 feet at the street right-of-way, the following minimum lot widths are required:

21           a. ~~Single-family detached.~~ Forty feet at both the street right-of-way and front  
22           building line for single-family detached dwellings.

23           b. ~~Two-family.~~ Fifty feet at the street right-of-way and 80 feet at the front  
24           building line for two-family dwellings.

25           c. ~~Townhouses and other.~~ One hundred feet at the front building line for  
26           townhouse groups and multi-family dwellings. No minimum lot width required  
27           by zoning for other uses. Twenty feet at the street right-of-way.

28       **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent  
29       maximum semi-impervious and impervious cover) for all uses, and minimum  
30       open space of 35 percent of total parcel area.

31       **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

32           a. **Front and rear.** Twenty-five feet in the front. Ten percent of the lot depth in  
33           the rear, but not required to exceed 25 feet.

34           b. ~~Sides.~~ ~~Ten Five feet at each end unit of a townhouse group.~~ On each side of  
35           all other structures, ten feet or 10 percent of the lot width at the front building  
36           line, whichever is greater, but not required to exceed 15 feet.

37       **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
38       regulations and standards.

1 **Sec. 3-4.3 Medium Density Residential district, Perdido Key (MDR-PK).** ~~previous-~~  
2 **R2-PK**

3 **(a) Purpose.** The Medium Density Residential (MDR-PK) district establishes  
4 appropriate areas and land use regulations for residential uses at medium densities  
5 and non-residential uses that are compatible with the residential neighborhoods and  
6 natural resources of the island.

7 **(b) Permitted uses.** Permitted uses within the MDR-PK district are limited to the  
8 following:

9 **(1) Residential.**

10 a. Single-family dwellings, attached or detached, including townhouses but  
11 excluding manufactured (mobile) homes.

12 b. Two-family and multi-family dwellings.

13 **(2) Retail sales.** No retail sales.

14 **(3) Retail services.** Child care facilities.

15 **(4) Public and civic.**

16 a. Kindergartens.

17 b. Offices for government agencies or public utilities, small scale (gross floor  
18 area 6000 sq. ft. or less per lot).

19 c. Places of worship.

20 d. Public utility structures, excluding telecommunications towers.

21 ~~e. Warehousing or maintenance facilities for government agencies or for public~~  
22 ~~utilities.~~

23 See also conditional uses in this district.

24 **(5) Recreation and entertainment.** Marinas, private only. See also conditional  
25 uses in this district.

26 **(6) Other uses.** [reserved]

27 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
28 the BOA may conditionally allow the following uses within the MDR-PK district:

29 **(1) Residential.** Home occupations with non-resident employees

30 **(2) Public and civic.**

31 a. Emergency service facilities, including law enforcement, fire fighting, and  
32 medical assistance.

33 b. Public utility structures exceeding the district structure height limit, excluding  
34 telecommunications towers.

35 b-c. Warehousing or maintenance facilities for government agencies or for  
36 public utilities.

37 **(3) Recreation and entertainment.**

- 1 a. Golf courses, tennis centers, swimming pools and similar active outdoor  
2 recreational facilities, including associated country clubs.
- 3 b. Parks, public.
- 4 c. Recreation facilities, public.
- 5 **(d) Site and building requirements.** The following site and building requirements apply  
6 to uses within the MDR-PK district:
- 7 **(1) Density.** A maximum density of 4.5 dwelling units per acre.
- 8 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 9 **(3) Structure height.** A maximum building height of four stories. However, an  
10 additional story may be utilized for parking in areas that clustering of  
11 development is necessary for permitting through the Perdido Key Habitat  
12 Conservation Plan, or two stories less than any adjacent building greater than  
13 four stories that existed on June 1, 1997, whichever is greater.
- 14 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 15 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
16 20 feet at the street right-of-way, the following minimum lot widths are required:
- 17 a. **Single-family detached.** Forty feet at both the street right-of-way and front  
18 building line for single-family detached dwellings.
- 19 b. **Two-family.** Fifty feet at the street right-of-way and 80 feet at the front  
20 building line for two-family dwellings.
- 21 c. **Townhouses and other.** Twenty feet ~~One hundred feet~~ at the front building  
22 line-street right-of-way for townhouses groups and one hundred feet at the  
23 street right-of-way for multi-family dwellings. No minimum lot width required  
24 by zoning for other uses.
- 25 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent  
26 maximum semi-impervious and impervious cover) for all uses, and minimum  
27 open space of 35 percent of total parcel area.
- 28 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 29 a. **Front and rear.** Twenty-five feet in the front for single and two-family  
30 dwellings, and, Fifteen feet for all others structures. Ten percent of the lot  
31 depth in the rear, but not required to exceed 25 feet.
- 32 b. **Sides.** ~~Ten~~ Five-ten feet at each end unit of a townhouse group. On each  
33 side of all other structures, five feet or 10 percent of the lot width at the front  
34 building line, whichever is greater, but not required to exceed 15 feet.
- 35 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
36 regulations and standards.

37 **Sec. 3-4.4 High Density Residential district, Perdido Key (HDR-PK).** ~~[previous R3~~  
38 ~~PK]~~

- 1 (a) **Purpose.** The High Density Residential (HDR-PK) district establishes appropriate  
2 areas and land use regulations for residential uses at high densities with compatible  
3 low intensity office and other retail service facilities.
- 4 (b) **Permitted uses.** Permitted uses within the HDR-PK district are limited to the  
5 following:
- 6 (1) **Residential.**
- 7 a. Single-family dwellings, attached or detached, including townhouses but  
8 excluding manufactured (mobile) homes.
- 9 b. Two-family and multi-family dwellings.
- 10 (2) **Retail sales.** No retail sales.
- 11 (3) **Retail services.** Small scale (gross floor area 6000 sq.ft. or less per lot) retail  
12 services limited to the following:
- 13 a. Child care facilities.
- 14 b. Professional services, including those of realtors, bankers, accountants,  
15 engineers, architects, dentists, physicians, and attorneys.
- 16 c. Restaurants, including on-premises consumption of alcoholic beverages, if  
17 part of a condominium development offering resort-style amenities (e.g.,  
18 swimming pools, spa, fitness center, salon, retail shops, clubhouse, water  
19 sports, tennis, golf).
- 20 (4) **Public and civic.**
- 21 a. Kindergartens.
- 22 b. Offices for government agencies or public utilities, small scale (gross floor  
23 area 6000 sq.ft. or less per lot).
- 24 c. Places of worship.
- 25 d. Public utility structures, excluding telecommunications towers.
- 26 ~~e. Warehousing or maintenance facilities for government agencies or for public~~  
27 ~~utilities.~~
- 28 See also conditional uses in this district.
- 29 (5) **Recreation and entertainment.** Marinas, private only. See also conditional  
30 uses in this district.
- 31 (6) **Other uses.** [reserved]
- 32 (c) **Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
33 the BOA may conditionally allow the following uses within the HDR-PK district:
- 34 (1) **Residential.** Home occupations with non-resident employees.
- 35 (2) **Public and civic.**
- 36 a. Emergency service facilities, including law enforcement, fire fighting, and  
37 medical assistance.

1 b. Public utility structures exceeding the district structure height limit, excluding  
2 telecommunications towers.

3 ~~b.c.~~ Warehousing or maintenance facilities for government agencies or for  
4 public utilities.

5 **a.(3) \_\_\_\_\_ Recreation and entertainment.**

6 a. Golf courses, tennis centers, swimming pools and similar active outdoor  
7 recreational facilities, including associated country clubs.

8 b. Parks, public.

9 c. Recreation facilities, public.

10 **(d) Site and building requirements.** The following site and building requirements apply  
11 to uses within the HDR-PK district:

12 **(1) Density.** A maximum density of 12 dwelling units per acre.

13 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

14 **(3) Structure height.** A maximum building height of eight stories. However, two  
15 additional stories may be utilized for parking in areas that clustering of  
16 development is necessary for permitting through the Perdido Key Habitat  
17 Conservation Plan. ~~or two stories less than any adjacent building greater than~~  
18 ~~eight stories that existed on June 1, 1997, whichever is greater.~~

19 **(4) Lot area.** No minimum lot area unless prescribed by use.

20 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
21 20 feet at the street right-of-way, the following minimum lot widths are required:

22 a. **Single-family detached.** Forty feet at both the street right-of-way and front  
23 building line for single-family detached dwellings.

24 b. **Two-family.** Fifty feet at the street right-of-way and ~~80 feet at the front~~  
25 ~~building line for two-family dwellings.~~

26 c. **Townhouses and other.** Twenty feet at the street right-of-way for  
27 townhouses. One hundred feet at the front building line ~~street right-of-way~~  
28 ~~for for townhouse groups and multi-family dwellings.~~ No minimum lot width  
29 required by zoning for other uses.

30 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent  
31 maximum semi-impervious and impervious cover) for all uses, and minimum  
32 open space of 35 percent of total parcel area.

33 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

34 a. **Front and rear.** Twenty feet in the front for single and two-family dwellings,  
35 and ~~Ten~~ feet for all others structures. Ten percent of the lot depth in the  
36 rear, but not required to exceed 25 feet.

37 b. **Sides.** ~~Ten~~ Five ten feet at each end unit of a townhouse group. On each  
38 side of all other structures, five feet or 10 percent of the lot width at the front  
39 building line, whichever is greater, but not required to exceed 15 feet.



1 (8) Other requirements. Refer to chapters 4 and 5 for additional development  
2 regulations and standards.

3 **Sec. 3-4.5 Commercial district, Perdido Key (Com-PK).** ~~[previous C1-PK]~~

4 (a) Purpose. The Commercial district (Com-PK) establishes appropriate areas and  
5 land use regulations primarily for the retailing of commodities and selected services.  
6 The regulations are intended to permit and encourage essential neighborhood  
7 commercial uses while protecting nearby residential properties from adverse impacts  
8 of commercial activity.

9 (b) Permitted uses. Permitted uses within the Com-PK district are limited to the  
10 following:

11 (1) Residential.

12 a. Single-family dwellings, attached or detached, including townhouses but  
13 excluding manufactured (mobile) homes.

14 b. Two-family and multi-family dwellings.

15 (2) Retail sales. Retail sales, excluding outdoor display or sales. Sales of alcoholic  
16 beverages shall be at least 100 feet from any residential zoning district (LDR-PK,  
17 MDR-PK, and HDR-PK) as measured between the exterior wall of the store and  
18 the boundary of the residential zoning.

19 (3) Retail services.

20 ~~a. Motor vehicle service and repair, including fuel sales, but excluding paint and  
21 body work and any outdoor work or storage.~~

22 ~~b.a.~~ Bed and breakfast inns.

23 ~~c.b.~~ Child care facilities.

24 ~~d.c.~~ Personal services, including those of beauty shops, health clubs, pet  
25 groomers, dry cleaners and tattoo parlors.

26 ~~e.d.~~ Professional services, including those of realtors, bankers, accountants,  
27 engineers, architects, dentists, physicians, and attorneys.

28 ~~f.e.~~ Restaurants. Those selling alcoholic beverages for on-premise consumption  
29 shall be at least 100 feet from any residential zoning district (LDR-PK, MDR-  
30 PK, and HDR-PK) as measured between the exterior wall of the restaurant  
31 and the boundary of the residential zoning.

32 (4) Public and civic.

33 a. Educational facilities, including K-12.

34 b. Offices for government agencies or public utilities, small scale (gross floor  
35 area 6000 sq. ft. or less per lot).

36 c. Kindergartens.

37 d. Places of worship.

1 e. Public utility structures, excluding telecommunications towers.

2 ~~f. Warehousing or maintenance facilities for government agencies or for public~~  
3 ~~utilities.~~

4 See also conditional uses in this district.

5 **(5) Recreation and entertainment.**

6 a. Bars and night clubs at least 100 feet from any residential zoning district  
7 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of  
8 the business and the boundary of the residential zoning.

9 b. Marinas, private and commercial.

10 See also conditional uses in this district.

11 **(6) Other uses. [reserved]**

12 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2, the  
13 BOA may conditionally allow the following uses within the Com-PK district:

14 **(1) Retail sales.** Outdoor retail displays and sales not otherwise allowed by the  
15 supplementary use provisions in Article 7 of Chapter 4.

16 **(2) Retail services.** Motor vehicle service and repair, including fuel sales, but  
17 excluding paint and body work and any outdoor work or storage.

18 **(3) Public and civic.** Warehousing or maintenance facilities for government  
19 agencies or for public utilities.

20 **(4) Recreation and entertainment.**

21 ~~(1)~~ **a.** Campgrounds and recreational vehicle parks on lots five acres or larger.

22 ~~(2)~~ **b.** Other commercial recreation, entertainment, or amusement facilities not  
23 among the permitted uses of the district, including those for tennis, golf and  
24 miniature golf, pinball and other arcade amusements, bingo, waterslides, and  
25 amusement rides, but excluding off-highway vehicle uses, outdoor shooting  
26 ranges, and motorsports facilities. Carnival-type amusements shall be at  
27 least 500 feet from any residential district.

28 **(d) Site and building requirements.** The following site and building requirements apply  
29 to uses within the Com-PK district:

30 **(1) Density.** A maximum density of three dwelling units per acre. Density may be  
31 increased or decreased by density transfer to or from other commercially zoned  
32 Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK). Transfers are limited  
33 to contiguous land (exclusive of public streets) under unified control and may  
34 occur across public streets, excluding transfers to any parcels south of Perdido  
35 Key Drive.

36 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.

37 **(3) Structure height.** A maximum building height of four stories. However, an  
38 additional story may be utilized for parking in areas that clustering of

1 development is necessary for permitting through the Perdido Key Habitat  
2 Conservation Plan.

3 **(4) Lot area.** No minimum lot area unless prescribed by use.

4 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
5 20 feet at the street right-of-way, the following minimum lot widths are required:

6 **a. Single-family detached.** ~~Forty feet at both the street right-of-way and front~~  
7 ~~building line for single-family detached dwellings.~~

8 **b. Two-family.** ~~Fifty feet at the street right-of-way and 80 feet at the front~~  
9 ~~building line for two-family dwellings.~~

10 **c. Multi-family and other.** Twenty feet at the street right-of-way for  
11 townhouses. ~~One hundred feet at the front building line street right-of-way for~~  
12 ~~townhouse groups and three-family (triplex) and four-family (quadruplex)~~  
13 multi-family dwellings. ~~No minimum lot width required by zoning for other~~  
14 ~~dwellings or non-residential uses.~~

15 **(6) Lot coverage.**

16 **a. Pervious area.** ~~Minimum pervious lot coverage of 25 percent (75 percent~~  
17 ~~maximum semi-impervious and impervious cover) for all uses.~~

18 **b. Building area.** ~~All principal and accessory buildings on a lot shall not~~  
19 ~~exceed 25 percent lot coverage if the height of any building is two and one-~~  
20 ~~half stories or more. If the lot is divided by any public right-of-way, the~~  
21 ~~coverage limit applies to each portion separately unless the dividing right-of-~~  
22 ~~way creates public access to a waterway. If such access is created,~~  
23 ~~coverage shall be based on the entire parcel area less the area of the dividing~~  
24 ~~right-of-way.~~

25 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

26 **a. Front and rear.** ~~Twenty feet in the front for all single-family, two-family,~~  
27 ~~three-family (triplex), and four-family (quadruplex) dwellings, but 15 ten feet~~  
28 ~~for all other dwellings and, any non-residential, or mixed- uses. Fifteen feet in~~  
29 ~~the rear for all uses.~~

30 **b. Sides.** ~~Ten Five ten feet at each end unit of a townhouse group and 10 feet~~  
31 ~~on any side of a structure abutting a residential district if that side is not~~  
32 ~~separated from the residential district by a public street, body of water, or~~  
33 ~~similar manmade or natural buffer. Five feet on all other sides and for all~~  
34 ~~other structures.~~

35 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
36 regulations and standards.

37 **Sec. 3-4.6 Commercial Core district, Perdido Key (CC-PK).**

38 **(a) Purpose.** The Commercial Core (CC-PK) district establishes appropriate areas and  
39 land use regulations primarily for intense residential development and retailing of  
40 resort-related commodities and services. The regulations are intended to permit and

1 encourage mixed-use development, including residential and lodging uses at high  
2 densities, and commercial uses associated with resort areas.

3 **(b) Permitted uses.** Permitted uses within the Gem CC-PK district are limited to the  
4 following:

5 **(1) Residential.**

6 a. Single-family dwellings, attached or detached, including townhouses but  
7 excluding manufactured (mobile) homes.

8 b. Two-family and multi-family dwellings.

9 **(2) Retail sales.** Retail sales, excluding outdoor display or sales. Sales of alcoholic  
10 beverages shall be at least 100 feet from any residential zoning district (LDR-PK,  
11 MDR-PK, and HDR-PK) measured as the shortest distance between any exterior  
12 wall of the store and the boundary line of the residential zoning.

13 **(3) Retail services.**

14 ~~a. Motor vehicle service and repair, including fuel sales, but excluding paint and~~  
15 ~~body work and any outdoor work or storage.~~

16 ~~b.a.~~ Bed and breakfast inns.

17 ~~c.b.~~ Child care facilities.

18 ~~d.c.~~ Hotels and motels, including condo-hotels, at a maximum density of 25  
19 units per acre.

20 ~~e.d.~~ Personal services, including those of beauty shops, health clubs, pet  
21 groomers, dry cleaners and tattoo parlors.

22 ~~f.e.~~ Professional services, including those of realtors, bankers, accountants,  
23 engineers, architects, dentists, physicians, and attorneys.

24 ~~g.f.~~ Restaurants. Those selling alcoholic beverages shall be at least 100 feet  
25 from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)  
26 measured as the shortest distance between any exterior wall of the restaurant  
27 and the boundary line of the residential zoning.

28 **(4) Public and civic.**

29 a. Educational facilities, including K-12.

30 b. Offices for government agencies or public utilities, small scale (gross floor  
31 area ≤ 6000 sq. ft. per lot).

32 c. Kindergartens.

33 d. Places of worship.

34 e. Public utility structures, excluding telecommunications towers.

35 ~~f. Warehousing or maintenance facilities for government agencies or for public~~  
36 ~~utilities.~~

37 **(5) Recreation and entertainment.**

- 1 a. Bars and night clubs at least 100 feet from any residential zoning district
- 2 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of
- 3 the business and the boundary of the residential zoning.
- 4 b. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 5 c. Marinas, private and commercial.
- 6 d. Other commercial recreation, entertainment, or amusement facilities,
- 7 including those for tennis, golf and miniature golf, pinball and other arcade
- 8 amusements, bingo, waterslides, and amusement rides, but excluding off-
- 9 highway vehicle uses, outdoor shooting ranges, and motorsports facilities.
- 10 Carnival-type amusements shall be at least 500 feet from any residential
- 11 district.

12 **(6) Other uses.** [reserved]

13 **(c) Conditional uses.** ~~No conditional uses within the CC-PK district.~~ Through the  
 14 conditional use process prescribed in Chapter 2, the BOA may conditionally allow  
 15 the following uses within the CC-PK district:

16 **(1) Retail sales.** Outdoor retail displays and sales not otherwise allowed by the  
 17 supplementary use provisions in Article 7 of Chapter 4.

18 **(2) Retail Services.** Motor vehicle service and repair, including fuel sales, but  
 19 excluding paint and body work and any outdoor work or storage.

20 ~~—Outdoor retail displays and sales~~

21 **(d)(3) Public and civic.** Warehousing or maintenance facilities for government  
 22 agencies or for public utilities.

23 **(e)(d) Site and building requirements.** The following site and building requirements  
 24 apply to uses within the CC-PK district:

25 **(1) Density.** A maximum density of 13 dwelling units per acre or 25 lodging units per  
 26 acre, or any combination of dwelling and lodging such that one dwelling unit  
 27 equals 25/13 lodging units.

28 Density may be increased or decreased by density transfer to or from other  
 29 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).  
 30 Transfers are limited to contiguous land (exclusive of public streets) under unified  
 31 control and may occur across public streets, excluding transfers to any parcels  
 32 south of Perdido Key Drive.

33  
 34 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

35 **(3) Structure height.** A maximum building height of 30 stories for hotels and 20  
 36 stories for all other buildings. However, additional stories may be utilized for  
 37 parking in areas that clustering of development is necessary for permitting  
 38 through the Perdido Key Habitat Conservation Plan. The number of additional  
 39 stories that may be utilized for parking shall be determined by the Planning  
 40 Official in conjunction with the Habitat Conservation Plan Manager.

1 (4) **Lot area.** No minimum lot area unless prescribed by use.

2 (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
3 20 feet at the street right-of-way, the following minimum lot widths are required:

4 a. **Single-family detached.** Forty feet at ~~both the street right-of-way and front~~  
5 ~~building line~~ for single-family detached dwellings.

6 b. **Two-family.** Fifty feet at the street right-of-way and ~~80 feet at the front~~  
7 ~~building line~~ for two-family dwellings.

8 c. **Townhouses and other.** Twenty feet at the street right-of-way for  
9 townhouses. One hundred feet at the front building line for townhouse groups.  
10 No minimum lot width required by zoning for multi-family dwellings or other  
11 uses.

12 (6) **Lot coverage.**

13 **Pervious area.** Minimum pervious lot coverage of 30 percent (70 percent  
14 maximum semi-impervious and impervious cover) for all single-family  
15 (attached or detached), two-family, and triplex and quadruplex forms of multi-  
16 family dwellings. For all other uses, minimum pervious lot coverage of 20  
17 percent (80 percent maximum semi-impervious and impervious cover)

18 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:

19 a. **Front and rear.** ~~Twenty-Ten~~ Ten feet in the front and 15 feet in the rear.

20 b. **Sides.** ~~Ten-Ten~~ Ten feet at each end unit of a townhouse group and 10 feet on  
21 any side of a structure abutting a residential district if that side is not  
22 separated from the residential district by a public street, body of water, or  
23 similar manmade or natural buffer. On all other sides and for all other  
24 structures under 10 stories, five feet or 10 percent of the lot width at the front  
25 building line, whichever is greater, but not required to exceed 15 feet. Fifteen  
26 feet on ~~On all other the -sides of and for all other structures over 10 stories,~~ a  
27 minimum of 15 feet is required or more.

28 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development  
29 regulations and standards.

30 **Sec. 3-4.7 Commercial Gateway district, Perdido Key (CG-PK).**

31 (a) **Purpose.** The Commercial Gateway (CG-PK) district establishes appropriate areas  
32 and lands use regulations for gateways into Perdido Key. The intent is to provide an  
33 identity to the Key as a visually attractive, family style, resort community. The district  
34 is characterized by resort-related commercial uses, including hotels and motels, as  
35 well as high density residential development.

36 (b) **Permitted uses.** Permitted uses within the ~~Com~~CG-PK district are limited to the  
37 following:

38 (1) **Residential.**

39 a. Single-family dwellings, attached or detached, including townhouses but  
40 excluding manufactured (mobile) homes.

1           **b.** Two-family and multi-family dwellings.

2           **(2) Retail sales.** Retail sales, excluding outdoor display or sales. Sales of alcoholic  
3           beverages shall be at least 100 feet from any residential zoning district (LDR-PK,  
4           MDR-PK, and HDR-PK) measured as the shortest distance between any exterior  
5           wall of the store and the boundary line of the residential zoning.

6           **(3) Retail services.**

7           ~~a.~~ Motor vehicle service and repair, including fuel sales, but excluding paint and  
8           body work and any outdoor work or storage.

9           ~~b.~~**a.** Bed and breakfast inns.

10          ~~c.~~**b.** Child care facilities.

11          ~~d.~~**c.** Hotels and motels, including condo-hotels, at a maximum density of 25  
12          units per acre.

13          ~~e.~~**d.** Personal services, including those of beauty shops, health clubs, pet  
14          groomers, dry cleaners and tattoo parlors.

15          ~~f.~~**e.** Professional services, including those of realtors, bankers, accountants,  
16          engineers, architects, dentists, physicians, and attorneys.

17          ~~g.~~**f.** Restaurants. Those selling alcoholic beverages shall be at least 100 feet  
18          from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)  
19          measured as the shortest distance between any exterior wall of the restaurant  
20          and the boundary line of the residential zoning.

21          **(4) Public and civic.**

22          **a.** Educational facilities, including K-12.

23          **b.** Offices for government agencies or public utilities, small scale (gross floor  
24          area ≤ 6000 sq. ft. per lot).

25          **c.** Kindergartens.

26          **d.** Places of worship.

27          **e.** Public utility structures, excluding telecommunications towers.

28          ~~f.~~ Warehousing or maintenance facilities for government agencies or for public  
29          utilities.

30          **(5) Recreation and entertainment.**

31          **a.** Bars and night clubs at least 100 feet from any residential zoning district  
32          (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of  
33          the business and the boundary of the residential zoning.

34          **b.** Campgrounds and recreational vehicle parks on lots five acres or larger.

35          **c.** Marinas, private and commercial.

36          **d.** Other commercial recreation, entertainment, or amusement facilities,  
37          including those for tennis, golf and miniature golf, pinball and other arcade

1 amusements, bingo, waterslides, and amusement rides, but excluding off-  
2 highway vehicle uses, outdoor shooting ranges, and motorsports facilities.  
3 Carnival-type amusements shall be at least 500 feet from any residential  
4 district.

5 **(6) Other uses.** [reserved]

6 ~~(e) Conditional uses.~~ No conditional uses within the CG-PK district. Through the  
7 conditional use process prescribed in Chapter 2, the BOA may conditionally allow  
8 the following uses within the CGG-PK district:

9 **1. Retail services.** Motor vehicle service and repair, including fuel sales, but  
10 excluding paint and body work and any outdoor work or storage.

11 **2. Public and civic.** Warehousing or maintenance facilities for government  
12 agencies or for public utilities.

13 **(d) Site and building requirements.** The following site and building requirements apply  
14 to uses within the CG-PK district:

15 **(1) Density.** A maximum density of 12.5 dwelling units per acre or 25 lodging units  
16 per acre, or any combination of dwelling and lodging such that one dwelling unit  
17 equals two lodging units.

18 Density may be increased or decreased by density transfer to or from other  
19 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).  
20 Transfers are limited to contiguous land (exclusive of public streets) under unified  
21 control and may occur across public streets, excluding transfers to any parcels  
22 south of Perdido Key Drive.

23 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

24 **(3) Structure height.** A maximum building height of 10 stories. However, two  
25 additional stories may be utilized for parking in areas that clustering of  
26 development is necessary for permitting through the Perdido Key Habitat  
27 Conservation Plan.

28 **(4) Lot area.** No minimum lot area unless prescribed by use.

29 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
30 20 feet at the street right-of-way, the following minimum lot widths are required:

31 **a. Single-family detached.** ~~Forty feet at both the street right-of-way and front~~  
32 ~~building line for single-family detached dwellings.~~

33 **b. Two-family.** ~~Fifty feet at the street right-of-way and 80 feet at the front~~  
34 ~~building line for two-family dwellings.~~

35 **c. Townhouses and other.** ~~One hundred~~ Twenty feet at the ~~front building line~~  
36 street right-of-way for townhouses ~~groups~~. No minimum lot width required by  
37 zoning for multi-family dwellings or other uses.

38 **(6) Lot coverage.**



1 a. **Pervious area.** Minimum pervious lot coverage of 30 percent (70 percent  
2 maximum semi-impervious and impervious cover) for all single-family, two-  
3 family (duplex), three-family (triplex), and four-family (quadruplex) dwellings,  
4 and minimum pervious lot coverage of 15 percent for all other uses.

5 **b. Building area.** The maximum area of a development parcel occupied by all  
6 principal and accessory buildings is limited by the height of the highest  
7 building according to the following table criteria: to 25 percent if the tallest  
8 building on the parcel is at least three stories, but less than five stories. If the  
9 tallest building is five stories or greater, the maximum building coverage is 20  
10 percent of the parcel area.

11 ~~— If the height of the tallest building on the development parcel is at least~~  
12 ~~2.5 stories, but less than five stories, the maximum building coverage~~  
13 ~~shall be 25%.~~

14 ~~b. If the height of the tallest building on the development parcel is greater~~  
15 ~~than five stories, the maximum building coverage shall be 20%.~~

Height of highest building on development parcel	Maximum building coverage as a percent of parcel area
At least 2½ stories, but less than 5 stories	25%
At least 5 stories, but less than 7 stories	23%
At least 7 stories, but less than 9 stories	21%
At least 9 stories, but no more than district limit	19%

16 The area applicable to these building coverage limits cannot be divided by  
17 any public street or right-of-way except one that creates public access to a  
18 waterway. If otherwise divided, the limits apply to each portion of the divided  
19 parcel as if separate parcels.

20 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:

21 a. **Front and rear.** ~~Twenty~~ Ten feet in the front and 15 feet in the rear.

22 b. **Sides.** Ten feet on any side of a structure abutting a residential district if that  
23 side is not separated from the residential district by a public street, body of  
24 water, or similar manmade or natural buffer. Five feet on all other sides and  
25 for all other structures equal to or less than three stories. Ten feet on all other  
26 sides for all on structures taller more than three stories.

27 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
28 regulations and standards.

29 **Sec. 3-4.8 Planned Resort district, Perdido Key (PR-PK).**

30 **(a) Purpose.** The Planned Resort (PR-PK) district establishes appropriate areas and  
31 land use regulations for large-scale planned resorts. The district allows for  
32 destination-type mixed uses that include residential and hotel development and

1 supporting recreational and commercial facilities, all developed within a master  
2 planned area that includes extensive open space, adequate internal pedestrian and  
3 bicycle circulation, creative design, resort-related amenities, and adequate buffering.

4 **(b) Permitted uses.** Permitted uses within the PR-PK district are limited to the  
5 following:

6 **(1) Residential.**

- 7 a. Single-family dwellings, attached or detached, including townhouses and zero  
8 lot line development, but excluding manufactured (mobile) homes.
- 9 b. Two-family and multi-family dwellings.

10 **(2) Retail sales.** Retail sales, excluding outdoor display or sales. Sales of alcoholic  
11 beverages shall be at least 100 feet from any residential zoning district (LDR-PK,  
12 MDR-PK, and HDR-PK) measured as the shortest distance between any exterior  
13 wall of the store and the boundary line of the residential zoning.

14 **(3) Retail service.**

15 ~~a. Motor vehicle service and repair, including fuel sales, but excluding paint and~~  
16 ~~body work and any outdoor work or storage.~~

17 ~~b.a.~~ Bed and breakfast inns.

18 ~~c.b.~~ Child care facilities.

19 ~~d.c.~~ Hotels and motels, including condo-hotels, at a maximum density of 25  
20 units per acre.

21 ~~e.d.~~ Personal services, including those of beauty shops, health clubs, pet  
22 groomers, dry cleaners and tattoo parlors.

23 ~~f.e.~~ Professional services, including those of realtors, bankers, accountants,  
24 engineers, architects, dentists, physicians, and attorneys.

25 ~~g.f.~~ Restaurants. Those selling alcoholic beverages shall be at least 100 feet  
26 from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)  
27 measured as the shortest distance between any exterior wall of the restaurant  
28 and the boundary line of the residential zoning.

29 **(4) Public and civic.**

30 a. Educational facilities, including K-12.

31 b. Offices for government agencies or public utilities, small scale (gross floor  
32 area 6000 sq.ft. or less per lot).

33 c. Kindergartens.

34 d. Places of worship.

35 e. Public utility structures, excluding telecommunications towers.

36 ~~f. Warehousing or maintenance facilities for government agencies or for public~~  
37 ~~utilities.~~

1       **(5) Recreation and entertainment.**

- 2           a. Bars and night clubs at least 100 feet from any residential zoning district  
3           (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of  
4           the business and the boundary of the residential zoning.
- 5           b. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 6           c. Marinas, private and commercial.
- 7           d. Other commercial recreation, entertainment, or amusement facilities,  
8           including those for tennis, golf and miniature golf, pinball and other arcade  
9           amusements, bingo, waterslides, and amusement rides, but excluding off-  
10          highway vehicle uses, outdoor shooting ranges, and motorsports facilities.  
11          Carnival-type amusements shall be at least 500 feet from any residential  
12          district.

13       **(6) Other uses.** Storage areas for personal use only by residents and guests of the  
14       planned resort. Such areas shall be screened by opaque fencing a minimum of  
15       six feet in height and supplemented with landscape material.

16       **(c) Conditional uses.** ~~No conditional uses within the PR-PK district. Through the~~  
17       conditional use process prescribed in Chapter 2, the BOA may conditionally allow  
18       the following uses within the CCPR-PK district:

19       (1) Motor vehicle service and repair, including fuel sales, but excluding paint and  
20       body work and any outdoor work or storage.

21       ~~(e)~~(2) Warehousing or maintenance facilities for government agencies or for  
22       public utilities.

23       **(d) Site and building requirements.** The following site and building requirements apply  
24       to uses within the PR-PK district:

25       **(1) Density.** A maximum density of 5 units per acre or 25 lodging units per acre, or  
26       any combination of dwelling and lodging such that one dwelling unit equals five  
27       lodging units.

28       Density may be increased or decreased by density transfer to or from other  
29       commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).  
30       Transfers are limited to contiguous land (exclusive of public streets) under unified  
31       control and may occur across public streets, excluding transfers to any parcels  
32       south of Perdido Key Drive.

33       Building allocation, provision of open spaces, and preservation areas may be  
34       permitted among and between the planned resort district, commercial core  
35       district, commercial gateway district and the commercial district, provided the  
36       proposed development is a master planned development.

37

38       **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.

39       **(3) Structure height.** A maximum building height of 10 stories. However, two  
40       additional stories may be utilized for parking in areas that clustering of

1 development is necessary for permitting through the Perdido Key Habitat  
2 Conservation Plan.

3 **(4) Lot area.** No minimum lot area unless prescribed by use.

4 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
5 20 feet at the street right-of-way, the following minimum lot widths are required:

6 **a. Single-family detached.** Forty feet at both the street right-of-way and front  
7 ~~building line for~~ single-family detached dwellings.

8 **b. Two-family.** Fifty feet at the street right-of-way and ~~80 feet at the front~~  
9 ~~building line for~~ two-family dwellings.

10 **c. Townhouses and other.** ~~One hundred feet~~ Twenty feet at the front building  
11 ~~line street right-of-way for townhouses groups.~~ No minimum lot width required  
12 by zoning for multi-family dwellings or other uses.

13 **(6) Lot coverage.** A maximum 40 percent of development parcel area occupied by  
14 all principal and accessory buildings. Minimum pervious lot coverage of 30  
15 percent (70 percent maximum semi-impervious and impervious cover) for all  
16 single-family, two-family (duplex), three-family (triplex), and four-family  
17 (quadruplex) dwellings, and minimum pervious lot coverage of 15 percent for all  
18 other uses.

19 **(7) Structure setbacks.** All structures a minimum ~~50-25~~ feet from any publicly  
20 dedicated right-of-way. For all principal structures, additional minimum setbacks  
21 are:

22 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.

23 **b. Sides.** Ten feet on each side for buildings taller than three stories, five feet  
24 on each side for buildings equal to or less than three stories.

25 **(8) Other requirements.**

26 **a. Master plan.** A master plan of the entire development site for any resort  
27 development.

28 **b. Development area.** A minimum 10 acres for any resort development.

29 **c. Open space.** A minimum 30 percent of total site area as open space, and at  
30 least 50 percent of the front yard remaining as open space.

31 **d. Building separation.**

32 **1.** A minimum ~~45-10~~ feet between structures, excluding zero lot-line  
33 development. For structures over ~~35 feet in height three stories,~~ for every  
34 ~~two feet in height over 35 feet~~ additional story from highest adjacent grade,  
35 an additional ~~one foot or~~ five feet of separation at the ground level.

36 **2.** A minimum ~~400-50~~ feet between multi-family, hotel, or motel structures  
37 and any area designated for single-family dwellings.

38 **e. Sidewalks.** Sidewalks providing pedestrian linkages to residential areas,  
39 recreational areas, commercial areas, and any locations where there is the

1 potential conflict between pedestrian and vehicular traffic. Such conflict areas  
2 shall be marked with appropriate pavement markings to clearly indicate  
3 pedestrian crossings.

4 **f. Protection of residential uses.** Orientation of commercial buildings away  
5 from adjacent residential uses. Layout of parking and service areas, access,  
6 landscape areas, courts, walls, signs, and lighting, and the control of noise  
7 and other potential adverse impacts, shall promote protection of residential  
8 uses and include adequate buffering.

9 **g. Site plan approval.** Unified control of the entire area proposed for  
10 development and substantial conformance to the master plan for that area.  
11 The site plan shall include documentation of maximum project density, overall  
12 requirements for open space and preservation areas, building coverage, and  
13 allocation for incidental commercial uses. Development successors in title  
14 shall be bound by the approved site plan. Revision to an approved site plan  
15 shall remain in conformance with the master plan.

16 **Sec. 3-4.9 Recreation district, Perdido Key (Rec-PK).** [~~previous S1-PK~~]

17 **(a) Purpose.** The Recreation (Rec) district establishes appropriate areas and land use  
18 regulations to preserve and maintain land for outdoor recreational uses and open  
19 space.

20 **(b) Permitted uses.** Permitted uses within the Recreation district are limited to the  
21 following:

22 **(1) Residential.** No new residential uses, including accessory dwelling units, except  
23 vested single-family dwellings.

24 **(2) Retail sales.** Retail sales customarily incidental to permitted recreational uses.

25 **(3) Retail services.** Retail services customarily incidental to permitted recreational  
26 uses.

27 **(4) Public and civic.**

28 a. Bird and wildlife sanctuaries.

29 b. Parks and greenbelt areas.

30 c. Public utility structures, excluding telecommunication towers.

31 See also conditional uses in this district.

32 **(5) Recreation and entertainment.**

33 a. Recreation facilities, outdoor, including parks, playgrounds, walking and  
34 hiking trails, campgrounds, off-highway vehicle trails, swimming pools,  
35 baseball fields, tennis courts, and golf courses, but excluding shooting  
36 ranges.

37 b. Marinas, commercial only.

38 See also conditional uses in this district.

- 1       **(6) Industrial and related.** No industrial or related uses.
- 2       **(7) Agricultural and related.** No agricultural or related uses.
- 3       **(8) Other uses.** {reserved]
- 4       **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2, the  
5       BOA may conditionally allow emergency service facilities, including law  
6       enforcement, fire fighting, and medical assistance within the Recreation district.
- 7       **(d) Site and building requirements.**
- 8       1. **Density.** Dwelling unit density limited to vested development.
- 9       2. **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 10      3. **Structure height.** ~~No maximum structure height unless prescribed by use~~ Two  
11      stories. -
- 12      4. **Lot area.** No minimum lot area unless prescribed by use.
- 13      5. **Lot width.** No minimum lot width prescribed by zoning.
- 14      6. **Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent  
15      maximum semi-impervious and impervious cover) for all uses.
- 16      7. **Structure setbacks.** For all principal structures, minimum setbacks are:
- 17          a. **Front and rear.** Twenty-five feet in front and rear.
- 18          b. **Sides.** On each side, five feet or 10 percent of the lot width at the front  
19          building line, whichever is greater, but not required to exceed 15 feet.
- 20      8. **Other requirements.** Refer to chapters 4 and 5 for additional development  
21      regulations and standards.
- 22

1 **Article 3: Overlay District**

2

3 **Sec. 3.3.9 Perdido Key Towncenter Overlay (PK-OL)**

4 **(a) Purpose.** The Perdido Key Towncenter Overlay (PK-OL) district establishes supplemental  
5 development regulations to support the objectives of the adopted Perdido Key Master Plan.  
6 The intent of the additional regulations is to:

7 (1) Enhance the character of the compact urban area undergoing revitalization into a  
8 walkable, attractive urban place that supports a mix of uses,

9 (2) Provide for walkable streetscapes where active building frontages address sidewalks.

10 (3) Provide for efficient vehicle and service access without undermining walkability.

11 (4) Enhance the existing development fabric and provide an improved public realm.

12 (5) Promote small-scale, incremental development, alongside larger development.

13 (6) Discourage commercial strip development that breaks the urban street fabric and  
14 negatively impacts the pedestrian environment.

15 **(b) Permitted uses.** The following uses, if permitted by the underlying zoning district, are  
16 modified as noted throughout the PK-OL district:

17 (1) Warehouses and maintenance facilities for government agencies are prohibited.

18 (2) Sidewalk retail sales and displays as special events regulated by the temporary use  
19 provisions in Article 7 of Chapter 4 are allowed only if accessory to the permitted retail  
20 use within PK-OL and conducted immediately adjacent to the principal business for no-  
21 more than 60 days within a calendar year.

22 **(c) Conditional uses.** The following uses, if allowed as conditional use by the underlying  
23 zoning district, are modified as noted throughout the PK-OL district:

24 (1) Motor vehicle service and repair is prohibited.

25 (2) Warehouses and maintenance facilities for government agencies are prohibited.

26 **(d) Block configurations.** To develop the PK-OL district as an urban pedestrian-oriented area  
27 that facilitates pedestrian movement and ensures the accommodation of different types of  
28 uses, new blocks shall be human-scaled and comply with the following:

29 (1) Blocks shall have a maximum perimeter of 2,000 feet as measured along the public  
30 street right-of-way perimeter. Any deviation from this standard shall require the approval  
31 of the Planning Official, but block perimeters that include civic space or environmental  
32 challenges (e.g., wetlands, Habitat Conservation Plan area) may be exempted.

33 (2) Where mid-block pedestrian passages are provided that are continually open to the  
34 public and connect two public streets, the block perimeter shall be measured from public  
35 rights-of-way to the mid-block pedestrian connections.

36 (3) Mid-block pedestrian passages in mixed-use and commercial areas shall be a minimum  
37 of 12 feet wide. They may be hardscaped or softscaped and shall be well lit for security  
38 and comfort purposes.

39 **(e) Lot standards.** The following lot standards shall apply to new lots created within PK-OL and  
40 shall supersede the underlying zoning district:

41 (1) Minimum lot widths are reduced for residential uses as follows:

- 1           a. Single-family detached lots: 30 feet.
- 2           b. Townhouse lots: 16 feet.
- 3           c. Multi-family lots: 72 feet.

4       **(2)** Lots shall front on a minimum of one public right-of-way (vehicular or pedestrian) or civic  
5       space.

6       **(f) Building requirements.** The following building requirements apply within PK-OL and shall  
7       supersede the underlying zoning district:

8       **(1) Setbacks.**

9           a. A minimum front setback of five feet is permitted for all retail uses, live-works and  
10          townhouses. A minimum front setback of ten feet is permitted for all other uses.  
11          However, where buildings exist on adjacent lots, the Planning Official may require  
12          that a proposed building match one or the other of the adjacent setbacks if those  
13          setbacks establish a dominant pattern.

14          b. Front porches, stoops, bay windows and balconies are permitted to extend beyond  
15          the structure setback line and may encroach to within five feet of the property line.  
16          Steps leading to a front porch or stoop may encroach further, but not beyond the  
17          property line or onto public sidewalks. Galleries and arcades may encroach into the  
18          public sidewalk, in coordination with, and upon approval from the Department of  
19          Public Works.

20       **(2) Frontages.** Maintaining a consistent street-wall is a fundamental component for a  
21       vibrant and interesting pedestrian life and a coordinated public realm. Retail buildings  
22       closely aligned to the street edge, with consistent setbacks, provide a clear sense of  
23       enclosure to streets, enabling them to function as human-scaled, outdoor rooms. The  
24       placement of the building and design of the facade along the street edge should be  
25       given particular attention, as it is that portion of a building that is the primary contributor  
26       to pedestrian activity.

27          a. Buildings shall be oriented so that the principal façade is parallel or nearly parallel to  
28          the primary street it faces for the minimum building frontage requirements.

29          b. Minimum building frontage requirements shall be as follows.

- 30           1. MDR-PK & HDR-PK: 50 percent at front setback line
- 31           2. Com-PK: 60 percent at front setback line
- 32           3. CC-PK: 70 percent at front setback line
- 33           4. Rec-PK: none

34          c. Forecourts, courtyards and other such defined open spaces shall count towards  
35          minimum frontage build-out requirements.

36          d. Building projections, such as arcades, galleries, terraces, porches and balconies  
37          shall count towards the minimum frontage buildout requirements.

38          f. Exceptions to minimum frontage requirements may be permitted for lots that are  
39          constrained due to environmental ~~or critical habitat impacts,~~ but shall require  
40          approval by the Planning Official. Permitted exceptions shall include:

- 41           1. Streetscreen: a maximum of six feet high with a minimum 50% open above three  
42           feet.



1 ~~z.g.~~ Landscape buffers: a minimum of three feet high at planting ~~and a non-invasive~~  
2 ~~species.~~

3 ~~g.h.~~ Stoops shall be a minimum of five feet wide.

4 ~~h.i.~~ Awnings on storefronts shall be a minimum of four feet deep. Adjustable roll-up  
5 awnings are encouraged.

6 ~~i.j.~~ Porches shall be a minimum of six feet deep.

7 ~~j.k.~~ Upon development or redevelopment of a lot, the property owner shall coordinate  
8 private frontage improvements with the public frontage as needed to conform to the  
9 Perdido Key Master Plan.

10 **(4) Building orientation and entries.**

11 a. Building orientation shall match the building it faces across a street, or open space  
12 such that the front of a building faces the front or side of buildings, except in  
13 instances when it faces existing buildings. Avoid facing building fronts to the rear of  
14 other buildings.

15 b. Buildings shall have their principal pedestrian entrance along a street, pedestrian  
16 passage or open space with the exception of entrances off a courtyard, visible from  
17 public right-of-ways.

18 c. All buildings with residential uses at grade shall be raised above the level of the  
19 sidewalk by a minimum of two feet, as measured from the average sidewalk  
20 elevation.

21 d. Residential buildings with ground-floor units shall provide landscaping, walls, fences,  
22 stoops or similar elements to provide an attractive and private frontage to the  
23 building.

24 e. Multi-family buildings shall provide protection from the elements with canopies,  
25 marquees, recesses or roof overhangs.

26 f. All service and loading areas shall be entirely screened from public right-of-ways.

27 g. Townhouses shall distinguish each unit entry with changes in plane, color, materials,  
28 front porches or front stoops and railings.

29 h. Walls, landscaping, hedging, or fencing, when used in front yards shall not exceed  
30 three feet in height.

31 i. Front yards of single-family dwellings may be unified into one common yard and  
32 treated as a single yard for the entire building.

33 **(5) Building massing, materials and details.** Buildings should be designed in proportions  
34 to reflect human pedestrian-scale and movement, and to encourage interest at the street  
35 level. The following standards apply to all buildings:

36 a. Buildings over 100 feet long shall be broken down to a scale comparable to adjoining  
37 properties, by articulating the building in plan or elevation. Varied pattern of window  
38 openings shall be encouraged for larger buildings.

39 b. HVAC and mechanical equipment shall be integrated into the overall building design  
40 and not be visible from adjoining streets or open spaces. Through-wall units or vents  
41 are prohibited along street frontages and open spaces unless recessed within a  
42 balcony.

- 1 c. Rooftop equipment shall be concealed by a parapet or screened architecturally with  
2 materials or elements consistent with the building design and designed to minimize  
3 its overall impact.
- 4 d. The facades of mixed-use buildings shall differentiate commercial uses from  
5 residential uses with distinguishing elements and expression lines, architectural  
6 projections, changes in windows or materials.
- 7 e. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to  
8 public rights-of-way.
- 9 f. Buildings shall shade fenestration facing south and west by means of elements such  
10 as roof overhangs, arcades, porches, awnings, loggias, or balconies.
- 11 g. Accessory structures shall use the same or similar materials, color and style of the  
12 primary structure's façade if the accessory structure is visible from a public right-of-  
13 way.
- 14 h. Window openings in masonry or stone walls shall recess into the thickness of the  
15 building wall.
- 16 i. All outdoor storage and building utility equipment must be screened from public view.  
17 The screening must use the same materials, color and style as the primary building  
18 for architectural compatibility with the primary building and the building it is adjacent  
19 to. If the outdoor storage area is separate from the building it serves, the fence  
20 materials are limited to masonry, concrete, stucco, wood, PVC, and metal, excluding  
21 chain link.

22 **(6) Storefronts and dining establishments.** Retail storefronts should be architecturally  
23 articulated through the varied use of high-quality durable materials, colors, display  
24 windows, entrances, awnings, and building signs; and their glazing, doors, and signage  
25 should be conceived as a unified design. Outdoor dining areas for food and beverage  
26 establishments are encouraged, with the tables, chairs, planters, trash receptacles and  
27 other elements of street furniture compatible with the architectural character of the  
28 building. The following standards apply to storefronts and outdoor dining:

- 29 a. Retail shops shall provide a minimum of 16 feet of height from floor to floor.
- 30 b. Retail shops shall provide a minimum of 70% glazing (void to solid ratio of surface  
31 area along primary facades at the ground level. Exceptions based on architectural  
32 merit may be granted by the Planning Official.
- 33 c. Scale and configuration of large format retail buildings shall be compatible with the  
34 massing and urban character of adjacent buildings.
- 35 d. Opaque, smoked, and reflective glass on storefront windows is prohibited unless  
36 limited to use as accent materials.
- 37 e. Retail storefront materials at ground level shall be stone, brick, concrete, metal,  
38 glass, and/or wood.
- 39 f. Awnings and canopies shall have a minimum depth of three feet and provide at least  
40 eight feet of clearance above the sidewalk.
- 41 g. Outdoor dining areas on sidewalks, including within courtyards and public right-of-  
42 ways are allowed subject to the following standards and guidelines:
  - 43 1. Outdoor dining areas shall be separated from public walkways and streets using  
44 railings, wrought-iron fences, planters, landscaping and other suitable materials

1 such that a minimum unobstructed pedestrian path of at least six feet wide is  
2 allowed along public right-of-ways.

3 2. Access to store entrances shall not be impaired.

4 **(g) Parking.** The needs of pedestrians, cyclists, and transit users shall be balanced with  
5 necessary parking. Parking should accommodate the minimum number of spaces  
6 necessary to support the uses it serves to support active and walkable transit-oriented  
7 development, not degrade the public realm, and remain compatible with surrounding  
8 neighborhoods. The following parking requirements apply within PK-OL and shall  
9 supersede the underlying zoning district:

10 **(1) Spaces required.** Required off-street parking shall comply with the following  
11 requirements:

12 a. The number of parking spaces for residential, government, and public utility uses  
13 shall be as per their underlying zoning district.

14 b. Retail sales and services shall be permitted up to a 20% reduction in parking  
15 requirements in order to encourage redevelopment. Where permitted, on-street  
16 parking along all property lines shall count towards this parking requirement.

17 c. Liner uses that line parking structures or lots with a depth of 30 feet or less shall be  
18 exempt from parking requirements.

19 d. A minimum of one bicycle rack for bicycle parking shall be required for every 20  
20 vehicular spaces.

21 **(2) Single-family detached and two-family.** Residential parking location for single-family  
22 detached and two-family dwellings shall comply with the following:

23 a. Parking for residential uses shall be located in the rear of the lot, or within a garage.

24 b. Front-facing attached garages shall be set back at least twenty feet from the primary  
25 front façade and not exceed 40 percent of the width of that façade.

26 c. Lots greater than 60 feet may be exempt from this requirement.

27 d. If the lot orientation, or the location of critical habitat cannot accommodate rear  
28 parking, parking on the side may be permitted.

29 **(3) Townhouses and multi-family.** Residential parking location for townhouses and multi-  
30 family shall comply with the following:

31 a. Where alleys are provided, parking shall be accessed from the alleys. Where alleys  
32 are not provided, parking may be provided in shared parking courts in the rear yards  
33 or side yards if adequately screened or landscaped from view from the street.

34 b. Shared parking through an easement or common ownership among contiguous  
35 properties is encouraged. Curb cuts for such shared parking shall be limited to one  
36 20-foot wide access.

37 c. If the lot orientation or the location of critical habitat cannot accommodate rear  
38 parking, parking on the side may be permitted.

39 d. If parking is provided in the front for multi-family buildings only, liner buildings or  
40 landscaping shall be used to screen parking from view from the street.

41 **(4) Non-residential.** Non-residential parking location shall comply with the following  
42 requirements:

- 1 a. Where alleys are provided, parking shall be accessed from the alleys. Where alleys  
2 are not provided, parking may be provided in shared parking courts in the rear yards  
3 or side yards if adequately screened or landscaped from view from the street.
- 4 b. Shared parking through an easement or common ownership among contiguous  
5 properties is encouraged, but curb cuts for such parking shall be limited to one 20-  
6 foot wide access.
- 7 c. If the lot orientation or the location of critical habitat cannot accommodate rear  
8 parking, parking on the side may be permitted.
- 9 d. If parking can only be provided in the front, liner buildings or landscaping shall be  
10 used to screen parking from view from the street.

11 **(5) Above-grade structures.** Above-grade parking structures, or portions of underground  
12 parking that protrude above grade shall comply with the following requirements:

- 13 a. Street-facing facades of parking structures shall be concealed by liner buildings with  
14 a minimum depth of 20 feet or be screened on all levels so as to provide the  
15 appearance of an occupied use.
- 16 b. Internal elements of parking structures such as pipes, fans and lights shall be  
17 concealed from public view.
- 18 c. Pedestrian access into above-grade parking structures shall be directly from a street  
19 or public frontage for non-residential uses.

20 **(6) Access and design.** Shared access driveways are encouraged and access to and  
21 design of parking shall comply with the following requirements:

- 22 a. Access to parking structures shall be limited to the side or rear of the structures  
23 where possible.
- 24 b. Parking entrances shall not face common open spaces.
- 25 c. Driveways for access to LDR-PK and MDR-PK lots shall be a maximum of 10 feet  
26 wide. Driveways for access to all other lots shall be a maximum of 20 feet wide.
- 27 d. In addition to other landscaping requirements, a minimum of 5 percent of the surface  
28 parking area shall be landscaped area within the parking and a minimum of one  
29 shade tree must be provided for every 20 vehicular parking spaces.

30 **(h) Common open space.** As an important component of the public realm, common open  
31 spaces ranging in size and character will positively contribute to the vitality of the urban  
32 environment, enrich the civic spirit of a community and reinforce the area's habitat  
33 biodiversity and ecology. Common open space requirements for PK-OL shall be as follows:

- 34 **(1)** Common open spaces shall be visible with a minimum of one side bordering a street  
35 unless constrained by natural conditions. Open spaces shall be entered directly from a  
36 street.
- 37 **(2)** Paving within common open spaces should consist of pervious or impervious materials  
38 such as scored concrete, concrete pavers, stone, brick or gravel.
- 39 **(3)** Common open space shall contain benches, trash receptacles and bike racks, in  
40 keeping with the scale of the space. All furnishings shall meet applicable county  
41 standards.

- 1       **(4)** Landscaping within common open space shall comply with the standards of the LDC.  
2       Plants within common open spaces should require minimal maintenance and be  
3       horticulturally acclimatized to the region.
- 4       **(i) Landscaping.** The general landscaping standards in Article 7 of Chapter 5 apply within PK-  
5       OL. However, natural features within the overlay shall be protected and integrated into site  
6       development where possible, and water conservation is encouraged through proper  
7       landscape plant selection, installation and maintenance practices.
- 8       **(j) Lighting.** Exterior lighting should serve to illuminate facades, entrances, and signage, and  
9       provide an adequate level of personal safety while enhancing the aesthetic appeal of  
10      buildings. The following lighting requirements within PK-OL supplement the general lighting  
11      standards in Article 9 of Chapter 5 and supersede those standards where more restrictive:
- 12      **(1)** Building and signage lighting shall be indirect, with the light source hidden from direct  
13      pedestrian view.
- 14      **(2)** Street lights shall be designed to minimize light spillover.
- 15      **(3)** Where located along or next to residential buildings, street lights shall have a maximum  
16      height of 12 feet and have shields to prevent upward cast lighting.
- 17      **(4)** High pressure sodium and metal halide lamps are prohibited.
- 18      **(k) Signs.** Sign color, materials and lighting should avoid adverse visual impacts on  
19      surrounding properties. The following requirements within PK-OL supplement the general  
20      sign standards in Article 8 of Chapter 5 and supersede those standards where more  
21      restrictive:
- 22      **(1)** Site signage shall be limited to one free-standing monument sign per development  
23      parcel, scaled primarily for pedestrians and not to exceed 100 square feet in area, and  
24      12 feet in height, except for multi-tenant development where the sign may be up to 300  
25      square feet.
- 26      **(2)** Wall signs shall not obstruct design details, windows or cornices of the buildings to  
27      which they are attached. For individual tenants in a multi-tenant development, wall signs  
28      shall not exceed 20 square feet per sign.
- 29  
30



Suburban

Compact Urban

Suburban

Rural

Compact Urban

None

Suburban

Compact Urban

Rural

Rural

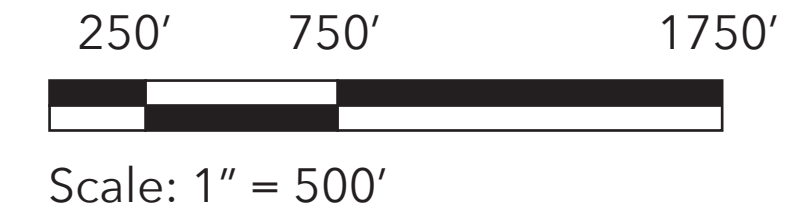
Suburban

map

**PK Town Center Overlay**

location  
Perdido Key, FL

revised  
February 5, 2016



project number  
1216-II



legend

- Rural
- Suburban
- Compact Urban



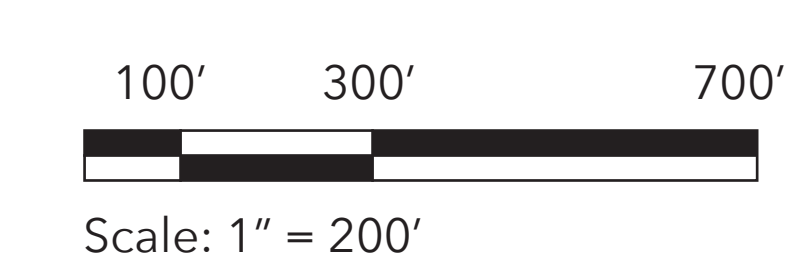
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-  Rural
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