

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
April 15, 2014–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Land Development Code.
 - A. Land Development Code - Chapter 3 Review
3. Information for May 6, 2014 Workshop.
4. Public Forum.
5. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, May 6, 2014 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

6. Announcements/Communications.
7. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board Workshop
Meeting Date: 04/15/2014

2. A.

Agenda Item:

Attachments

Ch 3 Zoning Regulations Draft

Working Copy

Chapter 3 ZONING REGULATIONS

Article 1 General Provisions

- Sec. 3-1.1 Purpose of chapter.
- Sec. 3-1.2 Purpose of article.
- Sec. 3-1.3 Zoning and future land use.
- Sec. 3-1.4 Allowed uses.
- Sec. 3-1.5 Site and building requirements.
- Sec. 3-1.6 Compatibility.

Article 2 Mainland Districts

- Sec. 3-2.1 Purpose of article.
- Sec. 3-2.2 Agricultural (Agr).
- Sec. 3-2.3 Rural Residential (RR).
- Sec. 3-2.4 Rural Mixed Use (RMU).
- Sec. 3-2.5 Low Density Residential (LDR).
- Sec. 3-2.6 Low Density Mixed Use (LDMU).
- Sec. 3-2.7 Medium Density Residential (MDR).
- Sec. 3-2.8 High Density Residential (HDR).
- Sec. 3-2.9 High Density Mixed Use (HDMU).
- Sec. 3-2.10 Commercial (Com).
- Sec. 3-2.11 Heavy Commercial and Light Industrial (HC/LI).
- Sec. 3-2.12 Industrial (Ind).
- Sec. 3-2.13 Recreation (Rec).
- Sec. 3-2.14 Conservation (Con).

Article 3 Overlay Districts

- Sec. 3-3.1 Purpose of article.
- Sec. 3-3.2 Community redevelopment.
- Sec. 3-3.3 Barrancas Overlay (Barr-OL).
- Sec. 3-3.4 Brownsville Overlay (Brn-OL).
- Sec. 3-3.5 Englewood Overlay (Eng-OL).
- Sec. 3-3.6 Palafox Overlay (Pfox-OL).
- Sec. 3-3.7 Scenic Highway Overlay (SH-OL).
- Sec. 3-3.8 Warrington Overlay (Warr-OL).

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Article 4 Perdido Key Districts

- Sec. 3-4.1 Purpose of article.
- Sec. 3-4.2 Low Density Residential (LDR-PK).
- Sec. 3-4.3 Medium Density Residential (MDR-PK).
- Sec. 3-4.4 High Density Residential (HDR-PK).
- Sec. 3-4.5 Commercial (Com-PK).
- Sec. 3-4.6 Commercial Core (CC-PK).
- Sec. 3-4.7 Commercial Gateway (CG-PK).
- Sec. 3-4.8 Planned Resort (PR-PK).
- Sec. 3-4.9 Outdoor Recreational (Rec-PK).

Article 5 Pensacola Beach Districts

- Sec. 3-5.1 Purpose of article.
- Sec. 3-5.2
- Sec. 3-5.3 Low Density Residential (LDR-PB).
- Sec. 3-5.4 Medium Density Residential (MDR-PB).
- Sec. 3-5.5 Medium Density Residential and Commercial (MDR/C-PB).
- Sec. 3-5.6 High Density Residential (HDR-PB).
- Sec. 3-5.6 High Density Residential and Commercial (HDR/C-PB).
- Sec. 3-5.6 General Retail (GR-PB).
- Sec. 3-5.7 Recreation Retail (Rec/R-PB).
- Sec. 3-5.8 Commercial Hotel (CH-PB).
- Sec. 3-5.9 Preservation (PR-PB).
- Sec. 3-5.10 Conservation and Recreation (Con/Rec-PB)
- Sec. 3-5.11 Government and Civic (G/C-PB).

1 **Article 1 General Provisions**

2 **Sec. 3-1.1 Purpose of chapter.**

3 The purpose of this chapter is to establish county zoning districts necessary to
4 implement the distribution and extent of land uses prescribed by the future land use
5 categories and related policies of the Comprehensive Plan. Regulations for each
6 district specify the allowable uses of land and structures, the density and intensity of
7 those uses, and the dimensional standards that define what portion of any parcel a
8 structure or use may occupy. Special purpose overlay districts further specify allowable
9 uses and other requirements in areas of unique character or condition. Compliance
10 with the provisions of this chapter is evaluated by the administrative authorities
11 described in Chapter 1 according to the compliance review processes prescribed in
12 Chapter 2. More specifically, this chapter is intended to: [FLU 1.1.2, FLU 1.1.4][6.00.00]

- 13 (1) Provide for the orderly and efficient distribution of agricultural, residential,
14 commercial, mixed-use, industrial, recreational, conservation, and other land
15 uses to meet the physical, social, civic, security, economic, and other needs of
16 present and future populations.
- 17 (2) Promote sustainable land development that minimizes sprawl, avoids the under
18 utilization of land capable of sustaining higher densities or intensities, and
19 maximizes the use of public investments in facilities and services through urban
20 infill and redevelopment
- 21 (3) Promote the economic stability of existing land uses that are consistent with the
22 Comprehensive Plan, protecting them from intrusions by incompatible land uses
23 and ensuring that new development is compatible in character and size to
24 minimize conflicts among different uses.
- 25 (4) Preserve the character and quality of residential neighborhoods, including rural
26 neighborhoods.
- 27 (5) Promote both mixed-use buildings and mixed-use neighborhoods, where
28 residential and business uses may overlap to the enhancement and benefit of
29 both.
- 30 (6) Protect and conserve property values and property rights, balancing individual
31 rights with the interests of the community to create a healthy, safe and orderly
32 living environment. [4.01.01.J]

33 **Sec. 3-1.2 Purpose of article.**

34 The purpose of this article is to establish general provisions that apply to all zoning
35 district regulations within the chapter. The regulations applicable to specific zoning
36 districts are prescribed in the remaining articles of this chapter.

37 **Sec. 3-1.3 Zoning and future land use.**

38 (a) **Generally.** Together the future land use (FLU) categories of the Comprehensive
39 Plan and zoning districts of the LDC form the primary location-specific land use

1 regulations of the county. Within each FLU, one or more zoning districts implement
2 and further refine the distribution and extent of allowable land uses. However, the
3 listing or determination of a use or activity as allowed by the applicable future land
4 use category and zoning district does not constitute the required approval to carry
5 out that use or activity. Consistency with FLU and zoning only indicates that, upon
6 appropriate review and approval for compliance with the provisions of the LDC, the
7 use or activity may be established, reestablished or expanded.

8 **(b) Official maps.** The areas of the county subject to each future land use category
9 established within the Comprehensive Plan are recorded on the *Official Future Land*
10 *Use Map of Escambia County*. Similarly, the areas of each zoning district
11 established in this chapter are recorded on the *Official Zoning Map of Escambia*
12 *County*. The zoning map is specifically adopted here by reference and declared to
13 be part of the LDC. The information shown on the map has the same force and
14 effect as the text of the LDC. Both official maps are represented and maintained
15 digitally in the county’s “Geographic Information System” (GIS) and shall be
16 accessible to the public via the county’s website, www.myescambia.com. [6.02.00]

17 **(c) Boundary determinations.** If uncertainty exists regarding the boundary of any
18 future land use category or zoning district, the boundary shall be determined by the
19 Planning Official according to the following provisions: [2.07.02.A.2, 6.02.01]

20 **(1) Natural features.** If the ordinance establishing the boundary reflects a clear
21 intent to follow a particular natural feature such as a ridgeline, stream, or
22 shoreline, the boundary shall be understood to follow the feature as it actually
23 exists. If the feature should move as a result of natural processes such as
24 erosion or accretion, the boundary shall be understood as moving with that
25 feature.

26 **(2) Manmade features.** If the boundary is shown on the official map as
27 approximately following a right-of-way, parcel line, section line, or other readily
28 identified manmade feature, it shall be understood to coincide with that feature.

29 **(3) Parallel or extension.** If the boundary is shown on the official map as
30 approximately parallel to or an apparent extension of a natural or manmade
31 feature, it shall be understood respectively as being actually parallel to or an
32 extension of that feature.

33 **(4) Metes and bounds.** If a boundary splits an existing lot or parcel, any metes and
34 bounds description used for the establishment of the boundary shall be used to
35 determine its location.

36 **(5) Scaling.** If the specific location of the boundary cannot be determined from any
37 of the preceding provisions, it shall be determined by scaling the mapped
38 boundary’s distance from other features shown on the map.

39 **(d) Split parcels.** The adopted zoning districts and future land use categories are
40 parcel-based, but their boundaries are not prohibited from dividing a parcel. For
41 parcels split by these boundaries, including overlay districts, only that portion of a
42 parcel within a district or category is subject to its requirements. However, where a
43 zoning district boundary divides a parcel that is one acre or less in size and not part

1 of a platted residential subdivision, the zoning district of the larger portion may be
2 applied to the entire parcel if requested by the parcel owner and consistent with the
3 applicable FLU category, and if the parcel complies with the location criteria of the
4 requested zoning. Rezoning according to the zoning map amendment process of
5 Chapter 2 is otherwise required to apply a single district to a split-zoned parcel.
6 [6.02.01.D, 11.02,01.B.4]

7 **(e) Land with no designations.** Military bases, state college and university campuses,
8 and other such lands for which the regulations of the LDC are not intended have no
9 adopted zoning. Additionally, public rights-of-way have no designated zoning or
10 future land use. However, where officially vacated right-of-way is added to abutting
11 parcels, the future land use categories and zoning districts applicable to the abutting
12 parcels shall apply to their additions at the time of the vacation approval, with no
13 further action required by the county.

14 Land that otherwise has no BCC-approved zoning, and is not within an area
15 determined by the county to be excluded from zoning, shall have zoning established
16 as prescribed by the zoning map amendment process of Chapter 2. If the land also
17 has no approved future land use category, one shall be adopted according to the
18 process prescribed for such amendments prior to, or concurrently with, BCC
19 approval of the zoning. [6.01.02, 6.01.03, 6.02.01.C]

20 **(f) Map amendment.** Changes to the boundaries of adopted future land use
21 categories or zoning districts, whether owner initiated or county initiated, are
22 amendments to the official county maps and are authorized only through the
23 processes prescribed in Chapter 2 for such amendments.

24 **(g) Future land use designations.** The future land use categories established within
25 the Comprehensive Plan and referenced in the LDC are designated by the following
26 abbreviations and names:

27	AG	Agriculture
28	RC	Rural Community
29	MU-S	Mixed Use Suburban
30	MU-U	Mixed Use Urban
31	C	Commercial
32	I	Industrial
33	P	Public
34	REC	Recreation
35	CON	Conservation
36	MU-PK	Mixed Use Perdido Key
37	MU-PB	Mixed Use Pensacola Beach

38 **(h) Zoning district designations.** The zoning districts established within this chapter
39 are designated by the following groups, abbreviations and names:

40 **(1) Residential.** The purposes of the following districts are primary residential:
41 RR Rural Residential
42 LDR Low Density Residential
43 MDR Med. Density Residential

1	HDR	High Density Residential
2	LDR-PK	Low Density Residential - Perdido Key
3	MDR-PK	Med. Density Residential - Perdido Key
4	HDR-PK	High Density Residential - Perdido Key
5	LDR-PB	Low Density Residential - Pensacola Beach
6	MDR-PB	Med. Density Residential - Pensacola Beach
7	HDR-PB	High Density Residential - Pensacola Beach

8 **(2) Non-residential.** The purposes of the following districts are primarily mixed use
9 and non-residential.

10 **a. Mixed use.** The mixed use districts are:

11	RMU	Rural Mixed Use
12	LDMU	Low Density Mixed Use
13	HDMU	High Density Mixed Use
14	MDR/C-PB	Med. Density Residential & Commercial - Pensacola Beach
15	HDR/C-PB	High Density Residential & Commercial - Pensacola Beach

16 **b. Commercial and industrial.** The commercial and industrial districts are:

17	Com	Commercial
18	Com-PK	Commercial - Perdido Key
19	CC-PK	Commercial Core - Perdido Key
20	CG-PK	Commercial Gateway - Perdido Key
21	GR-PB	General Retail - Pensacola Beach
22	Rec/R-PB	Recreation Retail - Pensacola Beach
23	CH-PB	Commercial Hotel - Pensacola Beach
24	HC/LI	Heavy Commercial and Light Industrial
25	Ind	Industrial

26 **c. Other.** The other non-residential districts are:

27	Agr	Agricultural
28	Rec	Recreation
29	Con	Conservation
30	PR-PK	Planned Resort - Perdido Key
31	Rec-PK	Outdoor Recreational - Perdido Key
32	PR-PB	Preservation - Pensacola Beach
33	Con/Rec-PB	Conservation and Recreation - Pensacola Beach
34	G/C-PB	Government and Civic - Pensacola Beach

35 **(i) Consistency.** The zoning of a parcel shall implement or otherwise be consistent
36 with the applicable future land use category. All Perdido Key districts (Article 4) are
37 consistent with the MU-PK category and all Pensacola Beach districts (Article 5) are
38 consistent with the MU-PB category. Mainland districts (Article 2) are consistent
39 with FLU categories as summarized in the following table:
40

ZONING DISTRICT Specific distribution and extent of uses	FUTURE LAND USE (FLU) CATEGORY General distribution and extent of uses								
	AG max 1du/20ac max 0.25 FAR	RC max 2du/ac max 0.25 FAR	MU-S min 2du/ac max 10du/ac max 1.0 FAR	MU-U min 3.5du/ac max 25du/ac max 2.0 FAR	C Limited res max 25du/ac max 1.0 FAR	I No res allowed max 1.0 FAR	P No res allowed	REC No res allowed max 0.5 FAR	CON No res allowed
Agr max 1du/20ac	Yes	Yes	No, min density	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
RR max 1du/4ac	No, max density	Yes	No, min density	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
RMU max 2du/ac	No, max density	Yes	No, min density	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
LDR max 4du/ac	No, max density	No, max density	Yes	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
LDMU max 7du/ac	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
MDR max 10du/ac	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
HDR max 20du/ac	No, max density	No, max density	No, max density	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
HDMU FLU-limited max 25du/ac	No, max density	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses
Com FLU-limited max 25du/ac	No, max density	No, max density	No, max density	Yes	Yes	No, res use	No, uses	No, uses	No, uses
HC/LI FLU-restricted max 25du/ac	No, uses	No, uses	No, uses	Yes	Yes	Yes	No, uses	No, uses	No, uses
Ind No res allowed	No, uses	No, uses	No, uses	No, uses	No, uses	Yes	No, uses	No, uses	No, uses
Rec No res allowed	Yes	Yes	Yes	Yes	Yes	No, uses	Yes	Yes	No, uses
Con No res allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

1 For every combination of zoning district and FLU category represented by the table,
2 "Yes" indicates the zoning is consistent with the FLU by directly implementing the
3 provisions of the FLU or otherwise not being in conflict with its intent, allowable uses,
4 density or intensity. "No" indicates zoning inconsistency with the FLU, primarily for
5 the reason noted.

6

1 **Sec. 3-1.4 Allowed uses.**

2 **(a) Generally.** The uses of land and structures are limited to those listed within the
3 applicable zoning district as “permitted uses” or “conditional uses,” and to their
4 accessory uses, unless other uses are secured through applicable vesting and
5 nonconformance provisions of the LDC. Uses not so identified or secured are
6 prohibited, and the conducting of any prohibited use is a violation of the LDC
7 punishable as provided by law and ordinance. The burden is on the landowner, not
8 the county, to show that a use is allowed. And even when allowed, uses are subject
9 to the general development standards of Chapter 5 and the use and location
10 regulations established in Chapter 4. [6.04.01]

11 **(b) Conditional uses.** The listing of a use as conditional within a zoning district is an
12 indication that, given certain existing or imposed conditions, the use may be
13 appropriate for some locations in that district. The appropriateness of the use is
14 determined through discretionary county review of an applicant’s demonstration that
15 specific conditions will assure compatibility with surrounding uses. Conditions
16 applicable to all conditional uses are established in the conditional use process
17 provisions of Chapter 2. Additional conditions applicable to a specific use may be
18 established by the LDC where the conditional use established.

19 **(c) Accessory uses and structures.** Uses and structures accessory to permitted uses
20 and approved conditional uses are allowed as prescribed by the supplemental use
21 regulations of Chapter 4 unless otherwise prohibited by the applicable zoning
22 district. Where more than one zoning district applies to a parcel an accessory use or
23 structure may not be established in one zoning district to serve a primary use in the
24 other district if the principal use is not allowed in the zoning district in which the
25 accessory use is located.

26 **(d) Single-family dwellings.** Regardless of the zoning district or future land use
27 category, a single-family dwelling as the principal use for an existing lot of record is a
28 conforming use. A building permit may be issued for such a single-family dwelling
29 on any nonconforming lot of record if the dwelling complies with all other applicable
30 regulations. [6.04.08]

31 **(e) Mix of uses.** Unless clearly indicated otherwise in the LDC, the listing of multiple
32 permitted or conditionally permitted uses within a zoning district allows any mix of
33 those uses within an individual development, parcel, or building, regardless of any
34 designation or other characterization of the district as “mixed use.” However, a mix
35 of uses generally does not modify the development standards and regulations
36 applicable to any individual use within the mix.

37 **(f) Classifying uses.** Classifying a particular land use is the discretionary process of
38 determining whether that use is one specifically named in the LDC as allowed by
39 right (permitted use) or by special approval (conditional use).

40 **(1) Information.** The Planning Official (or BOA on appeal) shall obtain the
41 information necessary to make an informed decision as to how a use should be
42 classified. At a minimum, the applicant shall describe in writing the nature of the
43 use. The county may further rely on public records, site investigations and other

1 reliable sources of information. The *Land-Based Classification Standards* of the
2 American Planning Association or the *North American Industry Classification*
3 *System* (NAICS) of the U.S. Department of Commerce may also be consulted to
4 determine if a use is appropriately within the same classification as a named use.

5 **(2) Rules for classification.** Classifying a use is not specific to any individual site,
6 project or applicant, but shall be appropriate and valid for all occasions of the
7 use. Use classification shall be guided by Chapter 1 provisions for interpreting
8 the LDC and the following rules:

- 9 a. If a use is defined in the LDC, that definition shall be applied to the
10 classification.
- 11 b. The reviewing authority should not read an implied prohibition of a particular
12 use into a classification.
- 13 c. Classification is limited to giving meaning to the use classifications already
14 allowed within the applicable zoning district. No policy determinations shall
15 be made on what types of uses are appropriate within the district.
- 16 d. When the use regulations are ambiguous, the purpose and intent of the
17 zoning district and the nature of the uses allowed within it shall be considered.
- 18 e. Classification is not based on the proximity of the proposed use to other uses.
- 19 f. The use or activity itself determines the classification, not ownership, nature
20 of the using organization, personal or other illegitimate reasons.
- 21 g. Generally, the function rather than the form of a structure is relevant to its
22 classification.

23 **(3) Determinations.** All classifications determined by the Planning Official shall be
24 recorded to ensure consistency. A use not determined to be one specifically
25 named in the LDC as permitted or conditionally permitted may be referred to the
26 Planning Board for consideration of any subsequent amendment of zoning
27 district uses.

28 **(g) Temporary uses and structures.** Temporary uses and structures are allowed as
29 prescribed by the supplemental use regulations of Chapter 4 unless otherwise
30 modified or prohibited by the applicable zoning district.

31 **(h) Outdoor storage.** Outdoor storage is allowed as prescribed by the supplemental
32 use regulations of Chapter 4 unless otherwise modified or prohibited by the
33 applicable zoning district.

34 **(i) Subdivision.** The subdivision of land to accommodate the permitted uses or
35 approved conditional uses of the applicable zoning district is allowed as prescribed
36 by the standards of Chapter 5 unless otherwise prohibited by the district.

37 **Sec. 3-1.5 Site and building requirements.**

38 **(a) Generally.** Each zoning district establishes site and building requirements that
39 quantify the physical limits of development of district parcels. Additional limits may

1 be imposed by the general development standards of Chapter 5 and the use and
2 location regulations established in Chapter 4.

3 **(b) Modifications.** Variances to the strict application of site and building requirements
4 may only be granted according to the applicable variance criteria and compliance
5 review process prescribed in Chapter 2 if the variances maintain the stated purposes
6 of the applicable zoning district and are not otherwise excluded by provisions of the
7 LDC.

8 **(c) Street frontage.** For the application of site and building requirements and other
9 LDC provisions to any lot with no street frontage the Planning Official shall
10 determined a front lot line in consideration of lot orientation, access and other
11 relevant conditions. The Planning Official shall also determine the appropriate rear
12 lot line for any lot with multiple street frontages.

13 **(d) Density.** The number of dwelling or lodging units allowed within a parcel is
14 determined by the product of the total development parcel area and the maximum
15 density allowed by the applicable zoning district. When the calculated number of
16 allowable units for a parcel results in a fraction greater than or equal to 0.5 units,
17 rounding to the next whole number is permitted to allow a maximum of one
18 additional unit. [2.10.01.F]

19 **(e) Lot width and area.** All new lots shall provide the minimum frontage (typically width
20 at right-of-way) and area required by the applicable zoning, except that parcels
21 created for public utilities or preserved for recreation, conservation or open space
22 need only have frontage sufficient for the limited use. Any lot of record that contains
23 less width or area than required by the applicable zoning district may be used for
24 any use allowed within that district if the use complies with all other applicable
25 regulations, including buffering and use-specific minimum lot area. [2.10.01.D,
26 6.04.08]

27 **(f) Lot coverage.** The maximum amount of impervious and semi-impervious coverage
28 allowed for any lot is established by the minimum percent pervious lot coverage
29 required by the applicable zoning district. However, the amount allowed remains
30 subject to other limitations of the LDC and any approved stormwater management
31 plan for the lot.

32 **(g) Setbacks and yards.** The minimum setbacks and yards for structures are those
33 required by the applicable zoning district or as otherwise may be stipulated in SRIA
34 lease agreements for lands on Pensacola Beach.

35 **(1) Nonconformance.** For a structure that is nonconforming with regard to any
36 zoning required setback, a structural alteration, enlargement or extension to it
37 that creates no greater encroachment by distance into the substandard setback
38 is not considered an increase in nonconformance and does not require a
39 variance.

40 **(2) Accessory structures.** Except where specifically allowed as encroachments,
41 accessory structures shall be limited to side and rear yards and no closer than
42 five feet to a rear or interior side lot line, but an accessory dwelling shall be
43 limited to the setbacks required for the principal dwelling. [2.10.07.A]

1 **(3) Distance between dwellings.** Where the applicable zoning district allows more
2 than one dwelling on a single lot, the minimum horizontal distance between such
3 dwellings shall not be less than twice the side yard required by the district, and
4 the minimum distance between any structures shall not be less than the
5 minimum required by the Florida Building Code. [2.10.01.C, 2.10.07.E]

6 **(4) Encroachments by building features.** Every part of a required yard shall be
7 open from its lowest point to the sky, unobstructed except for the ordinary
8 projection of sills, belt courses, cornices, buttresses, awnings, eaves and similar
9 building features. However, no such projection shall extend more than 24 inches
10 into any yard, except roof overhangs, awnings, outside stairways and balconies
11 which may extend up to 48 inches into any yard provided the yard is otherwise at
12 least ten feet deep. Regardless of these allowances, all building features shall
13 comply with the Florida Building Code. [2.10.01.A & B]

14 **(5) Encroachment of porch or terrace.** An open, unenclosed and uncovered
15 paved terrace or a covered porch may project into the required front yard for a
16 distance of not more than ten feet. [2.10.03.C]

17 **(h) Structure heights.** The maximum structure heights allowed by the applicable
18 zoning district are modified by the following:

19 **(1) Agricultural structures.** Structures such as cotton gins, granaries, silos and
20 windmills associated with permitted agricultural uses may exceed the height
21 limits prescribed by zoning if they are not in conflict with any height regulations
22 established for airports or airfields. [2.10.02.A]

23 **(2) Rooftop structures.** The structure height limits prescribed by zoning do not
24 apply to belfries, chimneys, church spires, cooling towers, elevator bulkheads,
25 flag poles, television reception antennae, roof-mounted tanks, mechanical
26 equipment rooms or similar rooftop structures that comply with all of the following
27 conditions:

28 a. They do not separately or in combination with other rooftop structures exceed
29 ten percent of the horizontal roof area.

30 b. They do not exceed applicable airport or airfield height restrictions.

31 c. They do not exceed otherwise applicable height limitations by more than 15
32 feet or 10 percent of actual building height, whichever is greater.

33 **Sec. 3-1.6 Compatibility.**

34 **(a) Generally.** Zoning districts provide the primary means to establish and maintain the
35 necessary balance between the needs and interests of different land uses, allowing
36 neighboring uses to coexist successfully in a stable fashion over time, protecting the
37 investments in each. Although zoning separates generally incompatible
38 development, inclusion as a permitted use within a district does not alone insure
39 compatibility with other district uses.

40 **(b) Location criteria.** Location criteria established within the zoning districts further
41 ensure compatibility among uses, particularly new non-residential uses in relation to

1 existing residential uses. Most criteria are designed to create smooth transitions of
2 use intensity, from large-scale concentrations of general commercial uses near
3 major street intersections to small-scale dispersed neighborhood commercial uses in
4 proximity to residential areas; preventing the adverse impacts of continuous strip
5 commercial development along major streets and avoiding negative or blighting
6 influences of some commercial uses on adjacent residential neighborhoods.

7 **(1) Uses and rezoning.** All new non-residential uses that are not part of a
8 predominantly residential development or a planned unit development shall
9 comply with the location criteria prescribed by the applicable zoning district
10 according to the provisions of this section. Additionally, the criteria apply to
11 compliance review of zoning map amendments (rezoning). [7.20.01 and .03]

12 **(2) Intersection distance.** Any distance from a street intersection that is required
13 by location criteria shall be measured along the street right-of-way that forms the
14 frontage of the subject parcel to the nearest point of intersection with the other
15 street right-of-way. A proposed use or rezoning of a parcel will comply with the
16 required distance where at least 75 percent of the parcel frontage is within the
17 required distance. [7.20.03.A]

18 **(3) Local streets as collectors.** For the purposes of location criteria, and only on a
19 case-by-case basis, certain local streets not otherwise classified by the Florida
20 Department of Transportation as collector streets may be designated by the
21 County Engineer as collectors if all of the following minimum conditions exist:

- 22 a. Twenty-two foot width of pavement (two lanes).
- 23 b. Six foot shoulders on each side when no curb is present.
- 24 c. Signalized intersection on or at the termini of the segment designated for
25 traffic concurrency.
- 26 d. Connection to a collector or arterial street.
- 27 e. Average Annual Daily Traffic at least 1500 vehicles.

28 **(c) Other measures.** In addition to the location criteria of the zoning districts,
29 landscaping, buffering, and screening may be required to protect lower intensity
30 uses from more intensive uses, such as residential from commercial or commercial
31 from industrial. Buffers may also be required to provide protection to natural
32 resources from intrusive activities and negative impacts of development such as
33 trespass, pets, vehicles, noise, lights, and stormwater. [FLU 1.1.9] [CON 1.3.8]

34

1 **Article 2 Mainland Districts**

2 **Sec. 3-2.1 Purpose of article.**

3 The purpose of this article is to establish the zoning districts that apply to all areas of the
4 county under the jurisdiction of the BCC, except Perdido Key and Santa Rosa Island.
5 Each district establishes its own permitted land uses, conditional uses, basic site and
6 building requirements, and other provisions consistent with the stated purposes of the
7 district. However, district provisions are subject to all other applicable provisions of the
8 LDC and may be modified by the requirements of overlay districts as prescribed in
9 Article 3.

10 **Sec. 3-2.2 Agricultural district (Agr). [VAG-1 (100%)]**

11 **(a) Purpose.** The purpose of the Agricultural (Agr) district is to establish appropriate
12 areas and land use regulations for the routine agricultural production of plants and
13 animals, and such related uses as silviculture and aquaculture. The primary intent
14 of the district is to avoid the loss of prime farmland to other uses, its division into
15 smaller parcels of multiple owners, and other obstacles to maintaining or assembling
16 sufficient agricultural acreage for efficient large-scale farming. Other than
17 agricultural production, non-residential uses within the Agricultural district are
18 generally limited to rural community uses that directly support agriculture, and to
19 public facilities and services necessary for the basic health, safety and welfare of a
20 rural population. The absence of urban or suburban infrastructure is intentional.
21 Consistent with rural land use and limited infrastructure, residential uses within the
22 district are largely self-sustaining. Single-family dwellings are allowed at a very low
23 density sufficient for the needs of the district’s farm-based population. [6.05.01.A,
24 6.05.22.A.1]

25 **(b) Permitted uses.** Permitted uses within the Agricultural district are limited to the
26 following:

27 **(1) Residential.**

- 28 a. Manufactured (mobile) homes, but no new or expanded manufactured home
29 parks or subdivisions.
- 30 b. Single-family dwellings (other than manufactured homes), detached only.
31 Minimum lot area within any proposed single-family subdivision of 100 acres
32 or more of prime farmland shall be one and one half acres.

33 See also “conditional uses.”

34 **(2) Retail sales.** No retail sales except as permitted “agriculture and related” uses.

35 **(3) Retail services.** No retail services except as permitted “agricultural and related”
36 uses. See also “conditional uses.”

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

- 38 a. Cemeteries. [added]
- 39 b. Clubs, civic or fraternal.

- 1 c. Educational facilities, including preschools, K-12, colleges and vocational
2 schools.
- 3 d. Emergency service facilities, including law enforcement, fire fighting, and
4 medical assistance.
- 5 e. Places of worship.
- 6 f. Public utility structures 150 feet or less in height, including
7 telecommunications towers.

8 See also “conditional uses.”

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

- 10 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 11 b. Country clubs, golf courses, tennis centers, swimming pools and similar
12 active recreational facilities.[?]
- 13 c. Hunting clubs and preserves.
- 14 d. Marinas, private only.[added]
- 15 e. Off-highway motor vehicle commercial recreation facilities on lots 20 acres or
16 larger.
- 17 f. Parks without permanent restrooms or outdoor event lighting.[added]
- 18 g. Passive recreational uses, including hiking and bicycling. [added]
- 19 h. Shooting ranges.

20 See also “conditional uses.”

21 **(6) Industrial and related.** No industrial or related uses except as permitted
22 “agricultural and related” uses. See also “conditional uses.”

23 **(7) Agricultural and related.**

- 24 a. Agriculture, including raising livestock, storing harvested crops, and
25 cultivation of nursery plants. A minimum of two acres for keeping any farm
26 animal on site and a maximum of one horse or other domesticated *equine* per
27 acre.
- 28 b. Agricultural processing, minor only.
- 29 c. Agricultural research or training facilities.
- 30 d. Aquaculture, marine or freshwater.
- 31 e. Farm equipment and supply stores.
- 32 f. Kennels and animal shelters on lots two acres or larger.
- 33 g. Produce display and sales of fruit, vegetables and similar agricultural
34 products. All structures for such uses limited to non-residential farm
35 buildings.
- 36 h. Silviculture.

- 1 i. Stables, public or private, on lots two acres or larger.
- 2 j. Veterinary clinics. A minimum two acres for boarding animals.

3 **(8) Other uses.**

- 4 a. Airports, private only, including crop dusting services.
- 5 b. Borrow pit reclamation with site-specific BCC approval, excluding any landfill
- 6 use.

7 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
8 the BOA may conditionally allow the following uses within the Agricultural district:

9 **(1) Residential.** Nursing homes.

10 **(2) Retail services.**

- 11 a. Bed and breakfast inns.[added]
- 12 b. Medical clinics, including those providing out-patient surgery, rehabilitation,
- 13 and emergency treatment.

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

- 15 a. Community service facilities, including auditoriums, libraries, museums, and
- 16 neighborhood centers.[added]
- 17 b. Correctional facilities, including adult and juvenile detention centers, jails and
- 18 prisons.[added]
- 19 c. Hospitals.
- 20 d. Offices for government or public utilities.
- 21 e. Public utility structures greater than 150 feet in height, including
- 22 telecommunications towers, but excluding any industrial uses.
- 23 f. Warehousing or maintenance facilities for government or public utilities.

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

- 25 a. Canoe, kayak, and float rental facilities.[added]
- 26 b. Parks with permanent restrooms or outdoor event lighting.[added]
- 27 c. Zoos and animal parks.[added]

28 **(5) Industrial and related.**

- 29 a. Mineral extraction, including oil and gas, but borrow pits only with site-specific
- 30 BCC approval and excluding any landfill reclamation use.
- 31 b. Power plants.
- 32 c. Salvage yards, including the handling of metals, paper, tires, bottles and
- 33 cans, motor vehicles, and appliances.
- 34 d. Solid waste collection points and transfer facilities, but excluding any
- 35 hazardous waste storage.

1 e. Wastewater treatment plants.

2 **(d) Site and building requirements.** The following site and building requirements
3 apply to uses within the Agricultural district:

4 **(1) Density.** A maximum of one dwelling unit per 20 acres.

5 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.

6 **(3) Structure height.** No structure height limit by zoning. See specific use.

7 **(4) Lot area.** Lot area as may be prescribed by use.

8 **(5) Lot width.** A minimum lot width of 100 feet at the street right-of-way for all lots.

9 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
10 maximum semi-impervious and impervious cover) for all uses.

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

12 a. **Front and rear.** Forty feet in the front and rear.

13 b. **Sides.** On each side, five feet or ten percent of the lot width at the front
14 building line, whichever is greater, but need not exceed 15 feet.

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

17 **(e) Location criteria.** The following location criteria apply to uses within the Agricultural
18 district:

19 **(1) Prime farmland.** All new or expanded uses shall be located to avoid the loss of
20 prime farmland. Where such loss cannot be avoided, it shall be limited to five
21 acres or 10 percent of the development parcel area, whichever is greater.

22 **(2) Non-residential uses.** All non-residential uses shall be located to avoid
23 nuisance, hazard and other adverse impacts to surrounding residential uses.
24 Additionally, retail sales, retail service, and industrial uses shall be located along
25 collector or arterial streets.

26 **(f) Rezoning to Agr.** Agricultural zoning may be established only within the Agriculture
27 and Rural Community future land use categories. There the district is suitable for
28 prime farmland, agriculturally used or assessed areas, large tracts of open space,
29 woodlands or fields, but not for areas with central sewer or highly developed street
30 networks. The district is also appropriate to provide transitions between areas
31 zoned or used for conservation or outdoor recreation and areas zoned or used for
32 more intense uses.

33 **Sec. 3-2.3 Rural Residential district (RR).** [VAG-2 (53%), VR-1 (47%)]

34 **(a) Purpose.** The purpose of the Rural Residential (RR) district is to establish
35 appropriate areas and land use regulations for low density residential uses and
36 compatible non-residential uses characteristic of rural land development. The
37 primary intent of the district is to provide for residential development at greater
38 density than the Agricultural district on soils least valuable for agricultural production,

1 but continue to support small-scale farming on more productive district lands. The
2 absence of urban and suburban infrastructure is intentional. Consistent with rural
3 land use and limited infrastructure, residential uses within the RR district are largely
4 self-sustaining and generally limited to detached single-family dwellings on large
5 lots. Clustering of smaller residential lots may occur where needed to protect prime
6 farmland from nonagricultural use. The district allows public facilities and services
7 necessary for the basic health, safety and welfare of a rural population, and other
8 non-residential uses that are compatible with agricultural community character.
9 **[6.05.22.A.2, 6.05.23A]**

10 **(b) Permitted uses.** Permitted uses within the RR district are limited to the following:

11 **(1) Residential.**

- 12 a. Manufactured (mobile) homes, but no new or expanded manufactured home
13 parks or subdivisions.
- 14 b. Single-family dwellings (other than manufactured homes), detached only, on
15 lots four acres or larger.

16 See also “conditional uses.”

17 **(2) Retail sales.** No retail sales except permitted “agriculture and related” uses.

18 **(3) Retail services.** Bed and breakfast inns and permitted “agriculture and related”
19 uses. See also, “conditional uses.”

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

- 21 a. Cemeteries.**[added]**
- 22 b. Clubs, civic or fraternal.
- 23 c. Educational facilities, K-12 only and on lots one acre or larger.**[limited]**
- 24 d. Emergency service facilities, including law enforcement, fire fighting, and
25 medical assistance.
- 26 e. Places of worship on lots one acre or larger.
- 27 f. Public utility structures 150 feet or less in height, but excluding
28 telecommunications towers.

29 See also, “conditional uses.”

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

- 31 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 32 b. Country clubs, golf courses, tennis centers, swimming pools and **similar**
33 **active recreational facilities.****[?]**
- 34 c. Marinas, private.**[added]**
- 35 d. Parks without permanent restrooms or outdoor event lighting.**[added]**
- 36 e. Passive recreational uses.**[added]**

37 See also “conditional uses.”

1 **(6) Industrial and related.** No industrial or related uses except as permitted
2 “agricultural and related” uses. See also “conditional uses.”

3 **(7) Agricultural and related.**

- 4 a. Agriculture, including raising livestock, storing harvested crops, and
5 cultivation of nursery plants. A minimum of two acres for keeping any farm
6 animal on site and a maximum of one horse or other domesticated *equine* per
7 acre.
- 8 b. Aquaculture, marine or freshwater.
- 9 c. Farm equipment and supply stores.
- 10 d. Kennels and animal shelters on lots two acres or larger.
- 11 e. Produce display and sales of fruit, vegetables and similar agricultural
12 products. All structures for such use limited to non-residential farm buildings.
- 13 f. Silviculture.
- 14 g. Stables, public or private, on lots two acres or larger.
- 15 h. Veterinary clinics. A minimum of two acres for boarding animals.

16 **(8) Other uses.** Borrow pit reclamation with site-specific BCC approval, excluding
17 any landfill use.

18 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
19 the BOA may conditionally allow the following uses within the RR district:

20 **(1) Residential.**

- 21 a. Manufactured (mobile) home parks on land formerly within the VR-1 zoning
22 district.
- 23 b. Nursing homes.
- 24 c. Two-family dwellings (duplex) and multi-family dwellings up to four units per
25 dwelling (triplex and quadruplex) on land formerly within the VR-1 zoning
26 district.

27 **(2) Retail services.** Medical clinics, including those providing out-patient surgery,
28 rehabilitation, and emergency treatment.

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

- 30 a. Community service facilities, including auditoriums, libraries, museums, and
31 neighborhood centers. **[added]**
- 32 b. Educational facilities on lots one acre or larger not among the “permitted
33 uses.”
- 34 c. Hospitals.
- 35 d. Offices for government or public utilities.
- 36 e. Public utility structures greater than 150 feet in height, and
37 telecommunications towers of any height, but excluding any industrial uses.

1 f. Warehousing or maintenance facilities for government or public utilities.

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

3 a. Hunting clubs and preserves.

4 b. Off-highway motor vehicle commercial recreation facilities on lots 20 acres or
5 larger.

6 c. Parks with permanent restrooms or outdoor event lighting.

7 d. Shooting ranges.

8 **(5) Industrial and related.**

9 a. Mineral extraction, including oil and gas, but borrow pits only with site-specific
10 BCC approval and no landfill reclamation use.

11 b. Power plants.

12 c. Salvage yards, including the handling of metals, paper, tires, bottles and
13 cans, motor vehicles, and appliances.

14 d. Solid waste collection points and transfer facilities, but excluding any
15 hazardous waste storage.

16 e. Wastewater treatment plants.

17 **(6) Other uses.** Airports, private only, including crop dusting facilities.[added]

18 **(d) Site and building requirements.** The following site and building requirements
19 apply to uses within the RR district:

20 **(1) Density.** A maximum of one dwelling unit per four acres.

21 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.

22 **(3) Structure height.** No structure height limit by zoning. See specific use.

23 **(4) Lot area.** Lot area as may be prescribed by use.

24 **(5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for cul-de-
25 sac lots and 80 feet at the right-of-way for all other lots, and a minimum width of
26 100 feet at the front building line for all lots.

27 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
28 maximum semi-impervious and impervious cover) for all uses.

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

30 a. **Front and rear.** Forty feet in the front and rear.

31 b. **Sides.** On each side, five feet or ten percent of the lot width at the front
32 building line, whichever is greater, but need not exceed 15 feet.

33 **(8) Other requirements.**

34 a. **Farm animal shelters.** Stables or other structures for sheltering farm
35 animals shall be no less than 50 feet from any property line and no less than
36 130 feet from any residential dwelling on adjacent property.

1 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
2 regulations and standards.

3 **(e) Location criteria.** The following location criteria apply to uses within the RR district:

4 **(1) Prime farmland.** All new or expanded uses shall be located to avoid the loss of
5 prime farmland. Where such loss cannot be avoided, it shall be limited to five
6 acres or 10 percent of the development parcel area, whichever is greater.

7 **(2) Non-residential uses.** All non-residential uses shall be located to avoid
8 nuisance, hazard and other adverse impacts to surrounding residential uses.
9 Additionally, retail sales, retail services, and industrial uses shall be located along
10 collector or arterial streets.

11 **(f) Rezoning to RR.** Rural Residential zoning may be established only within the Rural
12 Community future land use category. There the district is suitable for rural areas not
13 used to support large farming operations due to economic viability, soil productivity,
14 surrounding development, or similar constraints. The district is appropriate to
15 provide transitions between areas zoned or used for agriculture, conservation or
16 outdoor recreation and areas zoned or used for rural mixed use or low density
17 residential.

18 **Sec. 3-2.4 Rural Mixed Use district (RMU).** [AG (14%), RR (48%), VR-2 (38%), VR-3
19 (<1%)]

20 **(a) Purpose.** The purpose of the Rural Mixed Use (RMU) district is to establish
21 appropriate areas and land use regulations for a mix of low density residential uses
22 and compatible non-residential uses within areas that have historically developed as
23 rural or semi-rural communities. The primary intent of the district is to sustain such
24 communities by allowing greater residential density, smaller residential lots, and a
25 more diverse mix of non-residential uses than the Agricultural or Rural Residential
26 districts, but continue to support the preservation of agriculturally productive lands.
27 The RMU district allows public facilities and services necessary for the health, safety
28 and welfare of the rural mixed use community, and other non-residential uses that
29 are compact, traditionally neighborhood supportive, and compatible with rural
30 community character. District communities are often anchored by arterial and
31 collector roads, but they are not characterized by urban or suburban infrastructure.
32 Consistent with existing rural communities and limited infrastructure, residential uses
33 are generally limited to detached single-family dwellings. [6.05.23]

34 **(b) Permitted uses.** Permitted uses within the RMU district are limited to the following:

35 **(1) Residential.**

36 **a.** Manufactured (mobile) homes, but no new or expanded manufactured home
37 parks or subdivisions.

38 **a.** Single-family dwellings (other than manufactured homes), detached only, on
39 lots one half acre or larger.

40 See also “conditional uses.”

1 **(2) Retail sales.** The following small-scale (gross floor area ≤ 6000 sq.ft. per lot)
2 retail sales with no outdoor storage:

- 3 a. Automotive fuel sales.[added]
- 4 b. Drugstores.[added]
- 5 c. Grocery or food stores, including bakeries and butcher shops whose products
6 are prepared and sold on the premises, and convenience stores.[added]
- 7 d. Hardware stores.[added]

8 See also permitted “agricultural and related” uses and “conditional uses.”

9 **(3) Retail services.** The following small scale (gross floor area ≤ 6000 sq.ft. per lot)
10 retail services with no outdoor work or storage. [added]

- 11 a. Bed and breakfast inns.[added]
- 12 b. Personal services, including beauty shops, health clubs, pet groomers, dry
13 cleaners and tattoo parlors.[added]
- 14 c. Professional services, including those provided by realtors, bankers,
15 accountants, engineers, architects, dentists, physicians, and
16 attorneys.[added]
- 17 d. Repair services, including motor vehicle repair, appliance repair, furniture
18 refinishing and upholstery, watch and jewelry repair, and small engine and
19 motor services.[added]
- 20 e. Restaurants, excluding on-premises consumption of alcoholic beverages and
21 drive-in or drive-through service.[added]

22 See also permitted “agricultural and related” uses and “conditional uses.”

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

- 24 a. Cemeteries.[added]
- 25 b. Community service facilities, including auditoriums, libraries, museums, and
26 neighborhood centers.[added]
- 27 c. Clubs, civic or fraternal.
- 28 d. Educational facilities, including preschools, K-12, colleges and vocational
29 schools, on lots one acre or larger.
- 30 e. Emergency service facilities, including law enforcement, fire fighting, and
31 medical assistance.
- 32 f. Offices for government or public utilities, small scale (gross floor area ≤ 6000
33 sq.ft. per lot).
- 34 g. Places of worship on lots one acre or larger.
- 35 h. Public utility structures 150 feet or less in height, excluding
36 telecommunications towers.

37 See also, “conditional uses.”

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

- 2 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 3 b. Country clubs, golf courses, tennis centers, swimming pools and similar
- 4 active recreational facilities.[?]
- 5 c. Marinas, private only.[added]
- 6 d. Parks, with or without permanent restrooms or outdoor event lighting.[added]

7 See also “conditional uses.”

8 **(6) Industrial and related.** No industrial or related uses. See “conditional uses.”

9 **(7) Agricultural and related.**

- 10 a. Agriculture, including raising livestock, storing harvested crops, and
- 11 cultivation of nursery plants. A minimum of two acres for keeping any farm
- 12 animal on site and a maximum of one horse or other domesticated *equine* per
- 13 acre.
- 14 b. Agricultural research or training facilities.
- 15 c. Aquaculture, marine or freshwater.
- 16 d. Farm equipment and supply stores.
- 17 e. Produce display and sales of fruit, vegetables and similar agricultural
- 18 products.
- 19 f. Silviculture.
- 20 g. Stables, public or private, on lots two acres or larger.
- 21 h. Veterinary clinics, excluding outside kennels.

22 See also “conditional uses.”

23 **(8) Other uses.**

- 24 a. Airports, private only, including crop dusting facilities.
- 25 b. Borrow pit reclamation with site-specific BCC approval and excluding any
- 26 landfill use.

27 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,

28 the BOA may conditionally allow the following uses within the RMU district:

29 **(1) Residential.**

- 30 a. Manufactured (mobile) home parks.
- 31 b. Nursing homes.
- 32 c. Two-family dwellings (duplex).

33 **(2) Retail sales.** Small-scale (gross floor area ≤ 6000 sq.ft.) retail sales not among

34 the “permitted uses,” including outdoor display of merchandise, but excluding

35 sales of liquor or motor vehicles.

1 **(3) Retail services.**

- 2 a. Boarding or rooming houses.[added]
3 b. Medical clinics, including those providing out-patient surgery, rehabilitation,
4 and emergency treatment.

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

- 6 a. Hospitals.
7 b. Offices for government or public utilities larger than those among the
8 “permitted uses.”
9 c. Public utility structures greater than 150 feet in height, and
10 telecommunications towers of any height, but excluding any industrial uses.
11 d. Warehousing or maintenance facilities for government or public utilities.

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

- 13 a. Hunting clubs and preserves.
14 b. Shooting ranges.

15 **(6) Industrial and related.**

- 16 a. Mineral extraction, including oil and gas, but borrow pits only with site-specific
17 BCC approval and no landfill reclamation use.
18 b. Power plants.
19 c. Salvage yards, including the handling of metals, paper, tires, bottles and
20 cans, motor vehicles, and appliances.
21 d. Solid waste collection points and transfer facilities, but excluding any
22 hazardous waste storage.
23 e. Wastewater treatment plants.

24 **(7) Agricultural and related.**

- 25 a. Exotic animals, keeping or breeding.
26 b. Kennels not interior to veterinary clinics.

27 **(d) Site and building requirements.** The following site and building requirements
28 apply to uses within the RMU district:

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

30 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.

31 **(3) Structure height.** No structure height limit by zoning. See specific use.

32 **(4) Lot area.** Lot area as may be prescribed by use.

33 **(5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for cul-de-
34 sac lots and 80 feet at the right-of-way for all other lots, and a minimum width of
35 100 feet at the front building line for all lots.

1 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
2 maximum semi-impervious and impervious cover) for all uses.

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

4 a. **Front and rear.** Forty feet in the front and rear.

5 b. **Sides.** On each side, five feet or ten percent of the lot width at the front
6 building line, whichever is greater, but need not exceed 15 feet.

7 **(8) Other requirements.**

8 a. **Farm animal shelters.** Stables or other structures for sheltering farm
9 animals shall be no less than 50 feet from any property line and no less than
10 130 feet from any residential dwelling on the property of another landowner.

11 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
12 regulations and standards.

13 **(e) Location criteria.** The following location criteria apply to uses within the RMU
14 district:

15 **(1) Prime farmland.** All new or expanded uses shall be located to avoid the loss of
16 prime farmland. Where such loss cannot be avoided, it shall be limited to five
17 acres or 10 percent of the development parcel area, whichever is greater.

18 **(2) Non-residential uses.** All new non-residential uses shall be located to avoid
19 nuisance, hazard and other adverse impacts to surrounding residential uses.
20 Additionally, non-residential uses that are not part of a predominantly residential
21 development or a planned unit development, or are not specifically identified as
22 exempt by district regulations, shall be on parcels that comply with at least one of
23 the following location criteria:

24 a. **Proximity to intersection.** Along an arterial or collector street, and within
25 200 feet of an intersection with another arterial or collector.

26 b. **Proximity to traffic generator.** Along an arterial or collector street and
27 within a one-quarter mile radius of an individual traffic generator of more than
28 600 daily trips, such as an apartment complex, military base, college campus,
29 hospital, shopping mall, or industrial plant.

30 c. **Infill development.** Along an arterial or collector street, in an area where
31 already established non-residential uses are otherwise consistent with the
32 RMU district, and where the new use would constitute infill development of
33 similar intensity as the conforming development on surrounding parcels.
34 Additionally, the location would promote compact development and not
35 contribute to or promote strip commercial development.

36 d. **Site design.** Along an arterial street at the intersection with a local street that
37 serves to connect the arterial street to another arterial, and all of the following
38 site design conditions:

39 1. Any intrusion into a recorded residential subdivision is limited to a corner
40 lot.

- 1 2. Access and stormwater management is shared with adjoining uses or
2 properties to the extent practicable.
- 3 3. Adverse impacts to any adjoining residential uses are minimized by
4 placing the more intensive elements of the use (solid waste dumpsters,
5 truck loading/unloading areas, drive-thru facilities, etc.) furthest from the
6 residential uses.

7 **e. Documented compatibility.** A compatibility analysis prepared by the
8 applicant provides competent substantial evidence of unique circumstances
9 regarding the parcel or use that were not anticipated by the alternative
10 location criteria, and the proposed use will be able to achieve long-term
11 compatibility with existing and potential uses. Additionally, the parcel has not
12 been rezoned by the landowner from mixed use, commercial, or industrial
13 zoning assigned by the county.

14 **(f) Rezoning to RMU.** Rural Mixed Use zoning may be established only within the
15 Rural Community future land use category. There the district is suitable for
16 recognized rural communities, especially those developed around intersections of
17 higher classification streets and in areas that are generally not agriculturally
18 productive. Rezoning to RMU shall reinforce the value of existing rural communities
19 in serving surrounding areas and minimizing the need to travel long distances for
20 basic necessities. Additionally, rezoning to RMU is subject to the same location
21 criteria as any new non-residential use proposed within the RMU district.

22 **Sec. 3-2.5 Low Density Residential district (LDR).** [R-1 (27%), V-1 (11%), V-2 (6%),
23 V-2A (1%), V-5 (9%), SDD private or non-conservation lands (44%)]

24 **(a) Purpose.** The purpose of the Low Density Residential (LDR) district is to establish
25 appropriate areas and land use regulations for residential uses at low densities
26 within suburban areas. The primary intent of the district is to provide for large-lot
27 suburban type residential neighborhood development that blends aspects of rural
28 openness with the benefits of urban street connectivity, and at greater density than
29 the Rural Residential district. Residential uses within the LDR district are
30 predominantly detached single-family dwellings. Consistent with suburban
31 development patterns and infrastructure, they are subject to a minimum density.
32 Clustering dwellings on smaller residential lots may occur where needed to protect
33 prime farmland from non-agricultural use or to conserve and protect environmentally
34 sensitive areas. The district allows non-residential uses that are compatible with
35 suburban residential neighborhoods and the natural resources of the area. [6.05.05,
36 6.05.21, 6.05.24]

37 **(b) Permitted uses.** Permitted uses within the LDR district are limited to the following:

38 **(1) Residential.**

- 39 a. Manufactured (mobile) homes only within existing manufactured home parks
40 or subdivisions, or on land formerly within the SDD zoning district. No new or
41 expanded manufactured home parks or subdivisions. [to accommodate SDD]

- 1 **b.** Single-family dwellings (other than manufactured homes), detached and only
2 one per lot, excluding accessory dwellings. Accessory dwellings only on lots
3 two acres or larger. Attached single-family dwellings and zero lot line
4 subdivision only on land formerly within the V-5 or SDD zoning district.
- 5 **c.** Two-family dwellings and multi-family dwellings up to four units per dwelling
6 (triplex and quadruplex) only on land formerly within the V-5 or SDD zoning
7 district. [to accommodate V-5 and SDD]

8 See also “conditional uses.”

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

10 **(3) Retail services.** No retail services.

11 **(4) Public and civic.** Public utility structures not exceeding the district structure
12 height limit, but no telecommunications towers. See also “conditional uses.”

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

14 **a.** Marinas, private only.

15 **b.** Parks without permanent restrooms or outdoor event lighting. [added]

16 See also “conditional uses.”

17 **(6) Industrial and related.** No industrial or related uses.

18 **(7) Agricultural and related.** On land not formerly within the SDD zoning district,
19 agricultural production and storage is limited to food primarily for personal
20 consumption by the producer. The following additional agricultural uses are
21 allowed on lands formerly within the SDD district: [to accommodate SDD]

22 **a.** Agriculture, but no farm animals except horses and other domesticated
23 *equines* kept on site accessory to a private residential use, and stables for
24 such animals, with a minimum lot area of two acres and a maximum of one
25 animal per acre.

26 **b.** Aquaculture, marine or freshwater.

27 **c.** Produce display and sales of fruit, vegetables and similar agricultural
28 products.

29 **d.** Silviculture.

30 See also “conditional uses.”

31 **(8) Other uses.** Borrow pit reclamation with site-specific BCC approval, but no
32 landfill use.

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

35 **(1) Residential.**

36 **a.** Accessory dwellings on lots less than two acres.

37 **b.** Home occupations with non-resident employees.

- 1 **a. Public and civic.**
- 2 a. Clubs, civic and fraternal.
- 3 b. Educational facilities, excluding preschools or kindergartens independent of
- 4 other elementary grades.
- 5 c. Emergency service facilities, including law enforcement, fire fighting, and
- 6 medical assistance.
- 7 d. Offices for government or public utilities, small scale (gross floor area ≤ 6000
- 8 sq.ft. per lot).
- 9 e. Places of worship.
- 10 f. Public utility structures exceeding the district structure height limit, excluding
- 11 telecommunications towers.
- 12 **(2) Recreation and entertainment.**
- 13 a. Country clubs, golf courses, tennis centers, swimming pools and similar
- 14 active recreational facilities.[?]
- 15 b. Parks with permanent restrooms or outdoor event lighting.[added]
- 16 **(3) Agricultural and related.** Horses and other domesticated *equines* kept on site
- 17 as a private residential accessory not among the “permitted uses” or for public
- 18 riding on land formerly within the SDD zoning district, and stables for such
- 19 animals. A minimum lot area of two acres if accessory to a private residential
- 20 use and a minimum 10 acres if for public riding, with a maximum of one such
- 21 animal per acre for either use.
- 22 **(d) Site and building requirements.** The following site and building requirements
- 23 apply to uses within the LDR district:
- 24 **(1) Density.** A minimum of two dwelling units per acre within the MU-S future land
- 25 use category and a maximum of four dwelling units per acre.
- 26 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 27 **(3) Structure height.** A maximum structure height of 45 feet above highest
- 28 adjacent grade. See also specific uses. [R-1, V-1, V-2, V-2A, V-5]
- 29 **(4) Lot area.** Lot area as may be prescribed by use.
- 30 **(5) Lot width.** A minimum lot width of 20 feet at the street right-of-way for
- 31 cul-de-sac lots and 50 feet at the right-of-way for all other lots, and a minimum
- 32 width of 70 feet at the front building line for all lots.
- 33 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
- 34 maximum semi-impervious and impervious cover) for all uses.
- 35 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 36 a. **Front and rear.** Twenty-five feet in the front and rear.

1 **b. Sides.** On each side, five feet or ten percent of the lot width at the front
2 building line, whichever is greater, but need not exceed 15 feet.

3 **(8) Other requirements.**

4 **a. Horse shelters.** Stables or other structures for sheltering horses or other
5 domesticated *equines* shall be no less than 50 feet from any property line and
6 no less than 130 feet from any residential dwelling on the property of another
7 landowner.

8 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
9 regulations and standards.

10 **(e) Location criteria.** All non-residential uses within the LDR district shall be located to
11 avoid nuisance, hazard and other adverse impacts to surrounding residential uses.

12 **(f) Rezoning to LDR.** Low Density Residential zoning may be established only within
13 the Mixed Use Suburban future land use category. There the district is suitable for
14 suburban areas with or without central water and sewer. The district is appropriate
15 to provide transitions between areas zoned or used for rural residential or rural
16 mixed use and areas zoned or used for medium density residential or medium
17 density mixed use.

18 **Sec. 3-2.6 Low Density Mixed Use district (LDMU).** [VM-1 (61%), VM-2 (37%), AMU-
19 1 (1%), AMU-2 (1%)]

20 **(a) Purpose.** The purpose of the Low Density Mixed Use (LDMU) district is to establish
21 appropriate areas and land use regulations for a complementary mix of low density
22 residential uses and compatible non-residential uses within mostly suburban areas.
23 The primary intent of the district is to provide for a mix of neighborhood-scale retail
24 sales, services and professional offices with greater dwelling unit density and
25 diversity than the Low Density Residential district. Additionally, the LDMU district is
26 intended to rely on a pattern of well-connected streets and provide for the separation
27 of suburban uses from more dense and intense urban uses. Residential uses within
28 the district include most forms of single-family, two-family and multi-family dwellings.
29 Consistent with suburban development patterns and infrastructure, they are subject
30 to a minimum density.

31 **(b) Permitted uses.** Permitted uses within the LDMU district are limited to the
32 following:

33 **(1) Residential.**

34 **a.** Manufactured (mobile) homes within manufactured home parks or
35 subdivisions, and including new or expanded manufactured home parks and
36 subdivisions.

37 **b.** Single-family dwellings (other than manufactured homes), attached or
38 detached, and including zero lot line subdivisions.

39 **c.** Two-family dwellings (duplex) and multi-family dwellings up to four units per
40 building (triplex and quadruplex).

1 See also “conditional uses.”

2 **(2) Retail sales.** Small-scale (gross floor area \leq 6000 sq.ft. per lot) retail sales, or
3 retail sales within a neighborhood retail center no greater than 35,000 square
4 feet per lot and containing a mix of retail sales and services, but excluding
5 permanent outdoor storage and sales of alcoholic beverages, **automotive fuels**
6 and motor vehicles. See “conditional uses.”

7 **(3) Retail services.** Small-scale (gross floor area \leq 6000 sq.ft. per lot) retail
8 services, or retail services within a neighborhood retail center no greater than
9 35,000 square feet per lot and containing a mix of retail sales and services.
10 Retail sales are limited to the following with no outdoor work or storage:

11 a. Bed and breakfast inns.

12 b. Personal services, including beauty shops, health clubs, pet groomers, dry
13 cleaners, and tattoo parlors.

14 c. Professional services, including those provided by realtors, bankers,
15 accountants, engineers, architects, dentists, physicians, and attorneys.

16 d. Repair services, including appliance repair, furniture refinishing and
17 upholstery, watch and jewelry repair, small engine and motor services, but
18 excluding major motor vehicle or boat service or repair.

19 e. Restaurants.

20 See also “conditional uses.”

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

22 a. Educational facilities, including preschools, K-12, colleges and vocational
23 schools.

24 b. Emergency service facilities, including law enforcement, fire fighting, and
25 medical assistance.

26 c. Offices for government or public utilities, small scale (gross floor area \leq 6000
27 sq.ft. per lot).

28 d. Places of worship.

29 e. Public utility structures not exceeding the district structure height limit,
30 excluding telecommunications towers.

31 See also “conditional uses.”

32 **(5) Recreation and entertainment.** Parks without permanent restrooms or outdoor
33 event lighting.

34 **(6) Industrial and related.** No industrial or related uses.

35 **(7) Agricultural and related.** Agricultural production limited to food primarily for
36 personal consumption by the producer, but no farm animals.

37 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.

1 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
2 the BOA may conditionally allow the following uses within the LDMU district:

3 **(1) Residential.**

- 4 a. Group living, including nursing homes, assisted living facilities, retirement
5 homes, and residential facilities providing substance abuse treatment and
6 post-incarceration reentry.
- 7 b. Manufactured (mobile) homes outside manufactured home parks or
8 subdivisions.

9 **(2) Retail sales.** Retail sales with gross floor area greater than 6000 square feet per
10 lot and not within a neighborhood retail center, up to 30,000 square feet per lot,
11 but excluding sales of motor vehicles.

12 **(3) Retail services.** Retail services with gross floor area greater than 6000 square
13 feet per lot and not within a neighborhood retail center, but excluding outdoor
14 work:

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

- 16 a. Clubs, civic and fraternal.
- 17 b. Community service facilities, including auditoriums, libraries, museums, and
18 neighborhood centers.
- 19 c. Offices for government or public utilities, gross floor area greater than 6000
20 square feet.
- 21 d. Public utility structures exceeding the district structure height limit, but
22 excluding telecommunications towers.
- 23 e. Warehousing or maintenance facilities for government or public utilities.

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

- 25 a. Country clubs, golf courses, tennis centers, swimming pools and similar
26 active recreational facilities.[?] [added]
- 27 b. Parks with permanent restrooms or outdoor event lighting.[added]

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

30 **(1) Density.** A minimum of two dwelling units per acre within the MU-S future land
31 use category and 3.5 dwelling units per acre within MU-U, and a maximum seven
32 dwelling units per acre regardless of the future land use category.

33 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land
34 use category and 2.0 within MU-U.

35 **(3) Structure height.** A maximum structure height of 45 feet above highest
36 adjacent grade.

37 **(4) Lot area.** Lot area as may be prescribed by use.

- 1 (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
2 20 feet at the street right-of-way, the following minimum lot widths are required:
- 3 a. **Single-family detached.** Forty feet at both the street right-of-way and front
4 building line for single-family detached dwellings.
- 5 b. **Two-family.** Fifty feet at the street right-of-way and 80 feet at the front
6 building line for two-family dwellings.
- 7 c. **Townhouses.** One hundred feet at the front building line for townhouse
8 groups.
- 9 (6) **Lot coverage.** Minimum pervious lot coverage of 25 percent (75 percent
10 maximum semi-impervious and impervious cover) for all uses.
- 11 (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
- 12 a. **Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 13 b. **Sides.** On each side, five feet or ten percent of the lot width at the front
14 building line, whichever is greater, but need not exceed 15 feet. For
15 townhouse groups, ten feet at each end unit.
- 16 (8) **Other requirements.** Refer to chapters 4 and 5 for additional development
17 regulations and standards.
- 18 (e) **Location criteria.** All new non-residential uses proposed within the LDMU district
19 that are not part of a predominantly residential development or a planned unit
20 development, or are not identified as exempt by district regulations, shall be on
21 parcels that satisfy at least one of the following location criteria: **[7.20.04]**
- 22 (1) **Proximity to intersection.** Along an arterial or collector street, and within 200
23 feet of an intersection with another arterial or collector.
- 24 (2) **Proximity to traffic generator.** Along an arterial or collector street and within a
25 one-quarter mile radius of an individual traffic generator of more than 600 daily
26 trips, such as an apartment complex **[approx 90 units]**, military base, college
27 campus, hospital, or shopping mall **[approx 160,000 sq.ft. GLA]**.
- 28 (3) **Infill development.** Along an arterial or collector street, in an area where
29 already established non-residential uses are otherwise consistent with the LDMU
30 district, and where the new use would constitute infill development of similar
31 intensity as the conforming development on surrounding parcels. Additionally,
32 the location would promote compact development and not contribute to or
33 promote strip commercial development.
- 34 (4) **Site design.** Along an arterial street and at the intersection with a local street
35 that serves to connect the arterial street to another arterial, and all of the
36 following site design conditions:
- 37 a. Any intrusion into a recorded residential subdivision is limited to a corner lot
- 38 b. Access and stormwater management is shared with adjoining uses or
39 properties to the extent practicable.

1 c. Adverse impacts to any adjoining residential uses are minimized by placing
2 the more intensive elements of the use (solid waste dumpsters, truck
3 loading/unloading areas, drive-thru facilities, etc.) furthest from the residential
4 uses.

5 **(5) Documented compatibility.** A compatibility analysis prepared by the applicant
6 provides competent substantial evidence of unique circumstances regarding the
7 parcel or use that were not anticipated by the alternative location criteria, and the
8 proposed use will be able to achieve long-term compatibility with existing and
9 potential uses. Additionally, that the following conditions exist:

10 a. The parcel has not been rezoned by the landowner from mixed use,
11 commercial, or industrial zoning assigned by the county.

12 b. If the parcel is within a county redevelopment area, the use will be consistent
13 with the area's adopted redevelopment plan, as reviewed and recommended
14 by the Community Redevelopment Agency (CRA).

15 **(f) Rezoning to LDMU.** Low Density Mixed Use zoning may be established only within
16 the Mixed Use Suburban and Mixed Use Urban future land use categories. There
17 the district is suitable for suburban or urban areas with central water and sewer and
18 developed street networks. The district is intended to provide transitions between
19 areas zoned or used for low or medium density residential and areas zoned or used
20 for high density mixed use. Additionally, rezoning to LDMU is subject to the same
21 location criteria as any new non-residential use proposed within the LDMU district.

22 **Sec. 3-2.7 Medium Density Residential district (MDR).** [R-2 (69%), R-3 (21%), V-3
23 (8%), V-4 (2%)]

24 **(a) Purpose.** The purpose of the Medium Density Residential (MDR) district is to
25 establish appropriate areas and land use regulations for residential uses at medium
26 densities within suburban or urban areas. The primary intent of the district is to
27 provide for residential neighborhood development in an efficient urban pattern of
28 well-connected streets and at greater dwelling unit density than the Low Density
29 Residential district. Residential uses within the MDR district are limited to single-
30 family and two-family dwellings. Consistent with suburban and urban development
31 patterns and infrastructure, they are subject to a minimum density. The district
32 allows non-residential uses that are compatible with suburban and urban residential
33 neighborhoods.

34 **(b) Permitted uses.** Permitted uses within the MDR district are limited to the following:

35 **(1) Residential.**

36 a. Manufactured (mobile) homes only within manufactured home parks or
37 subdivisions. No new or expanded manufactured home parks. New or
38 expanded manufactured home subdivisions only on land formerly within the
39 V-4 zoning district.

40 b. Single-family dwellings (other than manufactured homes), detached and only
41 one per lot, excluding accessory dwellings. Accessory dwellings only on lots

1 one acre or larger. Attached single-family dwellings and zero lot line
2 subdivisions only on land formerly within the R-3 or V-4 zoning district.

3 c. Two-family dwellings only on land formerly within the R-3 or V-4 zoning
4 district, and multi-family dwellings up to four units per dwelling (quadruplex)
5 only on land formerly within the V-4 district.

6 See also “conditional uses.”

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

8 **(3) Retail services.** No retail services. See “conditional uses.”

9 **(4) Public and civic.** Public utility structures not exceeding the district structure
10 height limit, but no telecommunications towers. See also “conditional uses.”

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

12 a. Marinas, private.

13 b. Parks without permanent restrooms or outdoor event lighting.

14 See also “conditional uses.”

15 **(6) Industrial and related.** No industrial or related uses.

16 **(7) Agricultural and related.** Agricultural production limited to food primarily for
17 personal consumption by the producer, but no farm animals. See also
18 “conditional uses.”

19 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.

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

22 **(1) Residential.**

23 a. Accessory dwellings on lots less than one acre.

24 b. Group living, including nursing homes, assisted living facilities, and retirement
25 homes, but excluding residential facilities providing substance abuse
26 treatment, post-incarceration reentry, or similar services.

27 c. Home occupations with non-resident employees.

28 d. Townhouses not among the “permitted uses.”

29 **(2) Retail services.** Boarding and rooming houses.

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

31 a. Clubs, civic and fraternal.

32 b. Educational facilities, excluding preschools or kindergartens independent of
33 other elementary grades.

34 c. Emergency service facilities, including law enforcement, fire fighting, and
35 medical assistance.

- d. Offices for government or public utilities, small scale (gross floor area \leq 6000 sq.ft. per lot).
- e. Places of worship.
- f. Public utility structures exceeding the district structure height limit, excluding telecommunications towers.

(4) Recreation and entertainment.

- a. Country clubs, golf courses, tennis centers, swimming pools and similar active recreational facilities.[?]
- b. Parks with permanent restrooms or outdoor event lighting.

(5) Agricultural and related. Horses or other domesticated equines kept on site only as a private residential accessory, and stables for such animals. Minimum lot area of two acres and a maximum of one such animal per acre.

(d) Site and building requirements. The following site and building requirements apply to uses within the MDR district:

(1) Density. A minimum of two dwelling units per acre within the MU-S future land use category and 3.5 dwelling units per acre within MU-U, and maximum ten dwelling units per acre regardless of the future land use category.

(2) Floor area ratio. A maximum floor area ratio of 1.0 within the MU-S future land use category and 2.0 within MU-U.

(3) Structure height. A maximum structure height of 45 feet above highest adjacent grade.

(4) Lot area. Lot area as may be prescribed by use.

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

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

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

c. **Townhouse and other.** One hundred feet at the front building line for townhouse groups and boarding or lodging houses.

(6) Lot coverage. Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.

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

a. **Front and rear.** In the front and rear, 20 feet.

b. **Sides.** On each side, five feet or ten percent of the lot width at the front building line, whichever is greater, but need not exceed 15 feet. For townhouse groups, ten feet at each end unit.

1 **(8) Other requirements.**

2 **a. Stables.** Stables shall be no less than 50 feet from any property line and no
3 less than 130 feet from any residential dwelling on the property of another
4 landowner.

5 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
6 regulations and standards.

7 **(e) Location criteria.** All non-residential uses within the MDR district shall be located
8 to avoid nuisance, hazard and other adverse impacts to surrounding residential
9 uses.

10 **(f) Rezoning to MDR.** Medium Density Residential zoning may be established only
11 within the Mixed Use Suburban and Mixed Use Urban future land use categories.
12 Within those categories the district is suitable for suburban or urban areas with
13 central water and sewer and developed street networks. The district is intended to
14 provide transitions between areas zoned or used for low density residential and
15 areas zoned or used for medium or high density mixed use or commercial.

16 **Sec. 3-2.8 High Density Residential district (HDR). [R-4 (100%)]**

17 **(a) Purpose.** The purpose of the High Density Residential (HDR) district is to establish
18 appropriate areas and land use regulations for residential uses at high densities
19 within urban areas. The primary intent of the district is to provide for residential
20 neighborhood development in an efficient urban pattern of well-connected streets
21 and at greater dwelling unit density and diversity than the Medium Density
22 Residential district. Residential uses within the HDR district include most forms of
23 single-family, two-family and multi-family dwellings. Consistent with urban
24 development patterns and infrastructure, they are subject to a minimum density.
25 Non-residential uses within the district are limited to those that are compatible with
26 urban residential neighborhoods.

27 **(b) Permitted uses.** Permitted uses within the HDR district are limited to the following:

28 **(1) Residential.**

29 **a.** Group living, including nursing homes, assisted living facilities, and retirement
30 homes, but excluding dormitories, fraternity and sorority houses, and
31 residential facilities providing substance abuse treatment, post-incarceration
32 reentry, or similar services.

33 **b.** Manufactured (mobile) homes only within manufactured home parks or
34 subdivisions. No new or expanded manufactured home parks subdivisions.

35 **c.** Single-family dwellings (other than manufactured homes), attached or
36 detached, including townhouses and zero lot line subdivisions.

37 **d.** Two-family and multi-family dwellings.

38 See also “conditional uses.”

39 **(2) Retail sales.** No retail sales. See also “conditional uses.”

1 **(3) Retail services.**

2 a. Boarding and rooming houses.

3 b. Child care facilities.

4 See also “conditional uses.”

5 **(4) Public and civic.** Public utility structures not exceeding the district structure
6 height limit, excluding telecommunications towers.

7 See also “conditional uses.”

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

9 a. Marina, private.

10 b. Parks without permanent restrooms or outdoor event lighting.

11 See also “conditional uses.”

12 **(6) Industrial and related.** No industrial or related uses.

13 **(7) Agricultural and related.** Agricultural production limited to food primarily for
14 personal consumption by the producer, but no farm animals. See also
15 “conditional uses.”

16 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.

17 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
18 the BOA may conditionally allow the following uses within the HDR district:

19 **(1) Residential.**

20 a. Dormitories.

21 b. Fraternity or sorority houses.

22 c. Home occupations with non-resident employees.

23 **(2) Retail sales.** Retail sales only within a predominantly residential multi-story
24 building.

25 **(3) Retail services.** Retail services only within a predominantly residential multi-
26 story building.

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

28 a. Clubs, civic and fraternal.

29 b. Educational facilities, excluding preschools or kindergartens independent of
30 other elementary grades.

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

33 d. Hospitals.

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

- 1 f. Places of worship.
- 2 g. Public utility structures exceeding the district structure height limit, excluding
- 3 telecommunications towers.

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

- 5 a. Country clubs, golf courses, tennis centers, swimming pools and similar
- 6 active recreational facilities.[?]
- 7 b. Parks with permanent restrooms or outdoor event lighting.

8 **(6) Agricultural and related.** Horses or other domesticated *equines* kept on site

9 only as a private residential accessory, and stables for such animals. A minimum

10 lot area of two acres and a maximum of one such animal per acre.

11 **(d) Site and building requirements.** The following site and building requirements

12 apply to uses within the HDR district:

13 **(1) Density.** A minimum 3.5 dwelling units per acre and a maximum 20 dwelling

14 units per acre.

15 **(2) Floor area ratio.** A maximum floor area ratio of 2.0 for all uses.

16 **(3) Structure height.** A maximum structure height of 120 feet above highest

17 adjacent grade. [proposed new height limit from 95 feet]

18 **(4) Lot area.** Lot area as may be 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. **Multi-family and other.** One hundred feet at the front building line for multi-

26 family dwellings, boarding or lodging houses, and townhouse groups.

27 **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent

28 maximum semi-impervious and impervious cover) for all uses.

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

30 a. **Front.** In the front, 20 feet.

31 b. **Rear.** In the rear, 15 feet.

32 c. **Sides.** On each side, ten feet or ten percent of the lot width at the front

33 building line, whichever is less, but no less than five feet. For those

34 structures exceeding three stories, minimum side setbacks increase an

35 additional two feet for each additional story or additional ten feet in height, but

36 need not exceed 15 feet. For townhouse groups, ten feet at each end unit.

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

3 **(e) Location criteria.** All non-residential uses within the HDR district shall be located to
4 avoid nuisance, hazard and other adverse impacts to surrounding residential uses.

5 **(f) Rezoning to HDR.** High Density Residential zoning may be established only within
6 the Mixed Use Urban future land use category. It is suitable for urban areas with
7 central water and sewer and developed street networks. The district is appropriate
8 to provide transitions between areas zoned or used for medium density residential
9 and areas zoned or used for high density mixed use or commercial.

10 **Sec. 3-2.9 High Density Mixed Use district (HDMU). [R-5 (56%), R-6 (44%)]**

11 **(a) Purpose.** The purpose of the High Density Mixed Use (HDMU) district is to
12 establish appropriate areas and land use regulations for a complimentary mix of high
13 density residential uses and compatible non-residential uses within urban areas.
14 The primary intent of the district is to provide for a mix of neighborhood retail sales,
15 services and professional offices with greater dwelling unit density and diversity than
16 the Low Density Mixed Use district. Additionally, the HDMU district is intended to
17 rely on urban street connectivity and encourage vertical mixes of commercial and
18 residential uses within the same building to accommodate a physical pattern of
19 development characteristic of village main streets and older neighborhood
20 commercial areas. Residential uses within the district include all forms of single-
21 family, two-family and multi-family dwellings. Consistent with urban development
22 patterns and infrastructure, they are subject to a minimum density.

23 **(b) Permitted uses.** Permitted uses within the HDMU district are limited to the
24 following:

25 **(1) Residential.** The following residential uses are allowed throughout the district,
26 but if within a Commercial future land use category they are permitted only if part
27 of a predominantly commercial development. The restriction, however, does not
28 apply to a single-family dwelling as the principal use on an existing lot of record.

29 **a.** Group living, including nursing homes, assisted living facilities, and retirement
30 homes, but excluding dormitories, fraternity and sorority houses, and
31 residential facilities providing substance abuse treatment, post-incarceration
32 reentry or similar services.

33 **b.** Manufactured (mobile) homes, including manufactured home subdivisions,
34 but excluding new or expanded manufactured home parks.

35 **c.** Single-family dwellings (other than manufactured homes), detached or
36 attached, including townhouses and zero lot line subdivisions.

37 **d.** Two-family and multi-family dwellings.

38 See also “conditional uses.”

39 **(2) Retail sales.** Small-scale (gross floor area ≤ 6000 sq.ft. per lot) retail sales,
40 including sales of beer and wine, but excluding sales of automotive fuels, motor

1 vehicles and liquor, and excluding permanent outdoor display or sales. See also
2 “conditional uses.”

3 **(3) Retail services.** The following small-scale (gross floor area ≤ 6000 sq.ft. per lot)
4 retail services, excluding outdoor work or permanent outdoor storage:

5 a. Bed and breakfast inns.

6 b. Boarding and rooming houses.

7 c. Child care facilities.

8 d. Personal services, including beauty shops, health clubs, pet groomers, dry
9 cleaners and tattoo parlors.

10 e. Professional services, including those provided by realtors, bankers,
11 accountants, engineers, architects, dentists, physicians, and attorneys.

12 f. Repair services, including appliance repair, furniture refinishing and
13 upholstery, watch and jewelry repair, small engine and motor services, but
14 excluding major motor vehicle or boat service or repair.

15 g. Restaurants, excluding on-premises consumption of alcoholic beverages and
16 drive-in or drive-through service.

17 See also “conditional uses.”

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

19 a. Preschools and kindergartens.

20 b. Emergency service facilities, including law enforcement, fire fighting, and
21 medical assistance.

22 c. Foster care facilities.

23 d. Places of worship.

24 e. Public utility structures not exceeding the district structure height limit,
25 excluding telecommunications towers.

26 See also “conditional uses.”

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

28 a. Marinas, private only.

29 b. Parks without permanent restrooms or outdoor event lighting.

30 See also “conditional uses.”

31 **(6) Industrial and related.** No industrial or related uses.

32 **(7) Agricultural and related.** Agricultural production limited to food primarily for
33 personal consumption by the producer, but no farm animals.

34 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.

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

- 1 **(1) Residential.**
- 2 a. Dormitories.
- 3 b. Fraternity and sorority houses.
- 4 c. Manufactured (mobile) home parks.
- 5 **(2) Retail sales.** Medium-scale (gross floor area > 6000 sq.ft. but ≤ 35,000 sq.ft. per
- 6 lot) retail sales, including sales of beer and wine and automotive fuels, but
- 7 excluding sales of motor vehicles and liquor, and excluding permanent outdoor
- 8 display or sales of merchandise.
- 9 **(3) Retail services.**
- 10 a. Medium-scale (gross floor area > 6000 sq.ft. but ≤ 35,000 sq.ft. per lot) retail
- 11 services, excluding motor vehicle service and repair.
- 12 b. Restaurants with drive-in or drive-through service.
- 13 c. Small-scale (gross floor area ≤ 6000 sq.ft. per lot) major motor vehicle service
- 14 and repair, excluding painting or body work and outdoor work.
- 15 **(4) Public and civic.**
- 16 a. Broadcast stations with satellite dishes and antennas, but no towers.
- 17 b. Cemeteries.
- 18 c. Clubs, civic and fraternal.
- 19 d. Community service facilities, including auditoriums, libraries, museums, and
- 20 neighborhood centers.
- 21 e. Crematoriums.
- 22 f. Educational facilities not among the “permitted uses.”
- 23 g. Hospitals.
- 24 h. Offices for government or public utilities.
- 25 i. Public utility structures exceeding the district structure height limit, but
- 26 excluding telecommunications towers.
- 27 j. Warehousing or maintenance facilities for government or public utilities.
- 28 **(5) Recreation and entertainment.**
- 29 a. Amusement arcade centers and bingo facilities.
- 30 b. Country clubs, golf courses, tennis centers, swimming pools and similar
- 31 active recreational facilities.[?]
- 32 c. Parks with permanent restrooms or outdoor event lighting.
- 33 **(6) Agricultural and related.**

- 1 a. Horses or other domesticated equines kept on site, and stables for such
2 animals, only as a private residential accessory with a minimum lot area of
3 two acres and a maximum of one such animal per acre.
- 4 b. Veterinary clinics.
- 5 **(d) Other uses.**
- 6 a. Mini-warehouses with a maximum lot area of one acre outdoor storage limited
7 to operable motor vehicles and boats, and no vehicle rental.
- 8 b. Structures of permitted uses exceeding the district structure height limit,
9 excluding telecommunications towers.
- 10 **(e) Site and building requirements.** The following site and building requirements
11 apply to uses within the HDMU district:
- 12 **(1) Density.** A minimum of 3.5 dwelling units per acre and a maximum of 25
13 dwelling units per acre.
- 14 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial future
15 land use category and 2.0 within MU-U.
- 16 **(3) Structure height.** A maximum structure height of 150 feet above highest
17 adjacent grade, except as a conditional use. **[proposed new height limit from 120]**
- 18 **(4) Lot area.** Lot area as may be 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 the
22 front 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. **Multi-family and other.** One hundred feet at the front building line for multi-
26 family dwellings, boarding or lodging houses, or townhouse groups. No
27 minimum lot width required by zoning for other uses.
- 28 **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent
29 maximum semi-impervious and impervious cover) for all uses.
- 30 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 31 a. **Front.** In the front, 20 feet.
- 32 b. **Rear.** In the rear, 15 feet.
- 33 c. **Sides.** On each side, ten feet or ten percent of the lot width at the front
34 building line, whichever is less, but no less than five feet. For those
35 structures exceeding three stories, minimum side setbacks increase an
36 additional two feet for each additional story or additional ten feet in height, but
37 need not exceed 15 feet. For townhouse groups, ten feet at each end unit.

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

3 **(f) Location criteria.** All new non-residential uses proposed within the HDMU district
4 that are not part of a predominantly residential development or a planned unit
5 development, or are not identified as exempt by district regulations, shall be on
6 parcels that satisfy at least one of the following location criteria: [7.20.04]

7 **(1) Proximity to intersection.** Along an arterial or collector street, and within 200
8 feet of an intersection with another arterial or collector.

9 **(2) Proximity to traffic generator.** Along an arterial or collector street and within a
10 one-quarter mile radius of an individual traffic generator of more than 600 daily
11 trips, such as an apartment complex, military base, college campus, hospital,
12 shopping mall or similar generator.

13 **(3) Infill development.** Along an arterial or collector street, in an area where
14 already established non-residential uses are otherwise consistent with the HDMU
15 district, and where the new use would constitute infill development of similar
16 intensity as the conforming development on surrounding parcels. Additionally,
17 the location would promote compact development and not contribute to or
18 promote strip commercial development.

19 **(4) Site design.** Along an arterial street and at the intersection with a local street
20 that serves to connect the arterial street to another arterial, , and all of the
21 following site design conditions:

22 a. Any intrusion into a recorded residential subdivision is limited to a corner lot

23 b. Access and stormwater management is shared with adjoining uses or
24 properties to the extent practicable.

25 c. Adverse impacts to any adjoining residential uses are minimized by placing
26 the more intensive elements of the use, such as solid waste dumpsters and
27 truck loading/unloading areas, furthest from the residential uses.

28 **(5) Documented compatibility.** A compatibility analysis prepared by the
29 compliance review applicant provides competent substantial evidence of unique
30 circumstances regarding the parcel or use that were not anticipated by the
31 alternative criteria, and the proposed use will be able to achieve long-term
32 compatibility with existing and potential uses. Additionally, the following
33 conditions exist:

34 a. The parcel has not been rezoned by the landowner from the mixed use,
35 commercial, or industrial zoning assigned by the county.

36 b. If the parcel is within a county redevelopment district, the use will be
37 consistent with the district's adopted redevelopment plan, as reviewed and
38 recommended by the Community Redevelopment Agency (CRA).

39 **(g) Rezoning to HDMU.** High Density Mixed Use zoning may be established only
40 within the Mixed Use Urban or Commercial future land use categories. The district
41 is appropriate to provide transitions between areas zoned or used for medium

1 density residential or mixed use and areas zoned or used for commercial. HDMU
2 may be established in areas where the intermixing of its uses has been the custom,
3 where future uses are uncertain, and some redevelopment is probable. Additionally,
4 rezoning to HDMU is subject to the same location criteria as any new non-residential
5 use proposed within the HDMU district.

6 **Sec. 3-2.10 Commercial district (Com).** [C-1 (98%), GMD (2%)]

7 **(a) Purpose.** The purpose of the Commercial (Com) district is to establish appropriate
8 areas and land use regulations for general commercial activities, especially the
9 retailing of commodities and services. The primary intent of the district is to allow
10 more diverse and intense commercial uses than the neighborhood commercial
11 allowed within the mixed use districts. To maintain compatibility with surrounding
12 uses, all commercial operations within the Commercial district are limited to the
13 confines of buildings and not allowed to produce undesirable effects on surrounding
14 property. To retain adequate area for commercial activities, new and expanded
15 residential development within the district is limited, consistent with the Commercial
16 future land use category.

17 **(b) Permitted uses.** Permitted uses within the Commercial district are limited to the
18 following:

19 **(1) Residential.** The following residential uses are allowed throughout the district,
20 but if within a Commercial future land use category they are permitted only if part
21 of a predominantly commercial development. The restriction, however, does not
22 apply to a single-family dwelling as the principal use on an existing lot of record:

- 23 a. Group living, including nursing homes, assisted living facilities, and retirement
24 homes, but excluding dormitories, fraternity or sorority houses, or residential
25 facilities providing substance abuse treatment, post-incarceration reentry, or
26 similar services.
- 27 b. Manufactured (mobile) homes, and including new or expanded manufactured
28 home parks or subdivisions.
- 29 c. Single-family dwellings (other than manufactured homes), detached or
30 attached, including townhouses and zero lot line subdivisions.
- 31 d. Two-family and multi-family dwellings.

32 See also “conditional uses.”

33 **(2) Retail sales.** Retail sales, including sales of alcoholic beverages and automotive
34 fuels, but excluding motor vehicle sales and permanent outdoor storage. See
35 also “conditional uses.”

36 **(3) Retail services.** The following retail services, excluding permanent outdoor
37 storage:

- 38 a. Car washes, automatic or manual, full service or self-serve.
- 39 b. Child care facilities.

- 1 c. Hotels, motels and all other public lodging, including boarding and rooming
2 houses.
- 3 d. Personal services, including beauty shops, health clubs, pet groomers, dry
4 cleaners and tattoo parlors.
- 5 e. Professional services, including those provided by realtors, bankers,
6 accountants, engineers, architects, dentists, physicians, and attorneys.
- 7 f. Repair services, including appliance repair, furniture refinishing and
8 upholstery, watch and jewelry repair, small engine and motor services, but
9 excluding major motor vehicle or boat service or repair, and outdoor work.
- 10 g. Restaurants, including on-premises consumption of alcoholic beverages and
11 drive-in and drive-through service. However, the parcel boundary of any
12 restaurant with drive-in or drive-through service shall be at least 200 from any
13 LDR or MDR zoning district unless separated by a 60-foot or wider street
14 right-of-way.

15 See also “conditional uses.”

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

- 17 a. Community service facilities, including auditoriums, libraries, museums, and
18 neighborhood centers.
- 19 b. Educational facilities, including preschools, K-12, colleges, and vocational
20 schools.
- 21 c. Emergency service facilities, including law enforcement, fire fighting, and
22 medical assistance.
- 23 d. Foster care facilities.
- 24 e. Funeral homes.
- 25 f. Hospitals.
- 26 g. Offices for government or public utilities.
- 27 h. Places of worship.
- 28 i. Public utility structures not exceeding the district structure height limit,
29 including telecommunications towers, but excluding any industrial uses.
- 30 j. Warehousing or maintenance facilities for government or for public utilities.

31 See also “conditional uses.”

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

- 33 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 34 b. Indoor recreation or entertainment facilities, including movie theaters, bowling
35 alleys, skating rinks, arcade amusement centers, bingo facilities and shooting
36 ranges, but excluding bars, nightclubs or adult entertainment facilities.
- 37 c. Marinas, private and commercial.

1 d. Parks without permanent restrooms or outdoor event lighting.

2 See also “conditional uses.”

3 **(6) Industrial and related.**

4 a. Printing, binding, lithography and publishing.

5 b. Wholesale warehousing with gross floor area no greater than 10,000 sq.ft. per
6 lot.

7 See also “conditional uses.”

8 **(7) Agricultural and related.**

9 a. Agricultural food production primarily for personal consumption by the
10 producer, but no farm animals.

11 b. Nurseries and garden centers, including adjoining outdoor storage or display
12 of plants.

13 c. Veterinary clinics.

14 See also “conditional uses.”

15 **(8) Other uses.**

16 a. Billboard sign structures. See Chapter 5.

17 b. Borrow pit reclamation, only with site-specific BCC approval.

18 c. Mini-warehouses, excluding vehicle rental.

19 d. Outdoor storage if minor and customarily incidental to the permitted or
20 approved conditional uses of the district, and if in the rear yard, covered and
21 screened from off-site view, unless otherwise noted. See Article 4.

22 e. Parking garages and lots, commercial.

23 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
24 the BOA may conditionally allow the following uses within the Commercial district:

25 **(1) Residential.**

26 a. Group living not among the “permitted uses.”

27 b. Home occupations with non-resident employees.

28 **(2) Retail sales.**

29 a. Boat sales, new and used.

30 b. Automobile sales, used only, excluding parcels fronting on any of the
31 following “gateway” streets: Sorrento Road/Gulf Beach Highway/Barrancas
32 Avenue (SR 292); Blue Angel Parkway (SR 173); Pine Forest Road, south
33 from Interstate 10 to SR 173; Navy Boulevard (SR 295 and US 98); and
34 Scenic Highway (SR 10A and US 90). Additionally, the parcel shall be no
35 larger than one acre and provided with a permanent fence, wall or other
36 structural barrier of sufficient height and mass along all road frontage to

1 prevent encroachment into the right-of way other that through approved site
2 access.

- 3 c. Automobile rental limited to the same restrictions as used automobile sales.
- 4 d. Truck, utility trailer, and recreational vehicle sales, rental or service limited to
5 the same restrictions as used automobile sales.

6 **(3) Retail services.**

- 7 a. Restaurants not among the “permitted uses.”
- 8 b. Service and repair of motor vehicles, only if small scale (gross floor area ≤
9 6000 sq.ft.), but no painting or body work and no outdoor work or storage.

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

- 11 a. Broadcast stations with satellite dishes and antennas, but no towers.
- 12 b. Cemeteries.
- 13 c. Clubs, civic and fraternal.
- 14 d. Crematoriums

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

- 16 a. Bars and nightclubs.
- 17 b. Country clubs, golf courses, tennis centers, swimming pools and similar
18 active recreational facilities.[?]
- 19 c. Parks with permanent restrooms or outdoor event lighting.

20 **(6) Industrial and related.** Borrow pits, new or expanded, only with site-specific
21 BCC approval.

22 **(7) Agricultural and related.**

- 23 a. Horses or other domesticated equines kept on site, and stables for such
24 animals, only as a private residential accessory with a minimum lot area of
25 two acres and a maximum of one such animal per acre.
- 26 b. Veterinary clinics.

27 **(8) Other uses.**

- 28 a. Buildings and other structures of permitted uses proposing to exceed the
29 district structure height limit.
- 30 b. Mini-warehouses, with vehicle rental as an accessory use.
- 31 c. Outdoor sales not among the “permitted uses.” [what limitations?]
- 32 d. Outdoor storage not among the permitted uses, including outdoor storage of
33 trailered boats and operable recreational vehicles, but no repair, overhaul or
34 salvage activities. All such storage shall be screened from residential uses
35 and maintained to avoid nuisance conditions.

1 **(d) Site and building requirements.** The following site and building requirements apply
2 to uses within the Commercial district:

3 **(1) Density.** A minimum of 3.5 dwelling units per acre within the MU-U future land
4 use category and a maximum of 25 dwelling units per acre throughout the
5 district. No maximum lodging unit density imposed by zoning.

6 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial future
7 land use category and 2.0 within MU-U.

8 **(3) Structure height.** A maximum structure height of 150 feet above adjacent
9 grade, except as may be approved as a conditional use. [proposed new height
10 limit from 120]

11 **(4) Lot area.** Lot area as may be prescribed by use.

12 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
13 20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

18 c. **Multi-family and other.** One hundred feet at the front building line for multi-
19 family dwellings, boarding or lodging houses, or townhouse groups. No
20 minimum lot width required by zoning for other uses.

21 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
22 maximum semi-impervious and impervious cover) for all uses.

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

24 a. **Front and rear.** In both front and rear, 15 feet.

25 b. **Sides.** For each side, ten feet, increasing an additional two feet for each
26 additional ten feet in height above the first 35 feet of the structure as
27 measured from highest adjacent grade. For ten feet for end units of
28 townhouse groups

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

31 **(e) Location criteria.** All new non-residential uses proposed within the Commercial
32 district that are not part of a planned unit development or not identified as exempt by
33 the district shall be on parcels that satisfy at least one of the following location
34 criteria: [7.20.05]

35 **(1) Proximity to intersection.** Along an arterial or collector street, and within one-
36 quarter mile of its intersection with an arterial street.

37 **(2) Proximity to traffic generator.** Along an arterial or collector street and within a
38 one-quarter mile radius of an individual traffic generator of more than 600 daily

1 trips, such as an apartment complex, military base, college campus, hospital,
2 shopping mall or similar generator.

3 **(3) Infill development.** Along an arterial or collector street, in an area where
4 already established non-residential uses are otherwise consistent with the
5 Commercial district, and where the new use would constitute infill development of
6 similar intensity as the conforming development on surrounding parcels.
7 Additionally, the location would promote compact development and not contribute
8 to or promote strip commercial development.

9 **(4) Site design.** Along an arterial or collector street, no more than one-half mile
10 from its intersection with an arterial or collector street, not abutting a single-family
11 residential zoning district (RR, LDR or MDR), and all of the following site design
12 conditions:

13 a. Any intrusion into a recorded subdivision is limited to a corner lot.

14 b. A system of service roads or shared access is provided to the maximum
15 extent made feasible by lot area, shape, ownership patterns, and site and
16 street characteristics.

17 c. Adverse impacts to any adjoining residential uses are minimized by placing
18 the more intensive elements of the use, such as solid waste dumpsters and
19 truck loading/unloading areas, furthest from the residential uses.

20 a. **Documented compatibility.** A compatibility analysis prepared by the
21 compliance review applicant provides competent substantial evidence of unique
22 circumstances regarding the potential uses of parcel that were not anticipated by
23 the alternative criteria, and the proposed use, or rezoning as applicable, will be
24 able to achieve long-term compatibility with existing and potential uses.
25 Additionally, the following conditions exist:

26 a. The parcel has not been rezoned by the landowner from the mixed use,
27 commercial, or industrial zoning assigned by the county.

28 b. If the parcel is within a county redevelopment district, the use will be
29 consistent with the district's adopted redevelopment plan, as reviewed and
30 recommended by the Community Redevelopment Agency (CRA).

31 **(f) Rezoning to Commercial.** Commercial zoning may be established only within the
32 Mixed Use Urban or Commercial future land use categories. The district is intended
33 to provide transitions between areas zoned or used as mixed use and areas zoned
34 or used as heavy commercial or industrial. Additionally, rezoning to Commercial is
35 subject to the same location criteria as any new non-residential use proposed within
36 the Commercial district.

37 **Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).** [C-2 (55%), ID-
38 CP (7%), ID-1 (28%), GBD (7%), GID (3%)]

39 **(a) Purpose.** The purpose of the Heavy Commercial and Light Industrial (HC/LI) district
40 is to establish appropriate areas and land use regulations for a complementary mix
41 of industrial uses with a broad range of commercial activities. The primary intent of

1 the district is to allow light manufacturing, large-scale wholesale and retail uses,
2 major services, and other more intense uses than allowed in the Commercial district.
3 The variety and intensity of non-residential uses within the HC/LI district is limited by
4 their compatibility with surrounding uses. All commercial and industrial operations
5 are limited to the confines of buildings and not allowed to produce undesirable
6 effects on other property. To retain adequate area for commercial and industrial
7 activities, other uses within the district are limited.

8 **(b) Permitted uses.** Permitted uses within the HC/LI district are limited to the following:

9 **(1) Residential.** All residential use are allowed, including manufactured (mobile)
10 home subdivisions and parks, but only outside of the Industrial future land use
11 category and only if part of a predominantly commercial development. These
12 restrictions, however, do not apply to a single-family dwelling as the principal use
13 on an existing lot of record. See also “conditional uses.”

14 **(2) Retail sales.** Retail sales, including sales of alcoholic beverages, sales of
15 automotive fuels, and sales of new and used automobiles, motorcycles, boats,
16 and mobile homes.

17 **(3) Retail services.**

18 a. Car washes, automatic or manual, full service or self-serve.

19 b. Child care facilities.

20 c. Hotels, motels and all other public lodging, including boarding and rooming
21 houses.

22 d. Personal services, including beauty shops, health clubs, pet groomers, dry
23 cleaners and tattoo parlors.

24 e. Professional services, including those provided by realtors, bankers,
25 accountants, engineers, architects, dentists, physicians, and attorneys.

26 f. Rental of automobiles, trucks, utility trailers and recreational vehicles.

27 g. Repair services, including appliance repair, furniture refinishing and
28 upholstery, watch and jewelry repair, small engine and motor services, and
29 major motor vehicle and boat service and repair, but excluding outdoor work
30 or storage.

31 h. Restaurants, including on-premises consumption of alcoholic beverages and
32 drive-in and drive-through service. However, the parcel boundary of any
33 restaurant with drive-in or drive-through service shall be at least 200 from any
34 LDR or MDR zoning district unless separated by a 60-foot or wider street
35 right-of-way.

36 i. Taxi and limousine services.

37 See also “conditional uses.”

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

- 1 a. Broadcast stations with satellite dishes and antennas, including towers up to
2 the district structure height limit.
- 3 b. Community service facilities, including auditoriums, libraries, museums, and
4 neighborhood centers.
- 5 c. Educational facilities, including preschools, K-12, colleges, and vocational
6 schools.
- 7 d. Emergency service facilities, including law enforcement, fire fighting, and
8 medical assistance.
- 9 e. Funeral homes.
- 10 f. Hospitals.
- 11 g. Places of worship.
- 12 h. Public utility structures not exceeding the district structure height limit,
13 including telecommunications towers, but no industrial uses not otherwise
14 permitted.

15 See also “conditional uses.”

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

- 17 a. Commercial entertainment facilities, indoor or outdoor, including movie
18 theatres, amusement parks, and stadiums, but excluding off-highway motor
19 vehicle uses. Carnival-type amusements shall be no less than 500 feet from
20 any residential district. Additionally, bars, nightclubs and adult entertainment
21 are prohibited in areas with the zoning designation HC/LI-NA or areas
22 formerly within the ID-CP or ID-1 zoning district. See also supplemental use
23 regulations in Chapter 4.
- 24 b. Commercial recreation facilities, passive or active, including those for walking,
25 hiking, bicycling, camping, recreational vehicles, swimming, skateboarding,
26 bowling, court games, field sports, and golf, but excluding outdoor shooting
27 ranges. A minimum lot area of five acres for campgrounds or recreational
28 vehicle parks.
- 29 c. Marinas, private and commercial.
- 30 d. Parks, with or without permanent restrooms or outdoor event lighting.

31 See also “conditional uses.”

32 **(6) Industrial and related.**

- 33 a. Borrow pits, new or expanded, only with site-specific BCC approval.
- 34 b. Light industrial uses, including research and development, printing and
35 binding, distribution and wholesale warehousing, and manufacturing, all
36 completely within the confines of buildings and without adverse off-site
37 impacts.
- 38 c. Marinas, industrial.

1 See also “conditional uses.”

2 **(7) Agricultural and related.**

- 3 1. Food produced primarily for personal consumption by the producer, but no
4 farm animals.
- 5 2. Nurseries and garden centers, including adjoining outdoor storage or display
6 of plants.
- 7 3. Veterinary clinics, but no outside kennels.

8 See also “conditional uses.”

9 **(8) Other uses.**

- 10 a. Billboards sign structures. See Chapter 5.
- 11 b. Borrow pit reclamation, only with site-specific BCC approval.
- 12 c. Building or construction trades shops and warehouses, including on-site
13 outside storage.
- 14 d. Bus leasing and rental facilities.
- 15 e. Deposit boxes for donation of used items when placed as an accessory
16 structure on the site of a charitable organization.
- 17 f. Mini-warehouses, including vehicle rental as an accessory use.
- 18 g. Outdoor adjacent display of plants by garden shops and nurseries.
- 19 h. Outdoor sales.[any limitations?]
- 20 i. Outdoor storage of trailered boats and operable recreational vehicles, but no
21 repair, overhaul or salvage activities.
- 22 j. Parking garages and commercial parking lots.
- 23 k. Sales and outdoor display of prefabricated storage sheds.

24 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
25 the BOA may conditionally allow the following uses within the HC/LI district:

26 **(1) Residential.** Caretaker residences for permitted non-residential uses.

27 **(2) Retail services.** Restaurants not among the “permitted uses.” [added for
28 consistency with C-1]

29 **(3) Public and civic.** Correctional facilities.

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

- 31 a. Off-highway motor vehicle commercial entertainment and recreation.
- 32 b. Shooting ranges, outdoor.

33 **(5) Industrial and related.**

- 34 a. Asphalt and concrete batch plants if within the Industrial future land use
35 category.[heavy industry uses from GID]

- 1 **b.** Salvage yards, including the handling of metals, paper, tires, bottles and
2 cans, motor vehicles, and appliances.
- 3 **c.** Solid waste collection points and transfer facilities, but no hazardous waste
4 storage.
- 5 **(6) Agricultural and related.** Kennels or animal shelters not interior to veterinary
6 clinics.
- 7 **(7) Other uses.**
- 8 **a.** Buildings and other structures of permitted uses proposing to exceed the
9 district structure height limit.
- 10 **b.** Heliports.
- 11 **(d) Site and building requirements.** The following site and building requirements apply
12 to uses within the HC/LI district:
- 13 **(1) Density.** No dwelling unit density established by zoning, but each lot of record
14 vested for a single-family dwelling as the principal use. No maximum lodging unit
15 density imposed by zoning.
- 16 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial and
17 Industrial future land use categories and 2.0 within MU-U.
- 18 **(3) Structure height.** A maximum structure height of 150 feet above highest
19 adjacent grade, except as may be approved as a conditional use. [proposed new
20 height limit from 120]
- 21 **(4) Lot area.** Lot area as may be prescribed by use.
- 22 **(5) Lot width.** No minimum lot width required by zoning.
- 23 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
24 maximum semi-impervious and impervious cover) for all uses. A maximum of 75
25 percent of lot area occupied by principal and accessory buildings on lots of non-
26 residential uses.
- 27 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 28 **a. Front and rear.** In both front and rear, 15 feet.
- 29 **b. Sides.** For each side, ten feet, increasing an additional two feet for each
30 additional ten feet in height above the first 35 feet of the structure as
31 measured from highest adjacent grade.
- 32 **(8) Other requirements.**
- 33 **a. Access.** For any industrial use south of Well Line Road, site access shall be
34 provided by curb cuts on an arterial or collector street. Alternatively, a private
35 or public street may link the site to an arterial or collector, provided that the
36 private or public street does not traverse a residential subdivision or
37 predominantly residential neighborhood between the site and the arterial or
38 collector street. [6.05.18.F]

1 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
2 regulations and standards.

3 **(e) Location criteria.** All new non-residential uses proposed within the HC/LI district
4 that are not part of a planned unit development or not identified as exempt by district
5 regulations shall be on parcels that satisfy at least one of the following location
6 criteria: **[7.20.06]**

7 **(1) Proximity to intersection.** Along an arterial street, and within one-quarter mile
8 of its intersection with an arterial street.

9 **(2) Site design.** Along an arterial street, no more than one-half mile from its
10 intersection with an arterial street, and all of the following site design conditions:

11 **a.** Not abutting a RR, LDR or MDR zoning district

12 **b.** Any intrusion into a recorded residential subdivision is limited to a corner lot

13 **c.** A system of service roads or shared access is provided to the maximum
14 extent feasible given the lot area, lot shape, ownership patterns, and site and
15 street characteristics.

16 **d.** Adverse impacts to any adjoining residential uses are minimized by placing
17 the more intensive elements of the use, such as solid waste dumpsters and
18 truck loading/unloading areas, furthest from the residential uses.

19 **e.** Location in an area where already established non-residential uses are
20 otherwise consistent with the HC/LI, and where the new use would constitute
21 infill development of similar intensity as the conforming development on
22 surrounding parcels. Additionally, the location would promote compact
23 development and not contribute to or promote strip commercial development.

24 **(3) Documented compatibility.** A compatibility analysis prepared by the
25 compliance review applicant provides competent substantial evidence of unique
26 circumstances regarding the parcel or use that were not anticipated by the
27 alternative criteria, and the proposed use will be able to achieve long-term
28 compatibility with existing and potential uses. Additionally, the following
29 conditions exist:

30 **a.** The parcel has not been rezoned by the landowner from the mixed use,
31 commercial, or industrial zoning assigned by the county.

32 **b.** If the parcel is within a county redevelopment district, the use will be
33 consistent with the district's adopted redevelopment plan, as reviewed and
34 recommended by the Community Redevelopment Agency (CRA).

35 **(f) Rezoning to HC/LI.**

36 **(1) Generally.** Heavy Commercial and Light Industrial zoning may be established
37 only within the Mixed Use Urban, Commercial, or Industrial future land use
38 categories. The district is appropriate to provide transitions between areas
39 zoned or used for commercial and areas zoned or used for industrial. Rezoning
40 to HC/LI shall consider the ability of the site to receive bulk deliveries by truck in

1 locations served by major transportation networks and the need to avoid
2 undesirable effects on nearby property and residential uses. Additionally,
3 rezoning to HC/LI is subject to the same location criteria as any new non-
4 residential use proposed within the HC/LI district.

5 **(2) HC/LI-NA designation.** Any applicant for rezoning to the HC/LI zoning district
6 may request a HC/LI-NA designation prohibiting the subsequent establishment of
7 any bars, nightclubs, or adult entertainment uses on the rezoned property. The
8 request shall be in the form of a notarized affidavit that acknowledges this use
9 restriction and affirms that it is a voluntary request. Once approved in
10 conformance with the rezoning provisions of Chapter 2, the HC/LI-NA zoning
11 designation and its prohibitions shall apply to the property, regardless of
12 ownership, unless and until the parcel is rezoned.

13 **Sec. 3-2.12 Industrial district (Ind). [ID-2 (100%)]**

14 **(a) Purpose.** The purpose of the Industrial (Ind) district is to establish appropriate
15 areas and land use regulations for a broad range of industrial uses. The primary
16 intent of the district is to accommodate general assembly, outdoor storage,
17 warehousing and distribution, major repair and services, manufacturing, salvage and
18 other such uses and activities that contribute to a diverse economic base but cannot
19 satisfy the compatibility requirements and higher performance standards of other
20 districts. The Industrial district is also intended to provide appropriate locations and
21 standards that minimize dangers to populations and the environment from heavy
22 industrial activities, and to preserve industrial lands for the continuation and
23 expansion of industrial production. To ensure the preservation of adequate areas for
24 industrial activities, other uses within the district are limited. With few exceptions,
25 new or expanded residential development is prohibited.

26 **(b) Permitted uses.** Permitted uses within the Industrial district are limited to the
27 following:

28 **(1) Residential.** No new residential uses, including accessory dwelling units, except
29 a single-family dwelling (including manufactured homes) allowed as the principal
30 use on any lot of record and caretaker residences for permitted non-residential
31 uses.

32 **(2) Retail sales.** No retail sales except as permitted “industrial and related” uses.

33 **(3) Retail services.** No retail services except as permitted “industrial and related”
34 uses.

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

36 a. Emergency service facilities, including law enforcement, fire fighting, and
37 medical assistance.

38 b. Public utility structures not exceeding the district structure height limit,
39 including telecommunications towers.

40 **(5) Recreation and entertainment.** No recreation or entertainment uses.

- 1 **(6) Industrial and related.**
- 2 a. Bulk storage.
- 3 b. Industrial uses, light and heavy, including research and development, printing
- 4 and binding, distribution and wholesale warehousing, processing of raw
- 5 materials, manufacturing of finished and semi-finished products, salvage
- 6 yards, solid waste transfer facilities, landfills, concrete and asphalt batch
- 7 plants, power plants, and mineral extraction, but new or expanded borrow pits
- 8 only with site-specific BCC approval.
- 9 c. Solid waste collection points.
- 10 **(7) Agricultural and related.** No agricultural or related uses except as permitted
- 11 “industrial and related” uses.
- 12 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.
- 13 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
- 14 the BOA may conditionally allow a permitted use of the Industrial district to exceed
- 15 the district structure height limit.
- 16 **(d) Site and building requirements.** The following site and building requirements apply
- 17 to uses within the Industrial district:
- 18 **(1) Density.** No dwelling unit or lodging unit density established by zoning, but each
- 19 lot of record vested for a single-family dwelling as the principal use.
- 20 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 21 **(3) Structure height.** A maximum structure height of 150 feet above highest
- 22 adjacent grade, except as may be approved as a conditional use.
- 23 **(4) Lot area.** Lot area as may be prescribed by use.
- 24 **(5) Lot width.** A minimum lot width of 100 feet at the street right-of-way.
- 25 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
- 26 maximum semi-impervious and impervious cover) for all uses. A maximum of 75
- 27 percent of lot area occupied by principal and accessory buildings.
- 28 **(7) Structure setbacks.** For all principal structures, minimum setbacks of 25 feet in
- 29 both front and rear, and 15 feet on the sides.
- 30 **(8) Other requirements.**
- 31 a. **Access.** For any industrial use south of Well Line Road, site access shall be
- 32 provided by curb cuts on an arterial or collector street. Alternatively, a private
- 33 or public street may link the site to an arterial or collector, provided that the
- 34 private or public street does not traverse a residential subdivision or
- 35 predominantly residential neighborhood between the site and the arterial or
- 36 collector street. **[6.05.19.G]**
- 37 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development
- 38 regulations and standards.

1 **(e) Location criteria.** All new industrial uses proposed within the Industrial district that
2 are not part of a planned unit development shall be on parcels that satisfy all of the
3 following location criteria: [7.20.07]

4 **(a)** Located so that the negative impacts of the uses on the functions of natural
5 systems are avoided if possible, and minimized when unavoidable.

6 **(b)** Accessible to essential public facilities and services at the levels of service
7 adopted in the Comprehensive Plan.

8 **(c)** Located on parcels of land large enough to adequately support the type of
9 industrial development proposed and minimize any adverse impacts upon
10 surrounding properties through effective buffering so that the proposed use is
11 compatible with surrounding uses. [6.05.19.D.2]

12 **(f) Rezoning to Ind.** Industrial zoning may be established only within the Industrial
13 future land use category. The district shall be located where conflicts with other
14 uses can be minimized through orderly zoning transitions and effective buffering,
15 and where sufficient access to transportation and other public facilities is available.
16 Additionally, rezoning to Industrial is subject to the same location criteria as any new
17 industrial use proposed within the Industrial district.

18 **Sec. 3-2.13 Recreation district (Rec).** [S-1 (100%)]

19 **(a) Purpose.** The purpose of the Recreation (Rec) district is to establish appropriate
20 areas and land use regulations for outdoor recreational uses and open space. The
21 primary intent of the district is to preserve and maintain parcels of land necessary or
22 used for a system of public and private parks providing both active and passive
23 recreational activities and amenities. Indoor recreation facilities are allowed within
24 the Recreational district if customarily incidental to the principal outdoor uses. Non-
25 recreational uses are severely limited to ensure the preservation of district lands and
26 provision of adequate areas for public recreation. With few exceptions, new or
27 expanded residential development is prohibited.

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

30 **(1) Residential.** No new residential uses, including accessory dwelling units, except
31 a single-family dwelling (including manufactured homes) allowed as the principal
32 use on any lot of record and caretaker residences for permitted non-residential
33 uses. excluding home-based businesses

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

35 **(3) Retail services.** Retail services customarily incidental to permitted recreational
36 uses.

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

38 **a.** Bird and wildlife sanctuaries.

39 **b.** Parks and greenbelt areas.

40 **c.** Public utility structures, including telecommunication towers.

1 See also “conditional uses.”

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

3 a. Recreation facilities, outdoor, passive or active.

4 b. Marinas, commercial only.

5 c. Parks, with or without permanent restrooms or outdoor event lighting.

6 See also “conditional uses.”

7 **(6) Industrial and related.** No industrial or related uses.

8 **(7) Agricultural and related.** No agricultural or related uses.

9 **(8) Other uses.** Borrow pit reclamation only with site-specific BCC approval.

10 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
11 the BOA may conditionally allow the following uses within the Recreation district:

12 **(2) Public and civic.** Emergency service facilities, including law enforcement, fire
13 fighting, and medical assistance.

14 **(3) Recreation and entertainment.** Outdoor shooting ranges.

15 **(d) Site and building requirements.** The following site and building requirements apply
16 to uses within the Recreation district:

17 **(1) Density.** No dwelling unit or lodging unit density established by zoning, but each
18 lot of record vested for a single-family dwelling as the principal use.

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

20 **(3) Structure height.** No maximum structure height imposed by zoning.

21 **(4) Lot area.** Lot area as may be prescribed by use.

22 **(5) Lot width.** No minimum lot width is required by zoning.

23 **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
24 maximum semi-impervious and impervious cover) for all uses.

25 **(7) Structure setbacks.** No minimum setbacks required by zoning.

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

28 **(e) Location criteria.** No location criteria are established by the Recreation district.

29 **(f) Rezoning to Recreation.** Recreation zoning may be established within all future
30 land use categories except Industrial and Conservation.

31 **Sec. 3-2.14 Conservation district (Con).** [SDD public or conservation land (100%)]

32 **(a) Purpose.** The purpose of the Conservation (Con) district is to establish appropriate
33 areas and land use regulations for the conservation of important natural resources.
34 The primary intent of the district is to conserve wetlands, marshes, watersheds,
35 coastal dunes, wildlife habitats and other environmentally sensitive lands, but allow

1 for passive recreational opportunities and amenities consistent with the
2 Conservation future land use category. Non-conservation uses are severely limited
3 to ensure the conservation of district resources and provision of appropriate areas
4 for public recreation. Non-residential uses within the Conservation district are limited
5 to activities that will have minimal impacts and where the educational benefits of the
6 uses are determined to outweigh those impacts. With few exceptions, new or
7 expanded residential development is prohibited.

8 **(b) Permitted uses.** Permitted uses within the Conservation district are limited to the
9 following:

10 **(1) Residential.** No new residential uses, including accessory dwelling units, except
11 a single-family dwelling (including manufactured homes) allowed as the principal
12 use on any lot of record and caretaker residences for permitted non-residential
13 uses.

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

15 **(3) Retail services.** No retail services.

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

17 a. Bird and wildlife sanctuaries.

18 b. Educational use of natural amenities for public benefit.

19 c. Parks and trails for passive recreation only.

20 d. Preservation and conservation lands.

21 See also “conditional uses.”

22 **(5) Recreation and entertainment.** Only passive recreation and entertainment
23 uses.

24 **(6) Industrial and related.** No industrial or related uses.

25 **(7) Agricultural and related.** See “conditional uses.”

26 **(8) Other uses.** Borrow pit reclamation with site-specific BCC approval.

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

29 **(1) Public and civic.** Public utility structures, including telecommunication towers.

30 **(2) Agricultural and related.** The keeping of horses or other domesticated *equines*
31 on site, and stables for such animals, only for public riding. See “lot size.”

32 **(d) Site and building requirements.** The following site and building requirements
33 apply to uses within the Conservation district:

34 **(1) Density.** No dwelling unit or lodging unit density established by zoning, but each
35 lot of record vested for a single-family dwelling as the principal use.

36 **(2) Floor area ratio.** A maximum floor area ratio of 0.5 for all uses.

37 **(3) Structure height.** No maximum structure height imposed by zoning.

- 1 **(4) Lot area.** Lot area as may be prescribed by use.
- 2 **(5) Lot width.** No minimum lot width is required by zoning.
- 3 **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent
- 4 maximum semi-impervious and impervious cover) for all uses.
- 5 **(7) Structure setbacks.** No minimum setbacks required by zoning.
- 6 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
- 7 regulations and standards.
- 8 **(e) Location criteria.** No location criteria established by the Conservation district.
- 9 **(f) Rezoning to Conservation.** Conservation zoning may be established within all
- 10 future land use categories. It is suitable for all lands that have natural limitations to
- 11 development due to sensitive environmental character, both publically owned
- 12 conservation lands and private lands subject to similarly restrictive conservation
- 13 easements.

1 **Article 3 Overlay districts.**

2 **Sec. 3-3.1 Purpose of article.**

3 The purpose of this article is to establish overlay zoning districts that apply to areas of
4 the county for which specific aesthetic, historic preservation, resource protection,
5 redevelopment or other public concerns have been formally identified by the BCC.
6 Overlays establish supplemental requirements to address issues not sufficiently
7 addressed by underlying zoning. The allowable uses, site and building requirements,
8 and other conditions of the underlying zoning may be modified by the provisions of the
9 overlay districts to achieve the stated purposes of the overlays. However, unless
10 modified by an overlay, all provisions of the underlying zoning apply.

11 **Sec. 3-3.2 Community redevelopment.**

12 **(d) Generally.** The BCC has designated community redevelopment areas and adopted
13 area plans to reduce identified slum and blighted conditions within certain areas of
14 the county. The redevelopment plans provide guidance to enhance quality of life,
15 encourage private sector reinvestment, and promote sound economic development
16 principles. Additionally, they provide recommendations for capital improvement
17 projects and other public sector enhancement opportunities. Redevelopment
18 overlay zoning districts are established in this section to support these plans through
19 land use regulations.

20 **(e) Community Redevelopment Agency (CRA).** As part of the redevelopment
21 strategy for the designated redevelopment areas, the BCC created the Community
22 Redevelopment Agency (CRA) and authorized the use of tax increment financing
23 (TIF) as a tool for redevelopment. Within the LDC compliance review processes the
24 CRA determines compliance with the redevelopment overlay district regulations,
25 particularly regarding land use and site and building requirements.

26 In evaluating compliance, the CRA recognizes that there may be circumstances
27 requiring a departure from some overlay requirements, and may grant them
28 accordingly. Although financial hardship alone is not a basis to grant an exception,
29 the CRA may consider the following when requested to grant exceptions to overlay
30 zoning district requirements:

- 31 **(1)** Individual and public safety.
- 32 **(2)** Unique site conditions or building characteristics.
- 33 **(3)** Adverse effects of standards on the use of the property.
- 34 **(4)** Public benefit.

35 **(f) Crime prevention through design.** When designing any element within a
36 redevelopment overlay district, including site layout, buildings, streets, signs,
37 landscaping and parking, Crime Prevention Through Environmental Design
38 (CPTED) principles shall be used. The following CPTED guidelines shall be
39 evaluated by the CRA for designs within the district:

1 **(1) Territorial reinforcement.** All building entrances, parking areas, pathways and
2 other elements should incorporate appropriate features that create or extend a
3 "sphere of influence," express ownership, and clearly distinguish private areas
4 from public ones.

5 **(2) Natural surveillance.** The site layout, building and landscape design should
6 promote the ability to "see and be seen." Physical features and activities should
7 be oriented and designed in ways that maximize the ability to see throughout the
8 site.

9 **(3) Activity support.** The site layout and building design should encourage
10 legitimate activity in public spaces.

11 **(4) Access control.** Walkways, fences, lighting, signage and landscape should be
12 located and designed to clearly guide people and vehicles to and from the proper
13 entrances, directing the flow of people while decreasing the opportunity for crime.

14 **Sec. 3-3.3 Barrancas Overlay (Barr-OL).** [6.07.04, RA-1(OL)]

15 **(a) Purpose.** The purpose of the Barrancas Overlay (Barr-OL) district is to support the
16 BCC-adopted Barrancas Redevelopment Area through specific land use regulations.
17 The regulations are intended to further the objectives of the area's redevelopment
18 plan, especially its protection of the unique natural resources of Bayou Chico. To
19 protect and conserve such resources along and adjacent to the bayou, as well as to
20 nurture water-dependent and water-related uses that do not cause water quality
21 degradation or prevent the beneficial restoration of environmental quality in the
22 bayou, the overlay district includes limitations that specifically apply within a
23 waterfront mixed use area. Land use controls established by the entire overlay
24 district work to enhance the character of an area changed by the realignment of
25 Barrancas Avenue and to alleviate the harmful effects of industrial pollutants on
26 surface waters.

27 **(b) Permitted uses.** The permitted uses of underlying zoning districts are modified
28 within the Barr-OL district as follows: [6.07.02.D]

29 **(1) Multi-family dwellings.** All new or modified multi-family dwellings shall be in
30 condominium form of ownership. Single-family attached dwellings are not
31 affected. [6.07.02.D.3]

32 **(2) Mixed-use.** For any mix of permitted residential and non-residential uses within
33 the same building, the non-residential uses shall occupy the first or bottom floor
34 and the residential uses shall occupy the second or upper floors. [6.07.02.D.4]

35 **(c) Conditional uses.** The Barr-OL district does not modify the conditional uses of any
36 underlying zoning districts.

37 **(d) Prohibited uses.** Except as noted, the following uses are prohibited in the Barr-OL
38 district regardless of their status in any underlying zoning district:

39 **(1)** Automotive fuel sales.

40 **(2)** Automotive outdoor repair or storage, including painting and bodywork.

- 1 **(3)** Boarding or lodging houses.
- 2 **(4)** Campgrounds or recreational vehicle parks.
- 3 **(5)** Carnival type amusements and amusement arcades.
- 4 **(6)** Commercial outdoor storage of boats, except within the WMU area.
- 5 **(7)** Commercial outdoor storage of recreational vehicles.
- 6 **(8)** Fortune tellers, palm readers, psychics, and similar personal services.
- 7 **(9)** Manufactured (mobile) homes. The construction of modular homes is not
- 8 prohibited.
- 9 **(10)** Manufactured (mobile home subdivisions or parks.
- 10 **(11)** Mini-warehouses.
- 11 **(12)** Pawn shops and check cashing services.
- 12 **(13)** Used clothing deposit boxes.
- 13 **(14)** Wholesale or distribution warehouses, except within the WMU area.

14 **(e) Site and building requirements.** The following site and building requirements
15 apply in the Barr-OL district:

16 **(1) Structure height.** Except for properties within the WMU area, no structure shall
17 exceed 45 feet in height. Any lower height required by the underlying zoning
18 district shall govern.

19 **(2) Materials and colors.** The choice of building materials and colors shall be
20 compatible with the intent of the overlay district and shall not have an adverse
21 visual impact on surrounding properties. Accessory structures shall use the
22 same materials, color, and/or style of the primary façade if visible from a public
23 way.

24 **(3) If within MDR[R-2 & R-3] and HDR[R-4] zoning.** Residential buildings within
25 Medium Density Residential (MDR) and High Density Residential (HDR) zoning
26 districts shall have a clear and visible orientation to the street to create a
27 desirable pedestrian environment between the building and the street. Street
28 orientation shall include the following:

29 **a. Front entry.** The front facade shall include the primary entry door, be street
30 facing, and include a porch or stoop. Front porches shall be a minimum six
31 feet deep, ten feet wide and in scale with the primary facade. Stoops shall be
32 a minimum of five feet wide and provide connection to entrances or porches
33 where buildings are elevated above grade.

34 **b. Garages.** For residential uses, there shall be no front-facing garages unless
35 they are set back an additional eight feet from the primary front facade and do
36 not exceed 25 percent of the front-facing building facade. If the lot width is
37 forty feet or less, the 25 percent maximum does not apply.

1 **c. Off-street parking.** All off-street parking shall be located to the rear of the
2 building that faces the public street or within a garage. For single-family
3 detached residential dwellings, off street parking may be located in a carport,
4 driveway, or garage.

5 **(4) If within HDMU[R-5 & R-6] and Commercial[C-1] zoning.** Buildings within High
6 Density Mixed Use (HDMU) or Commercial zoning districts shall have a clear and
7 visible orientation to the street to create a desirable pedestrian environment
8 between the building and the street. Street orientation shall include:

9 **a. Setbacks.** Front and side setbacks consistent with adjacent structures as
10 allowed by zoning. Rear setbacks shall be as required by the underlying
11 zoning district. Where setback patterns are not clearly established, buildings
12 shall be built to within ten (10) feet of property lines.

13 **b. Building orientation.** Buildings oriented so that the principal facades are
14 parallel or nearly parallel to the streets they face. On corner sites, buildings
15 shall occupy the corner.

16 **c. Walkways.** Walkways that lead to front doors, separate from the driveway
17 where practical.

18 **d. Entrances.** Well lit entrances visible from the street and easily accessible.

19 **e. Residential parking.** For residential uses, all off-street parking located in the
20 rear of the building that faces the public street or within a garage. For single-
21 family detached housing, off street parking may be located in a carport,
22 driveway, or garage. There shall be no front facing garages unless they are
23 setback an additional eight feet from the primary front facade and do not
24 exceed 25 percent of the street facing building facade. If the lot width is forty
25 feet or less, the 25 percent maximum does not apply.

26 **f. Non-residential parking.** For non-residential uses, off-street parking areas
27 shall be located on the side or rear of the building unless a shared central
28 parking facility is developed through an easement or common ownership
29 among contiguous properties. Curb cuts shall be limited to one 20-foot wide
30 access for a shared central parking facility. Liner buildings or landscaping
31 shall be used to screen parking from the street. Walkways shall be included
32 in off-street parking areas.

33 **g. Scale.** Buildings shall be designed in proportions to reflect human pedestrian
34 scale and movement, and to encourage interest at the street level. Such
35 scale is best achieved when the ratio of street width to building height is
36 between 1:2 and 1:3. Along a 24-foot wide street, building height would
37 ideally be 48 to 72 feet.

38 **h. Loading areas.** All service and loading areas shall be entirely screened from
39 off-site view.

40 **i. Outdoor dining.** Outdoor dining areas shall be properly designated and
41 appropriately separated from public walkways and streets using attractive
42 materials such as railings, wrought iron fences, landscaping, or other suitable

1 material. Dining area adjacent to a public right-of-way shall allow a minimum
2 unobstructed sidewalk of six feet along the right-of-way.

3 **(5) Natural features.** Natural features shall be protected and integrated into site
4 design and development where possible. The applicant shall demonstrate how
5 the development protects and incorporates existing vegetation.

6 **(6) Landscaping.** Water conservation is encouraged through proper landscape
7 plant selection, installation and maintenance practices. Native plant species are
8 required. All non-residential development applications shall include a landscape
9 plan as part of compliance review. The plan shall include the areas of natural
10 vegetation to be protected, location and species of all plants to be installed, and
11 an irrigation plan.

12 **(7) Fence and wall materials.** Only fences constructed of legitimate fencing
13 materials, or walls made of masonry, concrete or stucco may supplement buffers.
14 Specifically, garage doors and sheets of roofing material do not qualify as fencing
15 or wall materials. Opaque fencing shall mean chain link fence with slats, privacy
16 wooden fence, or privacy PVC/vinyl fence. A concrete or stucco wall may be
17 used where an opaque fence is required to screen outdoor storage.

18 **(8) Signs.**

19 a. Billboards and pole signs are prohibited.

20 b. The choice of site signage shall be compatible with the intent of the district
21 and shall not have an adverse visual impact on surrounding properties.

22 c. Free-standing **on-premises signs** [this term is being eliminated with the
23 **proposal of content neutral sign provisions for the LDC**] shall be "human
24 scaled" and limited to monument signs. There shall be only one such sign
25 per parcel and it shall not exceed 100 square feet per sign face and 12 feet in
26 height, except in the case of multi-tenant parcels where the sign may be up to
27 300 square feet. The sign face shall have colors, materials and lighting that
28 are compatible with the general pattern existing in the overlay district. Wall or
29 projecting signs may be permitted for individual businesses in a multi-tenant
30 building. Such signs shall not exceed 20 square feet per sign face.

31 **(9) Sidewalk and tent sales.** Sidewalk sales and tent sales may be permitted
32 within the overlay for no more than fourteen days in any one calendar year,
33 provided that they are conducted immediately adjacent to the business, all
34 required permits are obtained, and the business has made all arrangements
35 necessary to keep public rights-of-way unobstructed.

36 **[WMU has been eliminated as a zoning district but not revised for incorporation**
37 **into the overlay]**

38 **(f) Waterfront Mixed Use (WMU) area.** To take advantage of the deep water
39 characteristics of Bayou Chico and preserve commercial and recreational waterfront,
40 a waterfront mixed use (WMU) area is established within the overlay. The intent of
41 the area is to promote more sensitive and consistent shoreline development; protect
42 natural resources within and around the bayou; preserve and encourage water-

1 dependant and water-related support uses that do not degrade those resources or
2 prevent their restoration; and encourage residential uses along and around the
3 waterfront. [6.05.33]

4 **(1) Area defined.** The waterfront mixed use area generally includes all land
5 bounded on the north and east by the waters of Bayou Chico, and on the south
6 and west by Olde Barrancas Avenue, Weis Lane, and Lakewood Road extending
7 northwest from Weis Lane. The area extends from the east line of Lot 10, Block
8 3 of Lakewood subdivision (PB 2, P 30-E) to the east line of lots 5 and E of Brent
9 Island subdivision (PB 4, P 78), but excludes the following areas: the area
10 bounded by Lakewood Road, Audusson Avenue, and Browns Lane; Millwood
11 Terrace subdivision (PB 12, P 22); and the area of a 13-lot development (Marina
12 Villas, LLC) on the west side of Mahogany Mill Road and contiguous with the
13 north side of Millwood Terrace. As part of the overlay, the waterfront mixed use
14 area is officially described within the Geographical Information System (GIS) of
15 the county.

16 **(2) Permitted uses.** The following uses are permitted within the WMU area if
17 consistent with proper design, construction, and operation that prevent adverse
18 off-site impacts, regardless of the underlying zoning districts:

19 **a. Water-dependent uses:**

- 20 1. Boat maintenance and repair yards that comply with the best management
21 practices of the Florida Clean Boatyard Program of the Florida
22 Department of Environmental Protection (FDEP).
- 23 2. Expansion of existing bulk product facilities and terminal facilities (as
24 defined in Florida Statutes) if the expansion is no closer than 300 feet to
25 any residential use and provides additional noise and visual buffering from
26 adjacent parcels and public rights-of-way.
- 27 3. Commercial boat storage.
- 28 4. Commercial marine transport and excursion services, including ferries,
29 captained charter services, sport fishing and water taxis.
- 30 5. Harbor and marine supplies and services, chandleries, and ship supply
31 such as fueling of vessels.
- 32 6. Marinas, particularly those berthing tugboats, fireboats, pilot boats and
33 similar services, that comply with the best management practices of the
34 Florida *Clean Marina* Program of the FDEP.
- 35 7. Public landings.
- 36 8. Marine research, education, and laboratory facilities.
- 37 9. Seafood packaging, loading, and distribution for retail sales.

38 **b. Water-related support uses:**

- 39 1. Cabinet and carpentry shops and accessory retail sales of only those
40 products that are produced on the premises.

- 1 2. Fabrication of marine-related goods.
- 2 3. Fabrication, storage and repair of fishing equipment.
- 3 4. Marine products wholesaling, distribution and retailing.
- 4 5. Marine repair services and machine shops.
- 5 6. Professional, business and general offices associated with marine-
- 6 dependent or marine-related uses.
- 7 **c. Other uses.**
- 8 1. Bars and nightclubs.
- 9 2. Hotels and motels.
- 10 3. Bed and breakfast inns.
- 11 4. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian
- 12 spaces, including pedestrian and bicycle facilities.
- 13 5. Museums and art galleries.
- 14 6. Parking lots.
- 15 7. Professional, business, and general offices.
- 16 8. Restaurants.
- 17 9. Retail and service establishments, including craft and specialty shops.
- 18 10. Single-family and multifamily residential.
- 19 11. Wholesale or distribution warehousing.

20 **(3) Prohibited uses.**

- 21 a. New bulk product facilities or terminal facilities, as defined in Florida Statutes
- 22 (Chapter 376).
- 23 b. Facilities for marine pollution control, oil spill cleanup, and servicing of marine
- 24 sanitation devices.
- 25 c. Open storage facilities for any bulk solid or semi-solid material that is a toxic
- 26 or hazardous substance or nutrient, or that becomes one when left to stand or
- 27 when exposed to water. The "toxic or hazardous substance" does not include
- 28 petroleum and petroleum related products regulated by the Florida Pollutant
- 29 Discharge Prevention and Control Act.
- 30 d. Sewage treatment plants.
- 31 e. Storage facilities for toxic or hazardous substances or nutrients (i.e., elements
- 32 or compounds essential as raw material for organic growth and development,
- 33 such as carbon, nitrogen and phosphorus).

34 **(4) Site and building requirements.** The following site and building requirements

35 apply to uses within the WMU area:

- 36 a. **Density.** A maximum of 25 dwelling units per acre.

- 1 **b. Structure height.** A maximum structure height of 100 feet. Heights for
2 buildings with pitched roofs shall be measured to the bottom of the eaves. In
3 addition:
- 4 **c. Setbacks.** Front and side setback lines should be consistent with adjacent
5 structures. Front porches, stoops and balconies that extend beyond the
6 primary building plane may encroach to within five feet of the property line.
7 Where setback lines are not clearly established, buildings shall be built to
8 within ten feet of property lines. Steps leading up to the front porch or stop
9 may encroach further, but in no event shall steps extend beyond the property
10 line or on to public sidewalks. There shall be minimum side setback of ten
11 feet on each side which shall be increased by five feet on each side for each
12 story (floor) above the third story or for each ten feet in height above the first
13 35 feet of the structure as measured from the finished grade.
- 14 **d. Screening.** All service and loading areas shall be entirely screened from
15 view.
- 16 **e. Docks.** In an effort to improve water and sediment quality and to protect the
17 marine environment, it is recommended that all new docks, bulkheads and
18 seawalls constructed of treated wood products after the adoption of this
19 ordinance be built using treated wood products registered for marine use by
20 the U.S. Environmental Protection Agency or the Florida Department of
21 Agriculture and Consumer Services. Other recommended materials include
22 concrete, coated steel, recycled plastic, PVC, vinyl, and fiberglass.
- 23 **f. Garages.** For residential uses, there shall be no front facing garages unless
24 they are setback an additional ten feet from the primary front facade and do
25 not exceed 25 percent of the street facing building facade. If the lot width is
26 40 feet or less, the 25 percent requirement shall not apply. All other garages
27 must face the side or rear of the parcel.
- 28 **g. Front entry.** Buildings shall be oriented so that the principal facade is
29 parallel or nearly parallel to the streets they face. On corner sites, buildings
30 shall occupy the corner.
- 31 **h. Walkways.** Walkways that lead to front doors, separate from the driveway
32 are encouraged.
- 33 1. "Mixed use" shall be defined to include two or more residential and non-
34 residential uses. Work/live spaces are encouraged. Non-residential uses
35 are encouraged on first and second floors. Parking structures are not
36 considered a separate use.
- 37 2. Parking structures and nonliving areas may comprise the first two floors of
38 a mixed use structure. Entrance to parking structures shall be from the
39 side or rear of the building or buildings. Street facades shall consist of liner
40 buildings or shall be properly screened so as to provide the appearance of
41 being an occupied use, i.e. articulated building fronts, windows, etc.

- 1 i. Buildings and structures are street oriented and consistent with the
2 requirements of the overlay district.

3 **(5) Performance standards.** The goal of this district also is to improve the visual
4 aesthetics of the area. In addition to other controls contained in this section, the
5 following items are focused on achieving the redevelopment goals for the area:

- 6 a. All work and operations shall be conducted within buildings except temporary
7 outside storage may be allowed if adequately buffered and screened from
8 adjacent uses. All waste material shall be stored while on the property in a
9 screened enclosure.
- 10 b. No process shall emit an offensive odor detectable beyond the lot or parcel.
11 Where odors are produced and provisions for eradication within a building are
12 provided, the burden of successful elimination of the odors shall rest on the
13 occupant of the premises.
- 14 c. Operations creating excessive noise, vibration, dust, smoke or fumes, which
15 are a nuisance to persons off of the lot or parcel, are not permitted.
- 16 d. Operations creating glare shall be shielded so that the glare cannot be seen
17 from off the lot or parcel.
- 18 e. **Shoreline protection.** Where there exists a high likelihood of success and
19 effectiveness, natural vegetated erosion control solutions shall be
20 implemented. County evaluation of shoreline protection shall consider
21 bathymetry, wave climate, sediment quality, and adjacent and surrounding
22 shorelines.

23 c. **Septic tanks.** If septic tanks are permitted they shall be located at least 100
24 feet from the mean high water line (MHWL) of the bayou. See utilities in Chapter 5.**Sec.**
25 **3-3.4 Brownsville Overlay (Brn-OL).** [6.07.03, C-4(OL)]

26 **(a) Purpose.** The purpose of the Brownsville Overlay (Brn-OL) district is to support the
27 adopted Brownsville Community Redevelopment Area through specific land use
28 regulations. The regulations are intended to further the objectives of the area's
29 redevelopment plan, especially its support of existing commercial corridors and
30 protection of the unique and historic character of the Brownsville community. Land
31 use controls established by the overlay work to enhance the character of an area
32 undergoing revitalization.

33 **(b) Permitted uses.** Within the Brn-OL district, for any mix of permitted residential and
34 non-residential uses within the same building, the non-residential uses shall occupy
35 the first or bottom floor and the residential uses shall occupy the second or upper
36 floors.

37 **(c) Conditional uses.** The Brn-OL district does not modify the conditional uses of any
38 underlying zoning districts.

39 **(d) Prohibited uses.** The following uses are prohibited in the Brn-OL district regardless
40 of their status in any underlying zoning district:

- 1 (1) **Off-premises signs.** [this term is being eliminated with the proposal of content
2 neutral sign provisions for the LDC]
- 3 (2) Manufactured (mobile) homes, and manufactured home subdivisions and parks.
4 The construction of modular homes is not prohibited.
- 5 (e) **Non-residential site and building requirements.** The following non-residential
6 site and building requirements apply within the Brn-OL district
- 7 (1) **Structure height.** New or redeveloped buildings, or building additions, shall
8 complement the existing pattern of building heights. No structure shall exceed
9 45 feet in height and any lower height required by the underlying zoning district
10 shall govern.
- 11 (2) **Materials and detailing.** New structures, additions and renovations shall be
12 constructed to be long-lasting and use materials and detailing that maintain the
13 distinct character and harmony of the redevelopment district. Vinyl or metal
14 siding is prohibited on the primary facades of buildings adjacent to public rights-
15 of-way. All accessory structures shall use the same materials, color, and/or style
16 of the primary façade if visible from a public way.
- 17 (3) **Setbacks.** New construction along Mobile Highway or Cervantes Street shall be
18 set back a distance similar to that of adjacent buildings unless customer parking
19 is provided adjacent to the street in support of CPTED principles. Exceptions
20 may be granted if the setback is pedestrian oriented and contributes to the
21 quality and character of the streetscape.
- 22 (4) **Facades.**
- 23 a. **Front facades.** Front building facades more than 80 feet in width shall be
24 divided into increments by changes in materials, bay windows, wall offsets, or
25 similar methods.
- 26 b. **Rear façade.** A minimum of 15 feet of a building's rear façade facing a public
27 right of way, parking area, or open space shall consist of transparent
28 materials, not including reflective glass.
- 29 (5) **Natural features.** Natural features shall be protected and integrated into site
30 design and development where possible. The applicant shall demonstrate how
31 the development protects and incorporates existing vegetation.
- 32 (6) **Landscaping.** Water conservation is encouraged through proper landscape
33 plant selection, installation and maintenance practices. Native plant species are
34 required. All non-residential development applications shall include a landscape
35 plan as part of compliance review. The plan shall include the areas of natural
36 vegetation to be protected, location and species of all plants to be installed, and
37 an irrigation plan
- 38 (7) **Signs.**
- 39 a. The choice of site signage shall be compatible with the intent of the district
40 and shall not have an adverse visual impact on surrounding properties.

- 1 b. Free-standing **on-premises signs** shall be "human scaled" and limited to
2 monument signs. There shall be only one such sign per parcel and it shall
3 not exceed 100 square feet per sign face and 12 feet in height, except in the
4 case of multi-tenant parcels the sign may be up to 300 square feet. The sign
5 face shall have colors, materials and lighting that are compatible with the
6 general pattern existing in the overlay district. Attached signs or shingles may
7 be permitted for individual businesses in a multi-use building. Such signs
8 shall not exceed 20 square feet per sign face.
- 9 c. Signs cannot block or obstruct design details, windows, or cornices of the
10 building upon which they are placed.

11 **(8) Lighting.** Lighting in the overlay district should serve to illuminate facades,
12 entrances and signage to provide an adequate level of personal safety while
13 enhancing the aesthetic appeal of the buildings. Building and signage lighting
14 must be indirect, with the light source hidden from direct pedestrian and motorist
15 view.

16 **(9) Parking.** Parking in the overlay district must adequately serve the users without
17 detracting from the compact design that makes it a successful commercial
18 center. Off-street parking must be located in the rear. If the lot orientation
19 cannot accommodate adequate rear parking, parking on the side may be
20 permitted.

21 **(10) Buffers and screening of outdoor storage.** All outside storage must be
22 screened from public view. The screening must use the same materials, color,
23 and/or style as the primary building for architectural compatibility with the
24 primary building and the building it is adjacent to. If the outside storage area is
25 separate from the building it serves the following shall apply:

- 26 a. **Type.** Only fences constructed of legitimate fencing materials (may or may
27 not be opaque) or masonry, concrete or stucco walls may supplement buffers.
28 Specifically, garage doors and sheets of roofing material do not qualify for
29 fencing or wall materials.
- 30 b. **Screening of outdoor storage.** Opaque fencing shall mean chain link fence
31 with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot
32 concrete or stucco wall may also be used to screen outdoor storage.

33 **Sec. 3-3.5 Englewood Overlay (Eng-OL).**

34 **2. Purpose.** The purpose of the Englewood Overlay (Eng-OL) district is to support the
35 adopted Englewood Community Redevelopment Area through specific land use
36 regulations. The regulations are intended to further the objectives of the area's
37 redevelopment plan, especially its support of existing commercial areas and
38 protection of the unique and historic character of the Englewood neighborhood.
39 Land use controls established by the overlay work to enhance the character of an
40 area undergoing revitalization.

41 **3. Permitted uses.** Within the Eng-OL district, for any mix of permitted residential and
42 non-residential uses within the same building, the non-residential uses shall occupy

1 the first or bottom floor and the residential uses shall occupy the second or upper
2 floors.

3 **4. Conditional uses.** The Eng-OL district does not modify the conditional uses of any
4 underlying zoning districts.

5 **5. Prohibited uses.** The following uses are prohibited in the Eng-OL district
6 regardless of their status in any underlying zoning district:

7 **(1) Off-premises signs.**

8 **(2) Manufactured (mobile) homes, and manufactured home subdivisions and parks.**
9 The construction of modular homes is not prohibited.

10 **6. Non-residential site and building requirements.** The following non-residential
11 site and building requirements apply within the Eng-OL district

12 **(1) Structure height.** New or redeveloped buildings, or building additions, shall
13 complement the existing pattern of building heights. No structure shall exceed
14 45 feet in height and any lower height required by the underlying zoning district
15 shall govern.

16 **(2) Materials and detailing.** New structures, additions and renovations shall be
17 constructed to be long-lasting and use materials and detailing that maintain the
18 distinct character and harmony of the Brownsville Community Redevelopment
19 District. Vinyl or metal siding is prohibited on the primary facades of buildings
20 adjacent to public rights-of-way. All accessory structures shall use the same
21 materials, color, and/or style of the primary façade if visible from a public way.

22 **(3) Setbacks.** New construction shall be set back a distance similar to that of
23 adjacent buildings unless customer parking is provided adjacent to the street in
24 support of CPTED principles. Exceptions may be granted if the setback is
25 pedestrian oriented and contributes to the quality and character of the
26 streetscape.

27 **(4) Facades.**

28 **a. Front facades.** A front building facade more than 80 feet in width shall be
29 divided into increments by changes in materials, bay windows, wall offsets, or
30 similar methods.

31 **b. Rear façades.** A minimum of 15 feet of a building's rear façade facing a
32 public right of way, parking area, or open space shall consist of transparent
33 materials, not including reflective glass.

34 **(5) Natural features.** Natural features shall be protected and integrated into site
35 design and development where possible. The applicant shall demonstrate how
36 the development protects and incorporates existing vegetation.

37 **(6) Landscaping.** Water conservation is encouraged through proper landscape
38 plant selection, installation and maintenance practices. Native plant species are
39 required. All non-residential development applications shall include a landscape
40 plan as part of compliance review. The plan shall include the areas of natural

1 vegetation to be protected, location and species of all plants to be installed, and
2 an irrigation plan

3 **(7) Signs.**

4 a. The choice of site signage shall be compatible with the intent of the district
5 and shall not have an adverse visual impact on surrounding properties.

6 b. Free-standing **on-premises signs** shall be "human scaled" and limited to
7 monument signs. There shall be only one such sign per parcel and it shall
8 not exceed 100 square feet per sign face and 12 feet in height, except in the
9 case of multi-tenant parcels the sign may be up to 300 square feet. The sign
10 face shall have colors, materials and lighting that are compatible with the
11 general pattern existing in the overlay district. Attached signs or shingles may
12 be permitted for individual businesses in a multi-use building. Such signs
13 shall not exceed 20 square feet per sign face.

14 c. Signs cannot block or obstruct design details, windows, or cornices of the
15 building upon which they are placed.

16 **(8) Lighting.** Lighting in the overlay district should serve to illuminate facades,
17 entrances and signage to provide an adequate level of personal safety while
18 enhancing the aesthetic appeal of the buildings. Building and signage lighting
19 must be indirect, with the light source hidden from direct pedestrian and motorist
20 view.

21 **(9) Parking.** Parking in the overlay district must adequately serve the users without
22 detracting from the compact design that makes it a successful commercial
23 center. Off-street parking must be located in the rear. If the lot orientation
24 cannot accommodate adequate rear parking, parking on the side may be
25 permitted.

26 **(10) Buffers and screening of outdoor storage.** All outside storage must be
27 screened from public view. The screening must use the same materials, color,
28 and/or style as the primary building for architectural compatibility with the primary
29 building and the building it is adjacent to. If the outside storage area is separate
30 from the building it serves the following shall apply:

31 a. **Type.** Only fences constructed of legitimate fencing materials (may or may
32 not be opaque) or masonry, concrete or stucco walls may supplement buffers.
33 Specifically, garage doors and sheets of roofing material do not qualify for
34 fencing or wall materials.

35 b. **Screening of outdoor storage.** Opaque fencing shall mean chain link fence
36 with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot
37 concrete or stucco wall may also be used to screen outdoor storage.

38 **Sec. 3-3.6 Palafox Overlay (Pfox-OL).**

39 a. **Purpose.** The purpose of the Palafox Overlay (Pfox-OL) district is to support the
40 adopted Palafox Community Redevelopment Area through specific land use
41 regulations. The regulations are intended to further the objectives of the area's

1 redevelopment plan, especially its support of a mix of commercial, industrial and
2 residential uses within the Palafox area. Land use controls established by the
3 overlay work to enhance the character of an area undergoing revitalization.

4 **b. Permitted uses.** Within the Pfox-OL district, for any mix of permitted residential
5 and non-residential uses within the same building, the non-residential uses shall
6 occupy the first or bottom floor and the residential uses shall occupy the second or
7 upper floors.

8 **c. Conditional uses.** The Pfox-OL district does not modify the conditional uses of
9 any underlying zoning districts.

10 **d. Prohibited uses.** The following uses are prohibited in the Pfox-OL district
11 regardless of their status in any underlying zoning district:

12 (1) **Manufactured (mobile) homes.** The construction of modular homes is not
13 prohibited.

14 (2) **Manufactured (mobile) home subdivisions and parks.**

15 **e. Non-residential site and building requirements.** The following non-residential
16 site and building requirements apply within the Pfox-OL district

17 (1) **Structure height.** New or redeveloped buildings, or building additions, shall
18 complement the existing pattern of building heights. No structure shall exceed
19 45 feet in height and any lower height required by the underlying zoning district
20 shall govern.

21 (2) **Materials and detailing.** New structures, additions and renovations shall be
22 constructed to be long-lasting and use materials and detailing that maintain the
23 distinct character and harmony of the Brownsville Community Redevelopment
24 District. Vinyl or metal siding is prohibited on the primary facades of buildings
25 adjacent to public rights-of-way. All accessory structures shall use the same
26 materials, color, and/or style of the primary façade if visible from a public way.

27 (3) **Setbacks.** New construction shall be set back a distance similar to that of
28 adjacent buildings unless customer parking is provided adjacent to the street in
29 support of CPTED principles. Exceptions may be granted if the setback is
30 pedestrian oriented and contributes to the quality and character of the
31 streetscape.

32 (4) **Facades.**

33 **a. Front facades.** A front building facade more than 80 feet in width shall be
34 divided into increments by changes in materials, bay windows, wall offsets, or
35 similar methods.

36 **b. Rear façade.** A minimum of 15 feet of a building's rear façade facing a public
37 right of way, parking area, or open space shall consist of transparent
38 materials, not including reflective glass.

- 1 (5) **Natural features.** Natural features shall be protected and integrated into site
2 design and development where possible. The applicant shall demonstrate how
3 the development protects and incorporates existing vegetation.
- 4 (6) **Landscaping.** Water conservation is encouraged through proper landscape
5 plant selection, installation and maintenance practices. Native plant species are
6 required. All non-residential development applications shall include a landscape
7 plan as part of compliance review. The plan shall include the areas of natural
8 vegetation to be protected, location and species of all plants to be installed, and
9 an irrigation plan.
- 10 (7) **Signs.**
- 11 a. The choice of site signage shall be compatible with the intent of the district
12 and shall not have an adverse visual impact on surrounding properties.
- 13 b. Free-standing **on-premises signs** shall be "human scaled" and limited to
14 monument signs. There shall be only one such sign per parcel and it shall
15 not exceed 100 square feet per sign face and 12 feet in height, except in the
16 case of multi-tenant parcels the sign may be up to 300 square feet. The sign
17 face shall have colors, materials and lighting that are compatible with the
18 general pattern existing in the overlay district. Attached signs or shingles may
19 be permitted for individual businesses in a multi-use building. Such signs
20 shall not exceed 20 square feet per sign face.
- 21 c. Signs cannot block or obstruct design details, windows, or cornices of the
22 building upon which they are placed.
- 23 (8) **Lighting.** Lighting in the overlay district should serve to illuminate facades,
24 entrances and signage to provide an adequate level of personal safety while
25 enhancing the aesthetic appeal of the buildings. Building and signage lighting
26 must be indirect, with the light source hidden from direct pedestrian and motorist
27 view.
- 28 (9) **Parking.** Parking in the overlay district must adequately serve the users without
29 detracting from the compact design that makes it a successful commercial
30 center. Off-street parking must be located in the rear. If the lot orientation
31 cannot accommodate adequate rear parking, parking on the side would then be
32 permitted.
- 33 (10) **Buffers and screening of outdoor storage.** All outside storage must be
34 screened from public view. The screening must use the same materials, color,
35 and/or style as the primary building for architectural compatibility with the primary
36 building and the building it is adjacent to. If the outside storage area is separate
37 from the building it serves the following shall apply:
- 38 a. **Type.** Only fences constructed of legitimate fencing materials (may or may
39 not be opaque) or masonry, concrete or stucco walls may supplement buffers.
40 Specifically, garage doors and sheets of roofing material do not qualify for
41 fencing or wall materials.

1 **b. Screening of outdoor storage.** Opaque fencing shall mean chain link fence
2 with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot
3 concrete or stucco wall may also be used to screen outdoor storage.

4 **Sec. 3-3.7 Scenic Highway Overlay (SH-OL). [6.07.02.A]**

5 **(a) Purpose.** The purpose of the Scenic Highway Overlay (SH-OL) district is to support
6 the Pensacola Scenic Bluffs Highway Master Plan through specific land use
7 regulations. The regulations are intended to further the objectives of the plan,
8 especially its protection of the unique scenic vista and environmental resources of
9 the U.S. Highway 90 corridor and adjacent Escambia Bay shoreline. Land use
10 controls established by the overlay work to alleviate the harmful effects of erosion
11 and runoff caused by clearing natural vegetation and changing existing contours
12 within the corridor. Additionally, the district is intended to preserve the bluffs,
13 wetland areas and scenic views along the bay and assure continued public access
14 to and enjoyment of those views.

15 **(b) Boundary.** The Scenic Highway Overlay district includes all parcels adjoining the
16 west side of the Pensacola Scenic Bluffs Highway (U.S. Highway 90 or “Scenic
17 Highway”) and all property between the highway and Escambia Bay on the east side
18 of the highway, north from the Pensacola city limit along the highway for
19 approximately five miles to the county line at Escambia River.

20 **(c) Permitted uses.** All of the uses permitted within the underlying zoning districts are
21 permitted, subject to the site and building requirements of the overlay district.

22 **(d) Site and building requirements.**

23 **(1) Structure height.** Structures between Scenic Highway and Escambia Bay shall
24 have a maximum height of 35 feet as measured from the highest adjacent grade.
25 Non-residential uses can exceed the height limit only with conditional use
26 approval by the Board of Adjustment. In addition to the other conditional use
27 criteria, the requested height must be found not to interfere with the scenic
28 attractiveness of the location as viewed from any plausible direction. And, for
29 structures over 35 feet in height, for every two feet in height over 35 feet, there
30 shall be an additional one foot of front and side setback at the ground level.

31 **(2) Lot coverage.** Maximum land area coverage by all structures, parking areas,
32 driveways and other impervious surfaces shall not exceed 50 percent of the
33 gross site area.

34 **(3) Setback.** All structures shall be located a minimum of 50 feet from the Scenic
35 Highway right-of-way unless precluded by lot configuration or topography.

36 **(4) Building separation.** The minimum distance between structures shall be 15
37 feet, and there shall be at least 100 feet between single-family dwellings and
38 multi-family dwellings, residential group living, or public lodging.

39 **(5) Multi-use path.** Based on the corridor management plan, a multi-use path on
40 the east side of Scenic Highway is intended to run the full length of the corridor
41 within the right-of-way, but at the maximum distance possible from the roadway

1 pavement. Developers of property within the overlay are encouraged to
2 maximize the innovative integration of a path extension into their development,
3 but outside of the right-of-way on public property or on easements donated by
4 private property owners.

5 **(6) Tree protection.**

6 a. A canopy tree protection zone is hereby established for all land within 20 feet
7 of the right of way of Scenic Highway and Highway 90 from the Pensacola
8 city limit to the Santa Rosa County line. No person or agency shall cut,
9 remove, trim or in any way damage any tree in the canopy tree protection
10 zone without a permit. Except in unique cases, permitted pruning shall not
11 remove more than 30 percent of the existing tree material. Utility companies
12 are not permitted to prune more than 30 percent of the existing tree canopy.

13 b. Heritage Oak trees shall be preserved.

14 c. Clearing of natural vegetation within the corridor shall require a land
15 disturbance permit and is generally prohibited except for the minimum area
16 needed for construction of allowable structures or view enhancement.

17 **(7) Landscaping.** For developments otherwise subject to LDC landscaping
18 requirements, a minimum ten-foot wide landscaped strip shall be required along
19 any Scenic Highway frontage, and shall contain one tree for every 35 linear feet
20 of frontage. The trees shall be of sufficient height at planting such that a six-foot
21 view shed exists at planting. Preservation of existing plant communities within the
22 required landscaped areas can be used to satisfy this requirement.

23 **(8) Orientation of non-residential buildings.** Orientation of non-residential
24 buildings shall be away from residential development within or adjacent to the
25 district. Layout of parking and service areas, access, landscaping, yards, courts,
26 walls, signs, lighting and control of noise and other potentially adverse influences
27 shall be such as to promote protection of such residential development, and will
28 include adequate buffering.

29 **(9) Fences.** No fence within the overlay may be solid. No chain link fence shall be
30 located between Scenic Highway and the principal building. Any other type of
31 fence in this area shall not exceed three feet. Where single story structures are
32 higher than the roadbed, there should be no wall, fence, structure or plant
33 material located between the front building line and the roadbed that will obstruct
34 the view from automobiles on the scenic route.

35 **(10) Structure location.** All structures will be reviewed to assure conformance with
36 the following criteria:

37 a. The location shall afford maximum views of the bay from the street right-of-
38 way.

39 b. The location shall minimize impact on the natural bluff and plant material
40 (other than pruning to enhance views).

41 c. Provide underground utilities.

1 **Sec. 3-3.8 Warrington Overlay (Warr-OL). [C-3(OL)] [6.07.01.A]**

2 **(a) Purpose.** The purpose of the Warrington Overlay (Warr-OL) district is to provide
3 enhanced protection of land uses for all properties within the adopted Warrington
4 Redevelopment Area, especially along those commercial corridors that provide
5 primary access or gateways to the adjoining military installations.

6 **(b) Permitted uses.** Within the Warr-OL district, for any mix of permitted residential
7 and non-residential uses within the same building, the non-residential uses shall
8 occupy the first or bottom floor and the residential uses shall occupy the second or
9 upper floors.

10 **(c) Conditional uses.** The Warr-OL district does not modify the conditional uses of any
11 underlying zoning districts.

12 **(d) Prohibited uses.** The following uses are prohibited in the Warr-OL district
13 regardless of their status in any underlying zoning district:

14 **(1)** Portable food vendors.

15 **(2)** Manufactured (mobile) homes. The construction of modular homes is not
16 prohibited.

17 **(3)** Manufactured (mobile) home subdivisions or parks.

18 **(e) Non-residential site and building requirements.** The site and building
19 requirements of non-residential uses within the Warr-OL are modified as follows:

20 **(1) Structure height.** New buildings, additions and redeveloped buildings shall
21 complement the existing pattern of building heights. No structure shall exceed
22 45 feet in height and any lower height required by the underlying zoning district
23 shall govern.

24 **(2) Setbacks.** New construction must maintain the existing alignment of facades
25 along the street front. Exceptions may be granted if the setback is pedestrian
26 oriented and contributes to the quality and character of the streetscape.

27 **(3) Materials and detailing.** New structures, additions and renovations shall be
28 constructed to be long-lasting and use materials and detailing that maintain the
29 distinct character and harmony of the Warrington Community Redevelopment
30 District. Vinyl or metal siding is prohibited on the primary facades of buildings
31 adjacent to public rights-of-way. All accessory structures shall use the same
32 materials, color, and/or style of the primary façade if visible from a public way.

33 **(4) Facades.**

34 **a. Front façade.** A front building facade more than 80 feet in width shall be
35 divided into increments by changes in materials, bay windows, wall offsets, or
36 similar methods.

37 **b. Rear façades.** A minimum of 15 feet of a building's rear façade facing a
38 public right of way, parking area, or open space shall consist of transparent
39 materials, not including reflective glass.

- 1 **(5) Awnings.** Awnings are encouraged to enhance the character of Warrington
2 while providing sun protection for display windows, shelter for pedestrians, and a
3 sign panel for businesses.
- 4 **(6) Natural features.** Natural features shall be protected and integrated into site
5 design/development where possible. The applicant shall demonstrate how the
6 development protects and incorporates existing vegetation.
- 7 **(7) Landscaping.** Water conservation is encouraged through proper landscape
8 plant selection, installation and maintenance practices. Native plant species are
9 required. All non-residential development applications shall include a landscape
10 plan as part of compliance review. The plan shall include the areas of natural
11 vegetation to be protected, location and species of all plants to be installed, and
12 an irrigation plan.
- 13 **(8) Buffers and screening of outdoor storage.** All outside storage must be
14 screened from public view. The screening must use the same materials, color,
15 and/or style as the primary building for architectural compatibility with the primary
16 building and the building it is adjacent to. If the outside storage area is separate
17 from the building it serves the following shall apply:
- 18 **a. Type.** Only fences constructed of legitimate fencing materials (may or may
19 not be opaque) or masonry, concrete or stucco walls may supplement buffers.
20 Specifically, garage doors and sheets of roofing material do not qualify for
21 fencing or wall materials.
- 22 **b. Screening of outdoor storage.** Opaque fencing shall mean chain link fence
23 with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot
24 concrete or stucco wall may also be used to screen outdoor storage.
- 25 **(9) Signs.** In addition to the standards of Chapter 5, signage shall be provided
26 according to the following:
- 27 **a.** The choice of building signage shall be compatible with the intent of this
28 district and shall not have an adverse visual impact on surrounding
29 properties.
- 30 **b.** Free-standing on-premises signs shall be "human scaled". There shall be
31 only one such sign per parcel and it shall not exceed 100 square feet per sign
32 face and 12 feet in height; in the case of multi-use parcels, the sign shall not
33 exceed 299 square feet. The sign face shall have colors, materials and
34 lighting that are compatible with the general pattern existing in the Warrington
35 Redevelopment Area Overlay District. Freestanding signs shall be limited to
36 monument signs. Attached signs or shingles may be permitted for individual
37 businesses in a multi-use building. Such signs shall not exceed 20 square
38 feet per sign face.
- 39 **c.** Signs cannot block or obstruct design details, windows, or cornices of the
40 building upon which they are placed.
- 41 **(10) Lighting.** Lighting in the overlay district should serve to illuminate facades
42 entrances and signage to provide an adequate level of personal safety while

1 enhancing the aesthetic appeal of the buildings. Building and signage lighting
2 must be indirect, with the light source(s) hidden from direct pedestrian and
3 motorist view.

4 **(11) Parking.** Parking in the overlay district must adequately serve the users without
5 detracting from the compact design that makes it a successful commercial
6 center. Off-street parking must be located in the rear. If the lot orientation cannot
7 accommodate adequate rear parking, parking on the side will be permitted.

8 **(12) If within HC/LI zoning.** Development within the HC/LI zoning district is subject
9 to the following design standards.

10 **a. Landscaping.** A minimum ten-foot wide landscaped strip is required on all
11 roadway frontages. The strip shall contain one tree and ten shrubs for every
12 35 linear feet of frontage. Preservation of existing plants within the required
13 landscaped areas can be used to satisfy this requirement. Buffers required
14 adjacent to residential districts shall include a minimum of two trees and 15
15 shrubs for every 35 linear feet of required buffer length.

16 **b. Vehicular use areas.** Areas other than public rights-of-way, designed to be
17 used for parking, storage of vehicles for rent or sales, or movement of
18 vehicular traffic, shall be separated by a minimum five-foot wide landscaped
19 strip from any boundary of the property on which the vehicular use area is
20 located. The strip shall contain shrubs or ground covers with a minimum
21 mature height of 24 inches and a maximum height of 30 inches. Plant
22 material shall be spaced 18 inches to 24 inches apart, depending on mature
23 size.

24 **c. Parking lots.** Interior parking areas shall have one landscape island
25 containing at least one tree and shrubs or ground covers as per the above
26 specifications, for every eight contiguous spaces.

27 **d. Irrigation system.** An irrigation system shall be installed for all landscaped
28 areas of the site. All systems shall include rain sensors and all system
29 materials used shall be ASTM approved.

30 **e. Existing development.** Any change of use to a HC/LI use within the overlay
31 district must meet the above standards.

32 **f. Rezonings.** Rezoning of Commercial zoned property to a more intense
33 zoning district is prohibited if located on an arterial roadway.

1 **Article 4 Perdido Key districts.**

2 **Note: The provisions of this article are the current LDC provisions. Only minor**
3 **changes have been made to adjust formatting and remove or correct invalid**
4 **references. Format is not consistent with other districts and terms used are not**
5 **verified.**

6 **Sec. 3-4.1 Low Density Residential district, Perdido Key (R-1PK).**

7 **(a) Intent and purpose of district.** This district is intended to be a low population
8 density area. The maximum density is two dwelling units per acre. Refer to the
9 Escambia County Comprehensive Plan regarding dwelling and lodging unit caps on
10 Perdido Key. [6.05.06]

11 **(b) Permitted uses.**

- 12 a. Single-family, two-family (duplex), three-family (triplex), and multifamily
- 13 dwellings.
- 14 b. Boathouses and boat docks as accessory uses, provided the roof of said
- 15 boathouse does not exceed 20 feet above the elevation 0.0 (MSL) based
- 16 upon USC&G datum plane.
- 17 c. Places of worship.
- 18 d. Public utility.
- 19 e. Public buildings for general administrative, executive or studio functions, or
- 20 for general warehousing or maintenance operations.
- 21 f. Marina (private).
- 22 g. Family day care homes and family foster homes.

23 **(c) Conditional uses.**

- 24 a. Golf courses, tennis centers and swimming pools, with customary attendant
- 25 facilities and accessory buildings.
- 26 b. Country clubs and their customary accessory uses.
- 27 c. Home occupations with employees.
- 28 d. Public utility and service structures.
- 29 e. Public parks and recreation facilities.

30 **(d) Off-street parking requirements.** See Chapter 5.

31 **(e) Site and buildings requirements.**

- 32 a. **Lot coverage.** The pervious area shall be at least 30 percent of the total lot
- 33 (70 percent maximum impervious cover ratio).
- 34 b. **Lot width.** The minimum lot widths shall be as follows:
 - 35 1. *Single-family detached dwellings.* Forty feet at the front building line and
 - 36 40 feet at the street right-of-way.

- 1 2. *Two-family (duplex) dwellings.* Eighty feet at the front building line and 50
2 feet at the street right-of-way line.
- 3 3. *Multifamily dwellings, townhouses, boarding and lodging houses.* One
4 hundred feet at both the front building line and the street right-of-way line.
- 5 4. *Cul-de-sac lots.* A minimum of 20 feet at the street right-of-way.
- 6 **c. Front yard.** There shall be front yard having a depth of not less than 25 feet.
- 7 **d. Rear yard.** The minimum rear yard shall not be less than ten percent of the
8 depth of the lot but need not exceed 25 feet. On property abutting estuarine,
9 riverine or creek systems, the setback shall be in accordance with the
10 marine/estuarine/riverine setback (MERS) provisions of this Code or 30 feet,
11 whichever is greater.
- 12 **e. Side yard(s).** The minimum side yard on each side shall be ten percent of
13 the lot width, measured at the front building line but need not exceed 15 feet
14 on each side; however, required side yards shall not be less than five feet on
15 each side. On property abutting estuarine, riverine or creek systems, the
16 setback shall be in accordance with the marine/estuarine/riverine setback
17 (MERS) provisions of this Code or 30 feet, whichever is greater.
- 18 **f. Building height.** No building shall exceed 35 feet in height above the
19 habitable first floor. Variances to height through board of adjustment approval
20 or PUD approval are subject to compliance with the MU-PK future land use
21 category height limitations for residential zoning.
- 22 **g. Open space.** There shall be an open space requirement of 35 percent of the
23 total parcel area.

24 **(f) Landscaping.**

- 25 **a.** See Chapter 5.
- 26 **b.** When county landscaping or buffer regulations conflict with requirements of
27 state or federal authorizations, including biological opinions, technical
28 assistance letters or concurrence letters, the conditions in those state or
29 federal documents shall prevail.
- 30 **c.** For developments subject to the landscaping requirements of Chapter 5,
31 standard B-1 of the buffer and roadway setback performance standards shall
32 be required on all roadway frontages. For every additional ten feet in width of
33 the landscape area, the plant material required shall be doubled. Preservation
34 of existing plant communities within the required landscaped areas can be
35 used to satisfy this requirement. Buffers required adjacent to residential
36 districts shall include a minimum of two trees and 15 shrubs for every 35
37 linear feet of required buffer area.
- 38 **d.** Xeriscape principles. It is the proposed intent of this ordinance to encourage
39 water conservation through proper plant selection, installation and
40 maintenance practices. The following xeriscape principles are to be
41 incorporated into all landscape designs:

- 1 1. Proposed plant material shall be tolerant of beach conditions, including
- 2 salt, wind, low nutrient levels, and drought.
- 3 2. Limit turf to locations where it provides functional benefits.
- 4 3. Provide efficient irrigation systems.
- 5 4. Mulches and organic soil amendments to improve water-holding capacity
- 6 of soil may only be applied north of Perdido Key Drive.
- 7 e. Irrigation system.
- 8 1. An irrigation system shall be installed for all landscaped areas of the site.
- 9 2. All irrigation materials used shall be ASTM approved.
- 10 3. All irrigation systems shall include rain sensors.

11 **(f) Signs.** See Chapter 5.

12 **(g) Lighting.** Artificial beachfront lighting shall conform to Chapter 5.

13

14 **Sec. 3-4.2 Medium Density Residential district, Perdido Key (R-2PK).**

15 **(a) Intent and purpose of district.** This district is intended to be a medium population
16 density residential area that recognizes the desirability of maintaining open space.
17 The maximum density is 4.5 dwelling units per acre. Refer to the Escambia, County
18 Comprehensive Plan regarding dwelling and lodging unit caps on Perdido Key.
19 **[6.05.08]**

20 **(b) Permitted uses.**

- 21 a. Any use permitted in the R-1PK district.
- 22 b. Kindergartens and child care centers.

23 **(c) Conditional uses.** Any conditional uses allowed in the R-1PK district.

24 **(d) Off-street parking requirements.** See Chapter 5.

25 **(e) Site and building requirements.**

- 26 a. *Lot coverage.* Same as the R-1PK district.
- 27 b. *Lot width.* Same as the R-1PK district.
- 28 c. *Front yard.* Same as the R-1PK district.
- 29 d. *Rear yard.* Same as the R-1PK district.
- 30 e. *Side yard.* Same as the R-1PK district.
- 31 f. *Building height.* No building shall exceed a height of four stories, or two
32 stories less than an adjacent structure, if the adjacent structure is greater than
33 four stories and existed on June 1, 1997. Variances to height through board
34 of adjustment approval or PUD approval are subject to compliance with the
35 MU-PK future land use category height limitations for residential zoning.

1 **g.** *Open space.* Same as the R-1PK district.

2 **(f) Landscaping.**

3 **a.** See Chapter 5.

4 **b.** When county landscaping or buffer regulations conflict with requirements of
5 state or federal authorizations, including biological opinions, technical
6 assistance letters or concurrence letters, the conditions in those state or
7 federal documents shall prevail.

8 **c.** All commercial and multifamily projects shall submit a landscape plan as part
9 of the development review criteria. This plan will include plant species
10 proposed, location of all plant material, including areas proposed for sod,
11 areas of natural vegetation to be protected, and an irrigation plan.

12 **d.** Xeriscape principles. It is the proposed intent of this ordinance to encourage
13 water conservation through proper plant selection, installation and
14 maintenance practices. The following xeriscape principles are to be
15 incorporated into all landscape designs:

16 **1.** Proposed plant material shall be tolerant of beach conditions, including
17 salt, wind, low nutrient levels, and drought.

18 **2.** Limit turf to locations where it provides functional benefits.

19 **3.** Provide efficient irrigation systems.

20 **4.** Mulches and organic soil amendments to improve water-holding capacity
21 of soil may only be applied north of Perdido Key Drive.

22 **e.** For developments subject to the landscaping provisions of Chapter 5,
23 standard B-1 of the buffer and roadway setback performance standards shall
24 be required on all roadway frontages. For every additional ten feet in width of
25 the landscape area, the plant material required shall be doubled.
26 Preservation of existing plant communities within the required landscaped
27 areas can be used to satisfy this requirement. Buffers required adjacent to
28 residential districts shall include a minimum of two trees and 15 shrubs for
29 every 35 linear feet of required buffer area.

30 **f.** Vehicular use areas.

31 **1.** Vehicular use areas, other than public rights-of-way, designed to be used
32 for parking or movement of vehicular traffic, shall be separated by a five-
33 foot landscaped strip for any boundary of the property on which the
34 vehicular use area is located. This landscaped strip shall consist of shrubs
35 or groundcovers with a minimum mature height of 24 inches and a
36 maximum height of 30 inches. Plant material shall be spaced 18 inches to
37 24 inches apart, depending on their mature size.

38 **2.** Interior parking areas shall have one landscape island containing at least
39 one tree and shrubs or groundcovers as per the above specifications, for
40 every eight continuous spaces.

1 **g.** Irrigation system.

2 1. An irrigation system shall be installed for all landscaped areas of the site.

3 2. All irrigation materials used shall be ASTM approved.

4 3. All irrigation systems shall include rain sensors.

5 **(g) Signs.** See Chapter 5.

6 **(h) Lighting.** Artificial beachfront lighting shall conform to Chapter 5.

7
8 **Sec. 3-4.3 High Density Residential district, Perdido Key (R-3PK).**

9 **(a) Intent and purpose of district.** This district is intended to be primarily a high
10 density residential area. Low intensity office use and service facilities are also
11 permitted. The maximum density is 12 dwelling units per acre. Refer to the
12 Escambia, County Comprehensive Plan regarding dwelling and lodging unit caps on
13 Perdido Key. [6.05.10]

14 **(b) Permitted uses.**

15 a. Any permitted uses in the R-2PK district.

16 b. Professional offices such as those of architects, engineers, lawyers, tax
17 consultants, accountants, and medical and dental offices.

18 c. Real estate or insurance offices.

19 **(c) Conditional uses.** Any conditional use allowed in the R-2PK district.

20 **(d) Off-street parking requirements.** See Chapter 5.

21 **(e) Site and building requirements.**

22 a. *Lot coverage.* The pervious area shall be at least 30 percent of the total area
23 (a maximum of 70 percent impervious cover ratio).

24 b. *Lot width.* Same as the R-1PK district.

25 c. *Front yard.* There shall be a front yard having a depth of not less than 20
26 feet.

27 d. *Rear yard.* The rear yard shall be not less than ten percent of the depth of
28 the lot but not to exceed 25 feet. On property abutting estuarine, riverine or
29 creek systems, the setback shall be in accordance with the
30 marine/estuarine/riverine setback (MERS) provisions of this Code or 30 feet,
31 whichever is greater.

32 e. *Side yard.* The minimum side yard on each side shall be ten percent of the
33 lot width, measured at the front building line but need not exceed 15 feet on
34 each side; however, required side yards shall not be less than five feet on
35 each side. No side yard shall be required in attached townhouse projects
36 except at the ends of such projects where a minimum of ten feet shall be
37 required. On property abutting estuarine, riverine or creek systems, the

1 setback shall be in accordance with the marine/estuarine/riverine setback
2 (MERS) provisions of this Code or 30 feet, whichever is greater.

- 3 f. *Building height.* No building shall exceed a height of eight stories, or two
4 stories less than an adjacent structure, if the adjacent structure is greater than
5 eight stories and existed on June 1, 1997. Variances to height through Board
6 of Adjustment approval or PUD approval are subject to compliance with the
7 MU-PK Comprehensive Plan height limitations for residential zoning.
- 8 g. *Open space.* Same as the R-1PK district.

9 **(f) Landscaping.**

- 10 a. See Chapter 5.
- 11 b. When county landscaping or buffer regulations conflict with requirements of
12 state or federal authorizations, including biological opinions, technical
13 assistance letters or concurrence letters, the conditions in those state or
14 federal documents shall prevail.
- 15 c. All commercial and multifamily projects shall submit a landscape plan as part
16 of the development review criteria. This plan will include plant species
17 proposed, location of all plant material, including areas proposed for sod,
18 areas of natural vegetation to be protected, and an irrigation plan.
- 19 d. Xeriscape principles. It is the proposed intent of this ordinance to encourage
20 water conservation through proper plant selection, installation and
21 maintenance practices. The following xeriscape principles are to be
22 incorporated into all landscape designs:
- 23 1. Proposed plant material shall be tolerant of beach conditions, including
24 salt, wind, low nutrient levels, and drought.
 - 25 2. Limit turf to locations where it provides functional benefits.
 - 26 3. Provide efficient irrigation systems.
 - 27 4. Mulches and organic soil amendments to improve water holding capacity
28 of soil may only be applied north of Perdido Key Drive.
- 29 e. Buffers. For developments subject to the landscape provisions of Chapter 5, a
30 minimum ten-foot wide landscaped strip shall be required on all roadway
31 frontages, and shall contain one tree and ten shrubs for every 35 linear feet of
32 frontage. For every additional ten feet in width of the landscape area, the
33 plant material required shall be doubled. Preservation of existing plant
34 communities within the required landscaped areas can be used to satisfy this
35 requirement. Buffers required adjacent to residential districts shall include a
36 minimum of two trees and 15 shrubs for every 35 linear feet of required buffer
37 area.
- 38 f. Vehicular use areas.
- 39 1. Vehicular use areas, other than public rights-of-way, designed to be used
40 for parking or movement of vehicular traffic, shall be separated by a five-

1 foot landscaped strip for any boundary of the property on which the
2 vehicular use area is located. This landscaped strip shall consist of shrubs
3 or groundcovers with a minimum mature height of 24 inches and a
4 maximum height of 30 inches. Plant material shall be spaced 18 inches to
5 24 inches apart, depending on their mature size.

- 6 2. Interior parking areas shall have one landscape island containing at least
7 one tree and shrubs or groundcovers as per the above specifications, for
8 every eight continuous spaces.

9 **g. Irrigation system.**

- 10 1. An irrigation system shall be installed for all landscaped areas of the site.
11 2. All irrigation materials used shall be ASTM approved.
12 3. All irrigation systems shall include rain sensors.

13 **(g) Signs.** See Chapter 5.

14 **(h) Lighting.** Artificial beachfront lighting shall conform to Chapter 5.
15

16 **Sec. 3-4.4 Commercial district, Perdido Key (C-1PK).**

17 **(a) Intent and purpose of district.** This district is composed of lands and structures
18 used primarily to provide for the retailing of commodities and the furnishing of
19 selected services. The regulations are intended to permit and encourage a full
20 development of essential neighborhood commercial uses, at the same time,
21 however, protecting nearby residential properties from adverse effects of commercial
22 activity. The maximum density is three dwelling units per acre. Refer to the
23 Escambia, County Comprehensive Plan regarding dwelling and lodging unit caps on
24 Perdido Key. [6.05.15]

25 **(b) Permitted uses.**

- 26 a. Any use permitted in the R-3PK district.
27 b. Any retail business, provided that the products are displayed and sold only
28 inside a building.
29 c. Personal service establishments, such as, but not limited to, financial
30 institutions, beauty and barber shops, tailors, shoe repairs, watches and
31 similar services.
32 d. Service stations and auto repair shops, provided that such repairs are carried
33 on within the confines of a building. Does not include body repair shops.
34 e. Restaurants, including the sale of beer, wines and liquor for on-premise
35 consumption, provided that the boundaries of the building are located in
36 excess of 100 feet from any residential district.
37 f. Bars, nightclubs, and package stores, provided that the boundaries of the
38 building are located in excess of 100 feet from the nearest residential district,
39 and are in accordance with Article 4.

- 1 g. Recreational and commercial marinas.
- 2 h. Educational facilities.
- 3 i. Bed and breakfast inns that conform to the residential character of Perdido
- 4 Key in terms of bulk, scale, height, and architectural style, as determined by
- 5 the Planning Official.

6 **(c) Conditional uses.**

- 7 a. Commercial amusement and commercial recreational facilities, including
- 8 miniature golf courses.
- 9 b. Arcade amusement centers and bingo facilities.

10 **(d) Prohibited uses.**

- 11 a. Hotels and motels, excluding bed and breakfast inns.

12 **(e) Off-street parking and loading regulations.** See Chapter 5.

13 **(f) Screening adjacent to residential district.** See Chapter 5.

14 **(g) Site and building requirements.**

- 15 a. *Lot coverage.*
 - 16 1. At least 25 percent of each lot or parcel shall remain pervious (75 percent
 - 17 maximum impervious cover ratio).
 - 18 2. The maximum combined area occupied by all principal and accessory
 - 19 buildings shall not exceed the percentage (%) allowed under the
 - 20 "footprint" regulations for the number of stories proposed.
- 21 b. *Lot width.* The minimum lot width for residential single-family, two-family
- 22 (duplex), three-family (triplex), four-family (quadruplex), and townhouse
- 23 buildings shall be the same as for the R-1PK district. Multifamily dwelling and
- 24 commercial buildings shall have no minimum lot width.
- 25 c. *Yards.* The front yard for residential single-family, two-family (duplex), three-
- 26 family (triplex), four-family (quadruplex), and townhouse buildings, the front
- 27 yard shall be the same as for the R-3PK district. For multifamily dwelling and
- 28 commercial buildings, the front yard shall be at least 15 feet. For both
- 29 residential and commercial projects, there shall be a rear yard of at least 15
- 30 feet. Required side yard setbacks shall not be less than five feet on each
- 31 side, except where a commercial district is contiguous to a residential district,
- 32 there shall be a minimum side yard of ten feet on the side abutting the
- 33 residential district, unless the two districts are separated by a public street,
- 34 body of water, or similar manmade or natural buffer, in which case no side
- 35 yard is required. On property abutting estuarine, riverine or creek systems,
- 36 the setback shall be in accordance with the marine/estuarine/riverine setback
- 37 (MERS) provisions of this Code or 30 feet, whichever is greater.
- 38 d. *Building heights.* No building shall exceed a height of four stories.
- 39 e. *Footprint.*

- 1 1. If the lot or parcel is proposed to be improved with, or contains an existing
2 building of two and one-half or more stories, up to and including four
3 stories, the footprint of both proposed and existing buildings shall not
4 exceed 25 percent of lot coverage.
- 5 2. The lot or parcel used in computing the area required to satisfy footprint
6 restrictions on buildings two and one-half stories or greater, may not be
7 crossed, intersected or divided by any public road or right-of-way. If a lot
8 or parcel is divided, crossed, intersected or divided by any public road or
9 right-of-way, footprint restrictions shall be applied to each portion of the
10 divided lot or parcel as if the divided lot or parcel were two separate lots or
11 parcels. In the event a public road or right-of-way splits a lot or parcel and
12 creates public access to a waterway, then the lot coverage for both
13 divisions of the lot or parcel shall be used to determine whether footprint
14 restrictions have been satisfied.

15 **(h) Landscaping.**

- 16 a. See Chapter 5.
- 17 b. When county landscaping or buffer regulations conflict with requirements of
18 state or federal authorizations, including biological opinions, technical
19 assistance letters or concurrence letters, the conditions in those state or
20 federal documents shall prevail.
- 21 c. Landscape plan. All commercial and multifamily projects shall submit a
22 landscape plan as part of the development review criteria. This plan will
23 include plant species proposed, location of all plant material, including areas
24 proposed for sod, areas of natural vegetation to be protected, and an
25 irrigation plan.
- 26 d. Xeriscape principals. It is the proposed intent of this ordinance to encourage
27 water conservation through proper plant selection, installation and
28 maintenance practices. The following xeriscape principles are to be
29 incorporated into all landscape designs:
- 30 1. Proposed plant material shall be tolerant of beach conditions, including
31 salt, wind, low nutrient levels, and drought.
- 32 2. Limit turf to locations where it provides functional benefits.
- 33 3. Provide efficient irrigation systems.
- 34 4. Mulches and organic soil amendments to improve water-holding capacity
35 of soil may only be applied north of Perdido Key Drive.
- 36 f. Buffer. For developments subject to the landscape provisions of Chapter 5, a
37 minimum ten-foot wide landscaped strip shall be required on all roadway
38 frontages, and shall contain one tree and ten shrubs for every 35 linear feet of
39 frontage. For every additional ten feet in width of the landscape area the
40 plant material required shall be doubled. Preservation of existing plant
41 communities within the required landscaped areas can be used to satisfy this

1 requirement. Buffers required adjacent to residential districts shall include a
2 minimum of two trees and 15 shrubs for every 35 linear feet of required buffer
3 area.

4 **g. Vehicular use areas.**

5 1. Vehicular use areas, other than public rights-of-way, designed to be used
6 for parking or movement of vehicular traffic, shall be separated by a five-
7 foot landscaped strip for any boundary of the property on which the
8 vehicular use area is located. This landscaped strip shall consist of shrubs
9 or groundcovers with a minimum mature height of 24 inches and a
10 maximum height of 30 inches. Plant material shall be spaced 18 inches to
11 24 inches apart, depending on their mature size.

12 2. Interior parking areas shall have one landscape island containing at least
13 one tree and shrubs or groundcovers as per the above specifications, for
14 every eight continuous spaces.

15 **h. Irrigation system.**

16 1. An irrigation system shall be installed for all landscaped areas of the site.

17 2. All irrigation materials used shall be ASTM approved.

18 3. All irrigation systems shall include rain sensors.

19 **(h) Signs.** See Chapter 5.

20 **(i) Lighting.** Artificial beachfront lighting shall conform to Chapter 5.

21 **(j) Density transfer.** Densities may not be transferred to parcels south of Perdido Key
22 Drive. Densities may be transferred across public roadways and commercial zoning
23 district lines, identified as areas zoned C-1PK, CCPK, CGPK and PRPK, provided
24 that the proposed development is on contiguous land (exclusive of public roadways),
25 under unified control of an individual, partnership, corporation, or a grouping thereof.
26 Height maximums cannot be so transferred except through the PUD process.

27
28 **Sec. 3-4.5 Commercial Core district, Perdido Key (CCPK).**

29 **(a) Intent and purpose of district.** This district is composed of lands and structures
30 used primarily for intense residential development and retailing of resort-related
31 commodities and services. The regulations are intended to permit and encourage
32 mixed use development, including high density residential, hotels and motels, and
33 commercial uses associated with resort areas. The maximum density is 13 dwelling
34 units per acre. Refer to the Escambia, County Comprehensive Plan regarding
35 dwelling and lodging unit caps on Perdido Key. **[6.05.15.01]**

36 **(b) Permitted uses.**

37 **a.** Any use permitted in the C-1PK district.

38 **b.** Hotels and motels. Maximum density shall be 25 units per acre.

1 c. Commercial amusement and commercial recreational facilities, including
2 miniature golf courses.

3 d. Arcade amusement centers and bingo facilities.

4 **(c) Off-street parking and loading requirements.** See Chapter 5.

5 **(d) Screening adjacent to residential districts.** See Chapter 5.

6 **(e) Site and building requirements.**

7 a. *Lot coverage.*

8 1. The lot coverage for residential single-family, two-family (duplex), three-
9 family (triplex), four-family (quadruplex), and townhouse buildings shall be
10 the same as for the R-1PK district. At least 20 percent of each lot or parcel
11 shall remain pervious (80 percent maximum impervious cover ratio) for
12 multifamily dwelling and commercial buildings.

13 2. The maximum combined area occupied by all principal and accessory
14 buildings shall not exceed the percentage (%) allowed under the
15 "footprint" regulations for the number of stories proposed.

16 b. *Lot width.* The minimum lot width for residential single-family, two-family
17 (duplex), three-family (triplex), four-family (quadruplex), and townhouse
18 buildings shall be the same as for the R-1PK district. Multifamily dwelling and
19 commercial buildings shall have no minimum lot width.

20 c. *Yards.* The front and yard shall be the same as the R-3PK district. The rear
21 yard shall be the same as the C-1PK district. The side yards shall be the
22 same as the R-3PK district. Required side yard setbacks shall not be less
23 than five feet on each side, except where a commercial district is contiguous
24 to a residential district there shall be a minimum side yard of ten feet on the
25 side abutting the residential district, unless the two districts are separated by
26 a public street, body of water, or similar manmade or natural buffer, in which
27 case no side yard is required. On property abutting estuarine, riverine or
28 creek systems, the setback shall be in accordance with the
29 marine/estuarine/riverine setback (MERS) provisions of this Code or 30 feet,
30 whichever is greater.

31 d. *Building heights.* Building heights shall not exceed 18 stories plus two
32 additional stories for parking and/or storage.

33 e. *Footprint.*

34 1. If the lot or parcel is proposed to be improved with, or contains an existing
35 building of two and one-half or more stories, but less than five stories, the
36 footprint of both proposed and existing buildings shall not exceed 25
37 percent of lot coverage.

38 2. If the lot or parcel is proposed to be improved with, or contains an existing
39 building of five or more stories, but less than seven stories, the footprint of

1 both proposed and existing buildings shall not exceed 23 percent of lot
2 coverage.

- 3 3. If the lot or parcel is proposed to be improved with, or contains an existing
4 building of seven or more stories, but less than nine stories, the footprint
5 of both proposed and existing buildings shall not exceed 21 percent of lot
6 coverage.
- 7 4. If the lot or parcel is proposed to be improved with, or contains an existing
8 building of nine or more stories up to and including 18 stories, the footprint
9 of both proposed and existing buildings shall not exceed 19 percent of lot
10 coverage.
- 11 5. The lot or parcel used in computing the area required to satisfy footprint
12 restrictions on buildings two and one-half stories or greater may not be
13 crossed, intersected or divided by any public road or right-of-way. If a lot
14 or parcel is divided, crossed, intersected or divided by any public road or
15 right-of-way, footprint restrictions shall be applied to each portion of the
16 divided lot or parcel as if the divided lot or parcel were two separate lots or
17 parcels. In the event a public road or right-of-way splits a lot or parcel and
18 creates public access to a waterway, then the lot coverage for both
19 divisions of the lot or parcel shall be used to determine whether footprint
20 restrictions have been satisfied.

21 **(f) Landscaping.**

- 22 a. See Chapter 5.
- 23 b. When county landscaping or buffer regulations conflict with requirements of
24 state or federal authorizations, including biological opinions, technical
25 assistance letters or concurrence letters, the conditions in those state or
26 federal documents shall prevail.
- 27 c. Landscape plan. All commercial and multifamily projects shall submit a
28 landscape plan as part of the development review criteria. This plan will
29 include plant species proposed, location of all plant material, including areas
30 proposed for sod, areas of natural vegetation to be protected, and an
31 irrigation plan.
- 32 d. Xeriscape principles. It is the proposed intent of this ordinance to encourage
33 water conservation through proper plant selection, installation and
34 maintenance practices. The following xeriscape principles are to be
35 incorporated into all landscape designs:
 - 36 1. Proposed plant material shall be tolerant of beach conditions, including
37 salt, wind, low nutrient levels, and drought.
 - 38 2. Limit turf to locations where it provides functional benefits.
 - 39 3. Provide efficient irrigation systems.
 - 40 4. Mulches and organic soil amendments to improve water-holding capacity
41 of soil may only be applied north of Perdido Key Drive.

1 e. Buffers. For developments subject to ~~section 7.01.00~~ Chapter 5, a minimum
2 ten-foot wide landscaped strip shall be required on all roadway frontages, and
3 shall contain one tree and ten shrubs for every 35 linear feet of frontage. For
4 every additional ten feet in width of the landscape area, the plant material
5 required shall be doubled. Preservation of existing plant communities within
6 the required landscaped areas can be used to satisfy this requirement.
7 Buffers required adjacent to residential districts shall include a minimum of
8 two trees and 15 shrubs for every 35 linear feet of required buffer area.

9 f. Vehicular use areas.

10 1. Vehicular use areas, other than public rights-of-way, designed to be used
11 for parking or movement of vehicular traffic, shall be separated by a five-
12 foot landscaped strip for any boundary of the property on which the
13 vehicular use area is located. This landscaped strip shall consist of shrubs
14 or groundcovers with a minimum mature height of 24 inches and a
15 maximum height of 30 inches. Plant material shall be spaced 18 inches to
16 24 inches apart, depending on their mature size.

17 2. Interior parking areas shall have one landscape island containing at least
18 one tree and shrubs or groundcovers as per the above specifications, for
19 every eight continuous spaces.

20 g. Irrigation system.

21 1. An irrigation system shall be installed for all landscaped areas of the site.

22 2. All irrigation materials used shall be ASTM approved.

23 3. All irrigation systems shall include rain sensors.

24 **(g) Signs.** See Chapter 5.

25 **(h) Lighting.** Artificial beachfront lighting shall conform to Chapter 5.

26 **(i) Density transfers.** Same as preceding district.

27
28 **Sec. 3-4.6 Commercial Gateway district, Perdido Key (CGPK).**

29 **(c) Intent and purpose of district.** This district is intended to provide gateways
30 (entryways) into Perdido Key, providing an identity for Perdido Key as a visually
31 attractive, family style, resort community. The district is characterized by resort-
32 related commercial uses, including hotels and motels, as well as high density
33 residential development. The maximum density is 12.5 dwelling units per acre. Refer
34 to the Escambia, County Comprehensive Plan regarding dwelling and lodging unit
35 caps on Perdido Key. [\[6.05.15.02\]](#)

36 **(b) Permitted uses.**

37 a. Any use permitted in the CCPK district.

38 b. Hotels and motels. Maximum density shall be 25 units per acre.

1 c. Any uses which are similar or compatible to the uses permitted herein that
2 promote the intent and purpose of this district. Determination shall be made
3 by the planning board (LPA).

4 **(c) Off-street parking and loading requirements.** See Chapter 5.

5 **(d) Screening adjacent to residential districts.** See Chapter 5.

6 **(e) Site and building requirements.**

7 a. *Lot coverage.* The lot coverage for residential single-family, two-family
8 (duplex), three-family (triplex), four-family (quadruplex), and townhouse
9 buildings shall be the same as for the R-1PK district. At least 15 percent of
10 each lot or parcel shall remain pervious (85 percent maximum impervious
11 cover ratio) for multifamily dwelling and commercial buildings.

12 b. *Lot width.* The minimum lot width for residential single-family, two-family
13 (duplex), three-family (triplex), four-family (quadruplex), and townhouse
14 buildings shall be the same as for the R-1PK district. Multifamily dwelling and
15 commercial buildings shall have no minimum lot width.

16 c. *Yards.* The front yard shall be the same as the R-3PK district. The rear yard
17 shall be the same as the C-1PK district. Required side yard setbacks shall not
18 be less than five feet on each side, except where a commercial district is
19 contiguous to a residential district, there shall be a minimum side yard of ten
20 feet on the side abutting the residential district, unless the two districts are
21 separated by a public street, body of water, or similar manmade or natural
22 buffer, in which case no side yard is required. On property abutting estuarine,
23 riverine or creek systems, the setback shall be in accordance with the
24 marine/estuarine/riverine setback (MERS) provisions of this Code or 30 feet,
25 whichever is greater.

26 d. *Building heights.* No building shall exceed a height of ten stories.

27 e. *Footprint.*

28 1. If the lot or parcel is proposed to be improved with, or contains an existing
29 building of two and one-half or more stories, but less than five stories, the
30 footprint of both proposed and existing buildings shall not exceed 25
31 percent of lot coverage.

32 2. If the lot or parcel is proposed to be improved with, or contains an existing
33 building of five or more stories, but less than seven stories, the footprint of
34 both proposed and existing buildings shall not exceed 23 percent of lot
35 coverage.

36 3. If the lot or parcel is proposed to be improved with, or contains an existing
37 building of seven or more stories, but less than nine stories, the footprint
38 of both proposed and existing buildings shall not exceed 21 percent of lot
39 coverage.

40 4. If the lot or parcel is proposed to be improved with, or contains an existing
41 building of nine or more stories, up to and including ten stories, the

1 footprint of both proposed and existing buildings shall not exceed 19
2 percent of lot coverage.

- 3 5. The lot or parcel used in computing the area required to satisfy footprint
4 restrictions on buildings two and one-half stories or greater, may not be
5 crossed, intersected or divided by any public road or right-of-way. If a lot
6 or parcel is divided, crossed, intersected or divided by any public road or
7 right-of-way, footprint restrictions shall be applied to each portion of the
8 divided lot or parcel as if the divided lot or parcel were two separate lots or
9 parcels. In the event a public road or right-of-way splits a lot or parcel and
10 creates public access to a waterway, then the lot coverage for both
11 divisions of the lot or parcel shall be used to determine whether footprint
12 restrictions have been satisfied.

13 **(f) Landscaping.**

- 14 a. See Chapter 5.
- 15 b. When county landscaping or buffer regulations conflict with requirements of
16 state or federal authorizations, including biological opinions, technical
17 assistance letters or concurrence letters, the conditions in those state or
18 federal documents shall prevail.
- 19 c. Landscape plan. All commercial and multifamily projects shall submit a
20 landscape plan as part of the development review criteria. This plan will
21 include plant species proposed, location of all plant material, including areas
22 proposed for sod, areas of natural vegetation to be protected, and an
23 irrigation plan.
- 24 d. Xeriscape principles. It is the proposed intent of this ordinance to encourage
25 water conservation through proper plant selection, installation and
26 maintenance practices. The following xeriscape principles are to be
27 incorporated into all landscape designs:
- 28 1. Proposed plant material shall be tolerant of beach conditions, including
29 salt, wind, low nutrient levels, and drought.
 - 30 2. Limit turf to locations where it provides functional benefits.
 - 31 3. Provide efficient irrigation systems.
 - 32 4. Mulches and organic soil amendments to improve water-holding capacity
33 of soil may only be applied north of Perdido Key Drive.
- 34 e. Buffer. For developments subject to the landscape provisions Chapter 5, a
35 minimum ten-foot wide landscaped strip shall be required on all roadway
36 frontages, and shall contain one tree and ten shrubs for every 35 linear feet of
37 frontage. For every additional ten feet in width of the landscape area, the
38 plant material required shall be doubled. Preservation of existing plant
39 communities within the required landscaped areas can be used to satisfy this
40 requirement. Buffers required adjacent to residential districts shall include a

1 minimum of two trees and 15 shrubs for every 35 linear feet of required buffer
2 area.

3 f. Vehicular use area. Other than public rights-of-way, those vehicular use areas
4 designed to be used for parking or movement of vehicular traffic shall be
5 separated by a five-foot landscaped strip for any boundary of the property on
6 which the vehicular use area is located. This landscaped strip shall consist of
7 shrubs or groundcovers with a minimum mature height of 24 inches and a
8 maximum mature height of 30 inches. Plant material shall be spaced 18
9 inches to 24 inches apart, depending on their mature size.

10 g. Irrigation system.

11 1. An irrigation system shall be installed for all landscaped areas of the site.

12 2. All irrigation materials used shall be ASTM approved.

13 3. All irrigation systems shall include rain sensors.

14 (g) **Signs.** See Chapter 5.

15 (h) **Lighting.** Artificial beachfront lighting shall conform to Chapter 5.

16 (i) **Density transfers.** Same as preceding district.

17
18 **Sec. 3-4.7 Planned Resort district, Perdido Key (PRPK).**

19 (a) **Intent and purpose of district.** This district is intended to be a large-scale planned
20 resort district, allowing for destination-type mixed uses that include residential and
21 hotel development and the supporting recreational and commercial facilities, all
22 developed within a master planned setting that includes extensive open space,
23 adequate internal pedestrian/bicycle circulation, creative design, resort-related
24 amenities, and adequate buffer areas. Parcels in this district shall have a gross site
25 area of no less than ten acres. A master plan submittal of the overall proposed
26 development is required. The maximum area-wide density is five units per acre.
27 Refer to the Escambia, County Comprehensive Plan regarding dwelling and lodging
28 unit caps on Perdido Key. [6.05.15.03]

29 (b) **Density transfers.** Same as preceding district, but includes building allocation,
30 provision of open spaces, and preservation areas which may be permitted among
31 and between the planned resort district, commercial core district, commercial
32 gateway district and the commercial district, provided the proposed development is a
33 master planned development.

34 (c) **Site plan approval.** Requests for site plan approval shall include competent
35 evidence of unified control of the entire area proposed for development.

36 a. The development will be in accordance with an overall master site plan of the
37 entire area under unified control;

38 b. Development successors in title shall be bound by the approved site plan.
39 Such site plan shall include but not be limited to maximum project density,

1 overall requirements for open spaces and preservation areas, building
2 coverage allocation, and allocation for incidental commercial uses;

- 3 c. Revision to the approved site plan is permitted; however, all portions of the
4 project shall be in strict accord with the revised master site plan.

5 **(d) Permitted uses.**

- 6 a. Any use permitted in the CGPK district.
7 b. Hotels and motels. Maximum density shall be 25 units per acre.
8 c. Storage areas for personal use only by residents and guests of the planned
9 resort. Such areas shall be screened by opaque fencing and landscape
10 material a minimum of six feet in height.
11 d. Zero lot line development. See Chapter 5.

12 **(e) Off-street parking and loading requirements.** See Chapter 5.

13 **(f) Screening adjacent to residential districts.** See Chapter 5.

14 **(g) Site and building requirements.**

- 15 a. *Lot coverage.* The lot coverage for residential single-family, two-family
16 (duplex), three-family (triplex), four-family (quadruplex), and townhouse
17 buildings shall be the same as for the R-1PK district. Maximum area land
18 coverage by all structures shall not exceed 40 percent of the gross site area
19 for multifamily dwelling and commercial buildings.
- 20 b. *Lot width.* The minimum lot width for residential single-family, two-family
21 (duplex), three-family (triplex), four-family (quadruplex), and townhouse
22 buildings shall be the same as for the R-1PK district. Multifamily dwelling and
23 commercial buildings shall have no minimum lot width.
- 24 c. *Yards.* The front yard shall be the same as the R-3PK district. The rear yard
25 shall be the same as the C-1PK district. Required side yards shall not be less
26 than ten feet. All structures shall be located a minimum of 50 feet from any
27 publicly dedicated right-of-way. On property abutting estuarine, riverine or
28 creek systems, the setback shall be in accordance with the
29 marine/estuarine/riverine setback (MERS) provisions of this Code or 30 feet,
30 whichever is greater.
- 31 d. *Building heights.* No building shall exceed a height of ten stories.
- 32 e. *Open space.*
- 33 1. Open space shall not be less than 30 percent of the total site area.
34 2. Fifty percent of the front yard shall remain as open space.
- 35 f. *Building separation.*
- 36 1. The minimum distance between structures shall be 15 feet, excluding zero
37 lot-line development.

- 1 2. A multifamily structure, including hotels and motels, shall be located at
2 least 100 feet from any area on the site plan designated for single-family
3 dwellings.
- 4 3. For structures over 35 feet in height, for every two feet in height over 35
5 feet, there shall be an additional one foot of setback at the ground level.
- 6 g. *Sidewalks.* Sidewalks shall be required and shall provide pedestrian linkages
7 to residential areas, recreational areas, commercial areas, and any locations
8 where there is the potential conflict between pedestrian and vehicular traffic.
9 These conflict areas shall be marked with appropriate pavement markings to
10 clearly indicate pedestrian crossings.
- 11 **(h) Landscaping.**
- 12 a. See Chapter 5.
- 13 b. When county landscaping or buffer regulations conflict with requirements of
14 state or federal authorizations, including biological opinions, technical
15 assistance letters or concurrence letters, the conditions in those state or
16 federal documents shall prevail.
- 17 c. Landscape plan. All commercial and multifamily projects shall submit a
18 landscape plan as part of the development review criteria. This plan will
19 include plant species proposed, location of all plant material, including areas
20 proposed for sod, areas of natural vegetation to be protected, and an
21 irrigation plan.
- 22 d. Xeriscape principles. It is the proposed intent of this ordinance to encourage
23 water conservation through proper plant selection, installation and
24 maintenance practices. The following xeriscape principles are to be
25 incorporated into all landscape designs:
- 26 1. Proposed plant material shall be tolerant of beach conditions, including
27 salt, wind, low nutrient levels, and drought.
- 28 2. Limit turf to locations where it provides functional benefits.
- 29 3. Provide efficient irrigation systems.
- 30 4. Mulches and organic soil amendments to improve water-holding capacity
31 of soil may only be applied north of Perdido Key Drive.
- 32 e. Buffer. For developments subject to the landscape provisions of Chapter 5, a
33 minimum ten-foot wide landscaped strip shall be required on all roadway
34 frontages, and shall contain one tree and ten shrubs for every 35 linear feet of
35 frontage. For every additional ten feet in width of the landscape area, the
36 plant material required shall be doubled. Preservation of existing plant
37 communities within the required landscaped areas can be used to satisfy this
38 requirement. Buffers required adjacent to residential districts shall include a
39 minimum of two trees and 15 shrubs for every 35 linear feet of required buffer
40 area.

- 1 **f. Vehicular use areas.**
- 2 1. Vehicular use areas, other than public rights-of-way, designed to be used
- 3 for parking or movement of vehicular traffic, shall be separated by a five-
- 4 foot landscaped strip for any boundary of the property on which the
- 5 vehicular use area is located. This landscaped strip shall consist of
- 6 shrubs or groundcovers with a minimum mature height of 24 inches and a
- 7 maximum height of 30 inches. Plant material shall be spaced 18 inches to
- 8 24 inches apart, depending on their mature size.
- 9 2. Interior parking areas shall have one landscape island containing at least
- 10 one tree and shrubs or groundcovers; as per the above specifications, for
- 11 every eight continuous spaces.
- 12 **g. Irrigation system.**
- 13 1. An irrigation system shall be installed for all landscaped areas of the site.
- 14 2. All irrigation materials used shall be ASTM approved.
- 15 3. All irrigation systems shall include rain sensors.
- 16 **h. Protection from adverse effects.** Orientation of commercial buildings shall be
- 17 away from residential development within or adjacent to the district. Layout of
- 18 parking and service areas, access, landscaping yards, courts, walls, signs,
- 19 lighting and control of noise and other potentially adverse influences shall be
- 20 such as to promote protection of such residential development, and will
- 21 include adequate buffering.
- 22 **(i) Signs.** See Chapter 5.
- 23 **(j) Lighting.** Artificial beachfront lighting shall conform to Chapter 5.
- 24 **(k) Hotels, motels and timeshares.** Maximum density for hotels, motels, and lodging
- 25 unit timeshares shall be 25 units per acre.

26

27 **Sec. 3-4.8 Outdoor Recreational district, Perdido Key (S-1PK).**

28 **(a) Intent and purpose of district.** This district is intended to preserve and maintain

29 the land for outdoor recreational uses and open space. **[6.05.20]**

30 **(b) Permitted uses.**

- 31 a. Golf courses.
- 32 b. Country clubs and their customary accessory uses.
- 33 c. Bird and wildlife sanctuaries.
- 34 d. Parks and greenbelt areas.

35 **(c) Conditional uses.**

- 36 a. Public utility and service structures.

- 1 **(d) Lot coverage.** The amount of impervious surface shall not exceed 20 percent of the
- 2 total area.
- 3 **(e) Signs.** See Chapter 5.

1 **Article 5 Pensacola Beach districts.**

2 **Note: The provisions of this section are the current LDC provisions. Only minor**
3 **changes have been made to adjust formatting and remove or correct invalid**
4 **references. Format is not consistent with other districts and terms used are not**
5 **verified.**

6 **Sec. 3-5.1 Building heights. [13.15.00]**

7 **(a) Low and medium density districts.** In the following zoning districts the maximum
8 height shall be 35 feet above the bottom of the lowest horizontal structural member
9 of the first habitable floor area; the first habitable floor shall be at or above the
10 minimum elevation established for the applicable flood zone. The overall height of
11 the structure may not exceed 45 feet above the finished ground level grade:

- 12 a. Low density residential.
- 13 b. Medium density residential.
- 14 c. Medium density residential/commercial.
- 15 d. General retail.
- 16 e. Recreation retail.

17 **(b) High density and non-residential districts.** In the following districts, the maximum
18 height shall be 12 habitable stories plus not more than two stories of parking or
19 storage:

- 20 a. High density residential.
- 21 b. High-density residential/commercial.

22 **(c) Commercial Core Area.** The maximum height shall be 18 habitable stories plus not
23 more than two stories for parking or storage, excepting Gulf front property which is
24 not leased to a private party as of June 4, 1998, commonly referred to as "Casino
25 Beach", and the Gulf from leasehold immediately to the east of and adjoining such
26 property, all of which property shall be limited to three stories in height, habitable or
27 otherwise (from the Hampton Inn, incorporating Crab's and westerly to the area
28 immediately east of the Holiday Inn). This area is defined as being from the east line
29 of Blocks C and H First Addition to Villa Sabine (p.b.5, p.75) to Avenida 10 (the
30 commercial core).

31 **(d) Vested properties.** The following properties are deemed vested insofar as the
32 application of the height restrictions imposed by this ordinance:

- 33 a. *Pensacola Beach Land Trust Property (east of Calle Marbella)* - vested for 21
34 stories for each eight towers pursuant to the lease agreement between
35 Pensacola Beach Land Trust Property and the Santa Rosa Island Authority
36 dated June 30, 1997.
- 37 b. *Santa Rosa Towers Condominium (Fort Pickens Road)* - vested 17 stories
38 (16 stories above parking), pursuant to the Final Judgment issued March 13,
39 1997 in Santa Rosa Dunes Association, Inc. And Lamar N. Coxe, Jr. v. Santa

Rosa Island Authority; Escambia County, Florida; Gulfview Partnership and Santa Rosa Towers, Ltd. Case No. 96-1231-CA-01.

- c. *Gulfview Partnership parcel adjacent to Santa Rosa Towers* - vested to 17 stories (16 stories above parking), pursuant to the 1986 lease agreement between Gulfview Partnership and the Santa Rosa Island Authority and the option agreement between Gulfview Partners and Santa Rosa Towers, Ltd., dated April 3, 1998.

Sec. 3-5.2 Low density residential (LDR-PB). Areas delineated as low density residential are restricted to the development of single family detached homes at densities up to and including four units per acre.

(1) Site and building requirements.

TABLE LDR-PB

Minimum Size Lot	Building Setbacks 1, 2	Parking	Special Requirements
Minimum lot size is 10,000 sq. ft.	Front - 30 feet 3, 4 Side - 15 feet* 4, 5 Rear - 20 feet* 3, 6, 7 *See list for existing subdivisions	Minimum 2 spaces off street	Subdivision plat required. Landscaping requirements per Chapter 5

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If facing County Road 399 setback shall be 50 feet.
4. If sound front, building front setback may be reduced to a minimum of 20 feet.
5. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions may be based on 10 percent of the average of the front and rear lines, but in no case shall be less than 10 feet unless otherwise specified.
6. If Gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL). In Lafitte Cove, as per recorded plat. In Villa Sabine, as per recorded plat.
7. If sound front (Villa Primera and Villa Segunda subdivisions) building setback shall be established as 30 feet upland of the mean high water line, for structures deemed in compliance with current flood elevation requirements and whose shoreline has been stabilized. All other structures shall maintain a building setback of 50 feet upland of the vegetation line.
8. First floor level of lowest habitable floor must be in compliance with current flood insurance rate map issued by the National Flood Insurance Program, or this chapter, whichever is greater.
9. Enclosures below established base flood level must be accomplished through "break-away" wall construction, and such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a combination thereof.)

Setbacks. Listed below are required setbacks for the existing single-family detached subdivisions located on Pensacola Beach.

Name of Subdivision	Front	Side	Rear
Deluna Point	plat	plat	plat
LaCaribe	plat	plat	plat
Lafitte Cove	25 feet	10 feet	plat
Lafitte Cove Unit II	40 feet	plat	30 feet
Santa Rosa Villas	25 feet	7.5 feet 5	10 feet 1, 3, 4
Santa Rosa Villas 1st Addition	30 feet 1	15 feet 2	20 feet 3
Santa Rosa Villas 2nd Addition	30 feet	15 feet 2	20 feet 4
Santa Rosa Villas Estates	plat	plat	plat
Seashore Village	plat	plat	plat
Tristan Villas	plat	plat	plat
Villa Primera	30 feet 1	15 feet 2	20 feet 3, 4
Villa Sabine	30 feet	15 feet	Plat 4
Villa Segunda	30 feet 1	15 feet 2	20 feet 3, 4
White Sands Cottages	30 feet	5 feet	20 feet

1

2 **Sec. 3-5.3 Medium density residential (MDR-PB).** Areas delineated as medium
3 density residential are restricted to the development of detached and multiple dwelling
4 units at densities ranging from five units per acre up to and including 15 units per acre.

5 **(1) Permitted uses.** The following types of uses are permitted under MDR-PB:

- 6 a. Duplexes.
- 7 b. Triplexes.
- 8 c. Multiple Dwellings.

9 **(2) Site and building requirements.**

10 TABLE MDR-PB

Minimum Lot Size	Building Setbacks 1, 2	Parking	Special Requirements
5,000 sq. ft. per unit for first 3 units and 3,000 sq. ft. per unit for remaining units built; maximum density 20 units per net acre; maximum 25% for building only	Front 30 feet 2, 3 Side 15 feet 4 Rear 30 feet 5	See Chapter 5	Subdivision plat required. All multiple owner projects to have approved maintenance association. Landscaping requirements per Chapter 5.

11 *Notes:*

- 12 1. Setbacks to be measured to outside walls with maximum of three feet of overhang
- 13 allowed.

- 1 2. Front is defined as side facing main street or access. If water front property, then
2 side facing water is rear.
- 3 3. If facing County Road 399 setback shall be 50 feet.
- 4 4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions
5 may be based on ten percent of the average of the front and rear lines, but in no case
6 shall be less than ten feet unless otherwise specified.
- 7 5. If gulf front, building line shall be the most restrictive 50 feet landward of the crest of
8 the primary dune line; or the State of Florida 1975 Coastal Construction Control Line
9 (CCCL).
- 10 6. First floor level of lowest habitable floor must be in compliance with current flood
11 hazard map and flood insurance rate map issued by the National Flood Insurance
12 Program, or this chapter, whichever is greater.
- 13 7. Enclosures below established base flood level must be accomplished through
14 "break-away" wall construction, and such enclosures may not be used for habitable
15 purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a
16 combination thereof.)
- 17 8. If sound front, building setback line shall be 50 feet upland of the vegetation line.

18 **Sec. 3-5.4 Medium density residential/commercial (MDR/C-PB).** Areas delineated
19 as medium density residential/commercial are for mixed uses including medium density
20 residential, motel, hotel and limited accessory retail uses. Densities shall be in the range
21 of five to 15 units per acre for residential use and for a mix of residential and motel/hotel
22 uses. For developments consisting solely of motel/hotel development, where the
23 application of the five to 15 density range will result in a reduction of the existing number
24 of units, or where such density restrictions will impede efficient motel/hotel
25 development, the Santa Rosa Island Authority may, but shall not be obligated to,
26 recommend conditional use approval to the Escambia County Board of Adjustments
27 such that motel/hotel development may be increased up to a maximum of 20 units per
28 acre. This special exception shall not apply to condominium dwellings which are made
29 available for rental use.

30 **(1) Permitted uses.** The following types of uses are permitted under MDR/C-PB:

- 31 a. Duplexes.
- 32 b. Triplexes.
- 33 c. Multiple dwellings. [multi-family?]
- 34 d. Motel and hotels.
- 35 e. Restaurants.
- 36 f. Tourist related retail goods.
- 37 g. Marinas, etc.
- 38 h. Cocktail lounges and package stores.
- 39 i. Miscellaneous convenience goods stores.
- 40 j. Professional offices.
- 41 k. Realty and property rental offices.

1 I. Personal service establishments.

2 (2) Conditional uses. The following types of use are conditional uses under
3 MDR/C-PB:

4 a. Temporary structures.

5 (3) Site and building requirements.

6 TABLE MDR/C-PB

Minimum Lot Size	Building Setbacks	Project Access Points	Special Requirements
For residential, same as MDR-PB	For residential, same as MDR-PB	For residential, same as MDR-PB	For residential, same as MDR-PB
Tourist oriented, service oriented, & local service, commercial uses, & governmental uses.	Front 50 feet 2 Side 50 feet 3 Rear 40 feet 4	Access points from service roads limited to 1 every 400 feet unless otherwise specifically approved by the county	1. Landscaped separate strips shall be provided and maintained along all property lines & streets. 2. Parking in accordance with Chapter 5

7 Notes:

8 1. Setbacks to be measured to outside walls with maximum of three feet of overhang
9 allowed.

10 2. Front is defined as side facing main street or access. If water front property, then
11 side facing water is rear.

12 3. If facing County Road 399 setback shall be 50 feet.

13 4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions
14 may be based on ten percent of the average of the front and rear lines, but in no case
15 shall be less than ten feet unless otherwise specified.

16 5. If Gulf front, building line shall be the most restrictive of 50 feet landward of the crest
17 of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line
18 (CCCL).

19 6. First floor level of lowest habitable floor must be in compliance with current flood
20 hazard map and flood insurance rate map issued by the National Flood Insurance
21 Program, or this chapter, whichever is greater.

22 7. Enclosures below established base flood level must be accomplished through
23 "break-away" wall construction, and such enclosures may not be used for habitable
24 purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a
25 combination thereof).

26 8. If sound front, building setback line shall be 50 feet upland of the vegetation line.

27 **Sec. 3-5.5 High density residential (HDR-PB).** Areas delineated for high density
28 residential shall be developed for multiple dwelling development in the range of 16 to
29 30 units per acre. [13.03.04]

30 (1) Permitted uses. The following types of use are permitted in HDR-PB:

31 a. Multiple dwelling.

1 **(2) Site and building requirements.**

2 TABLE HDR-PB

Minimum Building Setbacks 1, 2, 3	Maximum Coverage*	Parking	Special Requirements 5
Front 60 feet 2 Side 4 Rear 60 feet	3 to 4 stories - 25% 5 to 7 stories - 23% 8 to 9 stories - 21% Over 9 stories - 19% *Net building coverage maximum percent of land built over	If maximum lot coverage is attained there will be a minimum of 1 parking space per unit inside building. See Chapter 5	1. Maximum 30 units per acre 2. Maximum floor area 500 s.f. per unit for 1 bedroom apts. For 2 bedroom a minimum of 850 s.f. per unit 3. All multiple owner projects to have appropriate maintenance associations 4. Landscaping requirements per Chapter 5

3 *Notes:*

- 4 1. Setbacks to be measured to outside walls with maximum of three feet of overhang
 5 allowed.
 6 2. Front is defined as side facing main street or access. If water front property, then
 7 side facing water is rear.
 8 3. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest
 9 of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line
 10 (CCCL). If sound front, building setback shall be established as 50 feet upland of the
 11 vegetation line.
 12 4. Side setbacks to be determined on an individual basis.
 13 5. First floor level of lowest habitable floor must be in compliance with current flood
 14 hazard map and flood insurance rate map issued by the National Flood Insurance
 15 Program, or this chapter, whichever is greater. No floodproofing methods will be allowed
 16 in the Velocity ("V") Zone. All enclosures below base flood level must be of "break-away"
 17 type construction. Such enclosures may not be used for habitable purposes. (Habitable
 18 includes working, sleeping, eating, cooking, or recreation, or a combination thereof.)
 19 6. If sound front, building setback line shall be 50 feet upland of the vegetation line.

20 **Sec. 3-5.6 High density residential/commercial (HDR/C-PB).** Areas delineated as
 21 high density residential/commercial are for mixed uses including high density
 22 residential, hotel and limited accessory retail uses. Densities shall be in the range of
 23 16 to 30 units per acre for residential uses and for a mix of residential and hotel
 24 uses. For development consisting solely of hotel development, where the
 25 application of the 16 to 30 density range will result in a reduction of the existing
 26 number of units, or where such density restrictions will impede efficient hotel
 27 development, the SRIA may, but shall not be obligated to, recommend conditional
 28 use approval to the BOA such that hotel development may be increased up to a
 29 maximum of 50 units per acre. This conditional use shall not apply to condominium
 30 dwellings which are made available for rental use. **[13.03.05]**

31 **(1) Permitted uses.** The following types of use are permitted under HDR/C-PB:

- 32 a. Condominiums.

- 1 **b.** Motels and hotels.
- 2 **c.** Restaurants.
- 3 **d.** Tourist related retail goods.
- 4 **e.** Marinas, etc. [etc.??]
- 5 **f.** Cocktail lounges and package stores.
- 6 **g.** Miscellaneous convenience goods stores.
- 7 **h.** Professional offices.
- 8 **i.** Realty and property rental offices.
- 9 **j.** Personal service establishments.

10 **(2) Conditional uses.** The following types of use are conditional uses in HDR/C-
11 PB:

- 12 **a.** Temporary structures.

13

1
2

(3) Site and building requirements.

TABLE HDR/C-PB

Minimum Building Setbacks 1, 2, 3 Types of Commercial Uses	Maximum Coverage*	Parking Project Access Points	Special Requirements 5
Front 60 feet Side 4 Rear 60 feet	3 to 4 stories - 25% 5 to 7 stories - 23% 8 to 9 stories - 21% Over 9 stories - 19% *Net building coverage maximum percent of land built over	If maximum lot coverage is attained there will be a minimum of 1 parking space per unit inside building. See Chapter 5. Access points from service roads limited to 1 every 400 feet unless otherwise specifically approved by the county.	1. Minimum floor area 500 sq.ft. per unit for 1 bedroom apts. For 2 bedroom a minimum of 850 sq.ft. per unit. 2. All multiple owner projects to have appropriate maintenance associations. 3. Landscaping requirements per Chapter 5
Tourist oriented, service oriented, & local service commercial uses, & governmental uses	Front 50 feet 2 Side 50 feet 4 Rear 40 feet 3		

3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, the side facing water is rear.
3. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL). If sound front, building setback shall be established as 50 feet upland of the vegetation line.
4. Side setbacks to be determined on an individual basis.
5. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or this chapter, whichever is greater. No floodproofing methods will be allowed in the velocity ("V") zone. All enclosures below base flood level must be of "break-away" type construction. Such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking, or recreation, or a combination thereof.)
6. If sound front, building setback line shall be 50 feet upland of the vegetation line.

Sec. 3-5.7 General retail (GR-PB). Areas delineated as general retail may be developed for uses pertaining to retail sales and services including motels (in accordance with the density provisions of medium density residential/commercial), restaurants, service stations, marinas, cocktail lounges, tourist related retail goods and professional services, sundries, convenience stores, groceries, professional offices, realty offices, personal service establishments, and substantially similar uses as determined by the Santa Rosa Island Authority Board. **[13.03.06]**

(1) Permitted uses. The following types of uses are permitted in GR-PB:

- a. Motels and hotels.
- b. Restaurants, indoor and drive-in.
- c. Grocery stores.
- d. Miscellaneous convenience goods stores.
- e. Professional offices.
- f. Realty and property rental offices.
- g. Personal service establishments.
- h. Convenience goods stores.
- i. Professional offices.
- j. Personal service establishments.
- k. Realty and property rental offices.
- l. Marinas.
- m. Temporary structures.

(2) Site and building requirements.

TABLE GR-PB

Minimum Lot Size	Building Setbacks 1, 2	Project Access Points	Special Requirements
Tourist oriented, service oriented, & local service commercial uses, & governmental uses.	Front 50 feet 2 Side 50 feet 4 Rear 40 feet 3	Access points from service roads limited to 1 every 400 feet unless otherwise specifically approved by the county	1. Landscaped separate strips shall be provided and maintained along all property lines & streets. 2. Parking requirements shall be in accordance with Chapter 5

Notes:

- 1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
- 2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
- 3. If facing County Road 399 setback shall be 50 feet.

1 4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions
2 may be based on ten percent of the average of the front and rear lines, but in no case
3 shall be less than ten feet unless otherwise specified.

4 5. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest
5 of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line
6 (CCCL).

7 6. First floor level of lowest habitable floor must be in compliance with current flood
8 hazard map and flood insurance rate map issued by the National Flood Insurance
9 Program, or this chapter, whichever is greater.

10 7. Enclosures below established base flood level must be accomplished through
11 "break-away" wall construction, and such enclosures may not be used for habitable
12 purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a
13 combination thereof.)

14 **Sec. 3-5.8 Recreation retail (Rec/R-PB).** Areas delineated as recreation retail are
15 for retail establishments relating directly to a specific adjacent beach or other
16 recreation area. Permitted uses include sandwich, fast food and other eating
17 establishments, beachwear and tourist related sundry shops, gift shops,
18 amusements and rental of recreation facilities, e.g. surfboards, jet skis, sailboats,
19 and substantially similar uses as determined by the county. [13.03.07]

20 **(1) Permitted uses.** The following types of uses are permitted in Rec/R-PB:

- 21 a. Restaurants, indoor and drive-in.
- 22 b. Convenience goods stores.
- 23 c. Tourist related retail goods.
- 24 d. Tourist related personal and professional services.
- 25 e. Temporary structures.

26 **(2) Site and building requirements.**

27 TABLE REC/R-PB

Minimum Lot Size	Building Setbacks 1, 2	Project Access Points	Special Requirements
Tourist oriented, service oriented, & local service commercial uses, & governmental uses	Front 50 feet 2 Side 50 feet 3 Rear 40 feet 4	Access points from service roads limited to 1 every 400 feet unless otherwise specifically approved by the county	1. Landscaped separate strips shall be provided and maintained along all property lines & streets 2. Parking requirements shall be in accordance with Chapter 5.

28 *Notes:*

- 29 1. Setbacks to be measured to outside walls with maximum of three feet of overhang
30 allowed.
- 31 2. Front is defined as side facing main street or access. If water front property, then
32 side facing water is rear.
- 33 3. If facing County Road 399 setback shall be 50 feet.

1 4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions
2 may be based on ten percent of the average of the front and rear lines, but in no case
3 shall be less than ten feet unless otherwise specified.

4 5. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest
5 of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line
6 (CCCL).

7 6. First floor level of lowest habitable floor must be in compliance with current flood
8 hazard map and flood insurance rate map issued by the National Flood Insurance
9 Program, or this chapter, whichever is greater.

10 7. Enclosures below established base flood level must be accomplished through
11 "break-away" wall construction, and such enclosures may not be used for habitable
12 purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a
13 combination thereof.)

14 **Sec. 3-5.9 Commercial hotel (CH-PB).** Areas delineated as commercial hotel sites
15 are intended primarily for hotel development in keeping with the hotel density
16 guidelines established for hotel uses within the high density residential/commercial
17 districts. This district also permits uses permitted in the recreation retail district.

18 [13.03.08]

19 **(1) Permitted uses.** The following types of uses are permitted in CH-PB:

- 20 a. Motels and hotels.
- 21 b. Restaurants.
- 22 c. Tourist related retail goods.
- 23 d. Marinas, etc.
- 24 e. Cocktail lounges and package stores.
- 25 f. Miscellaneous convenience goods stores.
- 26 g. Professional offices.
- 27 h. Realty and property rental offices.
- 28 i. Personal service establishments.
- 29 j. Temporary structures.

30 **(2) Site and building Requirements.**

31 TABLE CH-PB

Types of Commercial Uses	Minimum Building Setbacks ¹	Project Access Points	Special Requirements
Tourist oriented, service oriented, & local service commercial uses, & governmental	Front 50 feet ² Side 50 feet ⁴ Rear 40 feet ³	Access points from service roads limited to 1 every 400 feet unless otherwise specifically approved by the	1. Landscaped separate strips shall be provided and maintained along all property lines & streets 2. Parking requirements shall be in accordance

uses		county.	with Chapter 5
------	--	---------	----------------

Notes:

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.
3. If gulf front, building line shall be the most restrictive of 50 feet landward of the crest of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line (CCCL). If sound front, building setback shall be established as 50 feet upland of the vegetation line.
4. Side setbacks to be determined on an individual basis.
5. First floor level of lowest habitable floor must be in compliance with current flood hazard map and flood insurance rate map issued by the National Flood Insurance Program, or this chapter, whichever is greater. No floodproofing methods will be allowed in the velocity ("V") zone. All enclosures below base flood level must be of "break-away" type construction. Such enclosures may not be used for habitable purposes. (Habitable includes working, sleeping, eating, cooking, or recreation, or a combination thereof.)

Sec. 3-5.10 Preservation (PR-PB). Areas delineated as preservation are environmentally sensitive and permanently set aside for the maintenance of all natural features. Such areas shall not be leased and public access may be restricted as deemed necessary by the SRIA Board. [13.03.09.]

(1) Permitted uses. The following types of uses are permitted in PR-PB:

- a. Areas permanently set aside for preservation in natural state.
- b. Areas temporarily set aside for natural revegetation.

Sec. 3-5.11 Conservation/recreation (Con/Rec-PB). Areas delineated as conservation/recreation are those set aside as open space where the need for recreation is balanced with the need for environmental conservation. Important natural site features, including dune formations, wetlands and areas of native vegetation shall not be eliminated or damaged. Depending on the specific characteristics of each site appropriate recreation uses may include, public parking, beach access boardwalks, nature trails, boat launching areas, docking facilities, picnic areas, restrooms, and other such related uses as may be approved by the Santa Rosa Island Authority consistent with legal requirements presently in force. Other uses may be approved by the county subject to appropriate studies which demonstrate that such uses are environmentally sound and in the public interest. Although all gulf front beaches are places in the Conservation/Recreation Category only dune crosswalks and parking nodes shall be approved east of Avenida 10. The Santa Rosa Island Authority Board also retains the authority to establish temporary preservation areas within areas designated for conservation/recreation where such designations are needed to restrict public access and restore native vegetation. [13.03.10]

(1) Permitted uses. The following types of uses are permitted in Con/Rec-PB:

- a. Picnic shelters and related facilities.

- 1 **b.** Service concessions.
- 2 **c.** Public beaches.
- 3 **d.** Public safety facilities.
- 4 **e.** Public rest shelters and restrooms.
- 5 **f.** Open parks and play areas.
- 6 **g.** Public parking areas.
- 7 **h.** Boat launching facilities.
- 8 **i.** Lifeguard facilities.
- 9 **j.** Nature trails.
- 10 **k.** Conservation areas.
- 11 **l.** Walkways to preserve dunes.
- 12 **m.** Small concession limited to food and drinks.

13 **Sec. 3-5.12 Government and civic (G/C-PB).** Areas designated for government and
14 civic uses are intended to accommodate public services and civic facilities including
15 government offices and operations, public utilities, schools, religious institutions,
16 places of worship, community service organizations, and substantially similar uses
17 as determined by the county. **[13.03.11]**

18 **(1) Permitted uses.** The following types of uses are permitted under G/C-PB:

- 19 **a.** Santa Rosa Island Authority uses.
- 20 **b.** Law enforcement uses.
- 21 **c.** Public safety uses.
- 22 **d.** Public utility and service structures.
- 23 **e.** Schools.
- 24 **f.** Places of worship.