

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
December 9, 2014–8:35 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication.
4. Approval of Minutes.
  - A.
    - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 10, 2014 Planning Board Meeting.
    - B. Planning Board Monthly Action Follow-up Report for November 2014.
    - C. Planning Board 6-Month Outlook for December 2014.
5. Public Hearings.
  - A. Subdivision Regulations, Procedures and Submission
6. Action/Discussion/Info Items.
  - A.  
LDC Revision
  - B. Navy Interlocal Agreement Annual Review.

7. Public Forum.
8. Director's Review.
9. County Attorney's Report.
10. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, January 6, 2015 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

11. Announcements/Communications.
12. Adjournment.



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

**Planning Board-Regular**

**4. A.**

**Meeting Date: 12/09/2014**

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**Agenda Item:**

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the November 10, 2014 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for November 2014.

C. Planning Board 6-Month Outlook for December 2014.

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**Attachments**

Quasi-Judicial Mtg Resume

Regular Mtg Resume

Monthly Action Follow-Up

6 Month Outlook

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# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING November 10, 2014

**CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(8:35 A.M. – 1:37 P.M.)**

Present: Wayne Briske, Chairman  
Tim Tate, Vice Chairman  
Rodger Lowery  
Robert V. Goodloe  
Alvin Wingate

Absent: Dorothy Davis  
Karen Sindel  
Patty Hightower, School Board (non-voting)  
Stephanie Oram, Navy (Non voting)

Staff Present: Stephen West, County Attorney  
Horace Jones, Interim Director, Development Services  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Allyson Cain, Urban Planner, Planning & Zoning  
John Fisher, Urban Planner, Planning & Zoning  
Denise Halstead, Sr Office Assistant  
Temeka Mallory, Sr. Office Assistant  
Kayla Meador, Sr Office Assistant

Attendees: Griffin Vickery

1. Call to Order at 8:35 a.m.
2. Invocation and Pledge of Allegiance were given by Mr. Alvin Wingate.
3. Proof of Publication was given by Board Clerk.
4. Acceptance of Planning Board Meeting Package.

Motion by Robert V. Goodloe, Seconded by Tim Tate  
Motion was made to accept The Planning Board Meeting Package.

**Vote: 5 - 0 Approved**

5. Quasi-judicial Process Explanation.

6. Public Hearings.

- A. Case #: Z-2014-15  
Applicant: Wiley C. "Buddy" Page,  
Agent for Helen Wilkenson,  
Owner  
Address: 13161 Lillian Hwy  
Property Size: 1.54 (+/-) acres  
From: R-1, Single Family District,  
Low Density (four du/acre)  
To: R-6, Neighborhood  
Commercial and Residential  
District, (cumulative) high  
density, (25 du/acre)

Robert C. Goodloe, Tim Tate and Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

Tim Tate refrained from voting on this matter due to conflict of interest.

Motion to accept findings of fact and recommend denial to the BCC

**Vote:** 3 - 1 Approved

Voted No: Alvin Wingate

- B. Case #: Z-2014-17  
Applicant: Wiley Page, Agent for Rosa  
L. Sadler Walker, Owner  
Address: 337 Commence St.  
Property Size: .20(+/-) acres  
From: R-2, Single-Family District  
(cumulative), Low-Medium  
Density (7 du/acre)  
To: C-1, Retail Commercial  
District (cumulative) (25  
du/acre)

Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to conflict of interest.

Motion to accept findings of fact and recommend approval to the BCC

**Vote:** 5 - 0 Approved

- C. Case #: Z-2014-19  
Applicant: Tom Hammond, Agent for  
Dennis M. & Virginia L.  
Griffith, Owner  
Address: 1408 Hwy 297-A South  
Property Size: 27.91 (+/-) acres  
From: VR-1, Villages Rural  
Residential District, Gross  
Density (one unit per four  
acres) and VR-2, Villages  
Rural Residential District,  
Gross Density (one unit per  
0.75 acre)  
To: VM-2, Village Mixed  
Residential/Commercial  
District, Gross Density (seven  
units per acre)

Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to conflict of interest.

Motion was made to accept Tom Hammond as an Expert Witness.

**Vote:** 10 - 0 Approved

Motion to accept findings of fact a waving locational criteria based on expert testimony and recommend approval to the BCC.

D. Case #: Z-2014-20  
Applicant: Justin Beck, Agent for Harry Levin, Owner  
Address: 6600 North W. Street Block  
Property Size: 7.92 (+/-) acres  
From: ID-1, Light Industrial District (cumulative) (no residential uses)  
To: C-2, General Commercial and Light Manufacturing District (cumulative) (25 du/acre)

Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to conflict of interest.

Motion by Tim Tate, Seconded by Robert V. Goodloe  
Motion to accept findings of fact and recommend approval to the BCC

**Vote:** 5 - 0 Approved

E. Case #: Z-2014-21  
Applicant: Wiley C. "Buddy" Page, Agent for The Paces Foundation, Owner  
Address: 1201 North "P" Street  
Property Size: 3.6 (+/-) acres  
From: R-2, Single-Family District (cumulative), Low-Medium Density (7 du/acre)  
To: R-6, Neighborhood Commercial and Residential District (cumulative), High Density (25 du/acre)

Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to conflict of interest.

Motion by Robert V. Goodloe, Seconded by Rodger Lowery  
Amend findings of fact to support R-5 and recommend approval to the BCC

**Vote:** 5 - 0 Approved

- F. Case #: Z-2014-22  
Applicant: Fred R. Thompson, Agent for  
Owner, Richard R. & Edna  
Marie Gibbs  
Address: 7945 Beulah Road  
Property Size: 58.2 (+/-) acres  
From: R-2, Single-Family District  
(cumulative), Low-Medium  
Density (seven du/acre)  
To: R-3, One-Family and  
Two-Family District,  
(cumulative) Medium Density  
(ten du/acre)

Alvin Wingate acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member refrained from voting on this matter due to conflict of interest

Motion by Robert V. Goodloe, Seconded by Tim Tate  
Motion was made to accept Fred Thompson as an Expert Witness.

**Vote:** 5 - 0 Approved

Motion by Robert V. Goodloe,  
Motion was made to accept findings of fact and recommend approval to the  
BCC

**Vote:** 5 - 0 Approved

7. Adjournment at 1:37 p.m.



# DRAFT

## RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD November 10, 2014

CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, BOARD CHAMBERS  
PENSACOLA, FLORIDA  
(1:37 P.M. – 1:56 P.M.)

Present: Wayne Briske, Chairman  
Tim Tate, Vice Chairman  
Rodger Lowery  
Robert V. Goodloe  
Alvin Wingate

Absent: Dorothy Davis  
Karen Sindel  
Patty Hightower, School Board (non-voting)  
Stephanie Oram, Navy (Non voting)

Staff Present: Stephen West, County Attorney  
Horace Jones, Interim Director, Development Services  
Andrew Holmer, Senior. Planner, Planning & Zoning  
Juan Lemos, Senior Planner, Planning & Zoning  
Allyson Cain, Urban Planner, Planning & Zoning  
Denise Halstead, Sr Office Assistant  
John Fisher, Urban Planner, Planning & Zoning  
Temeka Mallory, Sr. Office Assistant  
Kayla Meador, Sr Office Assistant

1. Call to Order at 1:37.
2. Proof of Publication was given by Board Clerk.
3. Approval of Minutes.

Motion by Robert V. Goodloe, Seconded by Rodger Lowery  
Motion to approve the minutes from the September 30, 2014 Planning Board Meeting.

**Vote:** 5 - 0 Approved

4. Public Hearings.

A. 2014-2018 Update to the Five-Year Capital Improvements Schedule A Public Hearing Concerning the Review of an Ordinance

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance adopting the 2014-2018 Annual Update to the Five-Year Capital Improvements Program Schedule.

Motion by Tim Tate, Seconded by Alvin Wingate  
Motion was made to recommend approval to the BCC.

**Vote:** 7 - 0 Approved

B. Material Recovery Facilities Ordinance A Public Hearing Concerning the Review of an Ordinance Amending Article 6.

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) Article 6, Sections 6.05.16, 6.05.19 and 6.08.02

Motion by Tim Tate, Seconded by Alvin Wingate  
Motion was made to recommend approval to the BCC

**Vote:** 5 - 0 Approved

5. Action/Discussion/Info Items.

6. Public Forum.

7. Director's Review.

8. County Attorney's Report.

9. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, December 9, 2014 at 8:35 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

10. Announcements/Communications.

11. Adjournment at 1:56 p.m.



# BOARD OF COUNTY COMMISSIONERS ESCAMBIA COUNTY, FLORIDA

DEVELOPMENT SERVICES DEPARTMENT  
3363 WEST PARK PLACE  
PENSACOLA, FLORIDA 32505  
PHONE: 850-595-3475  
FAX: 850-595-3481  
www.myescambia.com

## **Memorandum**

**TO:** Planning Board  
**FROM:** Temeka Mallory, Board Clerk  
**DATE:** November 21, 2014  
**RE:** Monthly Action Follow-Up Report for December 2014

Following is a status report of Planning Board (PB) agenda items for the prior month of **October**. Some items include information from previous months in cases where final disposition has not yet been determined. Post-monthly actions are included (when known) as of report preparation date. Items are listed in chronological order, beginning with the PB initial hearing on the topic.

## **PROJECTS, PLANS, & PROGRAMS**

## **COMMITTEES & WORKING GROUP MEETINGS**

### **COMPREHENSIVE PLAN AMENDMENTS**

- **Text Amendments:**
  
- **Map Amendments:**

### **LAND DEVELOPMENT CODE ORDINANCES**

#### **Recycling Facilities**

11/10/14 PB recommended approval  
11/17/14 BCC Meeting (1 of 2)  
12/11/14 BCC Meeting (2 of 2)

#### **CIP Annual Report**

11/10/14 PB recommended approval  
12/11/14 BCC Meeting

## **REZONING CASES**

1.     **Rezoning Case Z-2014-15**  
      11/10/14     PB recommended denial  
      12/11/14     BCC
  
2.     **Rezoning Case Z-2014-17**  
      11/10/14     PB recommended approval  
      12/11/14     BCC
  
3.     **Rezoning Case Z-2014-19**  
      11/10/14     PB recommended approval  
      12/11/14     BCC
  
4.     **Rezoning Case Z-2014-20**  
      11/10/14     PB recommended approval  
      12/11/14     BCC
  
5.     **Rezoning Case Z-2014-21**  
      11/10/14     PB recommended approval  
      12/11/14     BCC
  
6.     **Rezoning Case Z-2014-22**  
      11/10/14     PB recommended approval  
      12/11/14     BCC

## **Miscellaneous Items**

- Transfer of Development Rights

# PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR December 2014

(Revised 11/17/14)

A.H. = Adoption Hearing      T.H. = Transmittal Hearing      P.H. = Public Hearing

\* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Meeting Date	LDC Changes and/or Public Hearings	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
Tuesday, December 9, 2014	<ul style="list-style-type: none"> <li>• S/D Regulations, Procedures &amp; Submissions Art 4 &amp; 6</li> </ul>			<ul style="list-style-type: none"> <li>• Agreement with Navy on Adoption of New Maps</li> <li>• LDC Revision Discussion</li> <li>• Navy Interlocal Agreement Annual Review</li> </ul>
Tuesday, January 6, 2015	<ul style="list-style-type: none"> <li>• LDC Revision Transmittal to BCC</li> </ul>			
Tuesday, February 3, 2015				
Tuesday, March 3, 2015				
Tuesday, April 7, 2015				
Tuesday, May 5, 2015				
Tuesday, June 2, 2015				

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.



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

**Planning Board-Regular**

5. A.

**Meeting Date:** 12/09/2014

**Issue:** Subdivision Regulations, Procedures and Submission

**From:** Horace Jones, Interim Department Director

**Organization:** Development Services

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**RECOMMENDATION:**

A Public Hearing Concerning the Review of an Ordinance Amending Articles 4 and 6 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance to the Land Development Code (LDC) amending Article 4, Section 4.02.00, Subdivision Regulations, Procedures and Submission; and creating Section 6.04.20, Cessation of Recreational Amenities in Residential Subdivisions.

**BACKGROUND:**

The Board of County Commissioners directed staff to draft an ordinance addressing the cessation of recreational amenities in residential subdivisions.

**BUDGETARY IMPACT:**

No budgetary impact is anticipated by the adoption of this Ordinance.

**LEGAL CONSIDERATIONS/SIGN-OFF:**

The attached Ordinance has been reviewed and approved for legal sufficiency by Alison Rogers, County Attorney. Any recommended legal comments are attached herein.

**PERSONNEL:**

No additional personnel are required for implementation of this Ordinance.

**POLICY/REQUIREMENT FOR BOARD ACTION:**

The proposed Ordinance is consistent with the Board's goal "to increase citizen involvement in, access to, and approval of, County government activities."

**IMPLEMENTATION/COORDINATION:**

Implementation of this Ordinance will consist of an amendment to the LDC and distribution of a copy of the adopted Ordinance to interested citizens and staff.

The proposed Ordinance was prepared by the County Attorney's Office. The Development Services Department will ensure proper advertisement.

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### **Attachments**

Ordinance(DRAFT)

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- 45 2. The application conforms with the requirements of F.S. ch. 177, as  
46 amended, regarding the form and content of plats offered for recording.  
47 Final plat review and approval does not constitute verification of all  
48 "survey data" as defined in F.S. ch. 177. If the county chooses to verify  
49 the survey data shown on the plat, the county shall utilize a surveyor in  
50 the employment of, or under contract with, the BCC for the purpose of  
51 such examination, at the expense of the county;  
52
- 53 3. Adequate security has been provided for the warranty of required  
54 improvements in accordance with this article;  
55
- 56 4. The application conforms in all respects to the requirements of this  
57 Code;  
58
- 59 5. The final plat is in substantial conformance with the approved  
60 preliminary plat; and  
61
- 62 6. Adequate security has been provided for any construction punchlist  
63 deficiencies determined to be incidental. Items not considered incidental  
64 include, but are not limited to, base course, paving, and storm sewer  
65 systems. Items that are considered incidental could include, but not  
66 limited to, fencing, sod, street signs, etc. The security will be in the form  
67 of cash escrow or irrevocable letter of credit expiring six months after  
68 the deadline for the scheduled completion of the work. The amount of  
69 the escrow will be based on 150 percent as per the pricing agreement of  
70 the cost of construction of the incidentals as per the pricing agreement  
71 or \$7,500.00 whichever is greater. If the items are not completed within  
72 90 days of approval from the board of county commissioners, the  
73 division manager, development services may use this escrow to correct  
74 these deficiencies. If the division manager, development services  
75 determines that in his or her judgment the developer has made good  
76 faith progress toward completion of the incidentals in the first 90 days,  
77 one 90-day extension may be granted. Upon proof of completion of the  
78 incidentals, the county shall return any unused escrow.  
79
- 80 7. For proposed subdivisions that are designed to utilize significant  
81 recreational amenities, including but not limited to a golf course,  
82 swimming pool, club house or tennis courts, the area designated for  
83 those uses shall be included in the final plat.  
84

85 **SECTION 2. ZONING DISTRICTS.**  
86

87 Part III of the Escambia County Code of Ordinances, the Land Development  
88 Code of Escambia County, Article 6, Zoning Districts, Section 6.04.00, General  
89 provisions, is hereby created as follows:  
90

91 **6.04.20. Cessation of Recreational Amenities in Residential Subdivisions.**

92  
93 In cases where a subdivision or other residential development where a  
94 recreational amenity, including but not limited to a golf course, swimming pool, club  
95 house or tennis courts, was anticipated as part of the subdivision or development  
96 regardless of whether the amenity was included in the subdivision plat, and that amenity  
97 abuts any lot of the subdivision that is used or anticipated for residential use, then  
98 should that amenity cease to be used for recreational purposes, it cannot be developed  
99 more intensely than the most intense residential use in the subdivision.

100  
101 **SECTION 3. SEVERABILITY.**

102  
103 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
104 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way  
105 affect the validity of the remaining portions of this Ordinance.  
106

107 **SECTION 4. INCLUSION IN CODE.**

108  
109 It is the intention of the Board of County Commissioners that the provisions of  
110 this Ordinance shall be codified as required by F.S. § 125.68 (2014); and that the  
111 sections, subsections and other provisions of this Ordinance may be renumbered or re-  
112 lettered and the word "ordinance" may be changed to "section," "article," or such other  
113 appropriate word or phrase in order to accomplish such intentions.  
114

115 **SECTION 5. EFFECTIVE DATE.**

116  
117 This Ordinance shall become effective upon filing with the Department of State.  
118

119 **DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

120  
121 BOARD OF COUNTY COMMISSIONERS  
122 ESCAMBIA COUNTY, FLORIDA

123  
124 BY: \_\_\_\_\_  
125 STEVEN BERRY, Chairman

126 ATTEST: PAM CHILDERS  
127 CLERK OF THE CIRCUIT COURT

128 By: \_\_\_\_\_  
129 Deputy Clerk  
130 (SEAL)

131  
132 ENACTED: \_\_\_\_\_  
133  
134 FILED WITH DEPARTMENT OF STATE: \_\_\_\_\_  
135  
136 EFFECTIVE:

DRAFT



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

**Planning Board-Regular**  
**Meeting Date: 12/09/2014**

**6. A.**

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**Agenda Item:**

LDC Revision

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**Attachments**

Agenda

LDC Final

DSM

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Planning Board Meeting  
December 9, 2014

Directors Recommendations  
LDC and Design Standards Manual

**CHAPTER 2 OF THE LAND DEVELOPMENT CODE**

**2-5.5 Preliminary Plat - Horace Jones (LDC 2:17)**

**2-5.6 Construction Plan - Horace Jones (LDC2:18)**

**CHAPTER 4 OF THE LAND DEVELOPMENT CODE**

**4-5.2 General provisions**

**(9) – Keith Wilkins (LDC 4:58)**

**4-5.3 Wetlands – Keith Wilkins (LDC 4:60)**

**4-5.5 Marine, estuarine and riverine shorelines (MERS)**

**a. (8) – Keith Wilkins (LDC 4:63)**

**(b)(4) b.1. Shoreline erosion statement – Keith Wilkins (LDC 4:64)**

**(c)(4) c. – Keith Wilkins (LDC 4:65)**

**4-5.9 Wellhead protection**

**(d) 2. – Keith Wilkins (LDC 4:70)**

**(e)(1)(2)(3) – Keith Wilkins (LDC 4:70)**

**4-6.2 General provisions**

**(f) – Keith Wilkins (LDC 4:72)**

**CHAPTER 5 OF THE LAND DEVELOPMENT CODE**

**5-2.3 Roadways- Colby Brown (LDC 5:7)**

*(part of Article 2 Adequate Public Facilities (Concurrency))*

**5-3.3 Subdivision design and maintenance - Joy Blackmon**

**i (3) Bridges (LDC 5:14)**

**5-5.3 Street design - Colby Brown**

**(b) (2) Large-scale development (LDC 5:24)**

**5-5.5 Traffic Control – Colby Brown**

**(e) Right turn lanes (LDC 5:27)**

**(f) Left turn lanes (LDC 5:27 & 28)**

**5-5.6 Sidewalks and bikeways – Colby Brown**

**(c) Transit Stop (LDC 5:28)**

**5-7.4 Tree protection and preservation - Keith Wilkins**

**(b) (1) Tree removal (LDC 5:33)**

**(b) (2) Tree Damage (LDC 5:33)**

**(b)(3) Protection (LDC 5:33)**

**5-7.6 Tree removal and replacement – Keith Wilkins (LDC 5:34)**

**5-7.7 Plant selection, installation – Keith Wilkins (LDC 5:34)**

**CHAPTER 1 OF DESIGN STANDARD MANUAL**

**1-1.2. Stormwater Quantity (attenuation) – Joy Blackmon (DSM pg 4)**

**1-1.4 Conveyance Systems – Joy Blackmon**

**(c) 8 Channels under roads (DSM Page 6)**

**(d) 5 Drainage easements (DSM Page 6)**

**2-1.2 Minimum pavement widths – Colby Brown**

**(a) Street widths (DSM Page 11)**

**(e) Boulevards (DSM Page 11)**

**2-1.3 Intersections - Colby Brown**

**(e) Sight Triangles (DSM Page 11)**

**2-1.5 Roadway Elevations - Colby Brown (DSM Page 12)**

**2-1.6 Street Layout - Colby Brown**  
**(b) Large Development Ingress/Egress (DSM Page 12)**

**2-2.2 Pedestrian Access - Colby Brown**  
**(b) Sidewalks (DSM Page 14)**  
**(c) Bikeways (DSM Page 14)**  
**(e) Connectivity (DSM Page 14)**

## **CHAPTER 2 OF DESIGN STANDARDS MANUAL**

**Preamble – Keith Wilkins (DSM Page 23)**

**Article 1 – Environmental - Keith Wilkins (DSM Page 25)**

**1-1.1. Protectionary Measures – Keith Wilkins (DSM Page 25)**

**1-2 Clustering density – Wetlands, Endangered Species Habitat,  
and Rural Districts - Keith Wilkins (DSM Page 26)**

**(d) Rural districts - Keith Wilkins (DSM Page 26)**  
**(e) Contiguous and unified - Keith Wilkins (DSM Page 27)**

**1-3.2 Sand fencing - Keith Wilkins (DSM Page 27)**

**1-6 Specifications of Groundwater/Wellhead Impact Report - Keith  
Wilkins  
(DSM Page 30)**

**2-1.2 Tree protection and preservation**  
**(h) Habitat management - Keith Wilkins (DSM Page 32)**

**2-2.2 Landscape areas and quantities**  
**(e) Large-scale parking - Keith Wilkins ((DSM Page 33)**  
**(f) Seasonal peak demands- Keith Wilkins (DSM Page 33)**  
**(g) Tree exceptions - Keith Wilkins (DSM Page 33/34)**

**2-2.3 Buffers**  
**(c) 2. Plants - Keith Wilkins (DSM Page 35)**

**2-3 Tree protection and preservation**

**(b) Sand live oaks - Keith Wilkins (DSM Page 36)**

**2-3.2 Protection areas**

**(a) Critical root zone - Keith Wilkins (DSM Page 36)**

**(b) Structural root plate - Keith Wilkins (DSM Page 36)**

**2-3.3 Preservation**

**(a) Root Zone 1 and 2 - Keith Wilkins (DSM Page 37)**

**(b) Canopy - Keith Wilkins (DSM Page 37)**

**2-4.1 Inventory Area – Keith Wikins (DSM Page 37)**

**2-4.2 Inventory Drawing - Keith Wilkins (DSM Page 37)**

**2-5.1 Removal criteria**

**(d) Proximity to roads and utilities Keith Wilkins (DSM Page 38)**

**2-5.2 Replacements for removal**

**(a) Replacement ratio- Keith Wilkins (DSM Page 38)**

**(b) Replacement reduction - Keith Wilkins (DSM Page 38)**

**(e) 2. Calculation Keith Wilkins (DSM Page 38)**

**2-6.1 Selection -**

**(c) Trees- Keith Wilkins (DSM Page 40)**

**2-6.2 Installation**

**(a) 2. Minimum tree area - Keith Wilkins (DSM Page 41)**

**(a) 3. Minimum tree spacing - Keith Wilkins (DSM Page 41)**

**(b) Accommodating tree roots- Keith Wilkins (DSM Page 41)**

**3-1 Design Standards**

**(b) dock termination- Keith Wilkins (DSM Page 41/42)**



# PART III

## Escambia County Land Development Code



### LEGEND

Blue Highlight Federally Required

Red Highlight State Required -

Green Highlight Previously Adopted Ordinances  
*\*(concepts/standards unchanged)*

Yellow Highlight Director's Recommendations

*\*The overall concept was not changed however revisions were made to the language for clarity. In addition in some cases the process was streamlined.*

### DISCLAIMER:

This is for general information on the land use regulations within the unincorporated areas of Escambia County. Please note that Escambia County regularly amends its land use regulations and that recent amendments may not yet be shown on this website. Accordingly, when buying, selling, or developing land in Escambia County, please come in to our office & speak with a Front Counter Planner for assistance on the most current regulations affecting your property. 11/2014

Chapter previously reviewed  
and vetted

# Chapter 1 ADMINISTRATION

## Article 1 General Provisions

- Sec. 1-1.1 Purpose of chapter.
- Sec. 1-1.2 Purpose of article.
- Sec. 1-1.3 Title of code.
- Sec. 1-1.4 Authority of Land Development Code (LDC).
- Sec. 1-1.5 Purpose of LDC.
- Sec. 1-1.6 Enforcement of LDC compliance.
- Sec. 1-1.7 Applicability of LDC provisions.
- Sec. 1-1.8 Effective date of LDC provisions.
- Sec. 1-1.9 Impartiality of LDC provisions.
- Sec. 1-1.10 Adjustments to LDC provisions.
- Sec. 1-1.11 Rules for understanding LDC provisions.
- Sec. 1-1.12 Appeal of LDC-based determinations.
- Sec. 1-1.13 Relation of LDC to other authorities.
- Sec. 1-1.14 Conflicting provisions with and within LDC.
- Sec. 1-1.15 Severability of LDC provisions.

## Article 2 Nonconformance

- Sec. 1-2.1 Purpose of article.
- Sec. 1-2.2 General conditions
- Sec. 1-2.3 Continuing nonconformance.

## Article 3 County Officials

- Sec. 1-3.1 Purpose of article.
- Sec. 1-3.2 County Administrator.
- Sec. 1-3.3 Planning Official.
- Sec. 1-3.4 Building Official.
- Sec. 1-3.5 County Engineer.
- Sec. 1-3.6 Community and Environment Director

## Article 4 County Boards

- Sec. 1-4.1 Purpose of article.
- Sec. 1-4.2 Board of County Commissioners (BCC).
- Sec. 1-4.3 Planning Board.
- Sec. 1-4.4 Santa Rosa Island Authority
- Sec. 1-4.5 Board of Adjustment(BOA).

1 **Article 1 General Provisions**

2 **Sec. 1-1.1 Purpose of chapter.**

3 This chapter establishes the title, authority and purposes of these assembled land  
4 development regulations for Escambia County, Florida, and to assure their effective  
5 implementation and enforcement. Additionally the chapter identifies the implementing  
6 authority and duties of county administrative officials and boards, and to provide for the  
7 limited continuation and gradual remedy of nonconformance with these regulations.  
8 The provisions of this chapter and the definition of terms in Chapter 6 shall guide and  
9 support the implementation of review and approval processes, standards, and other  
10 regulations of the remaining chapters.

11 **Sec. 1-1.2 Purpose of article.**

12 This chapter establishes general provisions that apply broadly to all use and  
13 administration of this code. The continuation and remedy of nonconformance with the  
14 code, and the code authority and duties of county officials and boards, is prescribed in  
15 the remaining articles of this chapter.

16 **Sec. 1-1.3 Title of code.**

17 This code, Part III of the Code of Ordinances of Escambia County, Florida, shall be  
18 known as the "Escambia County Land Development Code" and may also be referred to  
19 or cited as the "Land Development Code" or the "LDC."

20 **Sec. 1-1.4 Authority of LDC.**

21 The Escambia County Land Development Code is that collection of local land  
22 development regulations required by Florida Statutes (Chapter 163, Part II) to  
23 implement provisions of the Escambia County Comprehensive Plan. The  
24 Comprehensive Plan further requires that specific and detailed provisions necessary  
25 and desirable to implement plan goals, objectives policies and the associated manual  
26 be adopted and maintained within a land development code.

27 **Sec. 1-1.5 Purpose of LDC.**

28 **(a) General.** The Land Development Code implements the land use goals, objectives  
29 and policies of the Escambia County Comprehensive Plan through specific regulations  
30 that govern the use and development of land within the county. These regulations are  
31 necessary to protect the public health, safety and general welfare, private property  
32 rights, the natural environment, and the economic vitality of the county. More  
33 specifically, it is the purpose of the LDC to:

- 34 (1) Establish an objective, organized and effective system of administration and  
35 appeal for county land development regulations that clearly describe compliance  
36 review and approval requirements for the public, responds consistently and fairly,  
37 and optimizes the resources of government.
- 38 (2) Establish clear county zoning and other land use regulations that provide for the  
39 orderly, efficient, and sustainable use of land and structures for agricultural,

1 residential, mixed-use, commercial, industrial, recreational, conservation, public  
2 and other needs of the present while ensuring no less for the future.

3 **(3)** Establish clear county development standards for the allowed uses of land and  
4 structures that ensure the protection of life and property, the provision of  
5 adequate public facilities and services, the conservation of natural resources, the  
6 protection of public and private investments, and the preservation of social and  
7 aesthetic values.

8 **(4)** Establish clear county regulations that balance the interests of property owners in  
9 continuing lawfully established uses, structures, lots and conditions in productive  
10 use with the public benefits of providing a gradual remedy for existing  
11 substandard conditions through increased conformance with current standards  
12 and prohibited expansion of nonconformance.

### 13 **Sec. 1-1.6 Enforcement of LDC compliance.**

14 **(a) General.** Land uses and development activities regulated by the LDC shall comply  
15 with all applicable county requirements, and nothing in the LDC shall prevent the county  
16 from taking any lawful action necessary to prevent or remedy any violation. Although  
17 state and federal regulations may also apply to those uses and activities, the intent of  
18 the county is to enforce only the terms of its ordinances. Compliance with the LDC shall  
19 be fully enforced by any means provided, authorized or allowed by law or ordinance,  
20 including Florida Statutes and Chapter 30, *Code Enforcement*, Part 1, Escambia County  
21 Code of Ordinances. More particularly:

22 **(1) Procedural remedies.** Failure to comply with LDC provisions may result in  
23 application denial, delay of application approval, conditional application approval,  
24 voiding an application approval, delay of use or occupancy, multiplied application  
25 fees, or penalties as additionally may be prescribed by the LDC.

26 **(2) Civil remedies.** The Board of County Commissioners (BCC), or any aggrieved  
27 party as defined by state law, may apply to the Circuit Court of Escambia County,  
28 Florida, to enjoin and restrain any person violating the provisions of the LDC.

29 **(3) Criminal remedies.** Any person, who violates, disobeys, omits, neglects, or  
30 refuses to comply with, or who resists the enforcement of, any of the provisions  
31 of the LDC, shall be subject to a misdemeanor punishable by fine and/or  
32 imprisonment according to state law. Upon conviction the person shall  
33 additionally pay all expenses of the county in the case. Each day a violation  
34 exists shall constitute a separate offense.

### 35 **Sec. 1-1.7 Applicability of LDC provisions.**

36 **(1) General.** The provisions of the LDC apply within all unincorporated areas of  
37 Escambia County, with the exception of areas exempted by state or federal  
38 regulations, and to all land uses and development activities, including the  
39 construction, placement, erection, alteration, use or occupancy of any structure, and  
40 the division of any land. Accordingly, no principal or accessory structure, or use of  
41 any land or structure, shall be established, located, erected, converted,  
42 reconstructed, structurally altered, extended, or enlarged, and the county shall issue

1 no approval to develop or permit to construct, unless such uses and activities  
2 comply with all applicable provisions of the LDC.

3 **(2) Vested rights.** Certain land development rights are vested with respect to future  
4 adoption or amendment of land development regulations and cannot be revoked by  
5 changes to the LDC without due process of law. Development rights are statutorily  
6 vested for any use or activity lawfully approved by the county according to the  
7 regulations in effect at the time of approval. For landowners who can adequately  
8 demonstrate they have acquired development rights through other official county  
9 action, those rights become equitably vested under principles of fairness and due  
10 process as prescribed in Chapter 2. A use or activity approved under either form of  
11 vesting may be completed or continued, even when inconsistent with newer LDC  
12 provisions. However, any use or activity for which a vested right has been  
13 established shall continue to be subject in all other respects to regulations and  
14 requirements not addressed by the vested rights confirmation.

15 **(3) Nonconformance.** Lawfully established and maintained uses, structures, site  
16 conditions, and lots made nonconforming by later adoption or amendment of any  
17 land development regulations may continue, subject to the nonconformance  
18 provisions of Article 2. The provisions protect the interests of owners in continuing  
19 to use their property while providing the community a gradual remedy for existing  
20 undesirable conditions resulting from nonconformance. Actions that would expand  
21 nonconformance are prohibited and actions that would make nonconformance more  
22 permanent are restricted. Nothing in the LDC shall be interpreted as authorizing or  
23 approving the continuation or expansion of any uses, structures, conditions, or lots  
24 not lawfully established according to regulations in effect at the time of  
25 establishment.

26 **Sec. 1-1.8 Effective date of LDC provisions.**

27 Provisions of the LDC are effective as of the effective date of their adopting ordinances.  
28 Any application for county approval required by the LDC and accepted by the county on  
29 or after the effective date of a new or amended LDC provision shall comply with that  
30 provision unless its terms clearly indicate otherwise.

31 **Sec. 1-1.9 Impartiality of LDC provisions.**

32 The provisions of the LDC apply without bias. Decisions regarding the administration of  
33 code provisions shall be influenced only by facts and conditions relevant to those  
34 provisions. Applications for development approval shall be evaluated strictly on the  
35 basis of LDC compliance, and no more or less shall be required of applicants than is  
36 necessary to confirm and document that compliance. Conflicts of interest and other  
37 risks to fair administration of the LDC shall be avoided to maintain impartiality. No  
38 county officer or employee shall grant any special consideration, treatment, or  
39 advantage to any person, group or organization beyond that which is available under  
40 the terms of the LDC to every other person, group or organization in the same or similar  
41 circumstances.

42

1 **Sec. 1-1.10 Adjustments to LDC provisions.**

2 The provisions of the LDC apply without any exceptions, exemptions, alternatives,  
3 waivers, variances or other adjustments unless such adjustments are specifically  
4 established within the code. For some unusual or unanticipated circumstances the LDC  
5 allows limited criterion-based variances to provide site-specific relief, and may include  
6 alternative requirements to provide flexibility or encourage minimum standards to be  
7 exceeded. Except for such provisions, only the lawful amendment of the LDC can  
8 permit what is not otherwise authorized. Nothing in the LDC shall allow, encourage or  
9 require any change to its provisions except through the formal amendment process  
10 established within the LDC and Florida Statutes.

11 **Sec. 1-1.11 Rules for understanding LDC provisions.**

12 **(a) General.** The LDC shall be interpreted and administered broadly by the  
13 administrative authorities described in this chapter to achieve its declared purposes.  
14 In the interpretation and administration of any LDC provisions, they shall be  
15 understood to be the minimum requirements adopted by the BCC for the promotion  
16 of the public health, safety and general welfare. It is presumed that the intent of the  
17 BCC in a particular provision of the code is expressed by the wording of that  
18 provision. Further, the BCC is presumed to act intentionally and purposely when it  
19 includes language in one section of the code but omits it in another. The rules of  
20 interpretation prescribed in this section shall be observed in the implementation of all  
21 LDC provisions.

22 **(b) Confirmation of meaning.** The meaning of a provision in the LDC must first be  
23 evaluated according to the plain language of the provision. If the meaning is clear,  
24 then the remaining administrative function is to enforce it according to its stated  
25 terms. If the provision is unclear, its meaning shall be determined in consideration of  
26 other LDC provisions on the same subject, giving priority to those closest in context.  
27 Individual provisions must be interpreted so as to be internally consistent and not  
28 disconnected from the rest of the LDC. Every part of a provision is presumed to  
29 have some effect, and must not be treated as having no effect unless absolutely  
30 necessary.

31 **(c) Delegation of authority.** When a provision of the LDC authorizes the County  
32 Administrator, County Engineer, Planning Official, Building Official, or other county  
33 officer or employee to perform some act or duty, the provision also authorizes that  
34 individual to delegate the performance of that act or duty to other qualified county  
35 employees under his authority, unless the terms of the provision clearly indicate  
36 otherwise. Similarly, when a provision authorizes the Santa Rosa Island Authority  
37 Board (SRIA) to perform some act or duty, the provision also authorizes the board to  
38 delegate the performance of that act or duty to qualified individuals under the  
39 board's authority.

40 **(d) Particular and general.** A particular intent expressed in the LDC has authority over  
41 a general one, such that when there is a more specific requirement it must be  
42 followed in place of a more general one, regardless of whether the general  
43 requirement is more lenient or in conflict with the specific one.

- 1 **(e) Use of words.** The use of words within the LDC shall be understood according to  
2 the following rules:
- 3 **(1) Definitions.** In addition to the rules of this section and those terms defined  
4 where used, definitions of selected terms used within the LDC are provided in  
5 Chapter 6. Words not defined within the LDC, and not otherwise having acquired  
6 a meaning by other applicable regulatory definition or judicial construction, shall  
7 be understood according to their usual, ordinary and customary meanings.
- 8 **(2) Tense and form.** Words used in one tense or form include other tenses or  
9 derivative forms, unless the context clearly indicates otherwise.
- 10 **(3) Singular and plural.** Words used in the singular include the plural and words in  
11 the plural include the singular, unless the context clearly indicates otherwise.
- 12 **(4) Gender.** Words used in the masculine, feminine, or neuter gender include the  
13 other genders.
- 14 **(5) Mandatory, permissive, and advisory.** The words "shall," "will" and "must" are  
15 mandatory in nature and always require compliance where used. The word  
16 "may" is permissive, authorizing but not requiring action. The word "should" is  
17 advisory only, identifying recommendations provided by the county in the  
18 implementation of regulations.
- 19 **(6) Conjunctions.** Unless the context clearly indicates otherwise, where a  
20 regulation connects items, conditions, provisions or events, the conjunctions shall  
21 be interpreted as follows:
- 22 **a. And.** The word "and" indicates that all the connected terms, conditions,  
23 provisions, or events apply.
- 24 **b. Or.** The word "or" indicates that the connected items, conditions, provisions,  
25 or events may apply singly or in any combination.
- 26 **c. Either or.** The words "either . . . or" indicate that the connected items,  
27 conditions, provisions, or events apply singly but not in combination.
- 28 **(7) Written or in writing.** The words "written" and "in writing" include any  
29 representation of words, letters, diagrams or figures, whether by handwriting,  
30 printing or other forms of recording.
- 31 **(8) Used for or as.** The words "used for" and "used as" include intended, designed,  
32 arranged, occupied and maintained for or as, unless the context clearly indicates  
33 otherwise.
- 34 **(9) Including or includes.** The words "including" and "includes" do not limit a  
35 provision to the specific example or series of examples it contains.
- 36 **(f) Computation of time.** Unless otherwise specifically provided, a "day" means a  
37 calendar day and a "year" means 365 days. In computing any period of time allowed  
38 or prescribed by the LDC, the day from which the period begins to run is not  
39 included. The day after the act or event that begins the period is day one. The last  
40 day of the computed period is included, unless it is a Saturday, Sunday or legal  
41 holiday observed by the county. In that case the period will run until the end of the

1 next day that is not a Saturday, Sunday or observed legal holiday. In computing any  
2 period of months, the period ends on the same or closest numbered day of the  
3 ending month as the number of the beginning day in the beginning month.

4 **(g) Controlling text.** If there is any inconsistency between the text of the LDC and any  
5 picture, illustration, drawing, map, table, or caption within the LDC, the text governs  
6 unless otherwise specifically provided.

7 **(h) Headings and titles.** Headings and titles within the chapters of the LDC, typically in  
8 boldface or italic type, are only included to indicate content and organization for the  
9 convenience of the reader. Such headings are only catchwords and do not by their  
10 presence or absence govern, limit, modify, or in any manner affect the scope,  
11 meaning, or intent of any provision of the LDC. Accordingly, no provision of the  
12 LDC will be held invalid by reason of deficiency in any heading or title of any  
13 chapter, article, section or other part.

#### 14 **Sec. 1-1.12 Appeal of LDC-based determinations.**

15 Those persons whose substantial interests have been adversely affected by an  
16 interpretation or other administrative determination of a county official or body  
17 exercising authority under the LDC, including the SRIA, have the right to a review of that  
18 determination. Review of any such action may be requested following the appealable  
19 action as prescribed in Chapter 2. However, review of citations by code enforcement  
20 officers shall be as prescribed in Part I of the Escambia County Code of Ordinances.  
21 Additionally, any challenge to the consistency of either a development approval or a  
22 provision of the LDC with the Comprehensive Plan shall be made in the manner  
23 prescribed by Florida Statutes.

#### 24 **Sec. 1-1.13 Relation of LDC to other authorities.**

25 **(a) Code of Ordinances.** The LDC exists as Part III of the Escambia County Code of  
26 Ordinances to implement the land use goals, objectives and policies of Part II, the  
27 Comprehensive Plan. Except in their administration and enforcement, or where  
28 specific references are made to other county ordinances, the Comprehensive Plan,  
29 LDC, and the Design Standards Manual (DSM) are to be construed independently of  
30 Part I.

31 **(b) Building Code.** The LDC establishes certain land use regulations for buildings and  
32 prescribes development standards for sites they occupy, but the construction of  
33 buildings and other structures is regulated through the Florida Building Code and  
34 other provisions prescribed within Part I of the Code of Ordinances.

35 **(c) Non-county entities.** Non-county entities also regulate, govern, or otherwise  
36 influence the use or development of land. However, it is the responsibility of each  
37 property owner to determine those entities that have jurisdiction affecting their  
38 property, its use, or activities upon it, and to adequately communicate with them.  
39 The county may assist in directing the applicant to appropriate agencies or entities,  
40 but in doing so the county assumes no responsibility or liability in any way for any  
41 owner's failure to adhere to any restrictions or requirements of those or other  
42 entities.



1 **(d) References to other regulations.** References within the LDC to federal, state or  
2 other county regulations are intended only for the convenience of the reader. An  
3 error in any reference or the absence of a reference does not exempt any use or  
4 activity from compliance with applicable requirements of law.

5 **Sec. 1-1.14 Conflicts with LDC provisions.**

6 **(a) Higher standards.** If any provision of the LDC is in conflict with any county, state or  
7 federal law, ordinance, regulation, DSM or other requirement, including other  
8 provisions of the LDC, the more restrictive requirement or the one imposing the  
9 higher standard shall prevail unless otherwise specifically provided by the prevailing  
10 requirement.

11 **(b) SRIA leases.** Where the provisions of a lease agreement with the Santa Rosa  
12 Island Authority (SRIA) conflict with LDC provisions, the lease will govern unless  
13 otherwise mutually agreed by the lessee and the SRIA that the LDC provisions shall  
14 apply. However, all new or renegotiated lease agreements with the SRIA shall be  
15 consistent with the provisions of the Comprehensive Plan and the LDC.

16 **(c) Private agreements.** The interpretation and enforcement of the LDC is not affected  
17 by any recorded easements, covenants, lease agreements, deed restrictions or  
18 other agreements between private parties. It is not the intent of the LDC to repeal,  
19 abrogate, or interfere with such private restrictions or agreements, but where the  
20 LDC imposes greater restrictions, its provisions govern. Where the LDC imposes  
21 lesser restrictions, it is the responsibility of those parties in a private agreement to  
22 enforce its greater restrictions.

23 **Sec. 1-1.15 Severability of LDC provisions.**

24 If any section, sentence, clause or other portion of the LDC is for any reason held or  
25 declared by a court of competent jurisdiction to be inoperative, invalid, or  
26 unconstitutional, that decision does not affect other portions of the LDC that can be  
27 given effect without the unacceptable portion. Similarly, if any provision of the LDC is  
28 held to be inapplicable to a particular person, property, or circumstance, that holding  
29 does not affect its applicability to any other person, property, or circumstance.

30

1 **Article 2 Nonconformance**

2 **Sec. 1-2.1 Purpose of article.**

3 The purpose of this article is to establish land use regulations that define the legal  
4 status of nonconformance with LDC regulations, prohibit the expansion of any  
5 nonconformance, restrict activities that would make any nonconformance more  
6 permanent, and correct nonconformance to the extent practical. This article establishes  
7 specific provisions through which nonconforming uses, structures, lots and site  
8 conditions may be maintained, altered or reconstructed, and conditions under which the  
9 nonconformance is terminated.

10 **Sec. 1-2.2 General conditions.**

11 **(a) Continuation.** Lawfully established and maintained uses, structures, lots and site  
12 conditions that no longer comply with one or more land development regulations  
13 may continue in productive use as legal exceptions to those regulations only as  
14 prescribed by the nonconformance provisions of this article and related sections of  
15 the LDC. In allowing the continuation of such nonconformance it remains the intent  
16 of the LDC to prohibit the expansion and limit the alteration or reconstruction of  
17 nonconformities, and to discourage the continuation of those that are inconsistent  
18 with the purposes of applicable regulations. Where multiple nonconformities exist,  
19 each must comply with the provisions regarding their lawful continuation.

20 **(b) Nonconformance status.** Any nonconformance status of a use, structure, lot or  
21 site condition runs with the land and is not lost by changes of ownership, or  
22 management. However, once nonconforming status is lost, the use, structure, lot or  
23 condition shall comply with current LDC regulations. For the purposes of  
24 determining whether the right to continue a nonconformance is lost, all of the  
25 activities and structures on a lot are generally to be considered as a whole. For  
26 example, a unit vacancy in a nonconforming multi-tenant building does not result in  
27 the loss of the right to rent the unit if the use of the building as a whole is maintained.

28 **(c) Burden of proof.** The burden of proving the right to continue any nonconformance  
29 is on the person seeking to maintain the nonconformance. Evidence of lawful  
30 establishment and lawful continuance since establishment is required. In proving  
31 such a right, the casual, intermittent, temporary, or unlawful use of land or structures  
32 for any length of time is not sufficient to establish the existence of nonconformance.  
33 Rental, lease or tax payments are not considered proof of a continued use, and the  
34 voluntary disconnection of utilities shall be a means of establishing abandonment of  
35 the use of the subject site.

36 **(d) Repairs and maintenance.** Minor repairs to and routine maintenance of property  
37 where nonconformities exist are permitted and encouraged if such activities do not  
38 create or increase any nonconformance and are not otherwise prohibited by the  
39 LDC. Such repairs and maintenance may include non-structural interior and exterior  
40 alterations or improvements, and normal work necessary to keep a structure in  
41 sound condition. Additionally, no requirements of this section shall prevent the  
42 strengthening or restoration of a structure to a safe condition in compliance with the

1 lawful order of a public official. All work, however, remains subject to the Florida  
2 Building Code and the proper issuance of building permits.

3 **(e) Historic structures.** The correction of nonconformance for a bona fide historic  
4 structure shall not require measures that would preclude the structure's continued  
5 designation as a historic structure.

6 **(f) Parcel modification.** No parcel containing a nonconformity shall be divided,  
7 reduced, or otherwise modified if the modification would inhibit correction of the  
8 nonconformity.

9 **(g) Loss of property to public use.** Nonconformance resulting from governmental  
10 right-of-way acquisition or other dedication of private property to a public use shall  
11 have the same status as nonconformance resulting from amendments to land  
12 development regulations. Construction or reconstruction in response to such loss of  
13 property to a public use shall be according to current LDC provisions.

#### 14 **Sec. 1-2.3 Continuing nonconformance.**

15 **(a) Nonconforming uses.** Lawfully established and maintained uses of land or  
16 structures that no longer comply with zoning district or other applicable use  
17 regulations of the LDC may continue subject to the following provisions which apply  
18 to the uses of both conforming and nonconforming structures, site conditions and  
19 lots:

20 **(1) Loss of nonconformance status.** The nonconformance of a use is lost when  
21 any of the following occur, regardless of whether the nonconforming use is  
22 maintained in conjunction with a conforming use:

23 **a. Conversion.** The use is converted to or replaced with a conforming use.

24 **b. Voluntary discontinuance.** The use is voluntarily discontinued for a  
25 continuous period of 12 months or more as may be verified by the requested  
26 termination of site utilities and similar evidence of voluntary discontinuation.

27 **c. Involuntary discontinuance.** The use is involuntarily discontinued for a  
28 continuous period of 18 months or more and no extension of the period has  
29 been granted by the Board of Adjustment (BOA) as prescribed in Chapter 2 of  
30 the LDC or by the lawful authority.

31 **(2) Additions and alterations to structures.** No additions which increase the area  
32 of either conforming or nonconforming uses shall be made to any structure  
33 occupied, in whole or in part, by a nonconforming use. And, except as allowed in  
34 the general conditions of this section, no alterations shall be made to such  
35 structures.

36 **(3) Extension within a structure.** A nonconforming use may be extended to  
37 occupy more floor area within the same structure it occupied when it became  
38 nonconforming, provided that no dwelling or lodging units are added, and that  
39 drainage, access, parking, landscaping, and all other site conditions are  
40 conforming or will be made conforming prior to the increased occupancy of the  
41 use.

- 1 **(4) Expansion to other structures or land.** Except as may otherwise be allowed in  
2 the LDC, a nonconforming use shall not be expanded or relocated, in whole or  
3 part, to occupy any other structures or land beyond that which it occupied when it  
4 became nonconforming.
- 5 **(5) Operation of use.** A nonconforming use shall not be operated in a manner that  
6 creates any new conflict or increases any existing conflict with any development  
7 standards of the LDC.
- 8 **(6) Accessory uses.** A use that is accessory only to a principal nonconforming use  
9 may not be continued after the principal use has been discontinued.
- 10 **(7) Change to another nonconforming use.** A nonconforming use of a structure  
11 or premises may be changed to another nonconforming use provided that all of  
12 the following conditions are met:
- 13 **a. Alterations.** No structural alterations are made to any structure used, and  
14 any other alterations made to a structure occupied by the new use conform to  
15 LDC requirements.
- 16 **b. Appropriate use.** The new use, including its customary accessory uses, is  
17 no less appropriate under all current LDC regulations than the use it replaces.  
18 The most restrictive zoning district in which the existing nonconforming use is  
19 permitted by right shall be the reference for evaluating the appropriateness of  
20 the new use.
- 21 **c. Intensification.** The new use shall not intensify or enlarge the basic use of  
22 the building or premises by increasing required parking, vehicular or  
23 pedestrian traffic, impervious ground cover, noise, dust or other adverse  
24 offsite impacts, or other indicators of use intensity and enlargement.
- 25 **d. Restriction.** Once changed to a more restrictive nonconforming use, the new  
26 use is not afterward changed to any less restrictive use.
- 27 **e. Extension.** The change does not result in an extension of a nonconforming  
28 use except within a structure as permitted in this section.
- 29 **(b) Nonconforming structures.** Lawfully established and maintained structures that  
30 no longer comply with height, setback, floor area ratio or other applicable regulations  
31 of the LDC may continue subject to the following provisions:
- 32 **(1) Loss of nonconformance status.** The nonconformance of a structure is lost  
33 when the structure is converted to or replaced with a conforming structure, or  
34 when it is substantially damaged, demolished or removed. With the exception of  
35 LDC airport and airfield requirements, when a nonconforming building is  
36 destroyed by fire or other casualty, or by act of God, its restoration to the same or  
37 lesser gross floor area is allowed when in conformance with current LDC site and  
38 building standards to the extent possible as determined by the Planning Official.  
39 Additionally, the continued use or occupancy of any undamaged portion of a  
40 nonconforming building existing at the time of the partial damage is allowed if the  
41 undamaged portion is determined by the appropriate authorities to be safe for the  
42 intended use or occupancy.

- 1       **(2) Alterations and additions.** A nonconforming structure, other than a sign, may  
2       be structurally altered, enlarged or extended through walled or unwall  
3       additions only if the use of the structure is conforming and the alteration,  
4       enlargement or extension can be made without increasing the nonconformity of  
5       the structure.
- 6       **(3) Moving.** A nonconforming structure, other than a sign, may be moved in whole  
7       or part to another location within the same parcel only if the move decreases or  
8       eliminates nonconformity.
- 9       **(c) Nonconforming lots.** Lawfully established lots that no longer comply with the  
10      minimum area, minimum width, or other applicable regulations of the LDC may  
11      continue subject to the following provisions:
- 12      **(1) Loss of nonconformance status.** The nonconformance of a lot is lost when the  
13      lot is converted to a conforming lot.
- 14      **(2) Availability of adjacent land.** No structure shall be erected on any  
15      nonconforming lot that is deficient in area if the owner of the lot owns any  
16      adjoining vacant land which would create a conforming lot if combined with the  
17      deficient lot.
- 18      **(3) Combination of lots.** The Planning Official may permit the combination of  
19      nonconforming lots of record, in whole or part, into new lots less than the size  
20      requirements established by the LDC if the combination of lots reduces the  
21      degree of nonconformity and results in parcels which are capable of  
22      accommodating structures in conformance with the building area and setback  
23      requirements of the applicable zoning district.
- 24      **(4) Less than minimum size.** When a nonconforming lot of record can be used in  
25      compliance with all regulations applicable to the intended use, except that the lot  
26      is smaller than the minimum required for any use by the applicable zoning  
27      district, the lot may be used as proposed. However, no use for which the LDC  
28      requires a minimum lot size greater than the zoning district-wide minimum is  
29      permissible on the nonconforming lot.
- 30      **(d) Nonconforming site conditions.** Lawfully established site conditions, excluding  
31      uses, structures or lots, that no longer comply with applicable regulations of the LDC  
32      may continue subject to the following provisions:
- 33      **(1) Loss of nonconformance status.** The nonconformance of a site condition is  
34      lost when the condition is demolished, removed, or converted to or replaced with  
35      a conforming condition. This provision does not apply to restriping parking lots  
36      after surface resealing.
- 37      **(2) Expansion.** A conforming use located on a site with nonconforming conditions  
38      shall not be expanded unless the site conditions are brought into conformance  
39      with the provisions of the LDC.
- 40      **(3) Relocation.** No structure shall be relocated to a site with nonconforming  
41      conditions unless the site conditions are brought into conformance with the  
42      provisions of the LDC.

1 **(4) Change of use.** No existing structure located on a site with nonconforming  
2 conditions shall be changed from one zoning use classification to another use  
3 classification unless the site conditions are brought into conformance with the  
4 provisions of the LDC.

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1           **Article 3   County Officials**

2   **Sec. 1-3.1   Purpose of article.**

3   The purpose of this article is to establish the authority and duties of county officials, or  
4   to document the prior establishment of their responsibilities in other regulations, that are  
5   necessary to implement provisions of the LDC. This article identifies specific LDC  
6   authority and duties of the County Administrator, Planning Official, Building Official, and  
7   County Engineer.

8   **Sec. 1-3.2   County Administrator.**

9   The County Administrator is appointed by the Board of County Commissioners (BCC) to  
10   serve as administrative head of the county. The Administrator's authority and duties,  
11   prescribed by Florida Statutes and Chapter 2, *Administration*, Part I, Escambia County  
12   Code of Ordinances, include development of an administrative plan and enforcement of  
13   all LDC provisions to assure their full implementation.

14   **Sec. 1-3.3   Planning Official.**

15   **(a) General.** The Planning Official, an appointee of the County Administrator as  
16   designated in the adopted county administrative plan, has the following authority and  
17   duties in the implementation of the LDC:

- 18   **(1) Use determinations.** Make determinations concerning uses of land and  
19   structures, especially as to whether a particular use or activity, or class of uses or  
20   activities, or characteristic of a use or activity is of the same general character as  
21   those uses or activities identified in the LDC as permitted, conditionally permitted  
22   or prohibited.
- 23   **(2) Review and approval procedures.** Establish and maintain sufficiently detailed  
24   procedures to implement the LDC compliance review and approval processes  
25   prescribed in Chapter 3, except for those procedures identified as the  
26   responsibility of another administrative authority.
- 27   **(3) Approvals and permits.** Confirm the appropriate compliance review processes  
28   and administer reviews as required by the LDC to grant, grant with conditions, or  
29   deny applications for the use and development of land. Upon the required  
30   compliance documentation and approvals the Planning Official shall issue land  
31   use certificates, development orders, permits and other forms of county  
32   authorization.
- 33   **(4) LDC interpretations.** Make both general and specific interpretations on the  
34   proper application of LDC provisions according to the established rules of  
35   interpretation in Chapter 1. Interpretation responsibilities established here are  
36   limited to the provisions of the LDC and do not override the responsibilities  
37   prescribed by law or ordinance for other county officials or boards.
- 38   **(5) Map maintenance.** Maintain the accuracy of the county's official future land use  
39   category and zoning district maps. The maps can be made available to the  
40   general public through the county website and for purchase through the offices of

1 the Planning Official according to the fee schedule established by the BCC.  
2 Additionally, if uncertainty exists regarding the boundary of any mapped category  
3 or district the Planning Official shall determine the boundary according to the  
4 provisions in the LDC.

5 **(6) Concurrency management.** Provide assistance in regards to the county's  
6 concurrency management system for those public facilities that have adopted  
7 level of service standards.

8 **(7) Monitoring Systems.** Provide assistance in regards to the county's  
9 transportation and school facilities monitoring systems that have adopted level of  
10 service standards.

11 **(8) Findings and recommendations.** Review rezoning, variance, conditional use,  
12 text amendment, and other land use applications that proceed to the Board of  
13 Adjustment, Planning Board, or BCC and provide findings or recommendations to  
14 the boards according to the provisions of the LDC.

15 **(9) Other duties.** Perform other duties that may be designated by the LDC.

#### 16 **Sec. 1-3.4 Building Official.**

17 The Building Official is appointed by the BCC to serve as the building codes  
18 administrator for the county. The official's authority and duties are prescribed by  
19 Chapter 14, *Buildings and Building Regulations*, Part I, Escambia County Code of  
20 Ordinances, and include enforcing the provision of the Florida Building Code, making  
21 interpretations of that code, and adopting policies and procedures to clarify the  
22 application of its provisions.

#### 23 **Sec. 1-3.5 County Engineer.**

24 The County Engineer, has the following authority and duties in the implementation of  
25 the LDC:

26 **(a) Standards and specifications.** Within accepted standards of professional  
27 engineering practice, authorize modifications to specific engineering standards or  
28 specifications as specifically provided within the LDC or DSM.

29 **(b) Engineering considerations.** Advise the Planning Official regarding his final  
30 determinations on subdivision infrastructure construction and platting,  
31 interpretations of engineering standards and specifications, and on other  
32 engineering based considerations in development matters.

33 **(c) Findings and recommendations.** Make both general and specific comments  
34 on the proper application of DSM. Review responses established here are  
35 limited to the provisions of the LDC and DSM and do not override the  
36 responsibilities prescribed by law or ordinance for other county officials or  
37 boards. Provide findings or recommendations to the Planning Official according  
38 to the provisions of the DSM and LDC.

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1 **Sec. 1-3.6 Director of Community and Environment Department**

2 The Director of Community and Environment Department shall set and execute the  
3 rules and regulations for administration for the Department of Community and  
4 Environment, subject to the approval and under the direction of the Board of County  
5 Commissioners. He/she shall be a classified employee of the County and shall have the  
6 powers to perform the duties provided for by this ordinance or as may be assigned by  
7 amendments hereto. He/she shall see that all laws and ordinances and rules and  
8 regulations are enforced.

9 **Findings and recommendations.** Make both general and specific comments  
10 on the proper application of DSM. Review responses established here are  
11 limited to the provisions of the LDC and DSM and do not override the  
12 responsibilities prescribed by law or ordinance for other county officials or  
13 boards. Provide findings or recommendations to the Planning Official according  
14 to the provisions of the DSM and LDC.

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1 **Article 4 County Boards**

2 **Sec. 1-4.1 Purpose of article.**

3 This article establishes the authority and duties of county boards, or to document the  
4 prior establishment of their responsibilities in other regulations, that are necessary to  
5 implement provisions of the Land Development Code (LDC). This article identifies the  
6 specific LDC authority and duties of the Board of County Commissioners (BCC),  
7 Planning Board (PB), Santa Rosa Island Authority (SRIA), and Board of Adjustment  
8 (BOA).

9 **Sec. 1-4.2 Board of County Commissioners.**

10 The Board of County Commissioners is the legislative and governing body of Escambia  
11 County with authority and duties prescribed by Florida Statutes.

12 **Sec. 1-4.3 Planning Board.**

13 **(a) Authority and duties.** The Planning Board is established by the Comprehensive  
14 Plan as the local planning agency (LPA) of Escambia County for the purposes  
15 established by Florida Statutes and additionally prescribed in the LDC. Accordingly,  
16 Planning Board members shall be informed and knowledgeable of the current  
17 conditions and development of the county. Board members shall also be familiar  
18 with county land development regulations, contemporary planning practices, and the  
19 rules of quasi-judicial proceedings. The board shall take action on all matters  
20 according to the requirements of the LDC, other applicable county ordinances, and  
21 state regulations as may be initiated by the board itself, the County Administrator, or  
22 the BCC. The Planning Board has the authority and duty for:

23  
24 **(1) Comprehensive planning.** Prepare the Escambia County Comprehensive Plan  
25 or plan amendments, hold public hearings on the proposals, and make  
26 recommendations to the BCC regarding adoption. Additionally, monitor and  
27 oversee the status and effectiveness of plan implementation and recommend to  
28 the BCC any plan changes as may be necessary.

29 **(2) Land development regulation.** Hold public hearings to review all proposed text  
30 amendments to the LDC and make recommendations to the BCC regarding  
31 approval, particularly as to consistency with the Comprehensive Plan and other  
32 provisions of the LDC.

33 **(3) Quasi-judicial hearings.** Hold quasi-judicial public hearings on proposed  
34 zoning map amendments (rezoning), vested rights, and planned unit  
35 developments (PUD), to review the established record of evidence in support of  
36 LDC criteria and make recommendations to the BCC regarding approval,  
37 particularly as to consistency with the Comprehensive Plan and LDC.

38 **(b) Membership.**

39 **(1) Appointment.** Each of the five County Commissioners shall appoint one  
40 member, and the BCC as a whole shall appoint two "at large" members. All  
41 seven will be voting members and must be approved by a majority vote of the

1 BCC. The Escambia County School Board shall appoint one *ex officio* member  
2 and the commanding officers of NAS Pensacola and NAS Whiting Field shall  
3 jointly appoint a second *ex officio* member. These two nonvoting members will  
4 provide the school district and military installations with the representation  
5 prescribed by Florida Statutes and interlocal agreement.

6 **(2) Qualification.** All appointees of the BCC must reside within Escambia County  
7 and none shall be a paid or elected employee of the county. All persons seeking  
8 appointment shall furnish a resume or *curriculum vitae* to the County  
9 Administrator and BCC demonstrating their qualifications to serve.

10 **(3) Terms of service.** Each member appointed by an individual commissioner shall  
11 serve a four-year term concurrent with their appointing commissioner, and the  
12 two at large members shall serve two-year staggered terms. The school board  
13 and Navy representatives shall serve until replacement by their respective  
14 appointing authorities.

15 **(4) Removal and replacement.** Any member appointed by an individual  
16 commissioner may be removed from office during his term by that commissioner,  
17 and any at large member may be removed by a majority vote of the BCC. Any  
18 voting member absent from four or more meetings within a 12-month period shall  
19 be removed by the BCC unless the absences are reported by the Planning Board  
20 chair as beyond the control of the absentee. The school board and Navy may  
21 replace their appointed representatives at any time and for any reason they  
22 determine appropriate. Any vacancy occurring during an unexpired term of a  
23 member shall be filled for the balance of the term according to the appointment  
24 and qualifications provisions applicable to that member.

25 **(5) Officers.** The voting members shall elect a chair and vice-chair from among  
26 themselves. Terms of the offices shall be for two years, with eligibility for  
27 reelection.

28 **(c) Meetings.** The board shall hold regular meetings for the consideration of business.  
29 Special meetings may also be held as the members may determine necessary, or at  
30 the call of the chair or Planning Official. All meetings shall be public and adhere to  
31 Florida Sunshine Law requirements.

32 **(1) Quorum and vote.** At least four of the seven voting members must be present  
33 to hold a meeting, and a majority vote of those present is required for any official  
34 action to be taken at the meeting.

35 **(2) Procedure.** The Planning Board shall follow its adopted rules of procedure for  
36 the transaction of its business consistent with the compliance review processes  
37 of the LDC and any other applicable county or state requirements. Any  
38 questions of order or procedure not covered by these rules shall be decided  
39 according to the latest edition of Robert's Rules of Order, as applicable.

40 **(3) Records.** Minutes shall be kept of all proceedings, showing the vote of each  
41 member on each question considered, or the fact of their absence or failure to  
42 vote. Minutes and other records of official actions shall be maintained in the  
43 offices of the Planning Official.

1 **(d) Staffing and assistance.** County planning staff shall assist in the work of the  
2 Planning Board by preparing agendas, publishing notices, posting signs, arranging  
3 meetings, distributing meeting minutes, and similar operational support. With the  
4 approval of the County Administrator the Planning Board may call upon any county  
5 offices for information and advice that it believes will aid its work. It shall be the duty  
6 of the offices to furnish such information and advice promptly. A reasonable amount  
7 of expenses for the board, such as professional services and legal advertisements,  
8 shall be paid by the county upon the approval of the County Administrator.  
9 However, no services may be contracted without prior approval of the BCC. The  
10 County Attorney's Office shall provide legal assistance to the Planning Board.

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1 **Sec. 1-4.4 Santa Rosa Island Authority.**

2 **(a) General.** A special act of the 1947 Florida Legislature authorized the BCC to use  
3 that portion of Santa Rosa Island owned by Escambia County for purposes the BCC  
4 determined to be in the public interest. Additionally, the legislative act authorized and  
5 required the BCC to delegate to, and vest certain of its powers and authority in, a  
6 separate board - the Santa Rosa Island Authority (SRIA). The SRIA is charged with the  
7 general stewardship of Pensacola Beach and to protect the public interest in those  
8 resources that are unique to the county, state, and nation. More specifically, and within  
9 the scope of the LDC, the SRIA has the authority and duty for

10 **(1) Land leasing.** Lease Santa Rosa Island, in whole or parts, assuring that all such  
11 leases executed or renegotiated for the property under its authority are  
12 consistent with the Comprehensive Plan and LDC.

13 **(2) Floodplain administration.** Administer and enforce the floodplain management  
14 provisions of the LDC through the SRIA general manager as the authorized  
15 Floodplain Administrator for Pensacola Beach. As Floodplain Administrator, the  
16 general manager is specifically authorized and directed to administer and enforce  
17 the floodplain management regulations of the county on Pensacola Beach as  
18 prescribed in Chapter 4.

19 **(3) Development review.** Review development proposed on Pensacola Beach for  
20 compliance with executed leases and specific provisions of the LDC, authorizing  
21 development or providing recommendations to the Planning Official, Board of  
22 Adjustment, (or?)and Planning Board, as applicable, regarding their final actions  
23 on the development proposals.

24 **(4) Quasi-judicial hearings.** Hold quasi-judicial public hearings for Pensacola  
25 Beach properties to review established records of evidence in support of LDC  
26 criteria, and on the basis of those records to do the following:

27 **a. Variances.** Grant, grant with conditions, or deny applications for substantial  
28 hardship variances to the strict site-specific application of eligible LDC  
29 development standards.

30 **b. Conditional uses.** Grant, grant with conditions, or deny applications for  
31 conditional uses as identified within applicable zoning or other LDC  
32 provisions.

33 **c. Zoning map amendments.** Make recommendations to the BCC regarding  
34 approval of requested zoning map amendments (rezoning), particularly as to  
35 consistency with the Comprehensive Plan and LDC.

36 **Sec. 1-4.5 Board of Adjustment.**

37 **(a) Authority and duties.** The Board of Adjustment (BOA) is established and  
38 authorized by the BCC to review practical difficulties or undue hardships created by  
39 the strict application of land use regulations, and to grant relief according to the  
40 provisions of the LDC. However, the BOA is not granted legislative authority to  
41 substitute its judgment for that of the BCC, nor is it charged with the routine

1 administration of the LDC. The board shall uphold the meaning and intent of the  
2 LDC as enacted by the BCC. Accordingly, BOA members shall be informed and  
3 knowledgeable of county land development regulations and the rules of quasi-  
4 judicial proceedings. The BOA shall take action on all matters according to the  
5 requirements of the LDC, and all other applicable county ordinances and state  
6 regulations. Except as established for the SRIA, the BOA has the authority and duty  
7 to hold quasi-judicial public hearings, to review established records of evidence in  
8 support of LDC criteria, and to grant, grant with conditions, or deny applications for  
9 all of the following:

- 10 **(1) Appeals.** Appeals of orders, requirements, decisions, interpretations or  
11 determinations of administrative officials, including officials under the authority of  
12 the SRIA, regarding LDC compliance.
- 13 **(2) Variances.** Substantial hardship variances to the strict site-specific application  
14 of eligible LDC development standards.
- 15 **(3) Conditional uses.** Conditional uses as identified within applicable zoning  
16 districts or other LDC provisions.
- 17 **(4) Extensions.** Long-term extensions of LDC standard periods of compliance  
18 approval or inactive nonconformance.
- 19 **(5) Temporary medical hardships.** Temporary use of manufactured (mobile)  
20 homes or park trailers due to medical hardship.
- 21 **(6) Other.** Other approvals as may be specified by the LDC.

22 **(b) Membership.**

- 23 **(1) Appointment.** Each of the five County Commissioners shall appoint one  
24 member and the BCC as a whole shall appoint two “at large” members. All  
25 members must be approved by a majority vote of the BCC.
- 26 **(2) Qualification.** All appointees must reside within Escambia County and none  
27 shall be a paid or elected employee of the county. All persons seeking  
28 appointment shall furnish a resume or *curriculum vitae* to the County  
29 Administrator and BCC demonstrating their qualifications to serve.
- 30 **(3) Terms of service.** Each member appointed by an individual commissioner shall  
31 serve a four-year term concurrent with their appointing commissioner, and the  
32 two at large members shall serve two-year staggered terms.
- 33 **(4) Removal and replacement.** Any member appointed by an individual  
34 commissioner may be removed from office during his term by that commissioner,  
35 and any at large member may be removed by a majority vote of the BCC. Any  
36 member absent from four or more meetings within a 12-month period shall be  
37 removed by the BCC unless the absences are reported by the BOA chair as  
38 beyond the control of the absentee. Any vacancy occurring during an unexpired  
39 term of a member shall be filled for the balance of the term according to the  
40 appointment and qualifications provisions applicable to that member.

- 1       **(5) Officers.** The members shall elect a chair and vice-chair from among  
2       themselves. Terms of the offices shall be for two years, with eligibility for  
3       reelection.
- 4       **(c) Meetings.** The board shall hold regular meetings for the consideration of business.  
5       Special meetings may also be held as the members may determine necessary, or at  
6       the call of the chair or Planning Official. All meetings shall be public and adhere to  
7       Florida Sunshine Law requirements.
- 8       **(1) Quorum and vote.** At least four of the seven members must be present to hold  
9       a meeting, and a majority vote of those present is required for any official action  
10      to be taken at the meeting.
- 11      **(2) Records.** Minutes will be kept of all proceedings to provide a written record,  
12      including the meeting time, date and location, confirmation of public notification,  
13      participants, and official actions taken by the board. Minutes will record the vote  
14      of each member on each question considered, or the fact of their absence or  
15      failure to vote. Minutes and other records of official actions shall be maintained  
16      in the offices of the Planning Official.
- 17      **(3) Procedure.** The BOA shall follow its adopted rules of procedure for quasi-judicial  
18      hearings consistent with the application review processes of the LDC and any  
19      other applicable county or state requirements.
- 20      **(d) Staffing and assistance.** County planning staff shall assist in the work of the BOA  
21      by preparing agendas, publishing notices, posting signs, arranging meetings,  
22      distributing meeting minutes, and similar operational support. The office of the  
23      County Attorney shall act as legal advisor to the BOA. Additionally, the BOA is  
24      authorized to acquire from any county offices information and advice that it believes  
25      will aid its work. However, such requests shall be made through the County  
26      Administrator's office to ensure the proper allocation of resources and a timely  
27      response.

Chapter previously reviewed  
and vetted with exception of a  
portion of Article 4

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## Chapter 2

# DEVELOPMENT AND COMPLIANCE REVIEW

### Article 1 General Provisions

- Sec. 2-1.1 Purpose of chapter.
- Sec. 2-1.2 Purpose of article.
- Sec. 2-1.3 General compliance review provisions.
- Sec. 2-1.4 General provisions of compliance review.

### Article 2 Verifications and Confirmations

- Sec. 2-2.1 Purpose of article.
- Sec. 2-2.2 Permitted land use.
- Sec. 2-2.3 Lot conformance.
- Sec. 2-2.4 Street names and addresses.
- Sec. 2-2.5 Alcoholic beverage zoning.
- Sec. 2-2.6 Land Development Code (LDC) interpretation.
- Sec. 2-2.7 Use compatibility.

### Article 3 Land Disturbance Activities

- Sec. 2-3.1 Purpose of article.
- Sec. 2-3.2 General land disturbance.
- Sec. 2-3.3 Pre-construction site work.
- Sec. 2-3.4 Construction in county right-of-way.
- Sec. 2-3.5 Residential driveways.
- Sec. 2-3.6 Removal of protected trees.
- Sec. 2-3.7 Sand and aggregate on barrier islands.

### Article 4 Site Development

- Sec. 2-4.1 Purpose of article.
- Sec. 2-4.2 Site development review.
- Sec. 2-4.3 Minor site development.
- Sec. 2-4.4 Major site development.



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**Article 5 Subdivision**

- Sec. 2-5.1 Purpose of article.
- Sec. 2-5.2 Subdivision review and platting.
- Sec. 2-5.3 Minor subdivisions.
- Sec. 2-5.4 Master plans.
- Sec. 2-5.5 Preliminary plats.
- Sec. 2-5.6 Construction plans.
- Sec. 2-5.7 Final plats.
- Sec. 2-5.8 Plat vacation.

**Article 6 Special Conditions and Circumstances**

- Sec. 2-6.1 Purpose of article.
- Sec. 2-6.2 Review by quasi-judicial hearing.
- Sec. 2-6.3 Variance of LDC standards
- Sec. 2-6.4 Conditional uses.
- Sec. 2-6.5 Extensions of review, approval, and use periods.
- Sec. 2-6.6 Medical hardship temporary use of manufactured homes.
- Sec. 2-6.7 Vested rights.
- Sec. 2-6.8 Planned Unit Developments.
- Sec. 2-6.9 Statutory development agreements..

**Article 7 LDC and Comprehensive Plan Amendment**

- Sec. 2-7.1 Purpose of article.
- Sec. 2-7.2 LDC zoning map and text amendments.
- Sec. 2-7.3 Comprehensive Plan Future Land Use and text amendments.

**Article 8 Manual and Procedures**

- Sec. 2-8.1 Purpose of article.
- Sec. 2-8.2 General.
- Sec. 2-8.3 Criteria for inclusion.
- Sec. 2-8.4 Design Standards Manual (DSM).
- Sec. 2-8.5 Amendments or changes to the DSM.

1 **Article 1 General Provisions**

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

3 **(a) General.** This chapter establishes county review requirements necessary to  
4 effectively document compliance with the Land Development Code (LDC) and authorize  
5 the use and development of land accordingly. The administrative authorities described  
6 in Chapter 1 evaluate LDC compliance of land uses and development activities. More  
7 specifically, this chapter is intended to:

- 8 (1) Identify county and applicant responsibilities in LDC development and  
9 compliance review.
- 10 (2) Provide public notice requirements.
- 11 (3) Establish criteria for the evaluation of variances, conditional uses, vested rights,  
12 LDC and Comprehensive Plan amendments, and other discretionary review  
13 processes.
- 14 (4) Provide a mechanism for appeals of county land use and development decisions.

15 **Sec. 2-1.2 Purpose of article.**

16 This article establishes general provisions that broadly apply to all LDC development  
17 and compliance review within the chapter. The compliance review applicable to specific  
18 land uses and development activities is prescribed in the remaining articles of this  
19 chapter.

20 **Sec. 2-1.3 General compliance review provisions.**

21 **(a) Prior county approval required.** No land use or development activity regulated by  
22 the LDC is allowed prior to obtaining all applicable county approvals according to the  
23 provisions of the LDC. No county administrative authority may approve uses,  
24 activities, or other actions that do not comply fully with the requirements of the LDC.  
25 Additionally, any time the LDC or other regulations require authorizations by the  
26 Planning Board, Board of Adjustment (BOA), Board of County Commissioners  
27 (BCC), or other local authorities prior to final county approval of an application, those  
28 authorizations shall be evidenced in advance of final approval and not deferred in a  
29 condition of that approval.

30  
31 **(b) Non-county approvals.**

32 **(1) General.** State, federal, and other non-county entities, including homeowners  
33 associations, may also regulate, govern, or otherwise influence the use or  
34 development of land. It is solely the responsibility of each landowner, regardless  
35 of LDC compliance review, to determine whether other agencies or entities have  
36 jurisdiction or responsibilities in the use of their property or activities upon it and  
37 to adequately communicate with them. Although the county may approve a land  
38 use application, that approval does not constitute, advocate, or assure approval

1 by any other entity, nor does the approval of another entity relieve a person of  
2 the need to obtain appropriate county approval.

3 **(2) State and federal permits.** As prescribed by Florida Statutes, the county may  
4 not require as a condition of a development permit that an applicant obtain a  
5 permit or approval from any state or federal agency unless the agency has  
6 issued a final agency action that denies the federal or state permit before the  
7 county action on the local development permit.

8 **(c) Applicable review.** The Planning Official shall confirm the correct processes and  
9 direct applicants to the appropriate reviews prescribed by the LDC.

10 **(d) Concurrent review.** To assist applicants in coordinating and expediting all county  
11 review, land uses and development activities shall be reviewed for compliance with  
12 other applicable county land development regulations during LDC compliance  
13 review. Those other regulations include accessibility requirements, fire safety  
14 regulations, and applicable health and safety policies.

15 **(e) Single-family lots.** Any existing lot of record may have a single-family dwelling  
16 permitted on it regardless of how the lot was created, the condition or legal status of  
17 the access, or the minimum lot area or width required by the applicable zoning  
18 district.

19 **(f) Comprehensive Plan limits.** No permit may be issued for any development if it  
20 would cause any requirement in the Comprehensive Plan to be violated.

21 **(g) Authority to determine LDC meaning.** The Planning Official shall, upon request or  
22 initiative, review the meaning and intent of LDC provisions as applied by county  
23 review personnel and, with due regard to the stated purposes and requirements of  
24 the LDC, clarify or revise that meaning as needed. Where additional technical or  
25 specialized knowledge is necessary to make an accurate interpretation, the Planning  
26 Official shall rely on the recommendations of those personnel having such  
27 knowledge. The final decision of the Planning Official will be recorded and posted  
28 for informational purposes.

29 **(h) Building code compliance.** Although the LDC establishes setback, height, floor  
30 area ratio, and other land use regulations for structures and prescribes development  
31 standards for the sites they occupy, the review and approval of construction plans  
32 for structures shall be according to Part I, Escambia County building code. The  
33 construction, erection, alteration, modification, repair, equipment, use and  
34 occupancy, location, maintenance, removal, and demolition of any building,  
35 structure, or facility or any appurtenances connected to such buildings, structures, or  
36 facilities shall be in compliance with the Florida Building Code. Site development  
37 plan approval is required to confirm LDC compliance, but separate review and  
38 approval is required to confirm building code compliance.

39 **(i) Split jurisdiction.** When a land use or development activity is proposed within the  
40 jurisdictional boundaries of the county and another governing body, such as the City  
41 of Pensacola, Santa Rosa Island Authority (SRIA), and Town of Century, an  
42 application for the use or activity must be submitted as required by both jurisdictions.  
43 Each governing body has exclusive jurisdiction to approve the use or activity within

1 its boundaries unless the governing bodies having the jurisdictions agree that  
2 application to and compliance review by only one is mutually acceptable.

3 **Sec. 2-1.4 General provisions of compliance review.**

4 **(a) General.** The LDC establishes compliance review provisions to authorize land uses  
5 and development activities that comply with applicable LDC requirements. The  
6 procedures vary with the complexity of issues evaluated, but each requires: (1) an  
7 application for county approval, (2) an opportunity for public participation, (3) an  
8 evaluation of LDC compliance, (4) a final compliance determination, and (5) an  
9 opportunity to appeal that determination. The general requirements established in  
10 this section shall be combined with the specific requirements prescribed in the  
11 remaining articles of this chapter to obtain compliance review appropriate for the  
12 uses or activities proposed.

13 **(b) Application.** The applicant requesting approval of a land use or development  
14 activity regulated by the LDC shall initiate the appropriate compliance review action  
15 prescribed in this chapter by submission of a complete application for review  
16 according to the adopted procedures for the application. Those procedures and all  
17 necessary application forms, checklists, and schedules shall be available to the  
18 public by the reviewing authority. Guidance to assist applicants in meeting  
19 application requirements shall also be provided and obtained from the appropriate  
20 governing body.

21 **1) Pre-application inquiries.** Prior to application for compliance review approval,  
22 representatives of the reviewing authority will be available to discuss with  
23 applicants any of the processes, regulations, and standards related to  
24 development objectives. Anyone unfamiliar with LDC requirements is strongly  
25 encouraged to consult the LDC and make sufficient inquiries to the county before  
26 submitting an application in order to avoid delays or penalties. As identified in  
27 this chapter, a meeting with review personnel is required for certain development  
28 review activities but are encouraged for all.

29 Applicants for any land use or development activity on Pensacola Beach property  
30 for which a pre-application meeting is not required shall consult with staff of the  
31 SRIA to review for any lease conditions that may affect the proposed use or  
32 activity.

33 **2) Authority to apply.** The applicant for compliance review shall be the owner of  
34 the subject land or be appropriately authorized by the landowner to submit an  
35 application. Where a proposed use or activity involves multiple parcels, common  
36 ownership or similar unified authorization shall be documented. For Pensacola  
37 Beach leaseholds the applicant shall be the lessee or authorized by the same.  
38 Authority to apply may be confirmed through public records or other means  
39 established and appropriate for the specific approval requested. For all  
40 applications it remains solely the responsibility of the applicant to obtain valid  
41 authorization of the landowner.

1       **3) Fees.** Where authorized by the BCC, payment of fees shall be required at the  
2 time of application or at the time the requested approval or other service is  
3 provided, according to the adopted procedures of the reviewing authorities.

4       **(c) Final determination.** The final determination on an application typically follows the  
5 applicant's final response to review comments or the conclusion of any required  
6 public hearing testimony. The time necessary for an application to conclude with a  
7 final determination varies with the reviewing authority and compliance review.

8       **(1) Approval.** Confirmation that a requested land use or development activity  
9 complies with all applicable LDC provisions is the issuance of a written document  
10 of final approval. At a minimum, the document shall identify the subject site, the  
11 action approved, the approving authority, the date and period of approval, and  
12 any site-specific conditions of the approval. Approval authorizes the applicant,  
13 subject to the continuing obligation of the approval terms and conditions, to  
14 commence the proposed use or activity. Use or activity other than that approved,  
15 or failure to comply with approval terms and conditions is a violation of the LDC  
16 and is subject to enforcement and the penalties prescribed.

17       **(2) Approval conditions.** The LDC establishes both general and specific conditions  
18 of approval and may authorize other reasonable conditions considered  
19 necessary to address impacts of approvals and carry out the purposes of the  
20 LDC. After final county approval, no new conditions can be imposed and no  
21 existing conditions can be removed except by the established appeal provisions.  
22 Additionally, except as required by Florida Statutes for requested zoning changes  
23 necessary to properly enact a proposed comprehensive plan amendment, no use  
24 or activity may be approved conditional to a proposed change in either the future  
25 land use category or zoning district. The following conditions apply to all  
26 approvals:

27       **a. Substantial conformance.** The implementation of an approval shall  
28 be in substantial conformance with the terms and conditions of the  
29 approval.

30       **b. Compliance inspections.** All approved development is subject to  
31 county inspections for compliance with the conditions of its approval,  
32 including any approved plan. All engineering designs shall require "as  
33 built" certification by a Florida registered professional engineer prior to  
34 final inspection.

35       **c. Other approvals.** All applicable state and federal permits shall be  
36 obtained before commencement of the approved development.

37       **(3) Denial.** For each application denied by the reviewing authority, the county shall  
38 inform the applicant in writing of the basis of the denial. Unless modified or  
39 overturned on appeal, a denial closes the original application. Any subsequent  
40 review for approval requires a new application and may incur a waiting period as  
41 set by department rules and procedures prior to any reapplication for  
42 substantially the same requested approval.

1 **(4) Risk in proceeding.** The decisions of approving authorities in the LDC  
2 compliance review are final unless overturned through a valid appeal process.  
3 The county shall issue authorizations for uses and activities according to the  
4 decisions of these authorities. The applicant bears all risk in proceeding with an  
5 approved use or activity while the approval remains subject to appeal.

6 **(5) Modification of approvals.** It is unlawful to modify, amend, or otherwise deviate  
7 from an approval without first obtaining written authorization from the approving  
8 authority. Unless specifically established in the LDC or provided through a  
9 successful appeal, modification of an approval including its terms and conditions  
10 requires a new application for review. Approved uses or activities modified  
11 without authorization are subject to the penalties and increased fees specified by  
12 the BCC. No certificate of occupancy or similar acceptance of site conditions by  
13 the county shall be issued for any unauthorized land use or development activity.  
14 Modifications to approvals may be requested by the applicant as prescribed in  
15 this chapter, but requests for modifications to certified engineering designs shall  
16 only be accepted from the engineer of record and require approval by the County  
17 Engineer.

18 **(d) Appeal.** Any LDC compliance review applicant, or other aggrieved party as defined  
19 by Florida law, may appeal the decision of an administrative official or board in their  
20 administration of the LDC as prescribed in this chapter. Decisions subject to appeal  
21 include formal interpretations of LDC provisions by the Planning Official and the final  
22 approvals, conditions of approval, or denials of development applications. However,  
23 recommendations of administrative officials or boards in any matter are not subject  
24 to appeal. Avenues of appeal are as follows:

25 **(1) County officials.** A decision of a county official in his administration of the LDC  
26 may be appealed by application to the Board of Adjustment (BOA) for review  
27 within 15 days after the date of the official's decision according to the provisions  
28 for appeal of administrative decisions as prescribed in Article 6. Appeal of  
29 decisions made by the Building Official in his administration of the building code  
30 shall be according to the provisions of the Escambia County Code of Ordinances,  
31 Part I.

32 **(2) Board of Adjustment.** If the final determination of the BOA is denial, no new  
33 application for the same use on the same parcel can be accepted for review until  
34 at least 180 days from the date of the denial. A final determination of the BOA  
35 may be appealed by petitioning the circuit court for judicial review within 30 days  
36 after the date of the board's decision, and providing a copy of the petition to the  
37 clerk of the board. Appeal is limited to an applicant or to an adversely affected  
38 person who appeared before the BOA in the quasi-judicial hearing and asserted  
39 a position on the merits of the application.

40 **(3) Santa Rosa Island Authority.** The BCC may review and veto within thirty (30)  
41 days any substantive action taken by the SRIA involving changes in land use or  
42 the making or amending of commercial or developmental leases pursuant to Ch.  
43 79-457, Laws of Florida.”

1 **(4) Planning Board.** The recommendations of the Planning Board are not subject  
2 to appeal since they are the local planning agency's advice to the BCC.

3 **(5) Board of County Commissioners.** A BCC decision may be appealed by  
4 petitioning the circuit court for judicial review within 30 days after the date of the  
5 board's decision. [2.05.07.A]

6

DRAFT

1 **Article 2 Verifications and Confirmations**

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

3 This article establishes the review criteria necessary to verify or confirm lot  
4 conformance, name streets and assign addresses, confirm alcoholic beverage zoning  
5 compliance, confirm statutory vesting, interpret LDC meaning, and confirm land use  
6 compatibility. These verification and confirmation procedures are defined by the  
7 general provisions of Article 1 and the specific provisions of this article. They provide  
8 necessary documentation for the processes that grant such authorizations.

9 **Sec. 2-2.2 Permitted land use.**

10 **(a) General.** Verification of permitted land use is required to authorize any use or  
11 development of land regulated by the LDC. The procedure to verify land use is  
12 established to document the site-specific conformance of existing uses or potential  
13 new uses. Verification does not grant authorization to proceed with a land use or  
14 development activity, but is only a measure of the potential for a use or activity under  
15 the provisions of the LDC.

16  
17 **(b) Verification of allowable or permitted uses.** Application for permitted land use  
18 verification shall be submitted for review to the Planning Official. The applicant shall  
19 provide the required information.

20 **Sec. 2-2.3 Lot conformance.**

21 **(a) General.** Verification of lot conformance is required to authorize the use and  
22 development of existing lots when they cannot be verified as valid lots of record.  
23 The provisions to verify conformance are established to document that an individual  
24 lot created and conveyed without prior documented compliance review and  
25 authorization is, nevertheless, a physically conforming lot. This provision is not a  
26 substitute for proper LDC compliance review and approval of the subdivision of land,  
27 and it is not an alternative means to create or establish a lot of record. Lot  
28 conformance verification is limited to lots that are used solely as the homestead of  
29 the owner-applicant who is not the owner of the parent parcel from which the lot was  
30 divided.

31 **(b) Verification for lot conformance.** Application for lot conformance verification shall  
32 be submitted for review to the Planning Official.

33 **Sec. 2-2.4 Street names and addresses.**

34 Street naming and address assignment is required to authorize the use and  
35 development of land. The application shall be submitted for review to the county  
36 Geographic Information System (GIS) office. The assigning of street names and  
37 addresses is to provide and document proper site identification necessary for the  
38 approval of land use applications and the subsequent provision of emergency  
39 response, postal delivery, utility connection, and other essential services. The  
40 verification or assignment of an address or the approval of a street name neither



1 provides nor assures any land use or development activity approval, vested right, or  
2 capacity allocation.

3 **Sec. 2-2.5 Alcoholic beverage zoning.**

4 Confirmation of alcoholic beverage zoning compliance is required by the State of Florida  
5 for licensing the sale or on-premise consumption of alcoholic beverages. Application for  
6 alcoholic beverage zoning compliance confirmation shall be submitted for review to the  
7 Planning Official. Any subsequently licensed sales shall comply with relevant provisions  
8 of the Escambia County Code of Ordinances.

9 **Sec. 2-2.6 LDC interpretation.**

10 **(a) General.** The Planning Official shall review and interpret any provisions of this  
11 Code for purposes of clarification or determination of meaning and intent. If  
12 questions should arise regarding the meaning, intent, or interpretation of any  
13 provisions, a review for interpretation can be requested by the applicant per the  
14 procedures set forth by the department. Interpretations or determinations made  
15 by the Planning Official shall be subject to review by the Board of Adjustment as  
16 an administrative appeal.

17 **(b) Interpretation process.**

18 **Application.** Application for interpretation of a LDC provision shall be submitted  
19 for review to the Planning Official. The applicant shall provide any authorized  
20 fees and the information required by the adopted interpretation procedures. That  
21 information shall include the following:

22 **(1) Conditions.** A description of the specific conditions to which the  
23 interpretation will apply.

24 **(2) Prior meaning.** The meaning of the provision previously provided by  
25 authorized county review personnel.

26 **(3) Insufficiency or error.** A description of how the prior meaning provided is  
27 thought to be insufficient or in error.

28 **Sec. 2-2.7 Compatibility.**

29 **(a) General.** To confirm that proposed land uses and development activities are  
30 compatible with adjacent uses or conditions, a review for compatibility is required for  
31 rezoning and may be necessary for certain types developments specified herein

32 **(b) Confirmation for compatibility.** Application for land use compatibility confirmation  
33 shall be submitted for review to the Planning Official.

1 **Article 3 Land Disturbance Activities**

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

3 This article establishes the review necessary to confirm LDC compliance and authorize  
4 site-specific land disturbance activities that are not evaluated separately by the other  
5 review procedures of this chapter. These land disturbance reviews are defined by the  
6 general provisions of Article 1 and the specific provisions of this article. They provide  
7 appropriate evaluations of activities that have the potential for producing adverse off-site  
8 impacts, especially regarding storm water, if not properly planned and managed. This  
9 article includes review for demolition of structures, work in county rights-of-way, removal  
10 of protected trees, and sand and aggregate use on barrier islands. Borrow pits and  
11 other site development, not limited to land disturbance activity, require compliance  
12 review according to the provisions of Article 4.

13  
14 **Sec. 2-3.2 General land disturbance.**

15 **(a) General.** A general land disturbance permit is required prior to beginning any  
16 activity involving the clearing, cutting, excavating, filling, or grading of land, or any  
17 other activity that alters land topography or vegetative cover and is not authorized by  
18 the other land disturbance permits of this article. The purpose for authorizing  
19 general land disturbance is to assure that such activities, especially those with the  
20 potential to significantly change stormwater surface runoff patterns, comply with the  
21 stormwater management standards found in Chapter 5 of the LDC and in the Design  
22 Standards Manual Chapter 1(DSM). Such activities must not result in adverse  
23 impacts on adjoining properties, surface waters, environmentally sensitive lands,  
24 roadways, or drainage systems.

25 **(b) Permit for land disturbance.** Application for a general land disturbance permit  
26 shall be submitted for compliance review to the Planning Official.

27 **Sec. 2-3.3 Pre-construction site work.**

28 **(a) General.** If no building permit is required or a building permit has not been issued, a  
29 pre-construction site work permit is required to begin any land disturbance activity,  
30 except for single-family and two-family developments.

31 **(b) Permit for pre-construction site work.** Application for a pre-construction site work  
32 permit shall be submitted for compliance review to the Building Official.

33 **Sec. 2-3.4 Construction in county right-of-way.**

34 Unless construction in a county right-of-way is authorized by a residential driveway  
35 permit or other county approval, a county right-of-way work permit is required prior to  
36 disturbing the paved portion, or any area beneath the paved portion, of any county  
37 right-of-way; or prior to installing underground facilities in a county right-of-way; or  
38 prior to work, other than maintenance, on a driveway connection within a county  
39 right-of-way. A permit is not required for work or improvements included within  
40 approved subdivision infrastructure construction plans or site development plans, or

1 for any exempt activities identified by the procedure for making road cuts, within  
2 *Local Public Improvements*, Escambia County Code of Ordinances.

3 **Sec. 2-3.5 Residential driveways.**

4 A residential driveway permit is required prior to construction of any driveway  
5 connection from the lot of a single-family or two-family dwelling to any county street,  
6 paved or unpaved, unless the connection is to a street with curb and gutter and is  
7 constructed during the valid period of the building permit for the dwelling. A  
8 driveway permit is also required prior to any work, other than maintenance, on an  
9 existing residential driveway connection to a county street. Application for a  
10 residential driveway permit shall be submitted for compliance review to the Planning  
11 Officials.

12 **Sec. 2-3.6 Removal of protected trees.**

13 A tree removal permit is required prior to removing or otherwise causing unnatural  
14 decline by irreparable injury to any protected tree unless that activity is authorized  
15 through site development or other compliance review provisions of this chapter. The  
16 process to authorize the removal of a protected tree is established in the DSM.

17  
18 **Sec. 2-3.7 Sand and aggregate on barrier islands.**

19 A sand and aggregate use permit is required prior to placement on Santa Rosa Island  
20 or Perdido Key of any sand, aggregate, or other construction or landscaping materials  
21 regulated by the LDC, regardless of any other land disturbance permits issued or other  
22 approvals granted through the LDC compliance review. The process to authorize the  
23 placement of these regulated materials is established in the Design Standards Manual,  
24 Chapter 2 (DSM) to prevent the importation, use, and relocation of red clay and other  
25 prohibited materials that tend to discolor, darken, or stain the natural white sands of  
26 those barrier islands.

27  
28 **Article 4 Site Development**

29  
30 **Sec. 2-4.1 Purpose of article.**

31 This article establishes the provisions necessary to confirm LDC compliance and  
32 authorize forms of site-specific development that propose more than land disturbance  
33 activities but do not include the subdivision of land. These site development review  
34 provisions are defined by the general provisions of Article 1 and the specific provisions  
35 of this article. They evaluate a wide range of land uses and development activities. This  
36 article includes major and minor review provisions for the establishment or change of  
37 uses and for the construction of structures and supporting infrastructure, whether  
38 principal or accessory, residential or non-residential, permanent or temporary. Site  
39 development plan approval is not a permit to construct any structure that is regulated by  
40 the Florida Building Code. If all the applicable regulations concerning the proposed  
41 project for a major or minor development are met, a Development Order shall be issued,  
42 with or without conditions, by the approving authority which shall be a continuing

1 obligation to comply with the specifications of the plan and the terms and conditions of  
2 that approval.

3  
4 **Sec. 2-4.2 Site development review.**

5 **(a) Approval required.** Any site development regulated by the LDC requires county  
6 review and approval of a major or minor site development plan, according to the  
7 provisions of this article, unless the development is evaluated by other compliance  
8 review provisions of this chapter or is specifically identified in the LDC as exempt  
9 from these processes. And, if site development is anticipated to occur in phases  
10 beyond the valid period of an individual site plan approval, review and approval of a  
11 master plan is advisable to secure certain development conditions prior to the  
12 separate review and approval of multiple phase plans. A representative from the  
13 Escambia County Area Transit (ECAT) will review the site development plan if  
14 applicable.

15 **(b) Timing of building plan review.** Although it may be advisable, it is not necessary  
16 for an applicant to delay the building construction plan compliance review until the  
17 site development plan is reviewed and approved. Once the building code  
18 compliance review begins, the applicant bears all risk in the possibility of a  
19 modification to the building construction plans required by a modification in the site  
20 development plans and the expense for review of revised and resubmitted  
21 construction plans.

22 **(c) Documentation by site plan.** Site development compliance review requires the  
23 submission of a site plan to provide standardized documentation of compliance with  
24 county land development regulations. The form and content of a site plan shall be  
25 appropriate to the documentation necessary for the proposed site changes. Once  
26 approved, the site plan also documents how completed site changes comply with  
27 approved changes. The wide range of site plan content identified in this section is an  
28 indication of the types of documentation that may be required for compliance review.  
29 In general, as much information as is reasonably necessary to document LDC  
30 compliance shall be required on a site development plan, increasing with the  
31 complexity of site uses and improvements to be evaluated. The minimum  
32 information required for any specific compliance review process shall be according  
33 to the adopted procedures.

34  
35 **(1) Existing conditions.** The compliance review of a land use or development  
36 activity must consider what is already on and around the site and any  
37 jurisdictional constraints. A site development plan shall document existing  
38 conditions that will likely affect or be affected by the use or activity, even  
39 conditions for which no change is anticipated. .

40 **(2) Proposed changes.** A site development plan shall document the temporary or  
41 permanent construction or placement of site improvements and other proposed  
42 changes to existing conditions. For a development constructed in phases, the  
43 plan shall document the sufficiency of each phase to comply with the LDC,  
44 without regard to uncompleted changes of the remaining phases.

1 **(3) Supporting information.** The effective documentation of existing conditions  
2 and proposed changes typically requires other supporting site information, along  
3 with a supporting checklist.

4 **Sec. 2-4.3 Minor site development.**

5 **(a) General.** Minor site plan approval is required to authorize those land uses or  
6 development activities categorized as a “minor site development” in this section.  
7 The process to approve a minor site development evaluates uses and activities that  
8 typically produce fewer and/or less complex LDC compliance conditions than major  
9 development. As a result, compliance usually requires less documentation and  
10 fewer resources to confirm. Minor review primarily verifies that the use is permitted,  
11 the lot conforms, structures are appropriately placed, site access is adequate, public  
12 facilities are provided, and no adverse off-site impacts are created.

13 **(b) Categories of minor development.** Minor site development is limited to the  
14 following categories:

15 **(1) Single-family and two-family residential.** Residential site development is a  
16 combination of single-family and two-family dwellings that results in no more than  
17 four dwelling units on a lot. The category includes all uses and structures  
18 customarily accessory to such dwellings, including fences, enclosures, swimming  
19 pools, carports, and portable storage containers, and the conversion of a non-  
20 residential building to a one- or two-family dwelling.

21 **(2) Non-residential change of use.** Change of use in which the site development  
22 changes any non-residential use of a non-residential structure or site to another  
23 non-residential use, provided that any additional trip generation is minor and  
24 modifications are limited to those of the minor non-residential and minor multi-  
25 family category in this section. For these purposes, minor trip generation  
26 corresponds to a less than a 25 percent increase in the minimum parking  
27 required by the applicable unmodified base parking ratios in Chapter 5 and the  
28 DSM.

29 **(3) Temporary non-residential.** Temporary establishment of a non-residential use  
30 or structure including portable storage containers, portable shelters, mobile  
31 vending units, amusement structures, temporary constructions, sales offices, and  
32 other temporary uses and structures prescribed in Chapter 4.

33 **(4) Minor non-residential and multi-family.** Minor additions and modifications and  
34 accessory uses and structures for existing non-residential or multi-family  
35 development if the net increase in site impervious cover from all sources is less  
36 than 1000 square feet. Repeated additions of impervious surface constructed  
37 since the adoption of the LDC shall be combined for the application of this limit.  
38 Accessory uses include fences and signs.

39 **(c) Approval process.**

40 Checklists provided by the appropriate department will give the applicant quick  
41 and ready access to the requirements of this article.

1 **Sec. 2-4.4 Major site development.**

2 **(a) General.** Major site plan approval is required to authorize those land uses or  
3 development activities categorized as a “major site development” in this section.  
4 The process to approve a major site development evaluates uses and activities that  
5 typically produce greater or more complex LDC compliance conditions than minor  
6 development.

7 **(b) Categories of major review.** Major site development is limited to the following  
8 categories:

9 **(1) Multi-family residential.** Residential site development in which there are five or  
10 more dwelling units in any combination on a lot. This category includes uses and  
11 structures customarily accessory to multi-family developments, such as fences,  
12 swimming pools, carports, mail kiosks, maintenance sheds, and clubhouses  
13 when they are not eligible for review as minor site developments. The  
14 conversion of a non-residential building into a multi-family dwelling is included in  
15 this category.

16 **(2) Residential change of use.** Change of use in which the site development  
17 changes any residential use of a structure to any non-residential use, in whole or  
18 part. This category applies to any principal or accessory residential structure but  
19 does not apply to home occupations or home-based businesses as defined by  
20 the LDC.

21 **(3) Major non-residential.** New principal and accessory uses and structures not  
22 reviewed by any other non-residential review category.

23 **(4) Master plans.** Master plans for phased site development are intended to  
24 provide the developer with confirmation that the development is properly planned  
25 according to the regulations and standards of the LDC. The Master Plan ensures  
26 integration with the surrounding land uses and development and the sufficiency  
27 of the supporting infrastructure at the completion of each phase.

28 **(5) PUDs.** Planned Unit Development (PUD) submitted under the PUD provisions of  
29 Article 6.

30 If all the applicable regulations concerning the proposed project for a PUD are  
31 met, a Development Order shall be issued, with or without conditions, by the  
32 approving authority that shall be a continuing obligation to comply with the  
33 specifications of the plan and the terms and conditions of that approval.

34 **(c) Approval process.**

35 Checklists provided by the appropriate department will give the applicant quick  
36 and ready access to the requirements of this article.

37

1 **Article 5 Subdivision**

2 **Sec. 2-5.1 Purpose of article.**

3 This article establishes the review provisions to confirm LDC compliance and authorizes  
4 the subdivision of land. These subdivision review requirements are defined by the  
5 general provisions of Article 1 and the specific provisions of this article. They evaluate  
6 subdivisions to avoid the creation of lots with unnecessary constraints on their  
7 subsequent development, including inadequate access, buildable areas, potable water  
8 supply, sewage disposal, and fire protection. More specifically, this article includes  
9 review processes for minor subdivisions, master plans, preliminary plats, infrastructure  
10 construction plans, final recorded plats, and plat vacation. Subsequent development on  
11 individual lots created by a subdivision is evaluated and authorized through the  
12 applicable compliance review processes established in other articles of this chapter.

13 **Sec. 2-5.2 Subdivision review and platting.**

14 **(a) Approval required.** The division of a parcel of land into three or more lots requires  
15 county review and approval, unless the subdivision is specifically identified in the  
16 LDC as exempt. Prior to recording any final plat, review and approval of a  
17 preliminary plat with an infrastructure construction plan is required if infrastructure  
18 improvements are proposed. If subdivision construction and platting are to occur in  
19 phases, review and approval of a master plan are required prior to a separate review  
20 and approval of the individual phases.

21 **(b) Exemptions from subdivision review.** Exemptions from the subdivision  
22 compliance review of this article accommodate limited special conditions in the  
23 division of land.

24 **(1) Boundary line changes.** Conveyances of land that are executed to increase  
25 the size of adjoining parcels or resolve boundary line disputes and do not create  
26 additional parcels separate and apart from the existing parcels are not subject to  
27 the review unless proposed through a subdivision replat.

28 **(2) Family conveyance.** The subdivision of land for family conveyance does not  
29 need approval through the review of this article.

30 **(3) Individual conforming lot.** An individual lot verified as a conforming lot does  
31 not need approval through the subdivision review of this article.

32 **(c) Replatting land.** The proposed replatting of all or part of the land of a recorded plat  
33 shall follow the same review process as the initial subdivision platting.

34 **Sec. 2-5.3 Minor subdivisions.**

35 **(a) General.** Minor subdivision approval is a limited option for the subdivision of land  
36 where the final plat is not recorded in the public records of the county and is not  
37 subject to the platting requirements of Florida statutes. One of the requirements is  
38 that the supporting infrastructure is already in place. A minor subdivision shall fulfill  
39 all of the following criteria:

1 **(1) Number of lots.** If any subdivision lots are less than four acres on an existing  
2 public or private street, the maximum number of lots that can be created is five.

3 **(2) Existing street frontage.** All subdivision lots front on an existing public or  
4 private street, paved or unpaved, providing the minimum right-of-way prescribed  
5 in Chapter 5.

6 **(3) No new streets.** No new street or any extension of an existing street is  
7 proposed or required.

8 **(4) No dedications.** There is no dedication of public improvements. This does not  
9 preclude such acquisitions as an additional right-of-way for an existing street to  
10 provide the minimum width prescribed by the LDC.

11 **(5) Lot grading plans.** A lot grading plan is required for each lot however a  
12 stormwater management plan may not be required.

13 **(6) Effective period.** Approved minor subdivisions shall be effective and remain  
14 valid for period of 1 year from the date of approval. The minor subdivision plat  
15 shall expire and be void if each of the newly created lots are not recorded by  
16 deed or other legal instrument in the official records of Escambia County within  
17 the valid period of approval.

18 **(b) Approval process.**

19 Checklists provided by the appropriate department will give the applicant quick  
20 and ready access to the requirements of this article.

21  
22 **Sec. 2-5.4 Master plans.**

23 **(a) General.** Master plans approval is required for any phased subdivision of land. A  
24 master plan is intended to provide the developer with confirmation that the  
25 subdivision is properly planned according to the regulations and standards of the  
26 LDC. The Master Plan ensures integration with the surrounding land uses and  
27 development and the sufficiency of the supporting infrastructure at the completion of  
28 each phase Master Plan approval vests the approved land uses and density, but it  
29 does not reserve development standards, guarantee buildable density, nor assure  
30 approval of any implementing plats or construction plans. Each implementing phase  
31 requires submission of a preliminary plat, construction plan, and final plat.

32 **(b) Approval process.**

33 Checklists provided by the appropriate department will give the applicant quick and  
34 ready access to the requirements of this article.

35  
36 **Sec. 2-5.5 Preliminary plats.**

37 **(a) General.** Preliminary plat approval is required to map the proposed subdivision of  
38 land and to ensure the division of land meets all the land use regulations of the LDC.

**Comment [AM1]:** Preliminary plat and Construction Plan separated  
Justification: To allow the Preliminary Plat to be approved separate with issuance of development order so that final consideration could be considered by the banking community. Further assurance that the proposed development would proceed in good faith.



1 (b) Preliminary plat can be submitted separate or at the same time the construction  
2 plans are submitted. The approved preliminary plat reserves the density applied for.  
3 Each phase of a subdivision requires submission of a preliminary plat.

4 (c) Approval process.

5 Checklists provided by the appropriate department will give the applicant quick  
6 and ready access to the requirements of this article.

7 **Sec. 2-5.6 Construction Plans**

8 (a) General. Construction plan approval is required to document the design of  
9 infrastructure to adequately serve the created lots. Infrastructure capacities will be  
10 allocated upon final development plan approval. The approval allows the  
11 construction of the subdivision infrastructure to proceed, but it does not allow  
12 development on the individual subdivision lots prior to the recording of a final plat,  
13 except for temporary uses as specifically provided in Chapter 4.

14 (b) Construction plans must be submitted within two years of the preliminary plat  
15 approval. Plans may be submitted concurrently with the preliminary plan, at the  
16 discretion of the applicant. If the construction plans show substantial deviations from  
17 the approved preliminary plat, the applicant must submit a revised preliminary plat  
18 prior to construction plan approval.

19 (c) Substantial deviations. Deviations shall be determined by the Planning Official  
20 and/or the County Engineer. Deviations may include but not limited to the following:

- 21 (1) Any increase in the number of lots proposed.
- 22 (2) Significant re-alignment of proposed roadway.
- 23 (3) Increased impacts to public services (sanitary sewer, potable water, solid  
24 waste.)
- 25 (4) Revised location of roadway connection to county road.

26 (d) Approval process.

27 Checklists provided by the appropriate department will give the applicant quick  
28 and ready access to the requirements of this article.

29  
30 **Sec. 2-5.7 Final plats.**

31 (a) General. Final plat approval is required to map the proposed subdivision of land in  
32 compliance with the platting requirements of Florida Statutes, so that, upon its  
33 recording, all land shown on the plat that is a part of the subdivision is identified and  
34 may be conveyed by reference to the plat, including the dedication of rights-of-way  
35 and easements. The approval of a final plat allows the recording of the plat in the  
36 public records when its content and form are consistent with state and county  
37 requirements and with any applicable conditions of its approved preliminary plat and  
38 infrastructure construction plan.

39 (b) Approval process

1 Checklists provided by the appropriate department will give the applicant quick  
2 and ready access to the requirements of this article.

3 **Sec. 2-5.8 Plat vacation.**

4 **(a) General.** Plat vacation approval is required to vacate a subdivision plat in whole or  
5 part after the plat has been recorded in the public records of the county. The  
6 approval to vacate a final plat accommodates a replat or a return to acreage for the  
7 subject land, according to Chapter 177, Florida Statutes.

8 **(b) Application for the final plat.** An application shall be submitted for compliance  
9 review to the office of the Planning Official. For subdivisions requiring preliminary  
10 plat and construction plan approval, applications shall be submitted within two years  
11 from the date of that approval, or otherwise allowed by an approved extension.

12 **(c) Approval process.**

13 Checklists provided by the appropriate department will give the applicant quick  
14 and ready access to the requirements of this article.

DRAFT

1 **Article 6 Special Conditions and Circumstances**

2 **Sec. 2-6.1 Purpose of article.**

3 This article establishes the review provisions necessary to consider and authorize  
4 limited development alternatives under conditions and circumstances not evaluated by  
5 the other provisions of this chapter.

6 **Sec. 2-6.2 Review by quasi-judicial hearing.**

7 Quasi-judicial hearings are required for final determinations on the following  
8 applications: appeals of administrative decisions, variances, conditional uses,  
9 substantial hardship variances and other reviews as prescribed within this article.

10 **Sec. 2-6.3 Variance of LDC standards.**

11 **(a) General.** An applicant may request a variance to specified provisions of the LDC.

12 A variance authorizes site use in a manner that is not otherwise allowed by the  
13 dimensional or physical requirements of the LDC, but a variance cannot authorize  
14 uses that are prohibited by zoning or remedy general hardship conditions that  
15 extend to other sites.

16 Minor variances of 20% or less that are of mutual benefit to the public and the  
17 applicant are evaluated by the Planning Official. All other variances shall be  
18 evaluated as substantial hardships through quasi-judicial public hearing review by  
19 the Board of Adjustment (BOA) or by the SRIA for Pensacola Beach properties.

20 **Limits on variances.** Variances are available and may be granted only for the  
21 LDC standards that specifically provide the option and only as allowed by the  
22 provisions of the LDC. No variances are available to any provisions of chapters  
23 1, 2, or 6. Additionally, variances cannot be granted to any provisions that  
24 establish the allowable uses or densities in a zoning district or to any conditions  
25 of approval imposed by an approving authority.  
26 Design and construction of swimming pools at Pensacola beach must take into  
27 consideration the existing environmental conditions on a barrier island location.  
28 Swimming pools to be constructed outside of established building setback lines  
29 must be approved by the SRIA Board only, without the need for further action by  
30 the BOA.

31 **(b) General variance conditions.** All variances shall satisfy the following conditions:

- 32 **(1)** Special conditions and circumstances exist which are peculiar to the land,  
33 structure or building and which are not applicable to other lands, structures or  
34 buildings in the same zoning district.
- 35 **(2)** The special conditions and circumstances do not result from the actions of the  
36 applicant.
- 37 **(3)** Granting the variance requested will not confer on the applicant any special  
38 privilege that is denied by this land development code to other lands, buildings or  
39 structures in the same zoning district.

1 (4) Strict application of the provisions of the land development code would deprive  
2 the applicant of rights commonly enjoyed by other properties in the same zoning  
3 district under the terms of the land development code and would create an  
4 unnecessary and undue hardship on the applicant.

5 (5) The variance granted is the minimum variance that will make possible the  
6 reasonable use of the land, building or structure.

7 (6) The granting of the variance will be consistent with the general intent and  
8 purpose of the land development code and that such variance will not be  
9 injurious to the area or otherwise detrimental to the public welfare.

10 (c) **Substantial hardship variance provisions.** An applicant may request a  
11 substantial hardship variance providing limited relief for a hardship arising from  
12 conditions peculiar to a specific property. The process to approve a substantial  
13 hardship variance is established here for the BOA and SRIA to consider whether  
14 there is a deficiency in real property that creates a substantial undue hardship for the  
15 property owner by preventing development of the property in compliance with a LDC  
16 standard and whether a requested adjustment in the standard should compensate  
17 for that deficiency.

18 (1) **Application.** An application for substantial hardship variance approval shall be  
19 submitted for compliance review to the clerk of the reviewing board within the  
20 deadline stated in the application. A pre-application meeting with staff is  
21 recommended.

22 (2) **Public participation.** Prior to any hearing to consider a substantial hardship  
23 variance, the clerk of the reviewing board shall provide adequate public notice.

24 (3) **Compliance review.** The BOA or SRIA shall conduct a quasi-judicial public  
25 hearing as noticed to consider the requested substantial hardship variance  
26 according to the provisions of this article. The applicant must establish the  
27 presence of the following:

28 a. **Exceptional conditions.** There are exceptional conditions or circumstances  
29 that are unique to the land in question, not ordinarily found on other lands in  
30 the vicinity and not a result of the owner's intentional action. Unique  
31 conditions or circumstances include exceptional narrowness, shallowness,  
32 shape, or topographic conditions of the land or the presence of  
33 environmentally sensitive lands in or around the land.

34 b. **Substantial hardship.** Under the unique land conditions or circumstances  
35 prompting the variance request, the strict application of LDC standards  
36 causes an exceptional practical difficulty or undue physical hardship to the  
37 owner that effectively prohibits a permissible principal use or denies rights  
38 and privileges legally enjoyed by owners of other properties in the vicinity or  
39 within the same zoning district.

40 (4) **Final determination.**

41 a. **Action of board.** If the reviewing board finds from the established record of  
42 the hearing that there is a compelling demonstration by the applicant of

1 competent substantial evidence proving the required conditions, the board  
2 shall grant a variance. However, a variance may only be granted to the  
3 extent supported by the evidence presented.

4 **b. Period of valid approval.** If not otherwise reduced as a condition of  
5 approval, a variance is valid for two years from the date of approval. If within  
6 that period the variance is not part of an approved site development  
7 application or one continuing in good faith as determined by the Planning  
8 Official and no application for its extension has been submitted according to  
9 the provisions of this article, the variance approval expires and is void. Once  
10 the variance is part of an approved site development plan, however, the  
11 variance will remain valid through the approved plan.

12 **c. Other conditions of approval.** In granting a variance, the reviewing board  
13 shall have the authority to attach any conditions directly related to the  
14 variance as the board may find necessary for satisfaction of the variance  
15 conditions and preservation of the intent of the subject standard. [MO 107.3]

16 **Sec. 2-6.4 Conditional uses.**

17 **(a) General.** The LDC may conditionally allow other uses in addition to the permitted  
18 uses within each zoning district. Conditional use approval allows a use by review  
19 where it is not otherwise permitted by right, but it cannot authorize uses that are  
20 prohibited. The Board of Adjustment (BOA), or the SRIA for Pensacola Beach  
21 properties, shall conduct a quasi-judicial public hearing to determine whether  
22 conditional use approval or denial is appropriate.

23 **(b) Limits on conditional uses.** Conditional uses are subject to the following  
24 limitations:

25 **(1) Availability.** Conditional uses are available and may be granted only to land for  
26 which that option is specifically provided by the applicable zoning district or other  
27 provisions of the LDC.

28 **(2) Invalid reasons.** Nonconforming, unapproved, or unlawful uses, structures, or  
29 conditions are not considered special conditions or other valid reasons for  
30 granting any conditional use.

31 **(3) Site specific.** A conditional use can only be granted based on a site-specific  
32 review of an individual lot of record or development parcel. Conditional uses are  
33 not available to subdivisions or other groups of individually developed lots.

34 **(4) Multiple uses.** If more than one conditional use is proposed, the conditions shall  
35 be addressed for each use.

36 **(c) Conditional use provisions.**

37 **(1) Application.** Application for conditional use approval shall be submitted for  
38 compliance review to the clerk of the reviewing board within the time period  
39 stated in the application. A pre-application meeting with staff for the board is  
40 recommended.

1 **(2) Public participation.** Prior to any hearing to consider a conditional use, the  
2 clerk of the reviewing board shall provide adequate public notice.

3 **(3) Final determination.**

4 **a. Action of board.** If the reviewing board finds from the established record of  
5 the hearing that there is a compelling demonstration by the applicant of  
6 competent substantial evidence proving the required conditions, the board  
7 shall grant a conditional use but only to the extent supported by the evidence  
8 provided.

9 **b. Period of valid approval.** A conditional use approval is valid for a period of  
10 four years from the date of approval. If within that period the conditional use  
11 is not part of an approved site development application or one continuing in  
12 good faith review as determined by the Planning Official, the conditional use  
13 approval expires and is void. No extension of the initial approval is available.  
14 However, once the conditional use is part of an approved site development  
15 plan, the conditional use approval will remain valid through the approved plan.

16 **c. Other conditions of approval.** In granting a conditional use, the reviewing  
17 board shall have the authority to attach any conditions directly related to the  
18 use as the board may find necessary for satisfaction of the conditional use  
19 conditions and preservation of the intent of the applicable zoning district.  
20 Such conditions include setbacks, height, impervious cover, total floor area,  
21 building orientation, screening, buffering, site signage and lighting, and hours  
22 of operation.

23 **Sec. 2-6.5 Extensions of review, approval, and use periods.**

24 **(a) General.** The LDC requires good faith efforts in adhering to its established periods,  
25 but extension of an eligible LDC time limit may be requested according to the  
26 provisions of this section whereby a landowner asserts that the limit does not  
27 anticipate legitimate delays in compliance. However, no applicant is automatically  
28 entitled to any extension. Short-term (6 month) extensions are evaluated by the  
29 Planning Official, and longer extensions (one year) shall be evaluated through a  
30 quasi-judicial public hearing review by the BOA. These extension processes allow  
31 additional time for concluding the compliance review, developing an approved use,  
32 and continuing or reestablishing some uses.

33 **(b) Limits on extensions.** Extensions to LDC periods are subject to the following  
34 limitations:

35 **(1) Availability.** Extensions are available and may be granted only for LDC periods  
36 that specifically provide that option, only if a complete application for the  
37 extension was submitted prior to the expiration of the period for which the  
38 extension is requested, and only as otherwise allowed by the provisions of the  
39 LDC.

40 **(2) Approving authority.** Extensions to any period not required by the LDC but  
41 imposed as a condition of approval by an approving authority cannot be granted  
42 by another approving authority.

1 **(3) Individual and multiple limits.** An extension can only be granted based on a  
2 specific review of an individual period. If an extension of more than one period is  
3 requested, the extension criteria shall be evaluated for each limit.  
4

5 **Sec. 2-6.6 Medical hardship temporary use of manufactured homes.**

6 **(a) General.** Temporary placement of a manufactured (mobile) home or park trailer  
7 may be requested according to the provisions of this section when a landowner  
8 asserts that existing medical conditions require in-home care and an accessory  
9 dwelling to reasonably provide it. The manufactured home may be placed within any  
10 mainland zoning district to remedy a medical hardship according to the temporary  
11 use provisions of Chapter 4, regardless of the density limits of the applicable zoning.  
12 The requirements to grant the temporary use of a manufactured home or park trailer  
13 as an accessory dwelling to provide in-home medical care is considered by the BOA  
14 in a quasi-judicial hearing whether conditions warrant such use.

15 **(b) Medical hardship temporary use**

16 **(1) Application.** An application for approval of the medical hardship temporary use  
17 of a manufactured home or park trailer shall be submitted for compliance review  
18 to the clerk of the BOA within the time frame provided in the application. A pre-  
19 application meeting with staff for the board is recommended. The applicant shall  
20 provide any authorized fees and the information required by the adopted medical  
21 hardship temporary use procedures. That information shall include a general site  
22 plan showing the proposed location of the manufactured home in relation to other  
23 site improvements and conditions and other documentation satisfying the  
24 medical hardship temporary use conditions established in this section.

25 **(2) Public participation.** Prior to any hearing to consider the medical hardship  
26 temporary use of a manufactured home or park trailer, the clerk of the BOA shall  
27 provide adequate public notice.

28 **(3) Compliance review.** The BOA shall conduct a quasi-judicial public hearing as  
29 noticed to consider the requested medical hardship temporary use of a  
30 manufactured home or park trailer according to the provisions of this article. The  
31 applicant has the burden of presenting competent substantial evidence to the  
32 board that establishes each of the following conditions:

- 33 **a. Certified need.** A Florida-licensed physician certifies in writing the medical  
34 need, specifying the extent of the need for in-home medical care and the  
35 approximate length of time for such in-home medical care.
- 36 **b. Minimum necessary.** Conditions and circumstances make it difficult or  
37 impossible for the recipient and provider of medical care to reside in the same  
38 dwelling and the temporary accessory dwelling is the minimum necessary to  
39 provide relief of that medical hardship.
- 40 **c. Adequate public services.** The manufactured home or park trailer will have  
41 adequate water, sewer, solid waste removal, and electric services available.

1 **d. Compatibility.** The temporary use will not produce adverse impacts on the  
2 uses of surrounding properties.

3 **e. Standard conditions.** The temporary use can comply with the applicable  
4 standards of Chapter 4.

5  
6 **(4) Final determination.**

7 **a. Action of board.** If the BOA determines from the established record of the  
8 hearing that there is a compelling demonstration by the applicant of  
9 competent substantial evidence proving the required conditions, the board  
10 shall grant the temporary use of a manufactured home.

11 **b. Period of valid approval.** Approval of the medical hardship temporary use  
12 of a manufactured home or park trailer is valid for a period of one year from  
13 the date of approval. If within that period the temporary use is not part of an  
14 approved site development application or one continuing on good-faith review  
15 as determined by the Planning Official, the temporary use approval is void.  
16 Once the temporary use is part of an approved site development plan,  
17 however, the use approval will remain valid through the approved plan.

18 **c. Period of use.** The medical hardship temporary use of a manufactured  
19 home or park trailer is initially limited to two years from the date the certificate  
20 of occupancy for the home is issued. An extension to the period of use may  
21 be granted for a continuing medical need according to the extension  
22 provisions of this article. However, regardless of any extensions granted,  
23 whenever the medical hardship ends, the approval of the temporary  
24 placement and use of the manufactured home are void.

25 **d. Other conditions of approval.** In granting temporary use of a manufactured  
26 home or park trailer, the BOA shall have the authority to attach any conditions  
27 directly related to the use as the board may find necessary for protection of  
28 the general public, satisfaction of the temporary use criteria, and preservation  
29 of the intent of the applicable zoning district. These conditions are in addition  
30 to any use-specific standards prescribed by Chapter 4 for the temporary  
31 placement of a manufactured home.

32 **Sec. 2-6.7 Vested rights.**

33 **(a) General.** It is the intent of this section to provide a mechanism for the granting of an  
34 equitable vested right according to the provisions of this section when a landowner  
35 asserts that sufficient development activity, once lawful under applicable land use  
36 regulations but now contrary to their terms, has occurred so that the landowner is  
37 entitled to a development right.

38 **(b) Application.** Application for vested rights approval shall be submitted to the clerk of  
39 the Planning Board no later than 12 months following any act or omission on the part  
40 of the county that the landowner discovers and asserts as the basis for a vested  
41 right, or no later than 12 months following written county notification to the  
42 landowner of the need to apply for a determination, whichever occurs sooner.



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**(c) Public Participation.** Prior to any hearing to consider a vested right, the clerk of the Planning Board shall provide adequate provide adequate public notice.

**(d) Compliance review.** The Planning Board shall conduct a quasi-judicial public hearing to consider the requested vested right according to the provisions of this article. The Planning Board shall adopt a recommendation to the BCC for vested right approval, approval with conditions, or denial based on the hearing record of evidence.

**(e) Criteria for vested rights determination.** An owner shall be entitled to a determination of vested rights only if through substantial competent evidence it can be established that the proposed use of the property meets the concurrency provisions of Article 5 and in addition one of the following criteria has been met:

**(1)** The proposed use was authorized pursuant to a county development order, or equivalent, issued on or before the effective date of this Code, or a pertinent amendment thereto, and the development has commenced and is continuing in good faith. In a claim based upon this criterion, the owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans documented in the original order, or equivalent. In a claim based upon this criterion, the right to which the owner may be vested is a continuation of the original order, or equivalent.

**(2)** The owner is determined to have acquired rights due to good faith reliance on an act of commission or omission of the county which has caused the owner to make such a substantial change in position or to incur such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights acquired. In a claim based upon this criterion, the owner must document, and the county must verify, the obligations and expenses that are in jeopardy. The owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans that have been jeopardized. Evidence including, but not limited to, that which demonstrates that such activity has not progressed in such a manner may be sufficient to negate a finding of good faith on the part of the owner and therefore invalidate the claim to vested rights.

**(f) Limitation on vested rights.** A determination of vested rights shall expire and be null and void unless construction of improvements, if any, are commenced pursuant to a development order within 18 months after the issuance of the determination of vested rights.

**Sec. 2-6.8 Planned Unit Developments.**

**(a) General.** Planned unit development (PUD) is an optional and supplemental compliance review process for the subdivision of land. It allows flexibility in LDC requirements to encourage greater creativity in land use planning and design for the mutual benefit of developers and the public. The intent of the PUD is to obtain

1 benefits not anticipated by the strict application of zoning district regulations and  
2 subdivision standards, and not available by other variance processes. For the  
3 private gain of greater design flexibility, developers are required to provide greater  
4 public benefits through permanently preserved common open space, infrastructure  
5 improvements, accommodation of environmental and aesthetic features, and other  
6 permanent site improvements and amenities benefiting public health, safety and  
7 welfare. Proposed PUD is evaluated first through a quasi-judicial public hearing by  
8 the Planning Board and then by the Board of County Commissioners (BCC)

9 **(b) Limits on PUD.** Planned unit development can be used to mix land uses, provide  
10 broader housing choices, and allow more compact development through specific  
11 height, area, yard, size and use requirements that are different in any or all respects  
12 from those required by the applicable zoning district, or subdivision design standards  
13 different from those prescribed in Chapter 5. Planned unit development is allowed  
14 for subdivision within any zoning district or future land use category, but it is subject  
15 to the following limitations:

16 **(1) Land uses.** Land uses may vary from the specific uses allowed by the  
17 applicable zoning district, but they shall comply with the range of allowed uses  
18 within the applicable future land use category.

19 **(2) Density.** The number of dwelling units shall not exceed the density allowed by  
20 the applicable future land use category or zoning district.

21 **(3) Other processes.** The PUD process supplements but does not replace other  
22 applicable compliance review processes of the LDC, including those for approval  
23 of preliminary plats, construction plans, and final plats.

24 **(4) Standards.** The PUD process shall not modify any level of service standards for  
25 adequate public facilities or standards for accessibility, life safety, or health

26 **(c) Application.** An application for PUD approval shall be submitted to the clerk of the  
27 Planning Board within the time frame provided in the application. A pre-application  
28 meeting with staff is recommended.

29 **(d) Public participation.** Prior to any hearing to consider a PUD, the clerk of the  
30 Planning Board shall provide adequate public notice.

31 **(e) Compliance review.** The Planning Board shall conduct a quasi-judicial public  
32 hearing as noticed to consider whether conditions warrant the proposed  
33 modifications and make recommendations regarding the proposal to the BCC and  
34 for them to consider and act on those recommendations.

35 **(f) Criteria for PUD approval.** The applicant has the burden of presenting competent  
36 substantial evidence to the board that establishes each of the following conditions  
37 for the PUD:

38 **(1) Creative Planning.** Uses and structures are arranged in a manner that  
39 demonstrates creative concepts of land use planning throughout the  
40 development area. Residential uses include a complementary and sustainable  
41 mix of dwelling unit types or mix with non-residential uses.

- 1 **(2) Natural amenities.** Clustering, setbacks, easements and other methods are  
2 utilized to preserve to the greatest extent practicable the natural amenities and  
3 characteristics of the land, including open space, topography, natural vegetation,  
4 groundwater recharge, waterways, and scenic views. Deficiencies in natural  
5 amenities are supplemented through landscaping and other enhancements.
- 6 **(3) Desirable environment.** A more desirable environment in which to live or work  
7 is created than would be possible through the strict application of the minimum  
8 requirements of the LDC. Common open space area is within reasonable  
9 walking distance of all dwelling units in the development.
- 10 **(4) Mobility.** Internal circulation systems promote both pedestrian and vehicular  
11 mobility, especially between residential areas and local public open space,  
12 schools, retail sales and services, and employment. Sidewalks are located on at  
13 least one side of every street to support safe pedestrian mobility within the  
14 development and appropriate access to surrounding uses.
- 15 **(5) Efficient land use.** An efficient use of land results in smaller networks of streets  
16 and utilities. If street rights-of-way are proposed to be less than standard width,  
17 easements will provide adequate space to install and maintain utilities.
- 18 **(6) Compatibility.** The development is compatible with surrounding areas and  
19 provides stable conditions and character to maintain long-term compatibility.

20 **Sec. 2-6.9 Statutory development agreements.**

21 At the request of an applicant or the county, a voluntary development agreement may  
22 be entered into that would vest certain conditions agreed to by both parties according to  
23 the requirements of Florida Statutes. The form of the development agreement shall be  
24 approved through the County Attorney's Office. The Planning Board shall conduct the  
25 first of two public hearings required by law. The BCC shall conduct the second public  
26 hearing, with final adoption of the development agreement requiring a majority vote of  
27 the BCC.

1 **Article 7 LDC and Comprehensive Plan Amendment**

2 **Sec. 2-7.1 Purpose of article.**

3 This article establishes the review necessary to consider and authorize both map and  
4 text amendments to the Land Development Code (LDC) and Comprehensive Plan.  
5 These LDC and Comprehensive Plan amendment reviews are defined by the general  
6 provisions of Article 1 and the specific provisions of this article. The reviews are  
7 predominantly discretionary and provide opportunities to modify county land  
8 development goals, objectives, policies, and regulations within the limits prescribed by  
9 Florida Statutes. More specifically, this article includes review for amendment of the  
10 LDC zoning map (rezoning), the Comprehensive Plan future land use map (FLUM), and  
11 text amendments to the provisions of both the LDC and Comprehensive Plan.

12 **Sec. 2-7.2 LDC zoning map and text amendments.**

13 **(a) General.** All provisions of the LDC are established, modified, or repealed by  
14 ordinance of the Board of County Commissioners (BCC). Zoning map and text  
15 amendments may be proposed by the county or others according to the ordinance  
16 enactment procedures prescribed by Florida Statutes and the provisions of this  
17 section. Since any LDC amendment is a change to implementing the land use  
18 regulations of the county and can modify the requirements for subsequent  
19 authorizations of land uses and development activities, significant opportunities for  
20 public participation are provided. These map and text amendment processes are  
21 established for the county to authorize appropriate changes to its land development  
22 regulations.

23 **(b) Zoning map amendment (Rezoning application)**

24 **(1) Application.** An application for a rezoning shall be submitted to the clerk of the  
25 Planning Board at least 30 business days prior to the scheduled board meeting.  
26 A pre-application meeting of the applicant with the staff for the board is  
27 recommended to discuss the process and review county and applicant  
28 responsibilities.

29 **(2) Public participation.** The clerk of the Planning Board shall ensure that  
30 adequate public notice is consistent with Florida Statutes and the  
31 Comprehensive Plan provided.

32 **(3) Compliance review.** The Planning Board shall conduct a quasi-judicial public  
33 hearing ~~as noticed~~ to consider the requested rezoning according to the  
34 provisions of this article. At the conclusion of the hearing, based on the record of  
35 evidence, the Planning Board shall submit a recommendation to the BCC for  
36 rezoning approval, denial, or if possible and acceptable to the applicant, approval  
37 of a district with less intensive uses than the requested zoning.

38 **(4) Approval conditions.** The applicant has the burden of presenting competent  
39 substantial evidence to the Planning Board that establishes each of the following  
40 conditions:

- 1           **a. Consistent with Comprehensive Plan.** The proposed rezoning is  
2 consistent with the goals, objectives, and policies of the Comprehensive Plan  
3 and not in conflict with any of its provisions.  
4
- 5           **b. Consistent with LDC.** The proposed rezoning is consistent with the stated  
6 purposes and intent of the LDC and not in conflict with any of its provisions.  
7
- 8           **c. Compatibility.** All land uses, development activities, and conditions allowed  
9 by the proposed zoning are compatible with the surrounding conforming uses,  
10 activities and conditions and able to coexist in relative proximity to them in a  
11 stable fashion over time such that no use, activity, or condition negatively  
12 impacts another. The appropriateness of the rezoning is not limited to any  
13 specific use that may be proposed but is evident for all permitted uses of the  
14 requested zoning. This condition shall not apply to any conditional uses of  
15 the proposed district or compatibility with nonconforming or unapproved uses,  
16 activities, or conditions.  
17
- 18           **d. Changed conditions.** The area to which the proposed rezoning would apply  
19 has changed, or is changing, to such a degree that it is in the public interest  
20 to encourage new uses, density, or intensity in the area through rezoning.  
21
- 22           **e. Development patterns.** The proposed rezoning would contribute to or result  
23 in a logical and orderly development pattern.  
24
- 25           **f. Effect on natural environment.** The proposed rezoning would not increase  
26 the probability of any significant adverse impacts on the natural environment.
- 27 **(5) Board Action.** The reviewing board shall recommend approval of the rezoning  
28 request to the BCC, unless the reviewing board determines that maintaining the  
29 current zoning designations shall prevent the following:
- 30           **a. Premature or sprawl.** The land uses and development activities allowed by  
31 the proposed rezoning are not premature, and the rezoning would not likely  
32 create or contribute to an urban sprawl pattern of development more than the  
33 current zoning.  
34
- 35           **b. Isolated district.** The proposed rezoning would not create or contribute to an  
36 isolated zoning district that is neither related to the adjacent and nearby  
37 zoning districts nor an appropriate transition between them.  
38
- 39           **c. Intrusion of non-residential uses.** The proposed rezoning would not allow  
40 an intrusion of commercial or industrial uses into a platted residential  
41 subdivision or other established residential area more than the current zoning.  
42 \
- 43           **d. Property value impacts.** The land uses, development activities and  
44 conditions allowed by the proposed rezoning would not likely result in  
45 significant adverse impacts upon the property values of adjacent properties or

1 those in the immediate area more than the types of use, activities, and  
2 conditions permitted by the current zoning.

3 **e. Nuisance-based impacts.** The land uses, development activities and  
4 conditions allowed by the proposed rezoning would not likely adversely  
5 impact the character of existing development or quality of life in the general  
6 area or neighborhood by creating excessive traffic, noise, lights, vibration,  
7 fumes, odors, dust, physical activities, or other detrimental effects or  
8 nuisances more than the types of uses, activities and conditions permitted by  
9 the current zoning.

10  
11 **(6) Final determination.** The BCC at its scheduled hearing shall adopt, modify, or  
12 reject the recommendation of the Planning Board or SRIA or return the rezoning  
13 case to the board with instructions for additional facts or clarification. The staff of  
14 the recommending board shall inform the board of all formal actions taken by the  
15 BCC on the rezoning request.

16 **(7) Appeals.** Actions by the BCC adopting, rejecting, or modifying the  
17 recommended rezoning of the reviewing board are final. Any party seeking  
18 judicial review of the final determination shall do so according to the general  
19 provisions of Article 1. Additionally, written notice of the filing of any such petition  
20 for judicial review shall be promptly provided by the petitioner through the county  
21 to each owner of real property with any portion within a 500-foot radius of the  
22 rezoning subject property.

23 **(c) LDC Text amendment provisions.**

24 Changes to the text of the LDC set policy and are legislative in nature. The  
25 requirements to approve a text amendment are established for the Planning Board  
26 to make recommendations to the BCC regarding whether requested changes to LDC  
27 text are necessary and appropriate and for the BCC to consider and act on those  
28 recommendations. The text amendment process does not amend the content of  
29 zoning district maps, technical standards, and other maps or documents adopted by  
30 reference within the LDC.

31 **(1) Application.** Where a text amendment is requested by petition to the Planning  
32 Board, application shall be submitted for compliance review to the clerk of the  
33 Planning Board at least 30 business days prior to the scheduled board meeting.  
34 A pre-application meeting of the petitioner with staff for the board is  
35 recommended to discuss the process and review county and petitioner  
36 responsibilities.

37 **(2) Public participation.** Prior to any meeting to consider a text amendment, the  
38 clerk of the Planning Board shall ensure public notice consistent with Florida  
39 Statutes and the Comprehensive Plan.

40 **(3) Compliance review.** The Planning Board shall consider a requested text  
41 amendment during the noticed meeting of the board and determine any  
42 subsequent action. If the text is to be evaluated as an amending ordinance, the  
43 board shall conduct a public hearing. At the conclusion of the hearing the

1 Planning Board shall adopt a recommendation to the BCC for adoption, adoption  
2 with modification, or rejection of the amendment.

3 **a. Planning Official's evaluation.** For any amending ordinance, or as may be  
4 requested by the Planning Board for any other text amendment proposal, the  
5 Planning Official shall review and evaluate the proposal according to the  
6 required amendment conditions. The evaluation shall be provided to the  
7 Planning Board for consideration with the proposed text amendment.

8 **b. Recommendation to BCC.** For any amending ordinance, the clerk of the  
9 Planning Board shall forward the board's recommendation to the BCC for  
10 consideration in a public hearing at the next available scheduled meeting of  
11 the BCC. The clerk of the Planning Board shall ensure public notice of the  
12 BCC hearing consistent with Florida Statutes and the notice required for  
13 hearings of the Planning Board.

14 **(4) Final determination.** The BCC shall consider the amending ordinance at a  
15 public hearing as noticed and adopt, modify, or reject the recommendation of the  
16 Planning Board. At its discretion, the BCC may return the amending ordinance to  
17 the board with instructions for modifications. If the amending ordinance is  
18 returned for modifications, the Planning Board shall hold another public hearing  
19 for the purpose of considering any revisions. The hearing shall be at a  
20 scheduled meeting of the Planning Board, with public notice the same as that  
21 provided for the initial hearing. Within the time requested by the BCC, the  
22 Planning Board shall resubmit the amending ordinance with any revisions it may  
23 propose for BCC consideration. The clerk of the Planning Board shall again  
24 ensure proper public notice of the hearing at the next available scheduled  
25 meeting of the BCC. In the hearing, the BCC shall again consider the amending  
26 ordinance for adoption, modification, or rejection.

27 **(d) Consistency with Comprehensive Plan.** A challenge by a substantially affected  
28 person of any LDC regulation on the basis that it is inconsistent with the  
29 Comprehensive Plan shall be made according to the administrative review  
30 provisions of Florida Statutes.

31 **Sec. 2-7.3 Comprehensive Plan future land use and text amendments.**

32 **(a) General.** All provisions of the Comprehensive Plan are established, modified, or  
33 repealed by ordinance of the Board of County Commissioners (BCC). Future land  
34 use map (FLUM) and text amendments may be proposed by the county or others  
35 according to ordinance enactment and plan amendment procedures prescribed by  
36 Florida Statutes and the provisions of this section. Since any Comprehensive Plan  
37 amendment is a change in the foundational growth management plan guiding county  
38 economic growth, land development, resource protection, and the provision of public  
39 services and facilities, significant opportunities for public participation are provided.

40 **(b) Applicant expenses and responsibilities.** Any person requesting consideration of  
41 an amendment to the Comprehensive Plan shall be responsible for all costs and  
42 supporting information associated with preparation of the request that may be  
43 required by the county or the state.

- 1 **(c) State review.** A Comprehensive Plan amendment adopted by the BCC shall follow  
2 the applicable state statute. An amendment qualifies as a small scale if it is less  
3 than ten acres in size or a large scale if it is greater than ten acres in size.
- 4 **(d) Amendment requirements.** Amendments to both the text and the future land use  
5 map of the Comprehensive Plan functionally set policy and are legislative in nature.  
6 The requirements to approve a comprehensive plan amendment are established for  
7 the Planning Board to make final recommendations to the BCC regarding whether  
8 requested amendments to the Comprehensive Plan of the county are necessary and  
9 appropriate and for the BCC to consider and act on those recommendations.
- 10 **(1) Application.** An application for a Comprehensive Plan amendment approval  
11 shall be submitted for compliance review to the clerk of the Planning Board at  
12 least 30 business days prior to the scheduled board meeting. A pre-application  
13 meeting of the applicant with staff for the board is recommended to discuss the  
14 process and review county and applicant responsibilities.
- 15 **(2) Public participation.** Prior to any hearing to consider a comprehensive plan  
16 amendment, the clerk of the Planning Board shall ensure public notice consistent  
17 with Florida Statutes and the Comprehensive Plan.
- 18 **(3) Compliance review.** The Planning Board shall consider a requested  
19 Comprehensive Plan amendment during the noticed meeting of the board and  
20 determine any subsequent actions. At the conclusion of the hearing, the  
21 Planning Board shall adopt a recommendation to the BCC for adoption, adoption  
22 with modification, or rejection of the amendment.
- 23 **a. General amendment conditions.** All amendments to the Comprehensive  
24 Plan shall demonstrate the following general conditions, allowing that where  
25 an amendment is imposed by a state or federal requirement it need only  
26 demonstrate the conditions to the greatest extent practicable under that  
27 requirement:
- 28 **1. Need and benefit.** There is an identified land use need particular to the  
29 scope and function of the Comprehensive Plan for which an amendment is  
30 clearly warranted.
- 31 **2. Professional practices.** The proposed amendment applies  
32 contemporary planning principles, engineering standards, and other  
33 professional practices to provide an effective and efficient remedy for the  
34 identified land use problem or need.
- 35 **b. FLUM amendment conditions.** In addition to the general amendment  
36 conditions, a future land use map amendment shall be based upon analyses  
37 by Florida Statute.
- 38 **c. Comprehensive Plan text amendment.** A comprehensive plan text  
39 amendment shall demonstrate any applicable governing regulations.
- 40 **d. Planning Official's report.** For any amending ordinance, or as may be  
41 requested by the Planning Board for any other amendment proposal, the  
42 Planning Official shall review and evaluate the proposal according to the



1 required amendment conditions. The evaluation shall be provided to the  
2 Planning Board for consideration with the proposed text amendment.

- 3 **e. Recommendation to BCC.** For any amending ordinance, the clerk of the  
4 Planning Board shall forward the board's recommendation to the BCC for  
5 consideration in a public hearing at the next available scheduled meeting of  
6 the BCC. The clerk of the Planning Board shall ensure public notice of all  
7 BCC hearings regarding the amendment consistent with Florida Statutes and  
8 the notice required for hearings of the Planning Board.

9  
10 **(4) Final determination.** Requirements for a final determination on a proposed  
11 Comprehensive Plan amendment shall be as prescribed by Florida Statutes and  
12 summarized in the following actions:

- 13 **a. Initial action of BCC.** The BCC shall consider the amending ordinance at its  
14 noticed public hearing and accept, modify, or reject the recommendation of  
15 the Planning Board. The initial hearing of the BCC shall be for transmittal if  
16 the amendment is following the expedited state review or state coordinated  
17 review process. If the amendment qualifies as small in scale, the initial  
18 hearing shall be the adoption hearing for the ordinance.
- 19 **b. Initial transmittal.** If approved by the BCC at the initial public hearing, an  
20 amendment following the expedited state review or state coordinated review  
21 process shall be transmitted with appropriate supporting data and analysis to  
22 the state land planning agency and other reviewing agencies for comment.
- 23 **c. Response of BCC.** After county receipt of reviewing agency comments the  
24 BCC shall hold a second noticed public hearing within the time prescribed by  
25 statute to consider adoption of the ordinance. At the hearing the BCC shall  
26 adopt, modify, or reject the amending ordinance. Failure to timely hold a  
27 second hearing shall be considered withdrawal of the amendment.
- 28 **d. Adoption transmittal.** If approved by the BCC at a public hearing, the  
29 county shall transmit the adopted amendment and appropriate supporting  
30 data and analysis to the state land planning agency and any other reviewing  
31 agencies that provided timely comment. An adopted amendment becomes  
32 effective no sooner than the minimum time after adoption prescribed by  
33 statute. If timely challenge, an amendment does not become effective until  
34 the state issues a final order determining compliance.
- 35 **e. Landowner dispute resolution.** If the county denies a landowner's request  
36 for an amendment to the comprehensive plan that is applicable to the owner's  
37 land, the county must afford the owner an opportunity for informal mediation  
38 or other alternative dispute resolution as required by Florida Statutes.

1 **Article 8 Manual and Procedures**

2 **Sec. 2-8.1 Purpose of article.**

3 The County has established and adopted procedures, standards and guidelines to work  
4 in conjunction with the LDC in the form of supplemental manuals. The intent and  
5 purpose of this section is to provide procedures and general standards for use in the  
6 development and management of the supplemental manuals.

7 The supplemental manuals, which are to be used during review of development activity  
8 and other applications requiring County review, will provide detailed site-specific  
9 regulations and technical requirements. All applications for development approval shall  
10 comply with these applicable procedures standards provided in the supplemental  
11 manuals as related to the LDC and as may be required by other federal, state, or local  
12 regulations.

13 Decisions regarding the application of design and environmental standards are the  
14 responsibility of the Engineering or Environmental Official (or his or her designee).

15 **Sec. 2-8.2 General.**

16 The LDC support documents can be known collectively as the Design Standard Manual  
17 (DSM) and will be located in the LDC as an attachment. To date, the County has  
18 established the following documents to be used to supplement the LDC and be provided  
19 as part of the DSM:

- 20
- 21 (a) Design Standards Manual (DSM), Chapter 1, Engineering
- 22 (b) Design Standards Manual (DSM), Chapter 2, Environmental
- 23 (c) Design Standards Manual (DSM), Chapter 3, Low Impact Development (pending)
- 24

25 The manual outlines the steps and processes or standards to be followed at each stage  
26 of the development process. By providing sheet layout specifications, and technical  
27 guidelines, the manual is intended to be used in conjunction with the LDC and cover all  
28 aspects of development planning, design, and construction.

29

30 **Sec. 2-8.3 Criteria for Inclusion.**

31 These manuals are not intended to replace the LDC but are meant to provide reference  
32 for plan development by the "Engineer of Record." The information provided in the  
33 manual, including, technical guidelines, and standards, must meet one of the following  
34 criteria to qualify for inclusion:

- 35
- 36 (a) Provides specific and general design requirements
- 37 (b) Provides subjective design choices
- 38 (c) Provides design criteria that, in all cases, meet or exceed mandatory regulatory  
39 or industry design requirements
- 40 (d) Provides background information related to a design requirement or guideline
- 41 (e) Provides a sample calculation
- 42 (f) Details specific information regarding development applications

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**Sec. 2-8.4 Design Standards Manual**

The Design Standards Manual (DSM) establishes the standards meant to provide minimum technical or environmental guidelines and standards for the design and construction of any facilities located within Escambia County. The County Engineer and Environmental Director shall be responsible for the administration, oversight, and development of the manual. In addition a Professional Advisory Committee (PAC) shall be established to review and revise the manual. Details regarding the committee's structure and responsibilities have been provided in the DSM.

**Sec. 2-8.5 Amendments or changes to the DSM**

The manual will be reviewed annually and updated accordingly, based on new standards, technology, or procedural changes, by the Advisory Committee. Furthermore, additions, deletions, or revisions to Design Standards may be made by the County Engineer/Community and Environment Director or designee as necessary when required for compliance with mandatory regional, state, or federal regulations. By meeting the above criteria in section 2-8.3, the information, requirements, and guidelines provided in the manual do not require formal board action (including but not limited to the BCC, BOA, or Planning Board).

All modifications will be reviewed and on occasion, it becomes necessary to clarify or correct specific terms, requirements, and standards within the DSM. When it is determined that the changes are only minor in nature, the following minor corrections and changes shall be authorized by the County Engineer or Community and Environment Director or his or her designee. The minor changes are as follows:

- (a) Change to clarify definitions and concepts
- (b) Modifications to technical specifications and engineering standards or requirements based on local, state, and federal guidelines or prevailing professional standards.
- (c) Allowances for testing of new technology and techniques

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## **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.
- Sec. 3-1.7 Density bonuses.

### **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).
- Sec. 3-2.15 Public (Pub).

### **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).

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**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 Recreation (Rec-PK).

**Article 5 Pensacola Beach Districts**

- Sec. 3-5.1 Building Height
- Sec. 3-5.2 Low Density Residential (LDR-PB).
- Sec. 3-5.3 Medium Density Residential (MDR-PB).
- Sec. 3-5.4 Medium Density Residential and Commercial (MDR/C-PB).
- Sec. 3-5.5 High Density Residential (HDR-PB).
- Sec. 3-5.6 High Density Residential and Commercial (HDR/C-PB).
- Sec. 3-5.7 General Retail (GR-PB).
- Sec. 3-5.8 Recreation Retail (Rec/R-PB).
- Sec. 3-5.9 Commercial Hotel (CH-PB).
- Sec. 3-5.10 Preservation (PR-PB).
- Sec. 3-5.11 Conservation and Recreation (Con/Rec-PB)
- Sec. 3-5.12 Government and Civic (G/C-PB).

1 **Article 1 General Provisions**

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

3 **(a) General.** This chapter establishes county zoning districts necessary to implement  
4 the distribution and extent of land uses prescribed by the future land use categories and  
5 related policies of the Comprehensive Plan. Regulations for each district specify the  
6 allowable uses of land and structures, the density and intensity of those uses, and other  
7 standards that define what portion of any parcel a structure or use may occupy. Special  
8 purpose overlay zoning districts further specify allowable uses and other requirements  
9 in areas of unique character or condition. Compliance with the provisions of this  
10 chapter is evaluated by the administrative authorities described in Chapter 1 according  
11 to the compliance review processes prescribed in Chapter 2. More specifically, this  
12 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.
- 24 (4) Preserve the character and quality of residential neighborhoods.
- 25 (5) Promote both mixed-use buildings and mixed-use neighborhoods, where  
26 residential and business uses may overlap to the enhancement and benefit of  
27 both.
- 28 (6) Balance individual property rights with the interests of the community to create a  
29 healthy, safe and orderly living environment. [4.01.01.J]

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

31 This article establishes general provisions that apply to all zoning district regulations  
32 within the chapter. The regulations applicable to specific zoning districts are prescribed  
33 in the remaining articles of this chapter.

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

35 **(a) Generally.** Together the future land use (FLU) categories of the Comprehensive  
36 Plan and zoning districts of the LDC form the primary location-specific land use  
37 regulations of the county. Within each FLU, one or more zoning districts implement  
38 and further refine the distribution and extent of allowable land uses. The  
39 identification or classification of a use or activity as allowed by the applicable future  
40 land use category and zoning district does not constitute the required approval to

1 carry out that use or activity. Consistency with FLU and zoning only indicates that,  
2 upon appropriate review and approval for compliance with the provisions of the LDC,  
3 the use or activity may be established, reestablished or expanded.

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

14 **(c) Boundary determinations.** If uncertainty exists regarding the boundary of any FLU  
15 category or zoning district, the boundary shall be determined by the Planning Official  
16 in consideration of the following: [2.07.02.A.2, 6.02.01]

17 **(1) Natural features.** A boundary that reflects a clear intent to follow a particular  
18 natural feature such as a stream or shoreline shall be understood to follow the  
19 feature as it actually exists and move with the feature should it move as a result  
20 of natural processes.

21 **(2) Manmade features.** A boundary shown on the official map as approximately  
22 following a right-of-way, parcel line, section line, or other readily identified  
23 manmade feature shall be understood to coincide with that feature.

24 **(3) Parallel or extension.** A boundary shown on the official map as approximately  
25 parallel to a natural or manmade feature shall be understood as being actually  
26 parallel to that feature; or if an apparent extension of such a feature, then  
27 understood as an actual extension.

28 **(4) Metes and bounds.** If a boundary splits an existing lot or parcel, any metes and  
29 bounds description used to establish the boundary shall be used to determine its  
30 location.

31 **(5) Scaling.** If the specific location of a boundary cannot otherwise be determined, it  
32 shall be determined by scaling the mapped boundary's distance from other  
33 features shown on the official map.

34 **(d) Split parcels.** The adopted zoning districts and FLU categories are parcel-based,  
35 but their boundaries are not prohibited from dividing a parcel. For parcels split by  
36 these boundaries, including overlay district boundaries, only that portion of a parcel  
37 within a district or category is subject to its requirements. Where a zoning district  
38 boundary divides a parcel that is one acre or less in size and not part of a platted  
39 residential subdivision, the zoning district of the larger portion may be applied to the  
40 entire parcel if requested by the parcel owner, consistent with the applicable FLU  
41 category, and in compliance with the location criteria of the requested zoning.  
42 Zoning map amendment is otherwise required to apply a single district to a split-  
43 zoned parcel. [6.02.01.D, 11.02.01.B.4]

1 **(e) Land with no designations.** No zoning is adopted for military bases, state college  
2 and university campuses, and other such lands for which the regulations of the LDC  
3 are not intended. Public rights-of-way have no designated zoning or future land use,  
4 but where officially vacated right-of-way is added to abutting parcels the future land  
5 use categories and zoning districts applicable to the abutting parcels shall apply to  
6 their additions at the time of the vacation approval, with no further action required by  
7 the county.

8 Land that otherwise has no adopted zoning, and is not within an area determined by  
9 the county to be excluded from zoning, shall have zoning established by zoning map  
10 amendment. If the land also has no approved future land use category, one shall be  
11 adopted according to the process prescribed for such amendments prior to, or  
12 concurrently with, Board of County Commissioners (BCC) approval of the zoning.  
13 **[6.01.02, 6.01.03, 6.02.01.C]**

14 **(f) Map amendment.** Changes to the boundaries of adopted FLU categories or zoning  
15 districts, whether owner initiated or county initiated, are amendments to the official  
16 county maps and are authorized only through the processes prescribed in Chapter 2  
17 for such amendments.

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

21	AG	Agriculture
22	RC	Rural Community
23	MU-S	Mixed-Use Suburban
24	MU-U	Mixed-Use Urban
25	C	Commercial
26	I	Industrial
27	P	Public
28	REC	Recreation
29	CON	Conservation
30	MU-PK	Mixed-Use Perdido Key
31	MU-PB	Mixed-Use Pensacola Beach

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

34 **(1) Residential.** The purposes of the following districts are primary residential:

35	RR	Rural Residential
36	LDR	Low Density Residential
37	MDR	Med. Density Residential
38	HDR	High Density Residential
39	LDR-PK	Low Density Residential - Perdido Key
40	MDR-PK	Medium Density Residential - Perdido Key
41	HDR-PK	High Density Residential - Perdido Key
42	LDR-PB	Low Density Residential - Pensacola Beach
43	MDR-PB	Medium Density Residential - Pensacola Beach
44	HDR-PB	High Density Residential - Pensacola Beach



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

3 **a. Mixed-use.** The mixed-use districts are:

4	RMU	Rural Mixed-use
5	LDMU	Low Density Mixed-use
6	HDMU	High Density Mixed-use
7	MDR/C-PB	Medium Density Residential & Commercial - Pensacola
8		Beach
9	HDR/C-PB	High Density Residential & Commercial - Pensacola Beach

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

11	Com	Commercial
12	Com-PK	Commercial - Perdido Key
13	CC-PK	Commercial Core - Perdido Key
14	CG-PK	Commercial Gateway - Perdido Key
15	GR-PB	General Retail - Pensacola Beach
16	Rec/R-PB	Recreation Retail - Pensacola Beach
17	CH-PB	Commercial Hotel - Pensacola Beach
18	HC/LI	Heavy Commercial and Light Industrial
19	Ind	Industrial

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

21	Agr	Agricultural
22	Rec	Recreation
23	Con	Conservation
24	Pub	Public
25	PR-PK	Planned Resort - Perdido Key
26	Rec-PK	Recreation - Perdido Key
27	PR-PB	Preservation - Pensacola Beach
28	Con/Rec-PB	Conservation and Recreation - Pensacola Beach
29	G/C-PB	Government and Civic - Pensacola Beach

30 **(i) Consistency.** The zoning of a parcel shall be consistent with the applicable future  
31 land use category by either directly implementing the provisions of the FLU or  
32 otherwise not being in conflict with its intent, allowable uses, density, or intensity. All  
33 Perdido Key districts (Article 4) are consistent with the MU-PK category and all  
34 Pensacola Beach districts (Article 5) are consistent with the MU-PB category.  
35 Mainland districts (Article 2) are consistent with FLU categories as summarized in  
36 the following table:  
37

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
<b>Agr</b> max 1du/20ac	Yes	Yes	No, min density	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
<b>RR</b> max 1du/4ac	No, max density	Yes	No, min density	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
<b>RMU</b> max 2du/ac	No, max density	Yes	No, min density	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
<b>LDR</b> max 4du/ac	No, max density	No, max density	Yes	No, min density	No, uses	No, uses	No, uses	No, uses	No, uses
<b>LDMU</b> max 7du/ac	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
<b>MDR</b> max 10du/ac	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
<b>HDR</b> max 18du/ac	No, max density	No, max density	No, max density	Yes	No, uses	No, uses	No, uses	No, uses	No, uses
<b>HDMU</b> FLU-limited max 25du/ac	No, max density	No, max density	No, max density	Yes	Yes	No, uses	No, uses	No, uses	No, uses
<b>Com</b> 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
<b>HC/LI</b> FLU-restricted max 25du/ac	No, uses	No, uses	No, uses	Yes	Yes	Yes	No, uses	No, uses	No, uses
<b>Ind</b> No res allowed	No, uses	No, uses	No, uses	No, uses	No, uses	Yes	No, uses	No, uses	No, uses
<b>Rec</b> No res allowed	Yes	Yes	Yes	Yes	Yes	No, uses	Yes	Yes	No, uses
<b>Con</b> No res allowed	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Pub</b> No res allowed	Yes	Yes	Yes	Yes	Yes	No, uses	Yes	Yes	Yes

2 For every combination of zoning district and FLU category represented by the table,  
3 "Yes" indicates the zoning is consistent with the FLU. "No" indicates zoning  
4 inconsistency with the FLU, primarily for the reason noted.  
5

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

2 **(a) Generally.** The uses of land and structures are limited to those identified within the  
3 applicable zoning district as “permitted uses” or “conditional uses,” and to their valid  
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. Even when allowed, uses are subject to  
9 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 identification of a use as conditional within a zoning district  
12 is an 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 is 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  
23 or structure may not be established in one zoning district to serve a primary use in  
24 the other district if the principal use is not allowed in the district in which the  
25 accessory use is located.

26 **(d) Single-family dwellings.** A single-family dwelling as the principal use for an  
27 existing lot of record is a conforming use regardless of the zoning district or future  
28 land use category. A building permit may be issued for such a dwelling on any  
29 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 identification of  
32 multiple permitted or conditionally permitted uses within a zoning district allows any  
33 mix of those uses within an individual development, parcel, or building, regardless of  
34 any designation or other characterization of the district as mixed-use. A mix of uses  
35 generally does not modify the development standards and regulations applicable to  
36 any individual use within the mix.

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

40 **(1) Information.** The Planning Official, or Board of Adjustment (BOA) on appeal,  
41 shall obtain the information necessary to accurately classify a use. At a  
42 minimum, the applicant shall describe in writing the nature of the use and the  
43 county shall utilize public records, site investigations and other reliable sources of

1 information, including the *Land-Based Classification Standards* of the American  
2 Planning Association and the *North American Industry Classification System*  
3 (NAICS) of the U.S. Department of Commerce.

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

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

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

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

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

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

### 36 **Sec. 3-1.5 Site and building requirements.**

37 **(a) Generally.** Each zoning district establishes its own site and building requirements  
38 which define physical limits to the development of district parcels. These  
39 requirements, in combination with other district provisions, the use and location

- 1 regulations of Chapter 4, and the general development standards of Chapter 5,  
2 define the limits for all development within the district.
- 3 **(b) Modifications.** Variances to the strict application of site and building requirements  
4 may only be granted according to the compliance review process prescribed in  
5 Chapter 2 if the variances maintain the stated purposes of the applicable zoning  
6 district and are not otherwise excluded by provisions of the LDC.
- 7 **(c) Street frontage.** For the application of site and building requirements and other  
8 LDC provisions to any lot with no street frontage the Planning Official shall  
9 determine a front lot line in consideration of lot orientation, access, and other  
10 relevant conditions. The Planning Official shall also determine the appropriate rear  
11 lot line for any lot with multiple street frontages.
- 12 **(d) Density.** The number of dwelling or lodging units allowed within a parcel is  
13 determined by the product of the total development parcel area and the maximum  
14 density allowed by the applicable zoning district. When the calculated number of  
15 allowable units for a parcel results in a fraction greater than or equal to 0.5 units,  
16 rounding to the next whole number is permitted to allow a maximum of one  
17 additional unit. Regardless of the maximum density allowed, each existing lot of  
18 record is vested for a single-family dwelling as the principal use. [\[2.10.01.F\]](#)
- 19 **(e) Lot width and area.** All new lots shall provide the minimum width and area required  
20 by the applicable zoning, except that parcels created for public utilities or preserved  
21 for recreation, conservation, or open space need only have width sufficient for  
22 access to that limited use. Any existing lot of record that contains less width or area  
23 than required by the applicable zoning district may be used for any use allowed  
24 within that district if the use complies with all other applicable regulations, including  
25 buffering and use-specific minimum lot area. [\[2.10.01.D, 6.04.08\]](#)
- 26 **(f) Lot coverage.** The maximum amount of impervious and semi-impervious coverage  
27 allowed for any lot is established by the minimum percent pervious lot coverage  
28 required by the applicable zoning district. The amount allowed by zoning remains  
29 subject to other limitations of the LDC and any approved stormwater management  
30 plan for the lot.
- 31 **(g) Setbacks and yards.** The minimum setbacks and yards for structures are those  
32 required by the applicable zoning district or as otherwise may be stipulated in SRIA  
33 lease agreements for lands on Pensacola Beach.
- 34 **(1) Nonconformance.** For a structure that is nonconforming with regard to any  
35 zoning required setback, a structural alteration, enlargement, or extension to it  
36 that creates no greater encroachment by distance into the substandard setback  
37 is not considered an increase in nonconformance and does not require a  
38 variance.
- 39 **(2) Accessory structures.** Accessory structures shall be limited to side and rear  
40 yards and be at least five feet from any interior side or rear lot line except where  
41 specifically allowed as encroachments. Accessory dwellings shall be limited to  
42 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 distance required by the  
4 district, and the minimum distance between any structures shall not be less than  
5 the 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. No such projection shall extend more than 24 inches into any  
10 yard, except roof overhangs, awnings, outside stairways, and balconies which  
11 may extend up to 48 inches into any yard provided the building setback is  
12 otherwise at least 10 feet [2.10.01.A & B]

13 **(5) Encroachment of porch or terrace.** An open, unenclosed and uncovered  
14 paved terrace or a covered porch may extend into the required front yard no  
15 more than 10 feet. [2.10.03.C]

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

18 **(1) Agricultural structures.** Structures such as cotton gins, granaries, silos, and  
19 windmills associated with permitted agricultural uses may exceed the district  
20 height limits if not in conflict with any applicable airport or airfield height  
21 restrictions. [2.10.02.A]

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

- 26 a. They do not separately or in combination with other rooftop structures exceed  
27 10 percent of the horizontal roof area.
- 28 b. They do not exceed applicable airport or airfield height restrictions.
- 29 c. They do not exceed otherwise applicable height limitations by more than 15  
30 feet or 10 percent of actual building height, whichever is greater.

31 **Sec. 3-1.6 Compatibility.**

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

38 **(b) Location criteria.** Location criteria are established within some zoning districts to  
39 promote compatibility among uses, especially new non-residential uses in relation to  
40 existing residential uses. Most criteria are designed to create smooth transitions of  
41 use intensity from large-scale concentrations of general commercial uses near major

1 street intersections to small-scale dispersed neighborhood commercial uses in  
2 proximity to residential areas. Such transitions prevent the adverse impacts of  
3 continuous strip commercial development along major streets and avoid negative or  
4 blighting influences of some commercial uses on adjacent residential  
5 neighborhoods. [7.20.00]

6 **(1) Intersection distance.** Any distance from a street intersection that is required  
7 by location criteria shall be measured along the street right-of-way that forms the  
8 frontage of the subject parcel to the nearest point of intersection with the other  
9 street right-of-way. A proposed use or rezoning of a parcel will be considered in  
10 compliance with the required distance where at least 75 percent of the parcel  
11 frontage is within the required distance. [7.20.03.A]

12 **(2) Local streets as collectors.** For the purposes of location criteria only, and on a  
13 case-by-case basis, a local street not classified by the Florida Department of  
14 Transportation as a collector street may be designated by the County Engineer  
15 as a collector if all of the following conditions exist for the applicable street  
16 segment:

- 17 a. Twenty-two foot width of pavement (two lanes) or more.
- 18 b. Posted speed limit of 35 mph or more.
- 19 c. Signalized intersection on the segment or at its termini.
- 20 d. Connection to a collector or arterial street.
- 21 e. Average Annual Daily Traffic at least 1500 vehicles.

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

28 **Sec. 3-1.7 Density bonuses. [07.17.00]**

29 **(a) Generally.** A system for residential density bonuses is established to provide an  
30 incentive for the private sector to voluntarily achieve some of the policies of the  
31 Comprehensive Plan. Within system limits, increased densities are allowed for  
32 properties in the LDR, MDR, HDR, HDMU, and Perdido Key zoning districts.  
33 Proposed development that exceeds LDC requirements and standards is eligible for  
34 density bonuses based on the options established in this section.

35 **(b) Point system.** For each point earned in compliance with the options of the density  
36 bonus system, a 0.4 percent increase is authorized in the maximum density  
37 otherwise allowed by the applicable zoning district, up to the maximum density  
38 allowed by the applicable FLU category. For example, if 12 points are earned for  
39 development with a 10 dwelling units per acre (du/acre) zoning district limit, the  
40 bonus density is  $0.004 \times 12 \times 10$  du/acre or 0.48 additional dwelling units per acre.  
41 Density bonus points are earned through one or more of the following options:

- 1 (1) **Environmentally sensitive lands.** Donation of environmentally sensitive lands  
2 to a public agency approved by the county, or dedication of a conservation  
3 easement in perpetuity which encompasses environmentally sensitive lands,  
4 earns two points per acre donated or reserved.
- 5 (2) **Public access to waters, beaches, and shores.** Donation of land to a public  
6 agency approved by the county, or dedication and maintenance of a minimum  
7 15-foot wide public access easement, for the provision of public access to public  
8 waterways, beaches, or shores earns four points per access way.
- 9 (3) **Water conservation.** Appropriate use of low water demand plants and native  
10 vegetation in all landscaped areas earns two points per site or one point per acre  
11 of qualifying land. The use of drip irrigation or other low water use methods of  
12 landscape irrigation earns one point per site, and the use of treated wastewater  
13 or "grey" water for irrigation earns one point per site or one point per acre  
14 irrigated.
- 15 (4) **Affordable housing.** In a development that includes at least 30 dwelling units,  
16 10 percent of the units assured by the approved plan to be affordable housing for  
17 low to moderate income families earns three points, and 20 percent assured  
18 affordable earns six points. If the development contains 50 or more dwelling  
19 units and 20 percent qualify as affordable for low to moderate income, the  
20 applicant may directly obtain a 5 percent increase in density. No more than 20  
21 percent of the units in a conventional housing development shall be credited for  
22 affordable housing bonus points.
- 23 (5) **Redevelopment or adaptive reuse.** Existing non-residential structures  
24 proposed for reuse as residential earn one point per five dwelling units. For  
25 rehabilitation of existing multi-family residential structures and participation in  
26 state or federal weatherization programs, one point is earned per five dwelling  
27 units. These bonuses only apply to structures for which no notices of violation of  
28 building or life safety codes have been issued, or where all deficiencies identified  
29 in an initial notice have been corrected within the time specified in the notice and  
30 no subsequent violation notices issued.
- 31 (6) **Provision of sidewalks and bikeways.** The provision of sidewalks or the  
32 provision of bicycle paths or lane markings in developments where such facilities  
33 are not otherwise required earns three points. If the facilities connect to an  
34 existing commercial, office, service, or public recreation area within one-half mile  
35 of the development, four points are earned.
- 36 (7) **Protection of historic resources.** Donation of land to a public agency  
37 approved by the county for the purpose of preservation of sites or artifacts with  
38 known archaeological or historic value, or the dedication of a conservation  
39 easement in perpetuity for the preservation of such sites or artifacts, earns two  
40 points per acre or site donated.
- 41 (8) **Provision of underground utilities.** The provision of underground utilities  
42 earns one point for every four dwelling units served.



- 1   **(9) Clustering outside prime farmland.** Subdivision of parcels containing prime  
2   farmland which plats lots entirely outside of that farmland and designates such  
3   lands for agricultural or open space use earns three points per acre of prime  
4   farmland set aside.
- 5   **(10) Clustering outside wetlands.** Subdivision of parcels containing jurisdictional  
6   wetlands which plats lots entirely outside of the wetlands and designates such  
7   lands for conservation or open space uses earns three points per acre of  
8   wetlands set aside.
- 9   **(11) Tree preservation in subdivisions.** In subdivisions where at least 75 percent of  
10   the protected trees within the required yards and any common open space are  
11   preserved, one bonus point is earned for each 10 lots with protected trees on  
12   them.
- 13   **(12) Retention ponds as amenities.** Wet retention ponds for subdivision stormwater  
14   management which also provide true scenic amenities to the subdivision earn  
15   one point for each four subdivision lots.

16

DRAFT

1 **Article 2 Mainland Districts**

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

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

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

11 **(a) Purpose.** The Agricultural (Agr) district establishes appropriate areas and land use  
12 regulations for the routine agricultural production of plants and animals, and such  
13 related uses as silviculture and aquaculture. The primary intent of the district is to  
14 avoid the loss of prime farmland to other uses, its division into smaller parcels of  
15 multiple owners, and other obstacles to maintaining or assembling sufficient  
16 agricultural acreage for efficient large-scale farming. Other than agricultural  
17 production, non-residential uses within the Agricultural district are generally limited to  
18 rural community uses that directly support agriculture, and to public facilities and  
19 services necessary for the basic health, safety, and welfare of a rural population.  
20 The absence of urban or suburban infrastructure is intentional. Residential uses  
21 within the district are largely self-sustaining, consistent with rural land use and  
22 limited infrastructure. Single-family dwellings are allowed at a very low density  
23 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, excluding new or expanded manufactured  
29 home parks or subdivisions.
- 30 b. Single-family dwellings (other than manufactured homes), detached only.  
31 Maximum single-family lot area within any proposed subdivision of 100 acres  
32 or more of prime farmland shall be one and one-half acres.

33 See also conditional uses in this district.

34 **(2) Retail sales.** No retail sales except as permitted agricultural and related uses in  
35 this district.

36 **(3) Retail services.** No retail services except as permitted agricultural and related  
37 uses or as conditional uses in this district.

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

- 39 a. Cemeteries, including family cemeteries. [added]

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

10       See also conditional uses in this district.

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

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

21       See also conditional uses in this district.

22       **(6) Industrial and related.** No industrial or related uses except as permitted

23       agricultural and related uses or as conditional uses in this district.

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

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

- 1 h. Silviculture.
- 2 i. Stables, public or private, on lots two acres or larger.
- 3 j. Veterinary clinics. A minimum two acres for boarding animals.
- 4 **(8) Other uses.**
- 5 a. Airports, private only, including crop dusting services.
- 6 b. Borrow pit reclamation, only with site-specific BCC approval and no landfill
- 7 use.
- 8 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
- 9 the BOA may conditionally allow the following uses within the Agricultural district:
- 10 **(1) Residential.** Group living, limited to nursing homes, assisted living facilities,
- 11 hospice facilities, and other uses providing similar services, assistance, or
- 12 supervision.
- 13 **(2) Retail services.**
- 14 a. Bed and breakfast inns.[added]
- 15 b. Medical clinics, including those providing out-patient surgery, rehabilitation,
- 16 and emergency treatment.
- 17 **(3) Public and civic.**
- 18 a. Cinerators.
- 19 b. Community service facilities, including auditoriums, libraries, museums, and
- 20 neighborhood centers.[added]
- 21 c. Hospitals.
- 22 d. Offices for government agencies or public utilities.
- 23 e. Public utility structures greater than 150 feet in height, including
- 24 telecommunications towers, but excluding any industrial uses.
- 25 f. Warehousing or maintenance facilities for government agencies or public
- 26 utilities.
- 27 **(4) Recreation and entertainment.**
- 28 a. Canoe, kayak, and float rental facilities.[added]
- 29 b. Parks with permanent restrooms or outdoor event lighting.[added]
- 30 c. Zoos and animal parks.[added]
- 31 **(5) Industrial and related.**
- 32 a. Mineral extraction, including oil and gas. Borrow pits only with site-specific
- 33 BCC approval and no landfill reclamation use.
- 34 b. Power plants.
- 35 c. Salvage yards, including the handling of metals, paper, tires, bottles and
- 36 cans, motor vehicles, and appliances.

- 1           d. Solid waste collection points and transfer facilities, excluding any hazardous  
2           waste storage.
- 3           e. Wastewater treatment plants.
- 4   **(d) Site and building requirements.** The following site and building requirements  
5   apply to uses within the Agricultural district:
- 6   **(1) Density.** A maximum density of one dwelling unit per 20 acres.
- 7   **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- 8   **(3) Structure height.** No maximum structure height unless prescribed by use.
- 9   **(4) Lot area.** No minimum lot area unless prescribed by use.
- 10   **(5) Lot width.** A minimum lot width of 100 feet at the street right-of-way for all lots.
- 11   **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent  
12   maximum semi-impervious and impervious cover) for all uses.
- 13   **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 14    a. **Front and rear.** Forty feet in the front and rear.
- 15    b. **Sides.** On each side, five feet or 10 percent of the lot width at the front  
16    building line, whichever is greater, but not required to exceed 15 feet.
- 17   **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
18   regulations and standards.
- 19   **(e) Location criteria.** The following location criteria apply to uses within the Agricultural  
20   district:
- 21   **(1) Prime farmland.** All new or expanded uses shall be located to avoid the loss of  
22   prime farmland. Where such loss cannot be avoided, it shall be limited to five  
23   acres or 10 percent of the development parcel area, whichever is greater.
- 24   **(2) Non-residential uses.** All non-residential uses shall be located to avoid  
25   nuisance, hazard, and other adverse impacts to surrounding residential uses.  
26   Retail sales and services shall be located along collector or arterial streets.  
27   Industrial uses shall be on parcels that comply with the location criteria of the  
28   Industrial (Ind) zoning district.
- 29   **(f) Rezoning to Agr.** Agricultural zoning may be established only within the Agriculture  
30   (AG) and Rural Community (RC) future land use categories. The district is suitable  
31   for prime farmland, agriculturally used or assessed areas, large tracts of open  
32   space, woodlands, or fields, but not for areas with central sewer or highly developed  
33   street networks. The district is appropriate to provide transitions between areas  
34   zoned or used for conservation or outdoor recreation and areas zoned or used for  
35   more intense uses.
- 36   **Sec. 3-2.3 Rural Residential district (RR).** [VAG-2 (53%), VR-1 (47%)]
- 37   **(a) Purpose.** The Rural Residential (RR) district establishes appropriate areas and  
38   land use regulations for low density residential uses and compatible non-residential

1 uses characteristic of rural land development. The primary intent of the district is to  
2 provide for residential development at greater density than the Agricultural district on  
3 soils least valuable for agricultural production, but continue to support small-scale  
4 farming on more productive district lands. The absence of urban and suburban  
5 infrastructure is intentional. Residential uses within the RR district are largely self-  
6 sustaining and generally limited to detached single-family dwellings on large lots,  
7 consistent with rural land use and limited infrastructure. Clustering of smaller  
8 residential lots may occur where needed to protect prime farmland from  
9 non-agricultural use. The district allows public facilities and services necessary for  
10 the basic health, safety, and welfare of a rural population, and other non-residential  
11 uses that are compatible with agricultural community character. [6.05.22.A.2,  
12 6.05.23A]

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

14 **(1) Residential.**

- 15 a. Manufactured (mobile) homes, excluding new or expanded manufactured  
16 home parks or subdivisions.
- 17 b. Single-family dwellings (other than manufactured homes), detached only, on  
18 lots four acres or larger, or on lots a minimum of one acre if clustered to avoid  
19 prime farmland.

20 See also conditional uses in this district.

21 **(2) Retail sales.** No retail sales except as permitted agricultural and related uses in  
22 this district.

23 **(3) Retail services.** Bed and breakfast inns. No other retail services except as  
24 permitted agricultural and related uses or as conditional uses in this district.

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

- 26 a. Cemeteries, including family cemeteries. [added]
- 27 b. Clubs, civic or fraternal.
- 28 c. Educational facilities, K-12, on lots one acre or larger. [limited]
- 29 d. Emergency service facilities, including law enforcement, fire fighting, and  
30 medical assistance.
- 31 e. Funeral establishments.
- 32 f. Places of worship on lots one acre or larger.
- 33 g. Public utility structures 150 feet or less in height, excluding  
34 telecommunications towers.

35 See also conditional uses in this district.

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

- 37 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 38 b. Golf courses, tennis centers, swimming pools and similar active outdoor  
39 recreational facilities, including associated country clubs.

- 1 c. Marinas, private.[added]
- 2 d. Parks without permanent restrooms or outdoor event lighting.[added]
- 3 e. Passive recreational uses.[added]

4 See also conditional uses in this district.

5 **(6) Industrial and related.** No industrial or related uses except as permitted  
6 agricultural and related uses or as conditional uses in this district.

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

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

20 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval and no  
21 landfill use.

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

24 **(1) Residential.**

- 25 a. Group living, limited to nursing homes, assisted living facilities, hospice  
26 facilities, and other uses providing similar services, assistance, or  
27 supervision.
- 28 b. Manufactured (mobile) home parks on land zoned VR-1 prior to adoption of  
29 RR zoning.
- 30 c. Two-family dwellings (duplex) and multi-family dwellings up to four units per  
31 dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR  
32 zoning.

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

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

- 36 a. Community service facilities, including auditoriums, libraries, museums, and  
37 neighborhood centers.[added]

- 1       **b.** Educational facilities not among the permitted uses of the district.
- 2       **c.** Hospitals.
- 3       **d.** Offices for government agencies or public utilities.
- 4       **e.** Public utility structures greater than 150 feet in height, and
- 5       telecommunications towers of any height, excluding any industrial uses.
- 6       **f.** Warehousing or maintenance facilities for government agencies or public
- 7       utilities.
- 8       **(4) Recreation and entertainment.**
- 9       **a.** Hunting clubs and preserves.
- 10       **b.** Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
- 11       **c.** Parks with permanent restrooms or outdoor event lighting.
- 12       **d.** Shooting ranges.
- 13       **(5) Industrial and related.**
- 14       **a.** Mineral extraction, including oil and gas. Borrow pits only with site-specific
- 15       BCC approval and no landfill reclamation use.
- 16       **b.** Power plants.
- 17       **c.** Salvage yards, including the handling of metals, paper, tires, bottles and
- 18       cans, motor vehicles, and appliances.
- 19       **d.** Solid waste collection points and transfer facilities, excluding any hazardous
- 20       waste storage.
- 21       **e.** Wastewater treatment plants.
- 22       **(6) Other uses.** Airports, private only, including crop dusting facilities.**[added]**
- 23       **(d) Site and building requirements.** The following site and building requirements
- 24       apply to uses within the RR district:
- 25       **(1) Density.** A maximum density of one dwelling unit per four acres.
- 26       **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- 27       **(3) Structure height.** No maximum structure height unless prescribed by use.
- 28       **(4) Lot area.** No minimum lot area unless prescribed by use.
- 29       **(5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for cul-de-
- 30       sac lots and 80 feet for all other lots, and a minimum width of 100 feet at the front
- 31       building line for all lots.
- 32       **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent
- 33       maximum semi-impervious and impervious cover) for all uses.
- 34       **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 35       **a. Front and rear.** Forty feet in the front and rear.



1           **b. Sides.** On each side, five feet or 10 percent of the lot width at the front  
2           building line, whichever is greater, but not required to exceed 15 feet.

3           **(8) Other requirements.**

4           **a. Farm animal shelters.** Stables or other structures for sheltering farm  
5           animals shall be at least 50 feet from any property line and at least 130 feet  
6           from any dwelling on adjacent property.

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

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

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

13          **(2) Non-residential uses.** All non-residential uses shall be located to avoid  
14          nuisance, hazard and other adverse impacts to surrounding residential uses.  
15          Retail sales and services shall be located along collector or arterial streets.  
16          Industrial uses shall be on parcels that comply with the location criteria of the  
17          Industrial (Ind) zoning district.

18          **(f) Rezoning to RR.** Rural Residential zoning may be established only within the Rural  
19          Community (RC) future land use category. The district is suitable for rural areas not  
20          used to support large farming operations due to economic viability, soil productivity,  
21          surrounding development, or similar constraints. The district is appropriate to  
22          provide transitions between areas zoned or used for agriculture, conservation, or  
23          outdoor recreation and areas zoned or used for rural mixed-use or low density  
24          residential.

25          **Sec. 3-2.4 Rural Mixed-use district (RMU).** [AG (14%), RR (48%), VR-2 (38%), VR-3  
26          (<1%)]

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

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

1 **(1) Residential.**

- 2 a. Manufactured (mobile) homes, excluding new or expanded manufactured  
3 home parks or subdivisions.
- 4 a. Single-family dwellings (other than manufactured homes), detached only, on  
5 lots one half acre or larger.

6 See also conditional uses in this district.

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

- 9 a. Automotive fuel sales.[added]
- 10 b. Convenience stores.
- 11 c. Drugstores.[added]
- 12 d. Grocery or food stores, including bakeries and butcher shops whose products  
13 are prepared and sold on the premises.[added]
- 14 e. Hardware stores.[added]

15 See also permitted agricultural and related uses and conditional uses in this  
16 district.

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

- 19 a. Bed and breakfast inns.[added]
- 20 b. Personal services, including those of beauty shops, health clubs, pet  
21 groomers, dry cleaners, and tattoo parlors.[added]
- 22 c. Professional services, including those of realtors, bankers, accountants,  
23 engineers, architects, dentists, physicians, and attorneys.[added]
- 24 d. Repair services, including motor vehicle repair, appliance repair, furniture  
25 refinishing and upholstery, watch and jewelry repair, and small engine and  
26 motor services.[added]
- 27 e. Restaurants, excluding on-premises consumption of alcoholic beverages and  
28 drive-in or drive-through service.[added]

29 See also permitted agricultural and related uses and conditional uses in this  
30 district.

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

- 32 a. Cemeteries, including family cemeteries.[added]
- 33 b. Clubs, civic or fraternal.
- 34 c. Community service facilities, including auditoriums, libraries, museums, and  
35 neighborhood centers.[added]
- 36 d. Educational facilities, including preschools, K-12, colleges, and vocational  
37 schools, on lots one acre or larger.

- 1 e. Emergency service facilities, including law enforcement, fire fighting, and  
2 medical assistance.
- 3 f. Funeral establishments. [added]
- 4 g. Offices for government agencies or public utilities, small scale (gross floor  
5 area 6000 sq.ft. or less per lot).
- 6 h. Places of worship on lots one acre or larger.
- 7 i. Public utility structures 150 feet or less in height, excluding  
8 telecommunications towers.

9 See also, conditional uses in this district.

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

- 11 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 12 b. Golf courses, tennis centers, swimming pools and similar active outdoor  
13 recreational facilities, including associated country clubs.
- 14 c. Marinas, private only. [added]
- 15 d. Parks, with or without permanent restrooms or outdoor event lighting. [added]

16 See also conditional uses in this district.

17 **(6) Industrial and related.** No industrial or related uses. See conditional uses in  
18 this district.

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

- 20 a. Agriculture, including raising livestock, storing harvested crops, and  
21 cultivation of nursery plants. A minimum of two acres for keeping any farm  
22 animal on site and a maximum of one horse or other domesticated *equine* per  
23 acre.
- 24 b. Agricultural research or training facilities.
- 25 c. Aquaculture, marine or freshwater.
- 26 d. Farm equipment and supply stores.
- 27 e. Produce display and sales of fruit, vegetables and similar agricultural  
28 products.
- 29 f. Silviculture.
- 30 g. Stables, public or private, on lots two acres or larger.
- 31 h. Veterinary clinics, excluding outside kennels.

32 See also conditional uses in this district.

33 **(8) Other uses.**

- 34 a. Airports, private only, including crop dusting facilities.
- 35 b. Borrow pit reclamation, only with site-specific BCC approval and no landfill  
36 use.

- 1 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
2 the BOA may conditionally allow the following uses within the RMU district:
- 3 **(1) Residential.**
- 4 a. Group living, limited to nursing homes, assisted living facilities, hospice  
5 facilities, and other uses providing similar services, assistance, or  
6 supervision.
  - 7 b. Manufactured (mobile) home parks.
  - 8 c. Two-family dwellings (duplex).
- 9 **(2) Retail sales.** Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales  
10 not among the permitted uses of the district, including outdoor display of  
11 merchandise, but excluding sales of liquor or motor vehicles.
- 12 **(3) Retail services.**
- 13 a. Boarding or rooming houses. [added]
  - 14 b. Medical clinics, including those providing out-patient surgery, rehabilitation,  
15 and emergency treatment.
- 16 **(4) Public and civic.**
- 17 a. Cinerators.
  - 18 b. Hospitals.
  - 19 c. Offices for government agencies or public utilities larger than those among  
20 the permitted uses of the district.
  - 21 d. Public utility structures greater than 150 feet in height, and  
22 telecommunications towers of any height, excluding any industrial uses.
  - 23 e. Warehousing or maintenance facilities for government agencies or public  
24 utilities.
- 25 **(5) Recreation and entertainment.**
- 26 a. Hunting clubs and preserves.
  - 27 b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
  - 28 c. Shooting ranges.
- 29 **(6) Industrial and related.**
- 30 a. Mineral extraction, including oil and gas. Borrow pits only with site-specific  
31 BCC approval and no landfill reclamation use.
  - 32 b. Power plants.
  - 33 c. Salvage yards, including the handling of metals, paper, tires, bottles and  
34 cans, motor vehicles, and appliances.
  - 35 d. Solid waste collection points and transfer facilities, excluding any hazardous  
36 waste storage.

- 1 e. Wastewater treatment plants.
- 2 **(7) Agricultural and related.**
- 3 a. Exotic animals, keeping or breeding.
- 4 b. Kennels not interior to veterinary clinics.
- 5 **(d) Site and building requirements.** The following site and building requirements  
6 apply to uses within the RMU district:
- 7 **(1) Density.** A maximum density of two dwelling units per acre.
- 8 **(2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- 9 **(3) Structure height.** No maximum structure height unless prescribed by use.
- 10 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 11 **(5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for cul-de-  
12 sac lots and 80 feet for all other lots, and a minimum width of 100 feet at the front  
13 building line for all lots.
- 14 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent  
15 maximum semi-impervious and impervious cover) for all uses.
- 16 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 17 a. **Front and rear.** Forty feet in the front and rear.
- 18 b. **Sides.** On each side, five feet or 10 percent of the lot width at the front  
19 building line, whichever is greater, but not required to exceed 15 feet.
- 20 **(8) Other requirements.**
- 21 a. **Farm animal shelters.** Stables or other structures for sheltering farm  
22 animals shall be at least 50 feet from any property line and at least 130 feet  
23 from any dwelling on the property of another landowner.
- 24 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development  
25 regulations and standards.
- 26 **(e) Location criteria.** The following location criteria apply to uses within the RMU  
27 district:
- 28 **(1) Prime farmland.** All new or expanded uses shall be located to avoid the loss of  
29 prime farmland. Where such loss cannot be avoided, it shall be limited to five  
30 acres or 10 percent of the development parcel area, whichever is greater.
- 31 **(2) Non-residential uses.** All new non-residential uses shall be located to avoid  
32 nuisance, hazard and other adverse impacts to surrounding residential uses.  
33 Industrial uses shall be on parcels that comply with the location criteria of the  
34 Industrial (Ind) zoning district. All other non-residential uses that are not part of  
35 a predominantly residential development or a planned unit development, or are  
36 not specifically identified as exempt by district regulations, shall be on parcels  
37 that comply with at least one of the following location criteria:

- 1       **a. Proximity to intersection.** Along an arterial or collector street, and within
- 2       200 feet of an intersection with another arterial or collector.
- 3       **b. Proximity to traffic generator.** Along an arterial or collector street and
- 4       within a one-quarter mile radius of an individual traffic generator of more than
- 5       600 daily trips, such as an apartment complex, military base, college campus,
- 6       hospital, shopping mall, or industrial plant.
- 7       **c. Infill development.** Along an arterial or collector street, in an area where
- 8       already established non-residential uses are otherwise consistent with the
- 9       RMU district, and where the new use would constitute infill development of
- 10      similar intensity as the conforming development on surrounding parcels.
- 11      Additionally, the location would promote compact development and not
- 12      contribute to or promote strip commercial development.
- 13      **d. Site design.** Along an arterial street at the intersection with a local street that
- 14      connects the arterial street to another arterial, and all of the following site
- 15      design conditions:
- 16      1. Any intrusion into a recorded residential subdivision is limited to a corner
- 17      lot.
- 18      2. Access and stormwater management is shared with adjoining uses or
- 19      properties to the extent practicable.
- 20      3. Adverse impacts to any adjoining residential uses are minimized by
- 21      placing the more intensive elements of the use (solid waste dumpsters,
- 22      truck loading/unloading areas, drive-thru facilities, etc.) furthest from the
- 23      residential uses.
- 24      **e. Documented compatibility.** A compatibility analysis prepared by the
- 25      applicant provides competent substantial evidence of unique circumstances
- 26      regarding the parcel or use that were not anticipated by the alternative
- 27      location criteria, and the proposed use will be able to achieve long-term
- 28      compatibility with existing and potential uses. Additionally, the parcel has not
- 29      been rezoned by the landowner from mixed-use, commercial, or industrial
- 30      zoning assigned by the county.
- 31      **(f) Rezoning to RMU.** Rural Mixed-use zoning may be established only within the
- 32      Rural Community (RC) future land use category. The district is suitable for
- 33      recognized rural communities, especially those developed around intersections of
- 34      higher classification streets and in areas that are generally not agriculturally
- 35      productive. The district is appropriate to reinforce the value of existing rural
- 36      communities in serving surrounding areas and minimizing the need to travel long
- 37      distances for basic necessities. Rezoning to RMU is subject to the same location
- 38      criteria as any new non-residential use proposed within the RMU district.

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

- 41      **(a) Purpose.** The Low Density Residential (LDR) district establishes appropriate areas
- 42      and land use regulations for residential uses at low densities within suburban areas.

1 The primary intent of the district is to provide for large-lot suburban type residential  
2 neighborhood development that blends aspects of rural openness with the benefits  
3 of urban street connectivity, and at greater density than the Rural Residential district.  
4 Residential uses within the LDR district are predominantly detached single-family  
5 dwellings. Residential subdivision is subject to a minimum density consistent with  
6 suburban development patterns and infrastructure. Clustering dwellings on smaller  
7 residential lots may occur where needed to protect prime farmland from non-  
8 agricultural use or to conserve and protect environmentally sensitive areas. The  
9 district allows non-residential uses that are compatible with suburban residential  
10 neighborhoods and the natural resources of the area. [6.05.05, 6.05.21, 6.05.24]

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

12 **(1) Residential.**

- 13 a. Manufactured (mobile) homes only within existing manufactured home parks  
14 or subdivisions, or on land zoned SDD prior to adoption of LDR zoning. No  
15 new or expanded manufactured home parks or subdivisions. [to  
16 accommodate SDD]
- 17 b. Single-family dwellings (other than manufactured homes), detached and only  
18 one per lot, excluding accessory dwellings. Accessory dwellings only on lots  
19 two acres or larger. Attached single-family dwellings and zero lot line  
20 subdivision only on land zoned V-5 or SDD prior to adoption of LDR zoning.  
21 [to accommodate V-5 and SDD]
- 22 c. Two-family dwellings and multi-family dwellings up to four units per dwelling  
23 (triplex and quadruplex) only on land zoned V-5 or SDD prior to adoption of  
24 LDR zoning. [to accommodate V-5 and SDD]

25 See also conditional uses in this district.

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

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

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

- 29 a. Cemeteries, family only.  
30 b. Public utility structures, excluding telecommunications towers.

31 See also conditional uses in this district.

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

- 33 a. Marinas, private only.  
34 b. Parks without permanent restrooms or outdoor event lighting.[added]

35 See also conditional uses in this district.

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

37 **(7) Agricultural and related.** On land not zoned SDD prior to adoption of LDR  
38 zoning, agricultural production and storage is limited to food primarily for

1 personal consumption by the producer. The following additional agricultural uses  
2 are allowed on lands zoned SDD prior to LDR zoning: [to accommodate SDD]

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

7 b. Aquaculture, marine or freshwater.

8 c. Produce display and sales of fruit, vegetables and similar agricultural  
9 products.

10 d. Silviculture.

11 See also conditional uses in this district.

12 (8) **Other uses.** Borrow pit reclamation, only with site-specific BCC approval and  
13 no landfill use.

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

16 (1) **Residential.**

17 a. Accessory dwellings on lots less than two acres.

18 b. Home occupations with non-resident employees.

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

20 a. Clubs, civic and fraternal.

21 b. Educational facilities, excluding preschools or kindergartens independent of  
22 other elementary grades.

23 c. Emergency service facilities, including law enforcement, fire fighting, and  
24 medical assistance.

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

27 e. Places of worship.

28 f. Public utility structures exceeding the district structure height limit, excluding  
29 telecommunications towers.

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

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

33 b. Parks with permanent restrooms or outdoor event lighting.[added]

34 (4) **Agricultural and related.** Horses and other domesticated equines kept on site,  
35 and stables for such animals, as a private residential accessory not among the  
36 permitted uses of the district, or for public riding on land zoned SDD prior to  
37 adoption of LDR zoning. A minimum lot area of two acres if accessory to a



1 private residential use and a minimum 10 acres if for public riding, with a  
2 maximum of one animal per acre for either use.

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

5 **(1) Density.** A minimum density of two dwelling units per acre and a maximum of  
6 four dwelling units per acre.

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

8 **(3) Structure height.** A maximum structure height of 45 feet above highest  
9 adjacent grade unless otherwise prescribed by use. [R-1, V-1, V-2, V-2A, V-5]

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

11 **(5) Lot width.** A minimum lot width of 20 feet at the street right-of-way for  
12 cul-de-sac lots and 50 feet for all other lots, and a minimum width of 70 feet at  
13 the front building line for all lots.

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

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

17 a. **Front and rear.** Twenty-five feet in the front and rear.

18 b. **Sides.** On each side, five feet or 10 percent of the lot width at the front  
19 building line, whichever is greater, but not required to exceed 15 feet.

20 **(8) Other requirements.**

21 a. **Horse shelters.** Stables or other structures for sheltering horses or other  
22 domesticated *equines* shall be at least 50 feet from any property line and at  
23 least 130 feet from any dwelling on the property of another landowner.

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

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

28 **(f) Rezoning to LDR.** Low Density Residential zoning may be established only within  
29 the Mixed-Use Suburban (MU-S) future land use category. The district is suitable for  
30 suburban areas with or without central water and sewer. The district is appropriate  
31 to provide transitions between areas zoned or used for rural residential or rural  
32 mixed-use and areas zoned or used for low density mixed-use or medium density  
33 residential.

34 **Sec. 3-2.6 Low Density Mixed-use district (LDMU).** [VM-1 (61%), VM-2 (37%), AMU-  
35 1 (1%), AMU-2 (1%)]

36 **(a) Purpose.** The Low Density Mixed-use (LDMU) district establishes appropriate  
37 areas and land use regulations for a complementary mix of low density residential  
38 uses and compatible non-residential uses within mostly suburban areas. The  
39 primary intent of the district is to provide for a mix of neighborhood-scale retail sales,

1 services and professional offices with greater dwelling unit density and diversity than  
2 the Low Density Residential district. Additionally, the LDMU district is intended to  
3 rely on a pattern of well-connected streets and provide for the separation of  
4 suburban uses from more dense and intense urban uses. Residential uses within  
5 the district include most forms of single-family, two-family and multi-family dwellings.  
6 Residential subdivision is subject to a minimum density consistent with suburban  
7 development patterns and infrastructure.

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

10 **(1) Residential.**

- 11 a. Manufactured (mobile) homes within manufactured home parks or  
12 subdivisions, including new or expanded manufactured home parks and  
13 subdivisions.
- 14 b. Single-family dwellings (other than manufactured homes), attached or  
15 detached, including townhouses and zero lot line subdivisions.
- 16 c. Two-family dwellings (duplex) and multi-family dwellings up to four units per  
17 building (triplex and quadruplex).

18 See also conditional uses in this district.

19 **(2) Retail sales.** Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales,  
20 or retail sales within a neighborhood retail center no greater than 35,000 square  
21 feet per lot and containing a mix of retail sales and services. Retail sales include  
22 sales of beer and wine, but exclude sales of liquor or motor vehicles, and exclude  
23 permanent outdoor storage, display, or sales. See also conditional uses in this  
24 district.

25 **(3) Retail services.** Small-scale (gross floor area 6000 sq.ft. or less per lot) retail  
26 services, or retail services within a neighborhood retail center no greater than  
27 35,000 square feet per lot and containing a mix of retail sales and services.  
28 Retail services are limited to the following with no outdoor work or permanent  
29 outdoor storage:

- 30 a. Bed and breakfast inns.
- 31 b. Personal services, including those of beauty shops, health clubs, pet  
32 groomers, dry cleaners, and tattoo parlors.
- 33 c. Professional services, including those of realtors, bankers, accountants,  
34 engineers, architects, dentists, physicians, and attorneys.
- 35 d. Repair services, including appliance repair, furniture refinishing and  
36 upholstery, watch and jewelry repair, small engine and motor services, but  
37 excluding major motor vehicle or boat service or repair.
- 38 e. Restaurants, including on-premises consumption of alcohol, but excluding  
39 drive-in or drive-through service.

40 See also conditional uses in this district.

- 1 **(4) Public and civic.**
- 2 a. Cemeteries, including family cemeteries
- 3 b. Educational facilities, including preschools, K-12, colleges, and vocational
- 4 schools.
- 5 c. Emergency service facilities, including law enforcement, fire fighting, and
- 6 medical assistance.
- 7 d. Funeral establishments.
- 8 e. Offices for government agencies or public utilities, small scale (gross floor
- 9 area 6000 sq.ft. or less per lot).
- 10 f. Places of worship.
- 11 g. Public utility structures, excluding telecommunications towers.
- 12 See also conditional uses in this district.
- 13 **(5) Recreation and entertainment.**
- 14 a. Marinas, private only.
- 15 b. Parks without permanent restrooms or outdoor event lighting.
- 16 **(6) Industrial and related.** No industrial or related uses.
- 17 **(7) Agricultural and related.** Veterinary clinics, excluding outside kennels.
- 18 Agricultural production limited to food primarily for personal consumption by the
- 19 producer, but no farm animals.
- 20 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.
- 21 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
- 22 the BOA may conditionally allow the following uses within the LDMU district:
- 23 **(1) Residential.**
- 24 a. Group living, including nursing homes, assisted living facilities, dormitories
- 25 and residential facilities providing substance abuse treatment and post-
- 26 incarceration reentry.
- 27 b. Manufactured (mobile) homes outside manufactured home parks or
- 28 subdivisions.
- 29 **(2) Retail sales.**
- 30 a. Liquor sales.
- 31 b. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater
- 32 than 35,000 sq.ft.) retail sales, excluding sales of motor vehicles and
- 33 excluding permanent outdoor storage, sales, or display.
- 34 **(3) Retail services.**

1 a. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater  
2 than 35,000 sq.ft.) retail services, excluding outdoor work and permanent  
3 outdoor storage.

4 b. Restaurants with drive-in or drive-through service.

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

6 a. Clubs, civic and fraternal.

7 b. Community service facilities, including auditoriums, libraries, museums, and  
8 neighborhood centers.

9 c. Offices for government agencies or public utilities, with gross floor area  
10 greater than 6000 square feet.

11 d. Public utility structures exceeding the district structure height limit, and  
12 telecommunications towers of any height, excluding any industrial uses.

13 e. Warehousing or maintenance facilities for government agencies or public  
14 utilities.

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

16 a. Golf courses, tennis centers, swimming pools and similar active outdoor  
17 recreational facilities, including associated country clubs. [added]

18 b. Parks with permanent restrooms or outdoor event lighting. [added]

19 **(6) Other uses.** Self-storage facilities with a maximum lot area of one acre and no  
20 vehicle rental or outdoor storage.

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

23 **(1) Density.** A minimum density of two dwelling units per acre within the Mixed-Use  
24 Suburban (MU-S) future land use category and 3.5 dwelling units per acre within  
25 Mixed-Use Urban (MU-U), and a maximum seven dwelling units per acre  
26 regardless of the future land use category.

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

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

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

32 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
33 20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

- 1           **c. Multi-family and other.** One hundred feet at the front building line for multi-  
2 family dwellings and townhouse groups. No minimum lot width required by  
3 zoning for other uses.
- 4           **(6) Lot coverage.** Minimum pervious lot coverage of 25 percent (75 percent  
5 maximum semi-impervious and impervious cover) for all uses.
- 6           **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 7           **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 8           **b. Sides.** Ten feet on each side of a group of attached townhouses. On each  
9 side of all other structures, five feet or 10 percent of the lot width at the front  
10 building line, whichever is greater, but not required to exceed 15 feet.
- 11           **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
12 regulations and standards.
- 13           **(e) Location criteria.** All new non-residential uses proposed within the LDMU district  
14 that are not part of a predominantly residential development or a planned unit  
15 development, or are not identified as exempt by district regulations, shall be on  
16 parcels that satisfy at least one of the following location criteria: [\[7.20.04\]](#)
- 17           **(1) Proximity to intersection.** Along an arterial or collector street, and within 200  
18 feet of an intersection with another arterial or collector.
- 19           **(2) Proximity to traffic generator.** Along an arterial or collector street and within a  
20 one-quarter mile radius of an individual traffic generator of more than 600 daily  
21 trips, such as an apartment complex [\[approx 90 units\]](#), military base, college  
22 campus, hospital, or shopping mall [\[approx 160,000 sq.ft. GLA\]](#).
- 23           **(3) Infill development.** Along an arterial or collector street, in an area where  
24 already established non-residential uses are otherwise consistent with the LDMU  
25 district, and where the new use would constitute infill development of similar  
26 intensity as the conforming development on surrounding parcels. Additionally,  
27 the location would promote compact development and not contribute to or  
28 promote strip commercial development.
- 29           **(4) Site design.** Along an arterial street and at the intersection with a local street  
30 that serves to connect the arterial street to another arterial, and all of the  
31 following site design conditions:
- 32           **a.** Any intrusion into a recorded residential subdivision is limited to a corner lot
- 33           **b.** Access and stormwater management is shared with adjoining uses or  
34 properties to the extent practicable.
- 35           **c.** Adverse impacts to any adjoining residential uses are minimized by placing  
36 the more intensive elements of the use (solid waste dumpsters, truck  
37 loading/unloading areas, drive-thru facilities, etc.) furthest from the residential  
38 uses.
- 39           **(5) Documented compatibility.** A compatibility analysis prepared by the applicant  
40 provides competent substantial evidence of unique circumstances regarding the

1 parcel or use that were not anticipated by the alternative location criteria, and the  
2 proposed use will be able to achieve long-term compatibility with existing and  
3 potential uses. Additionally, that the following conditions exist:

- 4 a. The parcel has not been rezoned by the landowner from mixed-use,  
5 commercial, or industrial zoning assigned by the county.
- 6 b. If the parcel is within a county redevelopment area, the use will be consistent  
7 with the area's adopted redevelopment plan, as reviewed and recommended  
8 by the Community Redevelopment Agency (CRA).

9 **(f) Rezoning to LDMU.** Low Density Mixed-use zoning may be established only within  
10 the Mixed-Use Suburban (MU-S) and Mixed-Use Urban (MU-U) future land use  
11 categories. The district is suitable for suburban or urban areas with central water  
12 and sewer and developed street networks. The district is appropriate to provide  
13 transitions between areas zoned or used for low or medium density residential and  
14 areas zoned or used for high density mixed-use. Rezoning to LDMU is subject to  
15 the same location criteria as any new non-residential use proposed within the LDMU  
16 district.

17 **Sec. 3-2.7 Medium Density Residential district (MDR).** [R-2 (69%), R-3 (21%), V-3  
18 (8%), V-4 (2%)]

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

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

30 **(1) Residential.**

- 31 a. Manufactured (mobile) homes only within manufactured home parks or  
32 subdivisions. No new or expanded manufactured home parks, and new or  
33 expanded manufactured home subdivisions only on land zoned V-4 prior to  
34 adoption of MDR zoning.
- 35 b. Single-family dwellings (other than manufactured homes), detached and only  
36 one per lot, excluding accessory dwellings. Accessory dwellings only on lots  
37 one acre or larger. Attached single-family dwellings and zero lot line  
38 subdivisions only on land zoned R-3 or V-4 prior to adoption of MDR zoning.
- 39 c. Two-family dwellings only on land zoned R-3 or V-4 prior to adoption of MDR  
40 zoning, and multi-family dwellings up to four units per dwelling (quadruplex)  
41 only on land zoned V-4 prior to MDR zoning.

- 1 See also conditional uses in this district.
- 2 **(2) Retail sales.** No retail sales.
- 3 **(3) Retail services.** No retail services. See conditional uses in this district.
- 4 **(4) Public and civic.** Public utility structures, excluding telecommunications towers.  
5 See also conditional uses in this district.
- 6 **(5) Recreation and entertainment.**
- 7 a. Marinas, private.
- 8 b. Parks without permanent restrooms or outdoor event lighting.  
9 See also conditional uses in this district.
- 10 **(6) Industrial and related.** No industrial or related uses.
- 11 **(7) Agricultural and related.** Agricultural production limited to food primarily for  
12 personal consumption by the producer, but no farm animals. See also  
13 conditional uses in this district.
- 14 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.
- 15 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
16 the BOA may conditionally allow the following uses within the MDR district:
- 17 **(1) Residential.**
- 18 a. Accessory dwellings on lots less than one acre.
- 19 b. Group living, excluding residential facilities providing substance abuse  
20 treatment, post-incarceration reentry, or similar services.
- 21 c. Home occupations with non-resident employees.
- 22 d. Townhouses not among the permitted uses of the district.
- 23 **(2) Retail services.** Boarding and rooming houses.
- 24 **(3) Public and civic.**
- 25 a. Clubs, civic and fraternal.
- 26 b. Educational facilities, excluding preschools or kindergartens independent of  
27 other elementary grades.
- 28 c. Emergency service facilities, including law enforcement, fire fighting, and  
29 medical assistance.
- 30 d. Offices for government agencies or public utilities, small scale (gross floor  
31 area 6000 sq.ft. or less per lot).
- 32 e. Places of worship.
- 33 f. Public utility structures exceeding the district structure height limit, excluding  
34 telecommunications towers.
- 35 **(4) Recreation and entertainment.**

- 1 a. Golf courses, tennis centers, swimming pools and similar active outdoor  
2 recreational facilities, including associated country clubs.
- 3 b. Parks with permanent restrooms or outdoor event lighting.
- 4 **(5) Agricultural and related.** Horses or other domesticated *equines* kept on site,  
5 and stables for such animals, only as a private residential accessory with a  
6 minimum lot area of two acres and a maximum of one animal per acre.
- 7 **(d) Site and building requirements.** The following site and building requirements  
8 apply to uses within the MDR district:
- 9 **(1) Density.** A minimum density of two dwelling units per acre within the Mixed-Use  
10 Suburban (MU-S) future land use category and 3.5 dwelling units per acre within  
11 Mixed-Use Urban (MU-U), and a maximum 10 dwelling units per acre regardless  
12 of the future land use category.
- 13 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land  
14 use category and 2.0 within MU-U.
- 15 **(3) Structure height.** A maximum structure height of 45 feet above highest  
16 adjacent grade.
- 17 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 18 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
19 20 feet at the street right-of-way, the following minimum lot widths are required:
- 20 a. **Single-family detached.** Fifty feet at both the street right-of-way and front  
21 building line for single-family detached dwellings.
- 22 b. **Two-family.** Fifty feet at the street right-of-way and 80 feet at the front  
23 building line for two-family dwellings.
- 24 c. **Multi-family and other.** One hundred feet at the front building line for  
25 townhouse groups and boarding or rooming houses. No minimum lot width  
26 required by zoning for other uses.
- 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.** Twenty feet in the front and rear.
- 31 b. **Sides.** Ten feet on each side of a group of attached townhouses. On each  
32 side of all other structures, five feet or 10 percent of the lot width at the front  
33 building line, whichever is greater, but not required to exceed 15 feet.
- 34 **(8) Other requirements.**
- 35 a. **Stables.** Stables shall be at least 50 feet from any property line and at least  
36 130 feet from any residential dwelling on the property of another landowner.
- 37 b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development  
38 regulations and standards.



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

4 **(f) Rezoning to MDR.** Medium Density Residential zoning may be established only  
5 within the Mixed-Use Suburban (MU-S) and Mixed-Use Urban (MU-U) future land  
6 use categories. The district is suitable for suburban or urban areas with central  
7 water and sewer and developed street networks. The district is appropriate to  
8 provide transitions between areas zoned or used for low density residential and  
9 areas zoned or used for high density residential or mixed-use.

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

11 **(a) Purpose.** The High Density Residential (HDR) district establishes appropriate areas  
12 and land use regulations for residential uses at high densities within urban areas.  
13 The primary intent of the district is to provide for residential neighborhood  
14 development in an efficient urban pattern of well-connected streets and at greater  
15 dwelling unit density and diversity than the Medium Density Residential district.  
16 Residential uses within the HDR district include most forms of single-family, two-  
17 family and multi-family dwellings. Residential subdivision is subject to a minimum  
18 density consistent with urban development patterns and infrastructure. Non-  
19 residential uses within the district are limited to those that are compatible with urban  
20 residential neighborhoods.

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

22 **(1) Residential.**

- 23 a. Group living, excluding dormitories, fraternity and sorority houses, and  
24 residential facilities providing substance abuse treatment, post-incarceration  
25 reentry, or similar services.
- 26 b. Manufactured (mobile) homes only within existing manufactured home parks  
27 or subdivisions. No new or expanded manufactured home parks or  
28 subdivisions.
- 29 c. Single-family dwellings (other than manufactured homes), attached or  
30 detached, including townhouses and zero lot line subdivisions.
- 31 d. Two-family and multi-family dwellings.

32 See also conditional uses in this district.

33 **(2) Retail sales.** No retail sales, except as conditional uses in this district.

34 **(3) Retail services.**

- 35 a. Boarding and rooming houses.
- 36 b. Child care facilities.

37 See also conditional uses in this district.

38 **(4) Public and civic.** Public utility structures, excluding telecommunications towers.

39 See also conditional uses in this district.

- 1 **(5) Recreation and entertainment.**  
2 a. Marina, private.  
3 b. Parks without permanent restrooms or outdoor event lighting.  
4 See also conditional uses in this district.
- 5 **(6) Industrial and related.** No industrial or related uses.
- 6 **(7) Agricultural and related.** Agricultural production limited to food primarily for  
7 personal consumption by the producer, but no farm animals. See also  
8 conditional uses in this district.
- 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 HDR district:
- 12 **(1) Residential.**  
13 a. Dormitories.  
14 b. Fraternity or sorority houses.  
15 c. Home occupations with non-resident employees.
- 16 **(2) Retail sales.** Retail sales only within a predominantly residential multi-story  
17 building.
- 18 **(3) Retail services.** Retail services only within a predominantly residential multi-  
19 story building.
- 20 **(4) Public and civic.**  
21 a. Clubs, civic and fraternal.  
22 b. Educational facilities, excluding preschools or kindergartens independent of  
23 other elementary grades.  
24 c. Emergency service facilities, including law enforcement, fire fighting, and  
25 medical assistance.  
26 d. Hospitals.  
27 e. Offices for government agencies or public utilities, small scale (gross floor  
28 area 6000 sq.ft. or less per lot).  
29 f. Places of worship.  
30 g. Public utility structures exceeding the district structure height limit, excluding  
31 telecommunications towers.
- 32 **(5) Recreation and entertainment.**  
33 a. Golf courses, tennis centers, swimming pools and similar active outdoor  
34 recreational facilities, including associated country clubs.  
35 b. Parks with permanent restrooms or outdoor event lighting.

- 1       **(6) Agricultural and related.** Horses or other domesticated *equines* kept on site,  
2       and stables for such animals, only as a private residential accessory with a  
3       minimum lot area of two acres and a maximum of one animal per acre.
- 4       **(d) Site and building requirements.** The following site and building requirements  
5       apply to uses within the HDR district:
- 6       **(1) Density.** A minimum density of 3.5 dwelling units per acre and a maximum of 18  
7       dwelling units per acre.
- 8       **(2) Floor area ratio.** A maximum floor area ratio of 2.0 for all uses.
- 9       **(3) Structure height.** A maximum structure height of 120 feet above highest  
10       adjacent grade. **[proposed new height limit from 95 feet]**
- 11       **(4) Lot area.** No minimum lot area unless 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 front  
15       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 rooming houses, and townhouse groups. No  
20       minimum lot width required by zoning for other uses.
- 21       **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent  
22       maximum semi-impervious and impervious cover) for all uses.
- 23       **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 24       **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 25       **b. Sides.** Ten feet on each side of a group of attached townhouses. On each  
26       side of all other structures, 10 feet or 10 percent of the lot width at the front  
27       building line, whichever is less, but at least five feet. For structures exceeding  
28       35 feet above highest adjacent grade, an additional two feet for each  
29       additional 10 feet in height, but not required to exceed 15 feet.
- 30       **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
31       regulations and standards.
- 32       **(e) Location criteria.** All non-residential uses within the HDR district shall be located to  
33       avoid nuisance, hazard, and other adverse impacts to surrounding residential uses.
- 34       **(f) Rezoning to HDR.** High Density Residential zoning may be established only within  
35       the Mixed-Use Urban (MU-U) future land use category. The district is suitable for  
36       urban areas with central water and sewer and developed street networks. The  
37       district is appropriate to provide transitions between areas zoned or used for medium  
38       density residential and areas zoned or used for high density mixed-use or  
39       commercial.

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

2 **(a) Purpose.** The High Density Mixed-use (HDMU) district establishes appropriate  
3 areas and land use regulations for a complimentary mix of high density residential  
4 uses and compatible non-residential uses within urban areas. The primary intent of  
5 the district is to provide for a mix of neighborhood retail sales, services and  
6 professional offices with greater dwelling unit density and diversity than the Low  
7 Density Mixed-use district. Additionally, the HDMU district is intended to rely on  
8 urban street connectivity and encourage vertical mixes of commercial and residential  
9 uses within the same building to accommodate a physical pattern of development  
10 characteristic of village main streets and older neighborhood commercial areas.  
11 Residential uses within the district include all forms of single-family, two-family and  
12 multi-family dwellings. Residential subdivision is subject to a minimum density  
13 consistent with urban development patterns and infrastructure.

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

16 **(1) Residential.** The following residential uses are allowed throughout the district,  
17 but if within a Commercial (C) future land use category they are permitted only if  
18 part of a predominantly commercial development.

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

27 See also conditional uses in this district.

28 **(2) Retail sales.** Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales,  
29 including sales of beer and wine, but excluding sales of liquor, automotive fuels,  
30 or motor vehicles, and excluding permanent outdoor storage, display, or sales.  
31 See also conditional uses in this district.

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

- 34 a. Bed and breakfast inns.
- 35 b. Boarding and rooming houses.
- 36 c. Child care facilities.
- 37 d. Personal services, including those of beauty shops, health clubs, pet  
38 groomers, dry cleaners, and tattoo parlors.
- 39 e. Professional services, including those of realtors, bankers, accountants,  
40 engineers, architects, dentists, physicians, and attorneys.

- 1 f. Repair services, including appliance repair, furniture refinishing and  
2 upholstery, watch and jewelry repair, small engine and motor services, but  
3 excluding major motor vehicle or boat service or repair.
- 4 g. Restaurants, including on-premises consumption of alcoholic beverages, but  
5 excluding drive-in or drive-through service.

6 See also conditional uses in this district.

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

- 8 a. Preschools and kindergartens.
- 9 b. Emergency service facilities, including law enforcement, fire fighting, and  
10 medical assistance.
- 11 c. Foster care facilities.
- 12 d. Places of worship.
- 13 e. Public utility structures, excluding telecommunications towers.

14 See also conditional uses in this district.

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

- 16 a. Marinas, private only.
- 17 b. Parks without permanent restrooms or outdoor event lighting.

18 See also conditional uses in this district.

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

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

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

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

25 **(1) Residential.**

- 26 a. Dormitories.
- 27 b. Fraternity and sorority houses.
- 28 c. Manufactured (mobile) home parks.

29 **(2) Retail sales.** Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but  
30 no greater than 35,000 sq.ft.) retail sales, including sales of beer and wine and  
31 automotive fuels, but excluding sales of motor vehicles and liquor, and excluding  
32 permanent outdoor storage, display, or sales.

33 **(3) Retail services.**

- 34 a. Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but no greater  
35 than 35,000 sq.ft.) retail services, excluding motor vehicle service and repair.
- 36 b. Restaurants with drive-in or drive-through service.

- 1 c. Small-scale (gross floor area 6000 sq.ft. or less per lot) major motor vehicle  
2 service and repair, excluding painting or body work and outdoor work.

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

- 4 a. Broadcast stations with satellite dishes and antennas, excluding towers.  
5 b. Cemeteries, including family cemeteries.  
6 c. Clubs, civic and fraternal.  
7 d. Community service facilities, including auditoriums, libraries, museums, and  
8 neighborhood centers.  
9 e. Cinerators.  
10 f. Educational facilities not among the permitted uses of the district.  
11 g. Funeral establishments.  
12 h. Hospitals.  
13 i. Offices for government agencies or public utilities.  
14 j. Public utility structures exceeding the district structure height limit and  
15 telecommunications towers of any height, excluding any industrial uses.  
16 k. Warehousing or maintenance facilities for government agencies or public  
17 utilities.

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

- 19 a. Amusement arcade centers and bingo facilities.  
20 b. Golf courses, tennis centers, swimming pools and similar active outdoor  
21 recreational facilities, including associated country clubs.  
22 c. Parks with permanent restrooms or outdoor event lighting.

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

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

28 **(d) Other uses.**

- 29 a. Self-storage facilities with a maximum lot area of one acre and outdoor  
30 storage limited to operable motor vehicles and boats. No vehicle rental.  
31 b. Structures of permitted uses exceeding the district structure height limit,  
32 excluding telecommunications towers.

33 **(e) Site and building requirements.** The following site and building requirements  
34 apply to uses within the HDMU district:

- 35 **(1) Density.** A minimum density of 3.5 dwelling units per acre and a maximum of 25  
36 dwelling units per acre.

- 1 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)  
2 future land use category and 2.0 within Mixed-Use Urban (MU-U).
- 3 **(3) Structure height.** A maximum structure height of 150 feet above highest  
4 adjacent grade. **[proposed new height limit from 120]**
- 5 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 6 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
7 20 feet at the street right-of-way, the following minimum lot widths are required:
- 8 **a. Single-family detached.** Forty feet at both the street right-of-way and the  
9 front building line for single-family detached dwellings.
- 10 **b. Two-family.** Fifty feet at the street right-of-way and 80 feet at the front  
11 building line for two-family dwellings.
- 12 **c. Multi-family and other.** One hundred feet at the front building line for multi-  
13 family dwellings, boarding or rooming houses, or townhouse groups. No  
14 minimum lot width required by zoning for other uses.
- 15 **(6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent  
16 maximum semi-impervious and impervious cover) for all uses.
- 17 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 18 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 19 **b. Sides.** Ten feet on each side of a group of attached townhouses. On each  
20 side of all other structures, 10 feet or 10 percent of the lot width at the front  
21 building line, whichever is less, but at least five feet. For structures exceeding  
22 35 feet above highest adjacent grade, an additional two feet for each  
23 additional 10 feet in height, but not required to exceed 15 feet.
- 24 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
25 regulations and standards.
- 26 **(f) Location criteria.** All new non-residential uses proposed within the HDMU district  
27 that are not part of a predominantly residential development or a planned unit  
28 development, or are not identified as exempt by district regulations, shall be on  
29 parcels that satisfy at least one of the following location criteria: **[7.20.04]**
- 30 **(1) Proximity to intersection.** Along an arterial or collector street and within 200  
31 feet of an intersection with another arterial or collector.
- 32 **(2) Proximity to traffic generator.** Along an arterial or collector street and within a  
33 one-quarter mile radius of an individual traffic generator of more than 600 daily  
34 trips, such as an apartment complex, military base, college campus, hospital,  
35 shopping mall or similar generator.
- 36 **(3) Infill development.** Along an arterial or collector street, in an area where  
37 already established non-residential uses are otherwise consistent with the HDMU  
38 district, and where the new use would constitute infill development of similar  
39 intensity as the conforming development on surrounding parcels. Additionally,

1 the location would promote compact development and not contribute to or  
2 promote strip commercial development.

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

- 6 a. Any intrusion into a recorded residential subdivision is limited to a corner lot
- 7 b. Access and stormwater management is shared with adjoining uses or  
8 properties to the extent practicable.
- 9 c. Adverse impacts to any adjoining residential uses are minimized by placing  
10 the more intensive elements of the use, such as solid waste dumpsters and  
11 truck loading/unloading areas, furthest from the residential uses.

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

- 17 a. The parcel has not been rezoned by the landowner from the mixed-use,  
18 commercial, or industrial zoning assigned by the county.
- 19 b. If the parcel is within a county redevelopment district, the use will be  
20 consistent with the district's adopted redevelopment plan, as reviewed and  
21 recommended by the Community Redevelopment Agency (CRA).

22 **(g) Rezoning to HDMU.** High Density Mixed-use zoning may be established only  
23 within the Mixed-Use Urban (MU-U) or Commercial (C) future land use categories.  
24 The district is suitable for areas where the intermixing of uses has been the custom,  
25 where future uses are uncertain, and some redevelopment is probable. The district  
26 is appropriate to provide transitions between areas zoned or used for medium or  
27 high density residential and areas zoned or used for commercial. Rezoning to  
28 HDMU is subject to the same location criteria as any new non-residential use  
29 proposed within the HDMU district.

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

31 **(a) Purpose.** The Commercial (Com) district establishes appropriate areas and land  
32 use regulations for general commercial activities, especially the retailing of  
33 commodities and services. The primary intent of the district is to allow more diverse  
34 and intense commercial uses than the neighborhood commercial allowed within the  
35 mixed-use districts. To maintain compatibility with surrounding uses, all commercial  
36 operations within the Commercial district are limited to the confines of buildings and  
37 not allowed to produce undesirable effects on surrounding property. To retain  
38 adequate area for commercial activities, new and expanded residential development  
39 within the district is limited, consistent with the Commercial (C) future land use  
40 category.



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

3 **(1) Residential.** The following residential uses are allowed throughout the district,  
4 but if within the Commercial (C) future land use category they are permitted only  
5 if part of a predominantly commercial development:

- 6 a. Group living, excluding dormitories, fraternity and sorority houses, and  
7 residential facilities providing substance abuse treatment, post-incarceration  
8 reentry, or similar services.
- 9 b. Manufactured (mobile) homes, including new or expanded manufactured  
10 home parks or subdivisions.
- 11 c. Single-family dwellings (other than manufactured homes), detached or  
12 attached, including townhouses and zero lot line subdivisions.
- 13 d. Two-family and multi-family dwellings.

14 See also conditional uses in this district.

15 **(2) Retail sales.** Retail sales, including sales of alcoholic beverages and automotive  
16 fuels, but excluding motor vehicle sales and permanent outdoor storage. See  
17 also conditional uses in this district.

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

- 20 a. Car washes, automatic or manual, full service or self-serve.
- 21 b. Child care facilities.
- 22 c. Hotels, motels and all other public lodging, including boarding and rooming  
23 houses.
- 24 d. Personal services, including those of beauty shops, health clubs, pet  
25 groomers, dry cleaners and tattoo parlors.
- 26 e. Professional services, including those of realtors, bankers, accountants,  
27 engineers, architects, dentists, physicians, and attorneys.
- 28 f. Repair services, including appliance repair, furniture refinishing and  
29 upholstery, watch and jewelry repair, small engine and motor services, but  
30 excluding major motor vehicle or boat service or repair, and outdoor work.
- 31 g. Restaurants, including on-premises consumption of alcoholic beverages and  
32 drive-in and drive-through service. The parcel boundary of any restaurant  
33 with drive-in or drive-through service shall be at least 200 feet from any LDR  
34 or MDR zoning district unless separated by a 50-foot or wider street right-of-  
35 way.

36 See also conditional uses in this district.

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

- 38 a. Broadcast stations with satellite dishes and antennas, including towers.

- 1       **b.** Cemeteries, including family cemeteries.
- 2       **c.** Community service facilities, including auditoriums, libraries, museums, and
- 3       neighborhood centers.
- 4       **d.** Educational facilities, including preschools, K-12, colleges, and vocational
- 5       schools.
- 6       **e.** Emergency service facilities, including law enforcement, fire fighting, and
- 7       medical assistance.
- 8       **f.** Foster care facilities.
- 9       **g.** Funeral establishments.
- 10      **h.** Hospitals.
- 11      **i.** Offices for government agencies or public utilities.
- 12      **j.** Places of worship.
- 13      **k.** Public utility structures, including telecommunications towers, but excluding
- 14      any industrial uses.
- 15      **l.** Warehousing or maintenance facilities for government agencies or for public
- 16      utilities.

17      See also conditional uses in this district.

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

- 19      **a.** Campgrounds and recreational vehicle parks on lots five acres or larger.
- 20      **b.** Indoor recreation or entertainment facilities, including movie theaters, bowling
- 21      alleys, skating rinks, arcade amusement centers, bingo facilities and shooting
- 22      ranges, but excluding bars, nightclubs or adult entertainment facilities.
- 23      **c.** Marinas, private and commercial.
- 24      **d.** Parks without permanent restrooms or outdoor event lighting.

25      See also conditional uses in this district.

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

- 27      **a.** Printing, binding, lithography and publishing.
- 28      **b.** Wholesale warehousing with gross floor area 10,000 sq.ft. or less per lot.

29      See also conditional uses in this district.

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

- 31      **a.** Agricultural food production primarily for personal consumption by the
- 32      producer, but no farm animals.
- 33      **b.** Nurseries and garden centers, including adjoining outdoor storage or display
- 34      of plants.
- 35      **c.** Veterinary clinics.

1 See also conditional uses in this district.

2 **(8) Other uses.**

- 3 a. Billboard structures.
- 4 b. Borrow pit reclamation, only with site-specific BCC approval.
- 5 c. Outdoor storage if minor and customarily incidental to the allowed principal  
6 use, and if in the rear yard, covered, and screened from off-site view, unless  
7 otherwise noted.
- 8 d. Parking garages and lots, commercial.
- 9 e. Self-storage facilities, excluding vehicle rental.

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

12 **(1) Residential.**

- 13 a. Group living not among the permitted uses of the district.
- 14 b. Home occupations with non-resident employees.

15 **(2) Retail sales.**

- 16 a. Boat sales, new and used.
- 17 b. Automobile sales, used autos only, excluding parcels fronting on any of the  
18 following streets: Sorrento Road/Gulf Beach Highway/Barrancas Avenue (SR  
19 292); Blue Angel Parkway (SR 173); Pine Forest Road, south from Interstate  
20 10 to State Road 173; Navy Boulevard (SR 295 and US 98); and Scenic  
21 Highway (SR 10A and US 90). Additionally, the parcel shall be no larger than  
22 one acre and provided with a permanent fence, wall, or other structural barrier  
23 of sufficient height and mass along all road frontage to prevent encroachment  
24 into the right-of way other than through approved site access.
- 25 c. Automobile rental limited to the same restrictions as used automobile sales.
- 26 d. Utility trailer, heavy truck (gross vehicle weight rating more than 8500 lbs),  
27 and recreational vehicle sales, rental, or service limited to the same  
28 restrictions as used automobile sales.

29 **(3) Retail services.** Service and repair of motor vehicles, small scale (gross floor  
30 area 6000 sq.ft. or less per lot), excluding painting and body work and outdoor  
31 work and storage.

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

- 33 a. Cemeteries, including family cemeteries.
- 34 b. Clubs, civic and fraternal.
- 35 c. Cinerators.
- 36 d. Homeless shelters.

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

- 1 a. Bars and nightclubs.
- 2 b. Golf courses, tennis centers, swimming pools and similar active outdoor
- 3 recreational facilities, including associated country clubs.
- 4 c. Parks with permanent restrooms or outdoor event lighting.
- 5 **(6) Industrial and related.** Borrow pits, new or expanded, only with site-specific
- 6 BCC approval.
- 7 **(7) Agricultural and related.** Horses or other domesticated *equines* kept on site,
- 8 and stables for such animals, only as a private residential accessory with a
- 9 minimum lot area of two acres and a maximum of one animal per acre.
- 10 **(8) Other uses.**
- 11 a. Outdoor sales not among the permitted uses of the district.
- 12 b. Outdoor storage not among the permitted uses of the district, including
- 13 outdoor storage of trailered boats and operable recreational vehicles, but no
- 14 repair, overhaul, or salvage activities. All such storage shall be screened
- 15 from residential uses and maintained to avoid nuisance conditions.
- 16 c. Self-storage facilities, including vehicle rental as an accessory use.
- 17 d. Structures of permitted uses exceeding the district structure height limit.
- 18 **(d) Site and building requirements.** The following site and building requirements apply
- 19 to uses within the Commercial district:
- 20 **(1) Density.** A minimum density of 3.5 dwelling units per acre within the Mixed-Use
- 21 Urban (MU-U) future land use category and a maximum of 25 dwelling units per
- 22 acre throughout the district. Lodging unit density not limited by zoning.
- 23 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)
- 24 future land use category and 2.0 within Mixed-Use Urban (MU-U).
- 25 **(3) Structure height.** A maximum structure height of 150 feet above adjacent
- 26 grade. [proposed new height limit from 120]
- 27 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 28 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
- 29 20 feet at the street right-of-way, the following minimum lot widths are required:
- 30 a. **Single-family detached.** Forty feet at both the street right-of-way and the
- 31 front building line for single-family detached dwellings.
- 32 b. **Two-family.** Fifty feet at the street right-of-way and 80 feet at the front
- 33 building line for two-family dwellings.
- 34 c. **Multi-family and other.** One hundred feet at the front building line for multi-
- 35 family dwellings, boarding or rooming houses, or townhouse groups. No
- 36 minimum lot width required by zoning for other uses.
- 37 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
- 38 maximum semi-impervious and impervious cover) for all uses.

- 1 **(7) Structure setback.** For all principal structures, minimum setbacks are:
- 2 **a. Front and rear.** Fifteen feet in both front and rear.
- 3 **b. Sides.** Ten feet on each side, including any group of attached townhouses.
- 4 For structures exceeding 35 feet above highest adjacent grade, an additional
- 5 two feet for each additional 10 feet in height.
- 6 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
- 7 regulations and standards.
- 8 **(e) Location criteria.** All new non-residential uses proposed within the Commercial
- 9 district that are not part of a planned unit development or not identified as exempt by
- 10 the district shall be on parcels that satisfy at least one of the following location
- 11 criteria: [7.20.05]
- 12 **(1) Proximity to intersection.** Along an arterial or collector street and within one-
- 13 quarter mile of its intersection with an arterial street.
- 14 **(2) Proximity to traffic generator.** Along an arterial or collector street and within a
- 15 one-quarter mile radius of an individual traffic generator of more than 600 daily
- 16 trips, such as an apartment complex, military base, college campus, hospital,
- 17 shopping mall or similar generator.
- 18 **(3) Infill development.** Along an arterial or collector street, in an area where
- 19 already established non-residential uses are otherwise consistent with the
- 20 Commercial district, and where the new use would constitute infill development of
- 21 similar intensity as the conforming development on surrounding parcels.
- 22 Additionally, the location would promote compact development and not contribute
- 23 to or promote strip commercial development.
- 24 **(4) Site design.** Along an arterial or collector street, no more than one-half mile
- 25 from its intersection with an arterial or collector street, not abutting a single-family
- 26 residential zoning district (RR, LDR or MDR), and all of the following site design
- 27 conditions:
- 28 **a.** Any intrusion into a recorded subdivision is limited to a corner lot.
- 29 **b.** A system of service roads or shared access is provided to the maximum
- 30 extent made feasible by lot area, shape, ownership patterns, and site and
- 31 street characteristics.
- 32 **c.** Adverse impacts to any adjoining residential uses are minimized by placing
- 33 the more intensive elements of the use, such as solid waste dumpsters and
- 34 truck loading/unloading areas, furthest from the residential uses.
- 35 **(5) Documented compatibility.** A compatibility analysis prepared by the applicant
- 36 provides competent substantial evidence of unique circumstances regarding the
- 37 potential uses of parcel that were not anticipated by the alternative criteria, and
- 38 the proposed use, or rezoning as applicable, will be able to achieve long-term
- 39 compatibility with existing and potential uses. Additionally, the following
- 40 conditions exist:

- 1 a. The parcel has not been rezoned by the landowner from the mixed-use,  
2 commercial, or industrial zoning assigned by the county.
- 3 b. If the parcel is within a county redevelopment district, the use will be  
4 consistent with the district's adopted redevelopment plan, as reviewed and  
5 recommended by the Community Redevelopment Agency (CRA).
- 6 **(f) Rezoning to Commercial.** Commercial zoning may be established only within the  
7 Mixed-Use Urban (MU-U) or Commercial (C) future land use categories. The district  
8 is appropriate to provide transitions between areas zoned or used as high density  
9 mixed-use and areas zoned or used as heavy commercial or industrial. Rezoning to  
10 Commercial is subject to the same location criteria as any new non-residential use  
11 proposed within the Commercial district.

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

14 **(a) Purpose.** The Heavy Commercial and Light Industrial (HC/LI) district establishes  
15 appropriate areas and land use regulations for a complementary mix of industrial  
16 uses with a broad range of commercial activities. The primary intent of the district is  
17 to allow light manufacturing, large-scale wholesale and retail uses, major services,  
18 and other more intense uses than allowed in the Commercial district. The variety  
19 and intensity of non-residential uses within the HC/LI district is limited by their  
20 compatibility with surrounding uses. All commercial and industrial operations are  
21 limited to the confines of buildings and not allowed to produce undesirable effects on  
22 other property. To retain adequate area for commercial and industrial activities,  
23 other uses within the district are limited.

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

25 **(1) Residential.** Any residential uses if outside of the Industrial (I) future land use  
26 category and part of a predominantly commercial development, excluding new or  
27 expanded manufactured (mobile) home parks and subdivisions. See also  
28 conditional uses in this district.

29 **(2) Retail sales.** Retail sales, including sales of alcoholic beverages, sales of  
30 automotive fuels, and sales of new and used automobiles, motorcycles, boats,  
31 and manufactured (mobile) homes.

32 **(3) Retail services.**

- 33 a. Car washes, automatic or manual, full service or self-serve.
- 34 b. Child care facilities.
- 35 c. Hotels, motels and all other public lodging, including boarding and rooming  
36 houses.
- 37 d. Personal services, including those of beauty shops, health clubs, pet  
38 groomers, dry cleaners and tattoo parlors.
- 39 e. Professional services, including those of realtors, bankers, accountants,  
40 engineers, architects, dentists, physicians, and attorneys.

- 1 f. Rental of automobiles, trucks, utility trailers and recreational vehicles.
- 2 g. Repair services, including appliance repair, furniture refinishing and  
3 upholstery, watch and jewelry repair, small engine and motor services, and  
4 major motor vehicle and boat service and repair, but excluding outdoor work  
5 or storage.
- 6 h. Restaurants, including on-premises consumption of alcoholic beverages and  
7 drive-in and drive-through service. The parcel boundary of any restaurant  
8 with drive-in or drive-through service shall be at least 200 feet from any LDR  
9 or MDR zoning district unless separated by a 50-foot or wider street right-of-  
10 way.
- 11 i. Taxi and limousine services.

12 See also conditional uses in this district.

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

- 14 a. Broadcast stations with satellite dishes and antennas, including towers.
- 15 b. Cemeteries, including family cemeteries.
- 16 c. Community service facilities, including auditoriums, libraries, museums, and  
17 neighborhood centers.
- 18 d. Educational facilities, including preschools, K-12, colleges, and vocational  
19 schools.
- 20 e. Emergency service facilities, including law enforcement, fire fighting, and  
21 medical assistance.
- 22 f. Funeral establishments.
- 23 g. Homeless shelters.
- 24 h. Hospitals.
- 25 i. Places of worship.
- 26 j. Public utility structures, including telecommunications towers, but excluding  
27 industrial uses not otherwise permitted.

28 See also conditional uses in this district.

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

- 30 a. Commercial entertainment facilities, indoor or outdoor, including movie  
31 theatres, amusement parks, and stadiums, but excluding motorsports  
32 facilities. Carnival-type amusements shall be at least 500 feet from any  
33 residential district. Bars, nightclubs, and adult entertainment are prohibited in  
34 areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1  
35 prior to adoption of HC/LI zoning.
- 36 b. Commercial recreation facilities, passive or active, including those for walking,  
37 hiking, bicycling, camping, recreational vehicles, swimming, skateboarding,  
38 bowling, court games, field sports, and golf, but excluding off-highway vehicle

1 uses and outdoor shooting ranges. Campgrounds and recreational vehicle  
2 parks require a minimum lot area of five acres.

3 c. Marinas, private and commercial.

4 d. Parks, with or without permanent restrooms or outdoor event lighting.

5 See also conditional uses in this district.

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

7 a. Borrow pits, new or expanded, only with site-specific BCC approval.

8 b. Light industrial uses, including research and development, printing and  
9 binding, distribution and wholesale warehousing, and manufacturing, all  
10 completely within the confines of buildings and without adverse off-site  
11 impacts.

12 c. Marinas, industrial.

13 See also conditional uses in this district.

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

15 a. Food produced primarily for personal consumption by the producer, but no  
16 farm animals.

17 b. Nurseries and garden centers, including adjoining outdoor storage or display  
18 of plants.

19 c. Veterinary clinics, excluding outside kennels.

20 See also conditional uses in this district.

21 **(8) Other uses.**

22 a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to  
23 adoption of HC/LI zoning.

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

25 c. Building or construction trades shops and warehouses, including on-site  
26 outside storage.

27 d. Bus leasing and rental facilities.

28 e. Deposit boxes for donation of used items when placed as an accessory  
29 structure on the site of a charitable organization.

30 f. Outdoor adjacent display of plants by garden shops and nurseries.

31 g. Outdoor sales.

32 h. Outdoor storage of trailered boats and operable recreational vehicles,  
33 excluding repair, overhaul or salvage activities.

34 i. Parking garages and lots, commercial.

35 j. Sales and outdoor display of prefabricated storage sheds.

36 k. Self-storage facilities, including vehicle rental as an accessory use.



- 1 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
2 the BOA may conditionally allow the following uses within the HC/LI district:
- 3 **(1) Residential.** Caretaker residences not among the permitted uses of the district  
4 and for permitted non-residential uses.
- 5 **(2) Retail services.** Restaurants not among the permitted uses of the district.  
6 [added for consistency with C-1]
- 7 **(3) Public and civic.** Cinerators.
- 8 **(4) Recreation and entertainment.**
- 9 a. Motorsports facilities on lots 20 acres or larger.
- 10 b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.  
11 [added, and min. area consistent with other districts]
- 12 c. Shooting ranges, outdoor.
- 13 **(5) Industrial and related.**
- 14 a. Asphalt and concrete batch plants if within the Industrial (I) future land use  
15 category and within areas zoned GID prior to adoption of HC/LI zoning.
- 16 b. Salvage yards, including the handling of metals, paper, tires, bottles and  
17 cans, motor vehicles, and appliances.
- 18 c. Solid waste collection points, solid waste transfer facilities, materials recovery  
19 facilities, recovered materials processing facilities, recycling facilities and  
20 operations, resource recovery facilities and operations, and volume reduction  
21 plants, excluding any hazardous waste storage.
- 22 **(6) Agricultural and related.** Kennels or animal shelters not interior to veterinary  
23 clinics.
- 24 **(7) Other uses.**
- 25 a. Structures of permitted uses exceeding the district structure height limit.
- 26 b. Heliports.
- 27 **(d) Site and building requirements.** The following site and building requirements apply  
28 to uses within the HC/LI district:
- 29 **(1) Density.** Dwelling unit density limited to vested residential development.  
30 Lodging unit density not limited by zoning.
- 31 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)  
32 and Industrial (I) future land use categories, and 2.0 within Mixed-Use Urban  
33 (MU-U).
- 34 **(3) Structure height.** A maximum structure height of 150 feet above highest  
35 adjacent grade. [proposed new height limit from 120]
- 36 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 37 **(5) Lot width.** No minimum lot width required by zoning.

- 1 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent  
2 maximum semi-impervious and impervious cover) for all uses. A maximum 75  
3 percent of lot area occupied by principal and accessory buildings on lots of non-  
4 residential uses.
- 5 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:  
6 **a. Front and rear.** Fifteen feet in both front and rear.  
7 **b. Sides.** Ten feet on each side, including any group of attached townhouses.  
8 For structures exceeding 35 feet above highest adjacent grade, an additional  
9 two feet for each additional 10 feet in height.
- 10 **(8) Other requirements.**  
11 **a. Access.** For any industrial use south of Well Line Road, site access shall be  
12 provided by curb cuts on an arterial or collector street. Alternatively, a private  
13 or public street may link the site to an arterial or collector, provided that the  
14 private or public street does not traverse a residential subdivision or  
15 predominantly residential neighborhood between the site and the arterial or  
16 collector street. [6.05.18.F]  
17 **b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development  
18 regulations and standards.
- 19 **(e) Location criteria.** All new non-residential uses proposed within the HC/LI district  
20 that are not part of a planned unit development or not identified as exempt by district  
21 regulations shall be on parcels that satisfy at least one of the following location  
22 criteria: [7.20.06]
- 23 **(1) Proximity to intersection.** Along an arterial street and within one-quarter mile  
24 of its intersection with an arterial street.
- 25 **(2) Site design.** Along an arterial street, no more than one-half mile from its  
26 intersection with an arterial street, and all of the following site design conditions:  
27 **a.** Not abutting a RR, LDR or MDR zoning district  
28 **b.** Any intrusion into a recorded residential subdivision is limited to a corner lot  
29 **c.** A system of service roads or shared access is provided to the maximum  
30 extent feasible given the lot area, lot shape, ownership patterns, and site and  
31 street characteristics.  
32 **d.** Adverse impacts to any adjoining residential uses are minimized by placing  
33 the more intensive elements of the use, such as solid waste dumpsters and  
34 truck loading/unloading areas, furthest from the residential uses.  
35 **e.** Location in an area where already established non-residential uses are  
36 otherwise consistent with the HC/LI, and where the new use would constitute  
37 infill development of similar intensity as the conforming development on  
38 surrounding parcels. Additionally, the location would promote compact  
39 development and not contribute to or promote strip commercial development.

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

- 6 a. The parcel has not been rezoned by the landowner from the mixed-use,  
7 commercial, or industrial zoning assigned by the county.
- 8 b. If the parcel is within a county redevelopment district, the use will be  
9 consistent with the district's adopted redevelopment plan, as reviewed and  
10 recommended by the Community Redevelopment Agency (CRA).

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

12 **(1) Generally.** Heavy Commercial and Light Industrial zoning may be established  
13 only within the Mixed-Use Urban (MU-U), Commercial (C), or Industrial (I) future  
14 land use categories. The district is appropriate to provide transitions between  
15 areas zoned or used for commercial and areas zoned or used for industrial.  
16 The district is suitable for areas able to receive bulk deliveries by truck in  
17 locations served by major transportation networks and able to avoid undesirable  
18 effects on nearby property and residential uses. Rezoning to HC/LI is subject to  
19 the same location criteria as any non-residential use proposed within the HC/LI  
20 district.

21 **(2) HC/LI-NA designation.** Any applicant for rezoning to the HC/LI zoning district  
22 may request a HC/LI-NA designation prohibiting the subsequent establishment of  
23 any bars, nightclubs, or adult entertainment uses on the rezoned property. The  
24 request shall be in the form of a notarized affidavit that acknowledges this use  
25 restriction and affirms that it is a voluntary request. Once approved according to  
26 the rezoning process of Chapter 2, the HC/LI-NA zoning designation and its  
27 prohibitions shall apply to the property, regardless of ownership, unless the  
28 parcel is rezoned.

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

30 **(a) Purpose.** The Industrial (Ind) district establishes appropriate areas and land use  
31 regulations for a broad range of industrial uses. The primary intent of the district is  
32 to accommodate general assembly, outdoor storage, warehousing and distribution,  
33 major repair and services, manufacturing, salvage and other such uses and activities  
34 that contribute to a diverse economic base but cannot satisfy the compatibility  
35 requirements and higher performance standards of other districts. The Industrial  
36 district is also intended to provide appropriate locations and standards that minimize  
37 dangers to populations and the environment from heavy industrial activities, and to  
38 preserve industrial lands for the continuation and expansion of industrial production.  
39 Non-industrial uses within the district are limited to ensure the preservation of  
40 adequate areas for industrial activities. New or expanded residential development is  
41 generally prohibited.

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

- 1 **(1) Residential.** No new residential uses, including accessory dwelling units, except  
2 caretaker residences for permitted non-residential uses. Caretaker and vested  
3 single-family dwellings include manufactured (mobile) homes.
- 4 **(2) Retail sales.** No retail sales except as permitted industrial and related uses.
- 5 **(3) Retail services.** No retail services except as permitted industrial and related  
6 uses.
- 7 **(4) Public and civic.**
- 8 a. Cinerators, including direct disposition.
- 9 b. Emergency service facilities, including law enforcement, fire fighting, and  
10 medical assistance.
- 11 c. Public utility structures, including telecommunications towers.
- 12 **(5) Recreation and entertainment.** No recreation or entertainment uses.
- 13 **(6) Industrial and related.**
- 14 a. Bulk storage.
- 15 b. Industrial uses, light and heavy, including research and development, printing  
16 and binding, distribution and wholesale warehousing, processing of raw  
17 materials, manufacturing of finished and semi-finished products, salvage  
18 yards, solid waste transfer and processing facilities, materials recovery and  
19 recovered materials processing facilities, landfills, concrete and asphalt batch  
20 plants, power plants, and mineral extraction. New or expanded borrow pits  
21 only with site-specific BCC approval.
- 22 c. Solid waste collection points.
- 23 **(7) Agricultural and related.** No agricultural or related uses except as permitted  
24 industrial and related uses.
- 25 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.
- 26 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
27 the BOA may conditionally allow a permitted use of the Industrial district to exceed  
28 the district structure height limit.
- 29 **(d) Site and building requirements.** The following site and building requirements apply  
30 to uses within the Industrial district:
- 31 **(1) Density.** Dwelling unit density limited to vested residential development.
- 32 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 33 **(3) Structure height.** A maximum structure height of 150 feet above highest  
34 adjacent grade.
- 35 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 36 **(5) Lot width.** A minimum lot width of 100 feet at the street right-of-way.

1 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent  
2 maximum semi-impervious and impervious cover) for all uses. A maximum of 75  
3 percent of lot area occupied by principal and accessory buildings.

4 **(7) Structure setbacks.** For all principal structures, minimum setbacks of 25 feet in  
5 both front and rear, and 15 feet on each side.

6 **(8) Other requirements.**

7 **a. Access.** For any industrial use south of Well Line Road, site access shall be  
8 provided by curb cuts on an arterial or collector street. Alternatively, a private  
9 or public street may link the site to an arterial or collector, provided that the  
10 private or public street does not traverse a residential subdivision or  
11 predominantly residential neighborhood between the site and the arterial or  
12 collector street. [6.05.19.G]

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

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

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

20 **(2)** Accessible to essential public facilities and services at the levels of service  
21 adopted in the Comprehensive Plan.

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

26 **(f) Rezoning to Ind.** Industrial zoning may be established only within the Industrial (I)  
27 future land use category. The district is appropriate where conflicts with other uses  
28 can be minimized through orderly zoning transitions and effective buffering, and  
29 where sufficient access to transportation and other public facilities is available.  
30 Rezoning to Industrial is subject to the same location criteria as any new industrial  
31 use proposed within the Industrial district.

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

33 **(a) Purpose.** The Recreation (Rec) district establishes appropriate areas and land use  
34 regulations for outdoor recreational uses and open space. The primary intent of the  
35 district is to preserve and maintain parcels of land necessary or used for a system of  
36 public and private parks providing both active and passive recreational activities and  
37 amenities. Indoor recreation facilities are allowed within the Recreational district if  
38 customarily incidental to the principal outdoor uses. Non-recreational uses are  
39 severely limited to ensure the preservation of district lands and provision of  
40 adequate areas for public recreation. New or expanded residential development is  
41 generally prohibited.

- 1 **(b) Permitted uses.** Permitted uses within the Recreation district are limited to the  
2 following:
- 3 **(1) Residential.** No new residential uses, including accessory dwelling units, except  
4 caretaker residences for permitted non-residential uses. Caretaker and vested  
5 single-family dwellings include manufactured (mobile) homes if allowed by any  
6 adjoining zoning.
- 7 **(2) Retail sales.** Retail sales customarily incidental to permitted recreational uses.
- 8 **(3) Retail services.** Retail services customarily incidental to permitted recreational  
9 uses.
- 10 **(4) Public and civic.**
- 11 a. Bird and wildlife sanctuaries.
- 12 b. Parks and greenbelt areas.
- 13 c. Public utility structures, including telecommunication towers.
- 14 See also conditional uses in this district.
- 15 **(5) Recreation and entertainment.**
- 16 a. Recreation facilities, outdoor, including parks, playgrounds, walking and  
17 hiking trails, campgrounds, off-highway vehicle trails, swimming pools,  
18 baseball fields, tennis courts, and golf courses, but excluding shooting  
19 ranges.
- 20 b. Marinas, commercial only.
- 21 See also conditional uses in this district.
- 22 **(6) Industrial and related.** No industrial or related uses.
- 23 **(7) Agricultural and related.** No agricultural or related uses.
- 24 **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.
- 25 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
26 the BOA may conditionally allow the following uses within the Recreation district:
- 27 **(1) Public and civic.** Emergency service facilities, including law enforcement, fire  
28 fighting, and medical assistance.
- 29 **(2) Recreation and entertainment.** Outdoor shooting ranges.
- 30 **(d) Site and building requirements.** The following site and building requirements apply  
31 to uses within the Recreation district:
- 32 **(1) Density.** Dwelling unit density limited to vested development.
- 33 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 34 **(3) Structure height.** No maximum structure height unless prescribed by use.
- 35 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 36 **(5) Lot width.** No minimum lot width required by zoning.

1 **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 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.** Twenty-five feet in front and rear.

5 **b. Sides.** On each side, five feet or 10 percent of the lot width at the front  
6 building line, whichever is greater, but not required to exceed 15 feet.

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

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

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

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

13 **(a) Purpose.** The Conservation (Con) district establishes appropriate areas and land  
14 use regulations for the conservation of important natural resources. The primary  
15 intent of the district is to conserve wetlands, marshes, watersheds, coastal dunes,  
16 wildlife habitats and other environmentally sensitive lands, but allow for passive  
17 recreational opportunities and amenities consistent with the Conservation future land  
18 use category. Non-conservation uses are severely limited to ensure the  
19 conservation of district resources and provision of appropriate areas for public  
20 recreation. Non-residential uses within the Conservation district are limited to  
21 activities that will have minimal impacts and where the educational benefits of the  
22 uses are determined to outweigh those impacts. New or expanded residential  
23 development is generally prohibited.

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

26 **(1) Residential.** No new residential uses, including accessory dwelling units, except  
27 caretaker residences for permitted non-residential uses. Caretaker and vested  
28 single-family dwellings include manufactured (mobile) homes if allowed by any  
29 adjoining zoning.

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

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

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

33 **a.** Bird and wildlife sanctuaries.

34 **b.** Educational use of natural amenities for public benefit.

35 **c.** Parks and trails for passive recreation only.

36 **d.** Preservation and conservation lands.

37 See also conditional uses in this district.

- 1     **(5) Recreation and entertainment.** Only passive recreation and entertainment  
2     uses.
- 3     **(6) Industrial and related.** No industrial or related uses.
- 4     **(7) Agricultural and related.** See conditional uses in this district.
- 5     **(8) Other uses.** Borrow pit reclamation, only with site-specific BCC approval.
- 6     **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
7     the BOA may conditionally allow the following uses within the Conservation district:
- 8     **(1) Public and civic.** Public utility structures, including telecommunication towers.
- 9     **(2) Agricultural and related.** The keeping of horses or other domesticated *equines*  
10     on site for public riding, and stables for such animals, on lots 10 acres or more.
- 11    **(d) Site and building requirements.** The following site and building requirements  
12    apply to uses within the Conservation district:
- 13    **(1) Density.** Dwelling unit density limited to vested development.
- 14    **(2) Floor area ratio.** A maximum floor area ratio of 0.5 for all uses.
- 15    **(3) Structure height.** A maximum structure height of 45 feet above highest  
16    adjacent grade unless otherwise prescribed by use.
- 17    **(4) Lot area.** No minimum lot area unless prescribed by use.
- 18    **(5) Lot width.** No minimum lot width required by zoning.
- 19    **(6) Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent  
20    maximum semi-impervious and impervious cover) for all uses.
- 21    **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 22    a. **Front and rear.** Twenty-five feet in front and rear.
- 23    b. **Sides.** On each side, five feet or 10 percent of the lot width at the front  
24    building line, whichever is greater, but not required to exceed 15 feet.
- 25    **(8) Other requirements.**
- 26    a. **Horse shelters.** Stables or other structures for sheltering horses or other  
27    domesticated *equines* shall be at least 50 feet from any property line and at  
28    least 130 feet from any dwelling on the property of another landowner.
- 29    b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development  
30    regulations and standards.
- 31    **(e) Location criteria.** No location criteria established by the Conservation district.
- 32    **(f) Rezoning to Conservation.** Conservation zoning may be established within all  
33    future land use categories. The district is suitable for all lands that have natural  
34    limitations to development due to sensitive environmental character, both publically  
35    owned conservation lands and private lands subject to similarly restrictive  
36    conservation easements.



1 **Sec. 3-2.15 Public district (Pub).**

2 **(a) Purpose.** The Public (Pub) district establishes appropriate areas and land use  
3 regulations for publicly owned parcels with public uses generally having greater  
4 potential for adverse off-site impacts.

5 **(b) Permitted uses.** Permitted uses within the Public district are limited to the following:

6 **(1) Residential.** No new residential uses, including accessory dwelling units, except  
7 caretaker residences for permitted non-residential uses.

8 **(2) Retail sales.** No retail sales except within permitted business parks.

9 **(3) Retail services.** No retail services except within permitted business parks.

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

11 c. Correctional facilities, including detention centers, jails, and prisons.

12 d. Educational facilities.

13 e. Other public institutional uses

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

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

16 a. Borrow pits, new or expanded, only with site-specific BCC approval.

17 b. Industrial uses within permitted industrial parks.

18 c. Recovered materials processing facilities (RMPF).

19 d. Solid waste transfer, processing, and disposal facilities, including materials  
20 recovery facilities (MRF), recycling facilities and operations, resource  
21 recovery facilities, volume reduction plants, and landfills.

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

23 **(8) Other uses.**

24 a. Borrow pit reclamation only with site-specific BCC approval.

25 b. Conversion of suitable public lands for business or industrial park  
26 development.

27 **(c) Conditional uses.** No conditional uses are available within the Public district.

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

30 **(1) Density.** Dwelling unit density limited to vested residential development.

31 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C)  
32 future land use category and 2.0 within Mixed-Use Urban (MU-U).

33 **(3) Structure height.** A maximum structure height of 150 feet above adjacent  
34 grade.

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

- 1 **(5) Lot width.** No minimum lot width required by zoning.
- 2 **(6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent
- 3 maximum semi-impervious and impervious cover) for all uses.
- 4 **(7) Structure setback.** For all principal structures, minimum setbacks are:
- 5 **a. Front and rear.** Fifteen feet in both front and rear.
- 6 **b. Sides.** Ten feet on each side. For structures exceeding 35 feet above
- 7 highest adjacent grade, an additional two feet for each additional 10 feet in
- 8 height.
- 9 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
- 10 regulations and standards.
- 11

## 12 **Article 3 Overlay districts.**

### 13 **Sec. 3-3.1 Purpose of article.**

14 This article establishes overlay zoning districts that apply to areas of the county for

15 which specific aesthetic, historic preservation, resource protection, redevelopment, or

16 other public concerns have been identified. The overlays impose supplemental

17 requirements to manage development not sufficiently managed by underlying zoning

18 districts and may modify the allowable uses, site and building requirements, and other

19 provisions of the underlying zoning.

### 20 **Sec. 3-3.2 Community redevelopment.**

21 **(a) Generally.** Community redevelopment areas within the county, and plans to reduce

22 identified slum and blighted conditions within those areas, have been adopted by the

23 Board of County Commissioners (BCC). The redevelopment plans provide guidance

24 to enhance quality of life, encourage private sector reinvestment, promote sound

25 economic development, and provide recommendations for capital improvement

26 projects and other public sector enhancements. Redevelopment overlay zoning

27 districts are established in this article to support these adopted redevelopment plans

28 through land development regulations.

29 **(b) Community Redevelopment Agency (CRA).** As part of the redevelopment

30 strategy for designated redevelopment areas, the BCC created the Community

31 Redevelopment Agency (CRA) and authorized tools for redevelopment. Within the

32 LDC compliance review processes the CRA shall determine compliance with

33 redevelopment overlay district regulations, particularly regarding land use and site

34 and building requirements. In evaluating compliance, the CRA may identify

35 circumstances requiring a departure from some overlay requirements and may grant

36 exceptions accordingly. Although financial hardship alone is not a basis to grant an

37 exception, the CRA may consider the following when requested to grant exceptions

38 to overlay zoning district requirements:

- 39 **(1)** Individual and public safety.

- 1 (2) Unique site conditions or building characteristics.
- 2 (3) Adverse effects of standards on the use of the property.
- 3 (4) Public benefit.

4 (c) **Crime prevention through design.** When designing any element within a  
5 redevelopment overlay district, including site layout, buildings, streets, signs,  
6 landscaping, and parking, Crime Prevention Through Environmental Design  
7 (CPTED) principles shall be used. The CRA shall evaluate the following CPTED  
8 guidelines for development within the districts:

- 9 (1) **Territorial reinforcement.** All building entrances, parking areas, pathways, and  
10 other elements should incorporate appropriate features that create or extend a  
11 "sphere of influence," express ownership, and clearly distinguish private areas  
12 from public ones.
- 13 (2) **Natural surveillance.** The site layout, building, and landscape design should  
14 promote the ability to "see and be seen." Physical features and activities should  
15 be oriented and designed in ways that maximize the ability to see throughout the  
16 site.
- 17 (3) **Activity support.** The site layout and building design should encourage  
18 legitimate activity in public spaces.
- 19 (4) **Access control.** Walkways, fences, lighting, signage, and landscape should be  
20 located and designed to clearly guide people and vehicles to and from the proper  
21 entrances, directing the flow of people while decreasing the opportunity for crime.

22 **Sec. 3-3.3 Barrancas Overlay (Barr-OL). [6.07.02]**

23 (a) **Purpose.** The Barrancas Overlay (Barr-OL) district establishes supplemental land  
24 use regulations to support the objectives of the adopted Barrancas area community  
25 redevelopment plan. The intent of the additional land use controls is to enhance the  
26 character of an area changed by the realignment of Barrancas Avenue and  
27 undergoing revitalization, and to alleviate the harmful effects of industrial pollutants  
28 on the waters of Bayou Chico.

29 (b) **Waterfront mixed-use area.**

- 30 (1) **Function.** Within the Barr-OL overlay district a waterfront mixed-use (WMU)  
31 area is established to take advantage of the deep water characteristics of Bayou  
32 Chico and preserve commercial and recreational waterfront. The intent of the  
33 area is to promote more consistent shoreline development and encourage  
34 residential uses along and around the waterfront; protect unique natural  
35 resources within and around the bayou; and preserve and encourage water-  
36 dependant and water-related support uses that do not degrade the natural  
37 resources of the bayou or prevent their restoration. [6.05.33]
- 38 (2) **Location.** The WMU area generally includes all land bounded on the north and  
39 east by the waters of Bayou Chico, and on the south and west by Olde  
40 Barrancas Avenue, Weis Lane, and Lakewood Road extending northwest from  
41 Weis Lane. The area extends from the east line of Lot 10, Block 3 of Lakewood

1 subdivision (PB 2, P 30-E) to the east line of lots 5 and E of Brent Island  
2 subdivision (PB 4, P 78), but excludes: the area bounded by Lakewood Road,  
3 Audusson Avenue, and Browns Lane; Millwood Terrace subdivision (PB 12, P  
4 22); and the area of a 13-lot development (Marina Villas, LLC) on the west side  
5 of Mahogany Mill Road and contiguous with the north side of Millwood Terrace.  
6 The waterfront mixed-use area is officially defined within the Geographical  
7 Information System (GIS) of the county.

8 **(c) Permitted uses.** Permitted uses vary by location within the Barr-OL district.

9 **(1) District-wide.** The following uses, if permitted by the underlying zoning district,  
10 are modified as noted throughout the overlay district: [6.07.02.D]

- 11 a. For any mix of permitted residential and non-residential uses within the same  
12 building the non-residential uses shall occupy the first or bottom floor(s) and  
13 the residential uses shall occupy the second or upper floors. [6.07.02.D.4]
- 14 b. Motor vehicle service and repair is limited to small-scale (gross floor area  
15 6000 sq.ft. or less per lot) minor services and repair, indoor only. [6.07.02.E.2]
- 16 c. Multi-family dwellings shall be in condominium form of ownership.  
17 [6.07.02.D.3]
- 18 d. Sidewalk sales and tent sales are allowed only as temporary events  
19 accessory to the permitted retail uses within the overlay and shall be  
20 conducted immediately adjacent to the principal business for no more than 14  
21 days within a calendar year. The business shall make all necessary  
22 arrangements to keep public rights-of-way unobstructed and obtain all  
23 required permits. [6.07.02.I.2.c(8)]

24 **(2) Within WMU.** The following uses are permitted within the WMU area, regardless  
25 of their status in the underlying zoning district:

26 **a. Water-dependent uses.**

- 27 1. Boat maintenance and repair yards that comply with the best management  
28 practices of the Florida Clean Boatyard Program of the Florida  
29 Department of Environmental Protection (FDEP).
- 30 2. Expansion of existing bulk product facilities and terminal facilities (as  
31 defined in Florida Statutes) if the expansion is no closer than 300 feet to  
32 any residential use and provides noise and visual buffering from adjacent  
33 parcels and public rights-of-way.
- 34 3. Commercial storage of boats.
- 35 4. Commercial marine transport and excursion services, including ferries,  
36 captained charter services, sport fishing, and water taxis.
- 37 5. Harbor and marine supplies and services, and ship chandleries, including  
38 the fueling of vessels.

- 1           **6.** Marinas that comply with the best management practices of the Florida  
2           *Clean Marina* Program of the FDEP, including those berthing tugboats,  
3           fireboats, and pilot boats and providing similar services.
- 4           **7.** Public landings for the loading and unloading of boats and ships.
- 5           **8.** Marine research, education, and laboratory facilities.
- 6           **9.** Seafood packaging and distribution for sales.
- 7           **b. Water-related support uses.**
- 8           **1.** Fabrication of marine-related goods.
- 9           **2.** Fabrication, repair, and storage of fishing equipment.
- 10          **3.** Marine products wholesaling, distribution, and retailing.
- 11          **4.** Marine repair services and machine shops.
- 12          **c. Other uses.** Residential uses, including multi-family, but not required to be  
13          part of a predominantly commercial development.
- 14          **(d) Conditional uses.** The Barr-OL district does not modify the conditional uses of any  
15          underlying zoning districts except for those uses prohibited by the overlay.
- 16          **(e) Prohibited uses.** Prohibited uses vary by location within the Barr-OL district.
- 17          **(1) District-wide.** The following uses are prohibited throughout the overlay district  
18          regardless of their status in the underlying zoning district, except as noted:
- 19           **a.** Billboards.
- 20           **b.** Boarding or rooming houses.
- 21           **c.** Campgrounds or recreational vehicle parks.
- 22           **d.** Carnival type amusements and amusement arcades.
- 23           **e.** Commercial storage of boats, except within the waterfront mixed-use (WMU)  
24           area.
- 25           **f.** Commercial outdoor storage of recreational vehicles.
- 26           **g.** Deposit boxes for donation of used items.
- 27           **h.** Fortune tellers, palm readers, psychics, and similar personal services.
- 28           **i.** Manufactured (mobile) homes and manufactured home subdivisions and  
29           parks.
- 30           **j.** Motor vehicle painting and outdoor motor vehicle repair or storage.
- 31           **k.** Pawn shops and check cashing services.
- 32           **l.** Self-storage facilities.
- 33           **m.** Warehouses, distribution and wholesale, except within the WMU area.
- 34          **(2) Within WMU.** The following uses are prohibited within the WMU area,  
35          regardless of their status in the underlying zoning district:

- 1 a. Heavy industry, including salvage yards, materials recovery facilities, mineral  
2 extraction, concrete and asphalt batch plants, sewage treatment plants,  
3 chemical plants, and new bulk product facilities or terminal facilities as  
4 defined in Florida Statutes (Chapter 376).
- 5 b. Facilities for marine pollution control, oil spill cleanup, and servicing of marine  
6 sanitation devices.
- 7 c. Storage facilities for any materials that are toxic or hazardous substances or  
8 nutrients (i.e., elements or compounds essential as raw material for organic  
9 growth and development, such as carbon, nitrogen, or phosphorus), or that  
10 become one when left to stand or when exposed to water, but not including  
11 petroleum and petroleum related products regulated by the Florida Pollutant  
12 Discharge Prevention and Control Act.

13 **(f) Site and building requirements.** Site and building requirements vary by location  
14 within the Barr-OL district.

15 **(1) District-wide.** The following requirements apply throughout the overlay district:

- 16 a. **Structure height.** Except within the WMU area, a maximum structure height  
17 of 45 feet above highest adjacent grade. Any lower height required by use or  
18 underlying zoning district shall govern. [6.07.02.1.1]
- 19 b. **Materials and colors.** Building materials and colors shall avoid adverse  
20 visual impacts on surrounding properties. Accessory structures shall use the  
21 same or similar materials, color, and style of the primary structure's facade if  
22 visible from a public way. [6.07.02.1.2.a & 3]
- 23 c. **Street orientation.** Buildings shall create desirable pedestrian environments  
24 between the buildings and adjacent streets through clear and visible  
25 orientation to the streets. [6.07.02.1.2.b&c]

26 **(2) Within MDR[R-2 & R-3] or HDR[R-4] zoning.** The following requirements apply  
27 if the underlying zoning is Medium Density Residential (MDR) or High Density  
28 Residential (HDR):

- 29 a. **Entry.** Each building front facade shall include the primary entry door, be  
30 street facing, and include a porch or stoop. [6.07.02.1.2.b(2)]
- 31 b. **Parking.** All off-street parking shall be located in the rear yard or within a  
32 garage. For residential uses, any front-facing attached garage shall be set  
33 back from the primary front facade. [6.07.02.1.2.b(1)&(3)]

34 **(3) Within HDMU[R-5 & R-6] or Commercial[C-1] zoning.** The following  
35 requirements apply if the underlying zoning is High Density Mixed-use (HDMU)  
36 or Commercial (Com):

- 37 a. **Structure setbacks.** Front and side structure setbacks shall be consistent  
38 with adjacent structures [to the extent allowed by underlying zoning?]. Rear  
39 setbacks shall be as required by the underlying zoning district. Where  
40 setback patterns are not clearly established, buildings shall be built to within  
41 10 feet of property lines.

- 1       **b. Building orientation.** Buildings shall be oriented so that the principal  
2       facades are parallel or nearly parallel to the streets they face. On corner  
3       sites, buildings shall occupy the corner. [6.07.02.1.2.c(2)]
- 4       **c. Entry.** Entrances shall be well lit, visible from the street, and easily  
5       accessible. Walkways separate from driveways shall lead to front doors  
6       where practical. [6.07.02.1.2.c(3) & (4)]
- 7       **d. Parking.** Off-street parking areas shall be connected by walkways to the  
8       buildings they serve and comply with the following: [6.07.02.1.2.c(5)]
- 9           **1. Residential.** Parking for residential uses shall be located in the rear yard  
10          or within a garage. Any front facing attached garage shall be set back at  
11          least eight feet from the primary front facade and not exceed 25 percent of  
12          that façade [area?] if the lot width is greater than 40 feet.
- 13          **2. Non-residential.** Parking for non-residential uses shall be located in the  
14          rear or side yards unless provided as shared central parking through an  
15          easement or common ownership among contiguous properties. Curb cuts  
16          for such shared parking shall be limited to one 20-foot wide access. Liner  
17          buildings or landscaping shall be used to screen parking from view from  
18          the street.
- 19       **e. Screening.** All service and loading areas shall be entirely screened from off-  
20       site view. [6.07.02.1.2.c(7)]
- 21       **f. Scale.** Buildings shall be designed in proportions to reflect human pedestrian  
22       scale and movement, and to encourage interest at the street level, which is  
23       best achieved when the ratio of street (not right-of-way) width to building  
24       height is between 1:2 and 1:3. [6.07.02.1.2.c(6)]
- 25       **g. Outdoor dining.** Outdoor dining areas shall be appropriately separated from  
26       public walkways and streets using railings, wrought iron fences, landscaping,  
27       or other suitable materials such that a minimum unobstructed pedestrian path  
28       at least six feet wide is allowed along public rights-of-way. [6.07.02.1.2.c(9)]

29       **(4) Within WMU area.** The following requirements apply within the waterfront  
30       mixed-use (WMU) area:

- 31       **a. Structure height.** A maximum structure height of 100 feet above highest  
32       adjacent grade. [6.05.33.F.4]
- 33       **b. Structure setbacks.** For all principal structures, minimum setbacks of ten  
34       feet on each side, including any group of attached townhouses. For  
35       structures exceeding 35 feet above highest adjacent grade, an additional two  
36       feet for each additional 10 feet in height. [6.05.33.F.5]

37       Front porches, stoops, and balconies that extend beyond the primary building  
38       plane may encroach to within five feet of the property line. Steps leading to a  
39       front porch or stoop may encroach further, but not beyond the property line or  
40       onto public sidewalks.

41       Front and side setback lines should be consistent with adjacent structures.

1 Where setback lines are not clearly established, buildings shall be built to  
2 within 10 feet of property lines.

3 **c. Building orientation.** Buildings shall be oriented so that the principal facade  
4 is parallel or nearly parallel to the streets they face. On corner sites, buildings  
5 shall occupy the corner. [6.05.33.F.10]

6 **d. Entry.** Walkways separate from driveways shall lead to front doors where  
7 practical. [6.05.33.F.11]

8 **e. Parking.** Parking and other non-habitable areas may comprise the first two  
9 floors of a mixed-use structure. Off-street parking areas shall be connected  
10 by walkways to the buildings they serve and comply with the following:  
11 [6.05.33.F.9]

12 **1. Residential.** Parking for residential uses shall be located in the rear yard  
13 or within a garage. Any front facing attached garage shall be set back at  
14 least 10 feet from the primary front facade and not exceed 25 percent of  
15 that façade [area?] if the lot width is greater than 40 feet.

16 **2. Parking structures.** Access to parking structures shall be limited to the  
17 side or rear of the structures and their street facades shall be concealed  
18 by liner buildings or be screened so as to provide the appearance of being  
19 an occupied use; i.e., with articulated building fronts, windows, etc.

20 **f. Screening.** All service and loading areas and outdoor storage shall be  
21 entirely screened from off-site view by opaque fencing consisting of chain link  
22 fence with slats or privacy fence of wood, PVC, or vinyl, or by concrete or  
23 stucco walls. [6.05.33.F.7] [6.07.02.1.5]

24 **g. Signs.** Site signage is limited to one freestanding monument sign per  
25 development parcel, scaled primarily for pedestrians, and not to exceed 100  
26 square feet in area and 12 feet in height, except for multi-tenant development  
27 where the sign may be up to 300 square feet. Sign colors, materials, and  
28 lighting shall avoid adverse visual impacts on surrounding properties. Wall  
29 signs shall not obstruct design details, windows, or cornices of the buildings  
30 to which they are attached. For individual tenants in a multi-tenant  
31 development, wall signs shall not exceed 20 square feet per sign. [6.07.02.1.8]

32 **h. Resource protection.**

33 **1. Natural features.** Natural features shall be protected and integrated into  
34 site design and development where possible. [6.07.02.1.6]

35 **2. Shorelines.** Natural vegetated shoreline erosion control solutions shall be  
36 implemented where there is a high likelihood of success and  
37 effectiveness. County evaluation of shoreline protection shall consider  
38 bathymetry, wave climate, sediment quality, and adjacent and surrounding  
39 shorelines. [6.05.33.G.2]

40 **3. Septic tanks.** If septic tanks are permitted they shall be located at least  
41 100 feet from the mean high water line (MHWL) of the bayou.  
42 [6.05.33.G.4]



- 1           **i. Dock materials.** All docks, bulkheads, and seawalls constructed of treated  
2 wood products should use products registered for marine use by the U.S.  
3 Environmental Protection Agency or the Florida Department of Agriculture  
4 and Consumer Services. Other recommended materials include concrete,  
5 coated steel, recycled plastic, PVC, vinyl, and fiberglass. [6.05.33.F.8]

6 **Sec. 3-3.4   Brownsville Overlay (Brn-OL).** [6.07.03]

7 **(a) Purpose.** The Brownsville Overlay (Brn-OL) district establishes supplemental land  
8 use regulations to support the objectives of the adopted Brownsville area community  
9 redevelopment plan. The intent of the additional land use controls is to enhance the  
10 character of an area undergoing revitalization, support existing commercial corridors,  
11 and protect the unique and historic character of the Brownsville community.

12 **(b) Permitted uses.** Within the Brn-OL district, for any mix of permitted residential and  
13 non-residential uses within the same building, the non-residential uses shall occupy  
14 the first or bottom floors and the residential uses shall occupy the second or upper  
15 floors.

16 **(c) Conditional uses.** The Brn-OL district does not modify the conditional uses of any  
17 underlying zoning districts except for those uses prohibited by the overlay.

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

20       **(1) Billboards.**

21       **(2) Manufactured (mobile) homes, and manufactured home subdivisions and parks.**

22 **(e) Site and building requirements.** The following site and building requirements  
23 apply only to non-residential uses within the Brn-OL district:

24 **(1) Structure height.** . No structure height shall exceed 45 feet above highest  
25 adjacent grade. Any lower height required by use or underlying zoning district  
26 shall govern.

27 **(2) Materials and detailing.** New structures, additions, and renovations shall use  
28 materials and detailing that maintain the distinct character and harmony of the  
29 redevelopment district. Vinyl or metal siding is prohibited on the primary facades  
30 of buildings adjacent to public rights-of-way. Accessory structures shall use the  
31 same or similar materials, color, and style of the primary structure's façade if  
32 visible from a public way.

33 **(3) Setbacks.** New construction along Mobile Highway or Cervantes Street shall be  
34 set back a distance similar to that of adjacent buildings unless customer parking  
35 is provided adjacent to the street in support of CPTED principles. Exceptions  
36 may be granted if the setback is pedestrian oriented and contributes to the  
37 quality and character of the streetscape.

38 **(4) Facades.**

- 1           **a. Front facades.** Front building facades more than 80 feet in width shall be  
2 divided into increments by changes in materials, bay windows, wall offsets, or  
3 similar methods.
- 4           **b. Rear façade.** A minimum of 15 feet of a building's rear façade facing a public  
5 right of way, parking area, or open space shall consist of transparent  
6 materials, not including reflective glass.

7 **(5) Natural features.** Natural features shall be protected and integrated into site  
8 design and development where possible.

9 **(6) Signs.** Site signage is limited to one freestanding monument sign per  
10 development parcel, scaled primarily for pedestrians, and not to exceed 100  
11 square feet in area and 12 feet in height, except for multi-tenant development  
12 where the sign may be up to 300 square feet. Sign colors, materials, and lighting  
13 shall avoid adverse visual impacts on surrounding properties. Wall signs shall  
14 not obstruct design details, windows, or cornices of the buildings to which they  
15 are attached. For individual tenants in a multi-tenant development, wall signs  
16 shall not exceed 20 square feet per sign.

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

21 **(8) Parking.** Off-street parking shall be located in the rear. If the lot orientation  
22 cannot accommodate adequate rear parking, parking may be located on the side.

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

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

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

35 **Sec. 3-3.5 Englewood Overlay (Eng-OL). [6.07.04]**

36 **(a) Purpose.** The Englewood Overlay (Eng-OL) district establishes supplemental land  
37 use regulations to support the objectives of the adopted Englewood area community  
38 redevelopment plan. The intent of the additional land use controls is to enhance the  
39 character of an area undergoing revitalization, support existing commercial areas,  
40 and protect the unique and historic character of the Englewood neighborhood.

41 **(b) 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 floors and the residential uses shall occupy the second or upper  
2 floors.

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

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

7 **(1) Billboards.**

8 **(2) Manufactured (mobile) homes, and manufactured home subdivisions and parks.**

9 **(e) Non-residential site and building requirements.** The following non-residential  
10 site and building requirements apply within the Eng-OL district

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

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

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

26 **(4) Facades.**

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

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

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

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

1 **(7) Signs.** Site signage is limited to one freestanding monument sign per  
2 development parcel, scaled primarily for pedestrians, and not to exceed 100  
3 square feet in area and 12 feet in height, except for multi-tenant development  
4 where the sign may be up to 300 square feet. Sign colors, materials, and lighting  
5 shall avoid adverse visual impacts on surrounding properties. Wall signs shall  
6 not obstruct design details, windows, or cornices of the buildings to which they  
7 are attached. For individual tenants in a multi-tenant development, wall signs  
8 shall not exceed 20 square feet per sign.

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

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

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

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

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

31 **Sec. 3-3.6 Palafox Overlay (Pfox-OL). [6.07.05]**

32 **(a) Purpose.** The Palafox Overlay (Pfox-OL) district establishes supplemental land use  
33 regulations to support the objectives of the adopted Palafox area community  
34 redevelopment plan. The intent of the additional land use controls is to enhance the  
35 character of an area undergoing revitalization and support a mix of commercial,  
36 industrial, and residential uses within the Palafox area.

37 **(b) Permitted uses.** Within the Pfox-OL district, for any mix of permitted residential  
38 and non-residential uses within the same building, the non-residential uses shall  
39 occupy the first or bottom floor and the residential uses shall occupy the second or  
40 upper floors.

41 **(c) Conditional uses.** The Pfox-OL district does not modify the conditional uses of  
42 any underlying zoning districts.

- 1 **(d) Prohibited uses.** The following uses are prohibited in the Pfox-OL district  
2 regardless of their status in any underlying zoning district:
- 3 **(1)** Manufactured (mobile) homes. The construction of modular homes is not  
4 prohibited.
- 5 **(2)** Manufactured (mobile) home subdivisions and parks.
- 6 **(e) Non-residential site and building requirements.** The following non-residential  
7 site and building requirements apply within the Pfox-OL district
- 8 **(1) Structure height.** New or redeveloped buildings, or building additions, shall  
9 complement the existing pattern of building heights. No structure shall exceed  
10 45 feet in height and any lower height required by the underlying zoning district  
11 shall govern.
- 12 **(2) Materials and detailing.** New structures, additions and renovations shall be  
13 constructed to be long-lasting and use materials and detailing that maintain the  
14 distinct character and harmony of the Brownsville Community Redevelopment  
15 District. Vinyl or metal siding is prohibited on the primary facades of buildings  
16 adjacent to public rights-of-way. All accessory structures shall use the same  
17 materials, color, and/or style of the primary façade if visible from a public way.
- 18 **(3) Setbacks.** New construction shall be set back a distance similar to that of  
19 adjacent buildings unless customer parking is provided adjacent to the street in  
20 support of CPTED principles. Exceptions may be granted if the setback is  
21 pedestrian oriented and contributes to the quality and character of the  
22 streetscape.
- 23 **(4) Facades.**
- 24 **a. Front facades.** A front building facade more than 80 feet in width shall be  
25 divided into increments by changes in materials, bay windows, wall offsets, or  
26 similar methods.
- 27 **b. Rear façade.** A minimum of 15 feet of a building's rear façade facing a public  
28 right of way, parking area, or open space shall consist of transparent  
29 materials, not including reflective glass.
- 30 **(5) Natural features.** Natural features shall be protected and integrated into site  
31 design and development where possible. The applicant shall demonstrate how  
32 the development protects and incorporates existing vegetation.
- 33 **(6) Landscaping.** Water conservation is encouraged through proper landscape  
34 plant selection, installation and maintenance practices. Native plant species are  
35 required. All non-residential development applications shall include a landscape  
36 plan as part of compliance review. The plan shall include the areas of natural  
37 vegetation to be protected, location and species of all plants to be installed, and  
38 an irrigation plan.
- 39 **(7) Signs.** Site signage is limited to one freestanding monument sign per  
40 development parcel, scaled primarily for pedestrians, and not to exceed 100  
41 square feet in area and 12 feet in height, except for multi-tenant development

1 where the sign may be up to 300 square feet. Sign colors, materials, and lighting  
2 shall avoid adverse visual impacts on surrounding properties. Wall signs shall  
3 not obstruct design details, windows, or cornices of the buildings to which they  
4 are attached. For individual tenants in a multi-tenant development, wall signs  
5 shall not exceed 20 square feet per sign.

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

11 **(9) Parking.** Parking in the overlay district must adequately serve the users without  
12 detracting from the compact design that makes it a successful commercial  
13 center. Off-street parking must be located in the rear. If the lot orientation  
14 cannot accommodate adequate rear parking, parking on the side would then be  
15 permitted.

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

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

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

28 **Sec. 3-3.7 Scenic Highway Overlay (SH-OL). [6.07.06]**

29 **(a) Purpose.** The Scenic Highway Overlay (SH-OL) district establishes supplemental  
30 land use regulations to support the Pensacola Scenic Bluffs Highway Master Plan.  
31 The intent of the additional land use controls is to further the objectives of the plan,  
32 especially its protection of the unique scenic vista and environmental resources of  
33 the U.S. Highway 90 corridor and adjacent Escambia Bay shoreline. Controls  
34 established by the overlay work to alleviate the harmful effects of erosion and runoff  
35 caused by clearing natural vegetation and changing existing contours within the  
36 corridor, and to preserve the bluffs, wetland areas and scenic views along the bay  
37 for continued public access to and enjoyment of those views.

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

- 1 **(c) Permitted uses.** All of the uses permitted within the underlying zoning districts are  
2 permitted, subject to the site and building requirements of the overlay district.
- 3 **(d) Site and building requirements.**
- 4 **(1) Structure height.** Structures between Scenic Highway and Escambia Bay shall  
5 have a maximum height of 35 feet as measured from the highest adjacent grade.  
6 Non-residential uses may exceed the height limit if granted conditional use  
7 approval by the Board of Adjustment. In addition to the other conditional use  
8 criteria, the requested height must be found not to interfere with the scenic  
9 attractiveness of the location as viewed from any plausible direction, and for  
10 every two feet in height over 35 feet, there shall be an additional one foot of front  
11 and side setback at the ground level.
- 12 **(2) Lot coverage.** Maximum land area coverage by all structures, parking areas,  
13 driveways and other impervious surfaces shall not exceed 50 percent of the  
14 gross site area.
- 15 **(3) Setback.** All structures shall be located a minimum of 50 feet from the Scenic  
16 Highway right-of-way unless precluded by lot configuration or topography.
- 17 **(4) Building separation.** The minimum distance between structures shall be 15  
18 feet, and there shall be at least 100 feet between single-family dwellings and  
19 multi-family dwellings, residential group living, or public lodging.
- 20 **(5) Multi-use path.** Based on the corridor management plan, a multi-use path on  
21 the east side of Scenic Highway is intended to run the full length of the corridor  
22 within the right-of-way, but at the maximum distance possible from the roadway  
23 pavement. Developers of property within the overlay are encouraged to  
24 maximize the innovative integration of a path extension into their development,  
25 but outside of the right-of-way on public property or on easements donated by  
26 private property owners.
- 27 **(6) Tree protection.**
- 28 **a.** A canopy tree protection zone is hereby established for all land within 20 feet  
29 of the right of way of Scenic Highway and Highway 90 from the Pensacola  
30 city limit to the Santa Rosa County line. No person or agency shall cut,  
31 remove, trim or in any way damage any tree in the canopy tree protection  
32 zone without a permit. Except in unique cases, permitted pruning shall not  
33 remove more than 30 percent of the existing tree material. Utility companies  
34 are not permitted to prune more than 30 percent of the existing tree canopy.
- 35 **b.** Heritage Oak trees shall be preserved.
- 36 **c.** Clearing of natural vegetation within the corridor shall require a land  
37 disturbance permit and is generally prohibited except for the minimum area  
38 needed for construction of allowable structures or view enhancement.
- 39 **(7) Landscaping.** For developments otherwise subject to LDC landscaping  
40 requirements, a minimum 10-foot wide landscaped strip shall be required along  
41 any Scenic Highway frontage, and shall contain one tree for every 35 linear feet  
42 of frontage. The trees shall be of sufficient height at planting such that a six-foot

1 view shed exists at planting. Preservation of existing plant communities within the  
2 required landscaped areas can be used to satisfy these requirements.

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

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

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

- 17 a. The location shall afford maximum views of the bay from the street right-of-  
18 way.
- 19 b. The location shall minimize impact on the natural bluff and plant material  
20 (other than pruning to enhance views).
- 21 c. Provide underground utilities.

22 **Sec. 3-3.8 Warrington Overlay (Warr-OL). [6.07.01]**

23 **(a) Purpose.** The Warrington Overlay (Warr-OL) district establishes supplemental land  
24 use regulations to support the objectives of the adopted Warrington area community  
25 redevelopment plan. The intent of the additional land use controls is to enhance the  
26 character of an area undergoing revitalization, especially along those commercial  
27 corridors that provide primary access or gateways to the adjoining military  
28 installations within the Warrington area.

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

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

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

- 37 **(1)** Portable food vendors.
- 38 **(2)** Manufactured (mobile) homes. The construction of modular homes is not  
39 prohibited.
- 40 **(3)** Manufactured (mobile) home subdivisions or parks.



- 1 **(e) Non-residential site and building requirements.** The site and building  
2 requirements of non-residential uses within the Warr-OL are modified as follows:
- 3 **(1) Structure height.** New buildings, additions and redeveloped buildings shall  
4 complement the existing pattern of building heights. No structure shall exceed  
5 45 feet in height and any lower height required by the underlying zoning district  
6 shall govern.
- 7 **(2) Setbacks.** New construction must maintain the existing alignment of facades  
8 along the street front. Exceptions may be granted if the setback is pedestrian  
9 oriented and contributes to the quality and character of the streetscape.
- 10 **(3) Materials and detailing.** New structures, additions and renovations shall be  
11 constructed to be long-lasting and use materials and detailing that maintain the  
12 distinct character and harmony of the Warrington Community Redevelopment  
13 District. Vinyl or metal siding is prohibited on the primary facades of buildings  
14 adjacent to public rights-of-way. All accessory structures shall use the same  
15 materials, color, and/or style of the primary façade if visible from a public way.
- 16 **(4) Facades.**
- 17 **a. Front façade.** A front building facade more than 80 feet in width shall be  
18 divided into increments by changes in materials, bay windows, wall offsets, or  
19 similar methods.
- 20 **b. Rear façades.** A minimum of 15 feet of a building's rear façade facing a  
21 public right of way, parking area, or open space shall consist of transparent  
22 materials, not including reflective glass.
- 23 **(5) Awnings.** Awnings are encouraged to enhance the character of Warrington  
24 while providing sun protection for display windows, shelter for pedestrians, and a  
25 sign panel for businesses.
- 26 **(6) Natural features.** Natural features shall be protected and integrated into site  
27 design/development where possible. The applicant shall demonstrate how the  
28 development protects and incorporates existing vegetation.
- 29 **(7) Landscaping.** Water conservation is encouraged through proper landscape  
30 plant selection, installation and maintenance practices. Native plant species are  
31 required. All non-residential development applications shall include a landscape  
32 plan as part of compliance review. The plan shall include the areas of natural  
33 vegetation to be protected, location and species of all plants to be installed, and  
34 an irrigation plan.
- 35 **(8) Buffers and screening of outdoor storage.** All outside storage must be  
36 screened from public view. The screening must use the same materials, color,  
37 and/or style as the primary building for architectural compatibility with the primary  
38 building and the building it is adjacent to. If the outside storage area is separate  
39 from the building it serves the following shall apply:
- 40 **1. Type.** Only fences constructed of legitimate fencing materials (may or may  
41 not be opaque) or masonry, concrete or stucco walls may supplement buffers.

1 Specifically, garage doors and sheets of roofing material do not qualify for  
2 fencing or wall materials.

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

6 **(9) Signs.** Site signage is limited to one freestanding monument sign per  
7 development parcel, scaled primarily for pedestrians, and not to exceed 100  
8 square feet in area and 12 feet in height, except for multi-tenant development  
9 where the sign may be up to 300 square feet. Sign colors, materials, and lighting  
10 shall avoid adverse visual impacts on surrounding properties. Wall signs shall  
11 not obstruct design details, windows, or cornices of the buildings to which they  
12 are attached. For individual tenants in a multi-tenant development, wall signs  
13 shall not exceed 20 square feet per sign.

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

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

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

25 **a. Landscaping.** A minimum 10-foot wide landscaped strip is required on all  
26 roadway frontages. The strip shall contain one tree and 10 shrubs for every  
27 35 linear feet of frontage. Preservation of existing plants within the required  
28 landscaped areas can be used to satisfy this requirement. Buffers required  
29 adjacent to residential districts shall include a minimum of two trees and 15  
30 shrubs for every 35 linear feet of required buffer length.

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

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

- 1     **d. Irrigation system.** An irrigation system shall be installed for all landscaped  
2     areas of the site. All systems shall include rain sensors and all system  
3     materials used shall be ASTM approved.
- 4     **e. Existing development.** Any change of use to a HC/LI use within the overlay  
5     district must meet the above standards.
- 6     **f. Rezonings.** Rezoning of Commercial zoned property to a more intense  
7     zoning district is prohibited if located on an arterial roadway.

DRAFT

1 **Article 4 Perdido Key districts.**

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

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

9 **Sec. 3-4.2 Low Density Residential district, Perdido Key (LDR-PK). [R-1PK]**

10 **(a) Purpose.** The Low Density Residential (LDR-PK) district establishes appropriate  
11 areas and land use regulations for residential uses at low densities and non-  
12 residential uses that are compatible with the residential neighborhoods and natural  
13 resources of the island. [6.05.06]

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

16 **(1) Residential.**

17 1. Single-family dwellings, attached or detached, including townhouses but  
18 excluding manufactured (mobile) homes.

19 2. Two-family and multi-family dwellings.

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

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

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

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

25 b. Places of worship.

26 c. Public utility structures, excluding telecommunications towers.

27 d. Warehousing or maintenance facilities for government agencies or for public  
28 utilities.

29 See also conditional uses in this district.

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

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

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-PK district:

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

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

- 1 a. Emergency service facilities, including law enforcement, fire fighting, and  
2 medical assistance.
- 3 b. Public utility structures exceeding the district structure height limit, excluding  
4 telecommunications towers.
- 5 **(3) Recreation and entertainment.**
- 6 a. Golf courses, tennis centers, swimming pools and similar active outdoor  
7 recreational facilities, including associated country clubs.
- 8 b. Parks, public.
- 9 c. Recreational facilities, public.
- 10 **(d) Site and building requirements.** The following site and building requirements  
11 apply to uses within the LDR-PK district:
- 12 **(1) Density.** A maximum density of two dwelling units per acre.
- 13 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 14 **(3) Structure height.** A maximum building height of 35 feet above the habitable first  
15 floor. However, the roof of an accessory boathouse shall not exceed 20 feet  
16 above mean sea level.
- 17 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 18 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
19 20 feet at the street right-of-way, the following minimum lot widths are required:
- 20 a. **Single-family detached.** Forty feet at both the street right-of-way and front  
21 building line for single-family detached dwellings.
- 22 b. **Two-family.** Fifty feet at the street right-of-way and 80 feet at the front  
23 building line for two-family dwellings.
- 24 c. **Townhouses and other.** One hundred feet at the front building line for  
25 townhouse groups and multi-family dwellings. No minimum lot width required  
26 by zoning for other uses.
- 27 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent  
28 maximum semi-impervious and impervious cover) for all uses, and minimum  
29 open space of 35 percent of total parcel area.
- 30 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 31 a. **Front and rear.** Twenty-five feet in the front. Ten percent of the lot depth in  
32 the rear, but not required to exceed 25 feet.
- 33 b. **Sides.** Ten feet at each end unit of a townhouse group. On each side of all  
34 other structures, five feet or 10 percent of the lot width at the front building  
35 line, whichever is greater, but not required to exceed 15 feet.
- 36 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
37 regulations and standards.

1 **Sec. 3-4.3 Medium Density Residential district, Perdido Key (MDR-PK). [R-2PK]**

2 **(a) Purpose.** The Medium Density Residential (MDR-PK) district establishes  
3 appropriate areas and land use regulations for residential uses at medium densities  
4 and non-residential uses that are compatible with the residential neighborhoods and  
5 natural resources of the island. [6.05.08]

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

8 **(1) Residential.**

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

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

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

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

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

15 a. Kindergartens.

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

18 c. Places of worship.

19 d. Public utility structures, excluding telecommunications towers.

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

22 See also conditional uses in this district.

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

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

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

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

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

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

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

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

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

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

31 **Sec. 3-4.4 High Density Residential district, Perdido Key (HDR-PK). [R-3PK]**

32 **(a) Purpose.** The High Density Residential (HDR-PK) district establishes appropriate  
33 areas and land use regulations for residential uses at high densities with compatible  
34 low intensity office and other retail service facilities. [6.05.10]

35 **(b) Permitted uses.** Permitted uses within the HDR-PK district are limited to the  
36 following:

37 **(1) Residential.**

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



- 1           **b.** Parks, public.
- 2           **c.** Recreation facilities, public.
- 3 **(d) Site and building requirements.** The following site and building requirements  
4 apply to uses within the HDR-PK district:
- 5 **(1) Density.** A maximum density of 12 dwelling units per acre.
- 6 **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 7 **(3) Structure height.** A maximum building height of eight stories or two stories less  
8 than any adjacent building greater than eight stories that existed on June 1,  
9 1997, whichever is greater.
- 10 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 11 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
12 20 feet at the street right-of-way, the following minimum lot widths are required:
- 13       **a. Single-family detached.** Forty feet at both the street right-of-way and front  
14 building line for single-family detached dwellings.
- 15       **b. Two-family.** Fifty feet at the street right-of-way and 80 feet at the front  
16 building line for two-family dwellings.
- 17       **c. Townhouses and other.** One hundred feet at the front building line for  
18 townhouse groups and multi-family dwellings. No minimum lot width required  
19 by zoning for other uses.
- 20 **(6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent  
21 maximum semi-impervious and impervious cover) for all uses, and minimum  
22 open space of 35 percent of total parcel area.
- 23 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 24       **a. Front and rear.** Twenty feet in the front. Ten percent of the lot depth in the  
25 rear, but not required to exceed 25 feet.
- 26       **b. Sides.** Ten feet at each end unit of a townhouse group. On each side of all  
27 other structures, five feet or 10 percent of the lot width at the front building  
28 line, whichever is greater, but not required to exceed 15 feet.
- 29 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development  
30 regulations and standards.

31 **Sec. 3-4.5 Commercial district, Perdido Key (Com-PK). [C-1PK]**

- 32 **(a) Purpose.** The Commercial district (Com-PK) establishes appropriate areas and  
33 land use regulations primarily for the retailing of commodities and selected services.  
34 The regulations are intended to permit and encourage essential neighborhood  
35 commercial uses while protecting nearby residential properties from adverse impacts  
36 of commercial activity. [6.05.15]
- 37 **(b) Permitted uses.** Permitted uses within the Com-PK district are limited to the  
38 following:

1 **(1) Residential.**

- 2 a. Single-family dwellings, attached or detached, including townhouses but  
3 excluding manufactured (mobile) homes.  
4 b. Two-family and multi-family dwellings.

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

9 **(3) Retail services.**

- 10 a. Motor vehicle service and repair, including fuel sales, but excluding paint and  
11 body work and any outdoor work or storage.  
12 b. Bed and breakfast inns.  
13 c. Child care facilities.  
14 d. Personal services, including those of beauty shops, health clubs, pet  
15 groomers, dry cleaners and tattoo parlors.  
16 e. Professional services, including those of realtors, bankers, accountants,  
17 engineers, architects, dentists, physicians, and attorneys.  
18 f. Restaurants. Those selling alcoholic beverages for on-premise consumption  
19 shall be at least 100 feet from any residential zoning district (LDR-PK, MDR-  
20 PK, and HDR-PK) as measured between the exterior wall of the restaurant  
21 and the boundary of the residential zoning.

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

- 23 a. Educational facilities, including K-12.  
24 b. Offices for government agencies or public utilities, small scale (gross floor  
25 area 6000 sq.ft. or less per lot).  
26 c. Kindergartens.  
27 d. Places of worship.  
28 e. Public utility structures, excluding telecommunications towers.  
29 f. Warehousing or maintenance facilities for government agencies or for public  
30 utilities.

31 See also conditional uses in this district.

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

- 33 a. Bars and nightclubs at least 100 feet from any residential zoning district  
34 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of  
35 the business and the boundary of the residential zoning.

- 36 b. Marinas, private and commercial.

37 See also conditional uses in this district.

- 1       **(6) Other uses.** [reserved]
- 2       **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
3       the BOA may conditionally allow the following uses within the Com-PK district:
- 4       **(1)** Campgrounds and recreational vehicle parks on lots five acres or larger.
- 5       **(2)** Other commercial recreation, entertainment, or amusement facilities not among  
6       the permitted uses of the district, including those for tennis, golf and miniature  
7       golf, pinball and other arcade amusements, bingo, waterslides, and amusement  
8       rides, but excluding off-highway vehicle uses, outdoor shooting ranges, and  
9       motorsports facilities. Carnival-type amusements shall be at least 500 feet from  
10       any residential district.
- 11       **(d) Site and building requirements.** The following site and building requirements  
12       apply to uses within the Com-PK district:
- 13       **(1) Density.** A maximum density of three dwelling units per acre. Density may be  
14       increased or decreased by density transfer to or from other commercially zoned  
15       Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK). Transfers are limited  
16       to contiguous land (exclusive of public streets) under unified control and may  
17       occur across public streets, excluding transfers to any parcels south of Perdido  
18       Key Drive.
- 19       **(2) Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- 20       **(3) Structure height.** A maximum building height of four stories
- 21       **(4) Lot area.** No minimum lot area unless prescribed by use.
- 22       **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
23       20 feet at the street right-of-way, the following minimum lot widths are required:
- 24       a. **Single-family detached.** Forty feet at both the street right-of-way and front  
25       building line for single-family detached dwellings.
- 26       b. **Two-family.** Fifty feet at the street right-of-way and 80 feet at the front  
27       building line for two-family dwellings.
- 28       c. **Multi-family and other.** One hundred feet at the front building line for  
29       townhouse groups and three-family (triplex) and four-family (quadruplex)  
30       dwellings. No minimum lot width required by zoning for other dwellings or  
31       non-residential uses.
- 32       **(6) Lot coverage.**
- 33       a. **Pervious area.** Minimum pervious lot coverage of 25 percent (75 percent  
34       maximum semi-impervious and impervious cover) for all uses.
- 35       b. **Building area.** All principal and accessory buildings on a lot shall not exceed  
36       25 percent lot coverage if the height of any building is two and one-half  
37       stories or more. If the lot is divided by any public right-of-way, the coverage  
38       limit applies to each portion separately unless the dividing right-of-way  
39       creates public access to a waterway. If such access is created, coverage

1 shall be based on the entire parcel area less the area of the dividing right-of-  
2 way.

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

4 **a. Front and rear.** Twenty feet in the front for all single-family, two-family,  
5 three-family (triplex), and four-family (quadruplex) dwellings, but 15 feet for all  
6 other dwellings and any non-residential uses. Fifteen feet in the rear for all  
7 uses.

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

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

15 **Sec. 3-4.6 Commercial Core district, Perdido Key (CC-PK). [CCPK]**

16 **(a) Purpose.** The Commercial Core (CC-PK) district establishes appropriate areas and  
17 land use regulations primarily for intense residential development and retailing of  
18 resort-related commodities and services. The regulations are intended to permit and  
19 encourage mixed-use development, including residential and lodging uses at high  
20 densities, and commercial uses associated with resort areas. [6.05.15.01]

21 **(b) Permitted uses.** Permitted uses within the Com-PK district are limited to the  
22 following:

23 **(1) Residential.**

24 **a.** Single-family dwellings, attached or detached, including townhouses but  
25 excluding manufactured (mobile) homes.

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

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

31 **(3) Retail services.**

32 **a.** Motor vehicle service and repair, including fuel sales, but excluding paint and  
33 body work and any outdoor work or storage.

34 **b.** Bed and breakfast inns.

35 **c.** Child care facilities.

36 **d.** Hotels and motels, including condo-hotels, at a maximum density of 25 units  
37 per acre.

38 **e.** Personal services, including those of beauty shops, health clubs, pet  
39 groomers, dry cleaners and tattoo parlors.

- 1 f. Professional services, including those of realtors, bankers, accountants,  
2 engineers, architects, dentists, physicians, and attorneys.
- 3 g. Restaurants. Those selling alcoholic beverages shall be at least 100 feet  
4 from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)  
5 measured as the shortest distance between any exterior wall of the restaurant  
6 and the boundary line of the residential zoning.

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

- 8 a. Educational facilities, including K-12.
- 9 b. Offices for government agencies or public utilities, small scale (gross floor  
10 area  $\leq$  6000 sq.ft. per lot).
- 11 c. Kindergartens.
- 12 d. Places of worship.
- 13 e. Public utility structures, excluding telecommunications towers.
- 14 f. Warehousing or maintenance facilities for government agencies or for public  
15 utilities.

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

- 17 a. Bars and nightclubs at least 100 feet from any residential zoning district  
18 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of  
19 the business and the boundary of the residential zoning.
- 20 b. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 21 c. Marinas, private and commercial.
- 22 d. Other commercial recreation, entertainment, or amusement facilities,  
23 including those for tennis, golf and miniature golf, pinball and other arcade  
24 amusements, bingo, waterslides, and amusement rides, but excluding off-  
25 highway vehicle uses, outdoor shooting ranges, and motorsports facilities.  
26 Carnival-type amusements shall be at least 500 feet from any residential  
27 district.

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

29 **(c) Conditional uses.** No conditional uses within the CC-PK district.

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

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

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

- 1 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.
- 2 **(3) Structure height.** A maximum building height of 30 stories for hotels and 20
- 3 stories for all other buildings.
- 4 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 5 **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of
- 6 20 feet at the street right-of-way, the following minimum lot widths are required:
- 7 **a. Single-family detached.** Forty feet at both the street right-of-way and front
- 8 building line for single-family detached dwellings.
- 9 **b. Two-family.** Fifty feet at the street right-of-way and 80 feet at the front
- 10 building line for two-family dwellings.
- 11 **c. Townhouses and other.** One hundred feet at the front building line for
- 12 townhouse groups. No minimum lot width required by zoning for multi-family
- 13 dwellings or other uses.
- 14 **(6) Lot coverage.**
- 15 **Pervious area.** Minimum pervious lot coverage of 30 percent (70 percent
- 16 maximum semi-impervious and impervious cover) for all single-family
- 17 (attached or detached), two-family, and triplex and quadruplex forms of multi-
- 18 family dwellings. For all other uses, minimum pervious lot coverage of 20
- 19 percent (80 percent maximum semi-impervious and impervious cover)
- 20 **(7) Structure setbacks.** For all principal structures, minimum setbacks are:
- 21 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear
- 22 **b. Sides.** Ten feet at each end unit of a townhouse group and 10 feet on any
- 23 side of a structure abutting a residential district if that side is not separated
- 24 from the residential district by a public street, body of water, or similar
- 25 manmade or natural buffer. On all other sides and for all other structures, five
- 26 feet or 10 percent of the lot width at the front building line, whichever is
- 27 greater, but not required to exceed 15 feet.
- 28 **(8) Other requirements.** Refer to chapters 4 and 5 for additional development
- 29 regulations and standards.

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

31 **(a) Purpose.** The Commercial Gateway (CG-PK) district establishes appropriate areas

32 and lands use regulations for gateways into Perdido Key. The intent is to provide an

33 identity to the Key as a visually attractive, family style, resort community. The district

34 is characterized by resort-related commercial uses, including hotels and motels, as

35 well as high density residential development. [6.05.15.02]

36 **(b) Permitted uses.** Permitted uses within the Com-PK district are limited to the

37 following:

38 **(1) Residential.**

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

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

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

8 **(3) Retail services.**

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

11 b. Bed and breakfast inns.

12 c. Child care facilities.

13 d. Hotels and motels, including condo-hotels, at a maximum density of 25 units  
14 per acre.

15 e. Personal services, including those of beauty shops, health clubs, pet  
16 groomers, dry cleaners and tattoo parlors.

17 f. Professional services, including those of realtors, bankers, accountants,  
18 engineers, architects, dentists, physicians, and attorneys.

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

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

24 a. Educational facilities, including K-12.

25 b. Offices for government agencies or public utilities, small scale (gross floor  
26 area  $\leq$  6000 sq.ft. per lot).

27 c. Kindergartens.

28 d. Places of worship.

29 e. Public utility structures, excluding telecommunications towers.

30 f. Warehousing or maintenance facilities for government agencies or for public  
31 utilities.

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

33 a. Bars and nightclubs at least 100 feet from any residential zoning district  
34 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of  
35 the business and the boundary of the residential zoning.

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

37 c. Marinas, private and commercial.

1           **d.** Other commercial recreation, entertainment, or amusement facilities,  
2           including those for tennis, golf and miniature golf, pinball and other arcade  
3           amusements, bingo, waterslides, and amusement rides, but excluding off-  
4           highway vehicle uses, outdoor shooting ranges, and motorsports facilities.  
5           Carnival-type amusements shall be at least 500 feet from any residential  
6           district.

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

8           **(c) Conditional uses.** No conditional uses within the CG-PK district.

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

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

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

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

20          **(3) Structure height.** A maximum building height of 10 stories

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

22          **(5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of  
23          20 feet at the street right-of-way, the following minimum lot widths are required:

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

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

28               **c. Townhouses and other.** One hundred feet at the front building line for  
29               townhouse groups. No minimum lot width required by zoning for multi-family  
30               dwellings or other uses.

31          **(6) Lot coverage.**

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

36               **b. Building area.** The maximum area of a development parcel occupied by all  
37               principal and accessory buildings is limited by the height of the highest  
38               building according to the following table:



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

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

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

- a. Front and rear.** Twenty feet in the front and 15 feet in the rear.
- b. Sides.** Ten feet on any side of a structure abutting a residential district if that side is not separated from the residential district by a public street, body of water, or similar manmade or natural buffer. Five feet on all other sides and for all other structures.

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

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

**(a) Purpose.** The Planned Resort (PR-PK) district establishes appropriate areas and land use regulations for large-scale planned resorts. The district allows for destination-type mixed uses that include residential and hotel development and supporting recreational and commercial facilities, all developed within a master planned area that includes extensive open space, adequate internal pedestrian and bicycle circulation, creative design, resort-related amenities, and adequate buffering. [6.05.15.03]

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

**(1) Residential.**

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

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

**(3) Retail service.**

- 1 a. Motor vehicle service and repair, including fuel sales, but excluding paint and  
2 body work and any outdoor work or storage.
- 3 b. Bed and breakfast inns.
- 4 c. Child care facilities.
- 5 d. Hotels and motels, including condo-hotels, at a maximum density of 25 units  
6 per acre.
- 7 e. Personal services, including those of beauty shops, health clubs, pet  
8 groomers, dry cleaners and tattoo parlors.
- 9 f. Professional services, including those of realtors, bankers, accountants,  
10 engineers, architects, dentists, physicians, and attorneys.
- 11 g. Restaurants. Those selling alcoholic beverages shall be at least 100 feet  
12 from any residential zoning district (LDR-PK, MDR-PK, and HDR-PK)  
13 measured as the shortest distance between any exterior wall of the restaurant  
14 and the boundary line of the residential zoning.

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

- 16 a. Educational facilities, including K-12.
- 17 b. Offices for government agencies or public utilities, small scale (gross floor  
18 area 6000 sq.ft. or less per lot).
- 19 c. Kindergartens.
- 20 d. Places of worship.
- 21 e. Public utility structures, excluding telecommunications towers.
- 22 f. Warehousing or maintenance facilities for government agencies or for public  
23 utilities.

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

- 25 a. Bars and nightclubs at least 100 feet from any residential zoning district  
26 (LDR-PK, MDR-PK, and HDR-PK) as measured between the exterior wall of  
27 the business and the boundary of the residential zoning.
- 28 b. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 29 c. Marinas, private and commercial.
- 30 d. Other commercial recreation, entertainment, or amusement facilities,  
31 including those for tennis, golf and miniature golf, pinball and other arcade  
32 amusements, bingo, waterslides, and amusement rides, but excluding off-  
33 highway vehicle uses, outdoor shooting ranges, and motorsports facilities.  
34 Carnival-type amusements shall be at least 500 feet from any residential  
35 district.

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

- 1 **(c) Conditional uses.** No conditional uses within the PR-PK district.
- 2 **(d) Site and building requirements.** The following site and building requirements  
3 apply to uses within the PR-PK district:
- 4 **(1) Density.** A maximum density of 5 units per acre or 25 lodging units per acre, or  
5 any combination of dwelling and lodging such that one dwelling unit equals five  
6 lodging units.
- 7 Density may be increased or decreased by density transfer to or from other  
8 commercially zoned Perdido Key lands (Com-PK, CC-PK, CG-PK, or PR-PK).  
9 Transfers are limited to contiguous land (exclusive of public streets) under unified  
10 control and may occur across public streets, excluding transfers to any parcels  
11 south of Perdido Key Drive.
- 12 Building allocation, provision of open spaces, and preservation areas may be  
13 permitted among and between the planned resort district, commercial core  
14 district, commercial gateway district and the commercial district, provided the  
15 proposed development is a master planned development.
- 16 **(2) Floor area ratio.** A maximum floor area ratio of 6.0 for all uses.
- 17 **(3) Structure height.** A maximum building height of 10 stories.
- 18 **(4) Lot area.** No minimum lot area unless prescribed by use.
- 19 **(5) Lot width.** Except for cul-de-sac lots which provide a minimum lot width of  
20 20 feet at the street right-of-way, the following minimum lot widths are required:
- 21 **a. Single-family detached.** Forty feet at both the street right-of-way and front  
22 building line for single-family detached dwellings.
- 23 **b. Two-family.** Fifty feet at the street right-of-way and 80 feet at the front  
24 building line for two-family dwellings.
- 25 **c. Townhouses and other.** One hundred feet at the front building line for  
26 townhouse groups. No minimum lot width required by zoning for multi-family  
27 dwellings or other uses.
- 28 **(6) Lot coverage.** A maximum 40 percent of development parcel area occupied by  
29 all principal and accessory buildings. Minimum pervious lot coverage of 30  
30 percent (70 percent maximum semi-impervious and impervious cover) for all  
31 single-family, two-family (duplex), three-family (triplex), and four-family  
32 (quadruplex) dwellings, and minimum pervious lot coverage of 15 percent for all  
33 other uses.
- 34 **(7) Structure setbacks.** All structures a minimum 50 feet from any publicly  
35 dedicated right-of-way. For all principal structures, additional minimum setbacks  
36 are:
- 37 **a. Front and rear.** Twenty feet in the front and 15 feet in the rear.
- 38 **b. Sides.** Ten feet on each side.
- 39 **(8) Other requirements.**

- 1        **a. Master plan.** A master plan of the entire development site for any resort
- 2        development.
- 3        **b. Development area.** A minimum 10 acres for any resort development.
- 4        **c. Open space.** A minimum 30 percent of total site area as open space, and at
- 5        least 50 percent of the front yard remaining as open space.
- 6        **d. Building separation.**
- 7            1. A minimum 15 feet between structures, excluding zero lot-line
- 8            development. For structures over 35 feet in height, for every two feet in
- 9            height over 35 feet from highest adjacent grade, an additional one foot of
- 10           separation at the ground level.
- 11            2. A minimum 100 feet between multi-family, hotel, or motel structures and
- 12           any area designated for single-family dwellings.
- 13        **e. Sidewalks.** Sidewalks providing pedestrian linkages to residential areas,
- 14        recreational areas, commercial areas, and any locations where there is the
- 15        potential conflict between pedestrian and vehicular traffic. Such conflict areas
- 16        shall be marked with appropriate pavement markings to clearly indicate
- 17        pedestrian crossings.
- 18        **f. Protection of residential uses.** Orientation of commercial buildings away
- 19        from adjacent residential uses. Layout of parking and service areas, access,
- 20        landscape areas, courts, walls, signs, and lighting, and the control of noise
- 21        and other potential adverse impacts, shall promote protection of residential
- 22        uses and include adequate buffering.
- 23        **g. Site plan approval.** Unified control of the entire area proposed for
- 24        development and substantial conformance to the master plan for that area.
- 25        The site plan shall include documentation of maximum project density, overall
- 26        requirements for open space and preservation areas, building coverage, and
- 27        allocation for incidental commercial uses. Development successors in title
- 28        shall be bound by the approved site plan. Revision to an approved site plan
- 29        shall remain in conformance with the master plan.

30    **Sec. 3-4.9 Recreation district, Perdido Key (Rec-PK). [S-1PK]**

- 31    **(a) Purpose.** The Recreation (Rec) district establishes appropriate areas and land use
- 32    regulations to preserve and maintain land for outdoor recreational uses and open
- 33    space. [6.05.20]
- 34    **(b) Permitted uses.** Permitted uses within the Recreation district are limited to the
- 35    following:
- 36        **(1) Residential.** No new residential uses, including accessory dwelling units, except
- 37        vested single-family dwellings.
- 38        **(2) Retail sales.** Retail sales customarily incidental to permitted recreational uses.
- 39        **(3) Retail services.** Retail services customarily incidental to permitted recreational
- 40        uses.

- 1 **(4) Public and civic.**  
2 a. Bird and wildlife sanctuaries.  
3 b. Parks and greenbelt areas.  
4 c. Public utility structures, excluding telecommunication towers.  
5 See also conditional uses in this district.  
6 **(5) Recreation and entertainment.**  
7 a. Recreation facilities, outdoor, including parks, playgrounds, walking and  
8 hiking trails, campgrounds, off-highway vehicle trails, swimming pools,  
9 baseball fields, tennis courts, and golf courses, but excluding shooting  
10 ranges.  
11 b. Marinas, commercial only.  
12 See also conditional uses in this district.  
13 **(6) Industrial and related.** No industrial or related uses.  
14 **(7) Agricultural and related.** No agricultural or related uses.  
15 **(8) Other uses.** {reserved}  
16 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,  
17 the BOA may conditionally allow emergency service facilities, including law  
18 enforcement, fire fighting, and medical assistance within the Recreation district.  
19 **(d) Site and building requirements.**  
20 1. **Density.** Dwelling unit density limited to vested development.  
21 2. **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.  
22 3. **Structure height.** No maximum structure height unless prescribed by use.  
23 4. **Lot area.** No minimum lot area unless prescribed by use.  
24 5. **Lot width.** No minimum lot width prescribed by zoning.  
25 6. **Lot coverage.** Minimum pervious lot coverage of 80 percent (20 percent  
26 maximum semi-impervious and impervious cover) for all uses.  
27 7. **Structure setbacks.** For all principal structures, minimum setbacks are:  
28 a. **Front and rear.** Twenty-five feet in front and rear.  
29 b. **Sides.** On each side, five feet or 10 percent of the lot width at the front  
30 building line, whichever is greater, but not required to exceed 15 feet.  
31 8. **Other requirements.** Refer to chapters 4 and 5 for additional development  
32 regulations and standards.  
33

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.**

5 **Sec. 3-5.1 Building heights. [13.15.00]**

6 **(a) Low and medium density districts.** In the following zoning districts the maximum  
7 height shall be 35 feet above the bottom of the lowest horizontal structural member  
8 of the first habitable floor area; the first habitable floor shall be at or above the  
9 minimum elevation established for the applicable flood zone. The overall height of  
10 the structure may not exceed 45 feet above the finished ground level grade:

- 11 (1) Low density residential.
- 12 (2) Medium density residential.
- 13 (3) Medium density residential/commercial.
- 14 (4) General retail.
- 15 (5) Recreation retail.

16 **(b) High density and non-residential districts.** In the following districts, the maximum  
17 height shall be 12 habitable stories plus not more than two stories of parking or  
18 storage:

- 19 (1) High density residential.
- 20 (2) High-density residential/commercial.

21 **(c) Commercial Core Area.** The maximum height shall be 18 habitable stories plus not  
22 more than two stories for parking or storage, excepting Gulf front property which is  
23 not leased to a private party as of June 4, 1998, commonly referred to as "Casino  
24 Beach", and the Gulf from leasehold immediately to the east of and adjoining such  
25 property, all of which property shall be limited to three stories in height, habitable or  
26 otherwise (from the Hampton Inn, incorporating Crab's and westerly to the area  
27 immediately east of the Holiday Inn). This area is defined as being from the east line  
28 of Blocks C and H First Addition to Villa Sabine (p.b.5, p.75) to Avenida 10 (the  
29 commercial core).

30 **(d) Vested properties.** The following properties are deemed vested insofar as the  
31 application of the height restrictions imposed by this ordinance:

- 32 (1) *Pensacola Beach Land Trust Property (east of Calle Marbella)* - vested for 21  
33 stories for each eight towers pursuant to the lease agreement between  
34 Pensacola Beach Land Trust Property and the Santa Rosa Island Authority dated  
35 June 30, 1997.
- 36 (2) *Santa Rosa Towers Condominium (Fort Pickens Road)* - vested 17 stories (16  
37 stories above parking), pursuant to the Final Judgment issued March 13, 1997 in  
38 Santa Rosa Dunes Association, Inc. And Lamar N. Coxe, Jr. v. Santa Rosa  
39 Island Authority; Escambia County, Florida; Gulfview Partnership and Santa  
40 Rosa Towers, Ltd. Case No. 96-1231-CA-01.
- 41 (3) *Gulfview Partnership parcel adjacent to Santa Rosa Towers* - vested to 17  
42 stories (16 stories above parking), pursuant to the 1986 lease agreement

1 between Gulfview Partnership and the Santa Rosa Island Authority and the  
 2 option agreement between Gulfview Partners and Santa Rosa Towers, Ltd.,  
 3 dated April 3, 1998.

4 **Sec. 3-5.2 Low density residential (LDR-PB).** Areas delineated as low density  
 5 residential are restricted to the development of single family detached homes at  
 6 densities up to and including four units per acre.

7 **(1) Site and building requirements.**

8 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

9 *Notes:*

- 10 1. Setbacks to be measured to outside walls with maximum of three feet of overhang  
 11 allowed.  
 12 2. Front is defined as side facing main street or access. If water front property, then  
 13 side facing water is rear.  
 14 3. If facing County Road 399 setback shall be 50 feet.  
 15 4. If sound front, building front setback may be reduced to a minimum of 20 feet.  
 16 5. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions  
 17 may be based on 10 percent of the average of the front and rear lines, but in no case  
 18 shall be less than 10 feet unless otherwise specified.  
 19 6. If Gulf front, building line shall be the most restrictive of 50 feet landward of the crest  
 20 of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line  
 21 (CCCL). In Lafitte Cove, as per recorded plat. In Villa Sabine, as per recorded plat.  
 22 7. If sound front (Villa Primera and Villa Segunda subdivisions) building setback shall  
 23 be established as 30 feet upland of the mean high water line, for structures deemed in  
 24 compliance with current flood elevation requirements and whose shoreline has been  
 25 stabilized. All other structures shall maintain a building setback of 50 feet upland of the  
 26 vegetation line.  
 27 8. First floor level of lowest habitable floor must be in compliance with current flood  
 28 insurance rate map issued by the National Flood Insurance Program, or this chapter,  
 29 whichever is greater.  
 30 9. Enclosures below established base flood level must be accomplished through  
 31 "break-away" wall construction, and such enclosures may not be used for habitable  
 32 purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a  
 33 combination thereof.)

34 **Setbacks.** Listed below are required setbacks for the existing single-family detached  
 35 subdivisions located on Pensacola Beach.  
 36

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 **(a) Permitted uses.** The following types of uses are permitted under MDR-PB:

- 6 (1) Duplexes.
- 7 (2) Triplexes.
- 8 (3) Multiple Dwellings.

9

10 **(b) Site and building requirements.**

11

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.

12

*Notes:*

13

1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.

14

2. Front is defined as side facing main street or access. If water front property, then side facing water is rear.

15

16

3. If facing County Road 399 setback shall be 50 feet.

17



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 50 feet landward of the crest of  
5 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 8. If sound front, building setback line shall be 50 feet upland of the vegetation line.

15 **Sec. 3-5.4 Medium density residential/commercial (MDR/C-PB).** Areas delineated  
16 as medium density residential/commercial are for mixed uses including medium density  
17 residential, motel, hotel and limited accessory retail uses. Densities shall be in the range  
18 of five to 15 units per acre for residential use and for a mix of residential and motel/hotel  
19 uses. For developments consisting solely of motel/hotel development, where the  
20 application of the five to 15 density range will result in a reduction of the existing number  
21 of units, or where such density restrictions will impede efficient motel/hotel  
22 development, the Santa Rosa Island Authority may, but shall not be obligated to,  
23 recommend conditional use approval to the Escambia County Board of Adjustments  
24 such that motel/hotel development may be increased up to a maximum of 20 units per  
25 acre. This special exception shall not apply to condominium dwellings which are made  
26 available for rental use.

27 **(a) Permitted uses.** The following types of uses are permitted under MDR/C-PB:

- 28 (1) Duplexes.
- 29 (2) Triplexes.
- 30 (3) Multiple dwellings. [multi-family?]
- 31 (4) Motel and hotels.
- 32 (5) Restaurants.
- 33 (6) Tourist related retail goods.
- 34 (7) Marinas, etc.
- 35 (8) Cocktail lounges and package stores.
- 36 (9) Miscellaneous convenience goods stores.
- 37 (10) Professional offices.
- 38 (11) Realty and property rental offices.
- 39 (12) Personal service establishments.

40 **(b) Conditional uses.** The following types of use are conditional uses under  
41 MDR/C-PB:

42 Temporary structures.

43 **(c) Site and building requirements.**

1 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

2 *Notes:*

- 3 1. Setbacks to be measured to outside walls with maximum of three feet of overhang  
4 allowed.  
5 2. Front is defined as side facing main street or access. If water front property, then  
6 side facing water is rear.  
7 3. If facing County Road 399 setback shall be 50 feet.  
8 4. Corner lot setbacks shall be 25 feet. For irregular shaped lots the sideline restrictions  
9 may be based on ten percent of the average of the front and rear lines, but in no case  
10 shall be less than ten feet unless otherwise specified.  
11 5. If Gulf front, building line shall be the most restrictive of 50 feet landward of the crest  
12 of the primary dune line, or the State of Florida 1975 Coastal Construction Control Line  
13 (CCCL).  
14 6. First floor level of lowest habitable floor must be in compliance with current flood  
15 hazard map and flood insurance rate map issued by the National Flood Insurance  
16 Program, or this chapter, whichever is greater.  
17 7. Enclosures below established base flood level must be accomplished through  
18 "break-away" wall construction, and such enclosures may not be used for habitable  
19 purposes. (Habitable includes working, sleeping, eating, cooking or recreation, or a  
20 combination thereof).  
21 8. If sound front, building setback line shall be 50 feet upland of the vegetation line.

22 **Sec. 3-5.5 High density residential (HDR-PB).** Areas delineated for high density  
23 residential shall be developed for multiple dwelling development in the range of 16 to 30  
24 units per acre. [13.03.04]

25 **(a) Permitted uses.** The following types of use are permitted in HDR-PB:

26 Multiple dwelling.

27 **(b) Site and building requirements.**

28 TABLE HDR-PB

Minimum Building Setbacks 1, 2, 3	Maximum Coverage*	Parking	Special Requirements 5
Front 60 feet 2	3 to 4 stories - 25%	If maximum lot	1. Maximum 30 units per

Side 4 Rear 60 feet	5 to 7 stories - 23% 8 to 9 stories - 21% Over 9 stories - 19% *Net building coverage maximum percent of land built over	coverage is attained there will be a minimum of 1 parking space per unit inside building. See Chapter 5	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
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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.)
6. If sound front, building setback line shall be 50 feet upland of the vegetation line.

**Sec. 3-5.6 High density residential/commercial (HDR/C-PB).** Areas delineated as high density residential/commercial are for mixed uses including high density residential, hotel and limited accessory retail uses. Densities shall be in the range of 16 to 30 units per acre for residential uses and for a mix of residential and hotel uses. For development consisting solely of hotel development, where the application of the 16 to 30 density range will result in a reduction of the existing number of units, or where such density restrictions will impede efficient hotel development, the SRIA may, but shall not be obligated to, recommend conditional use approval to the BOA such that hotel development may be increased up to a maximum of 50 units per acre. This conditional use shall not apply to condominium dwellings which are made available for rental use.

[13.03.05]

**(a) Permitted uses.** The following types of use are permitted under HDR/C-PB:

- (1) Condominiums.
- (2) Motels and hotels.
- (3) Restaurants.
- (4) Tourist related retail goods.
- (5) Marinas, etc. [etc.??]
- (6) Cocktail lounges and package stores.
- (7) Miscellaneous convenience goods stores.

- 1 (8) Professional offices.
- 2 (9) Realty and property rental offices.
- 3 (10) Personal service establishments.

4 (b) **Conditional uses.** The following types of use are conditional uses in HDR/C-PB:  
 5 Temporary structures.

6 (c) **Site and building requirements.**

7 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		

- 8 **Notes:**
- 9 1. Setbacks to be measured to outside walls with maximum of three feet of overhang allowed.
  - 10 2. Front is defined as side facing main street or access. If water front property, the side facing water is rear.
  - 11 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.
  - 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 hazard map and flood insurance rate map issued by the National Flood Insurance
  - 14
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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]**

**(a) Permitted uses.** The following types of uses are permitted in GR-PB:

- (1) Motels and hotels.
- (2) Restaurants, indoor and drive-in.
- (3) Grocery stores.
- (4) Miscellaneous convenience goods stores.
- (5) Professional offices.
- (6) Realty and property rental offices.
- (7) Personal service establishments.
- (8) Convenience goods stores.
- (9) Professional offices.
- (10) Personal service establishments.
- (11) Realty and property rental offices.
- (12) Marinas.
- (13) Temporary structures.

**(b) 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 recreation  
16 area. Permitted uses include sandwich, fast food and other eating establishments,  
17 beachwear and tourist related sundry shops, gift shops, amusements and rental of  
18 recreation facilities, e.g. surfboards, jet skis, sailboats, and substantially similar uses as  
19 determined by the county. [13.03.07]

20 **(a) Permitted uses.** The following types of uses are permitted in Rec/R-PB:

- 21 (1) Restaurants, indoor and drive-in.
- 22 (2) Convenience goods stores.
- 23 (3) Tourist related retail goods.
- 24 (4) Tourist related personal and professional services.
- 25 (5) Temporary structures.

26  
27 **(b) Site and building requirements.**

28 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.

29 **Notes:**

- 30 1. Setbacks to be measured to outside walls with maximum of three feet of overhang  
31 allowed.
- 32 2. Front is defined as side facing main street or access. If water front property, then  
33 side facing water is rear.
- 34 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 guidelines  
16 established for hotel uses within the high density residential/commercial districts. This  
17 district also permits uses permitted in the recreation retail district. [13.03.08]

18 **(a) Permitted uses.** The following types of uses are permitted in CH-PB:

- 19 (1) Motels and hotels.
- 20 (2) Restaurants.
- 21 (3) Tourist related retail goods.
- 22 (4) Marinas, etc.
- 23 (5) Cocktail lounges and package stores.
- 24 (6) Miscellaneous convenience goods stores.
- 25 (7) Professional offices.
- 26 (8) Realty and property rental offices.
- 27 (9) Personal service establishments.
- 28 (10) Temporary structures.

29  
30 **(b) Site and building Requirements.**

31 TABLE CH-PB

Types of Commercial Uses	Minimum Building Setbacks <sup>1</sup>	Project Access Points	Special Requirements
Tourist oriented, service oriented, & local service commercial uses, & governmental uses	Front 50 feet <sup>2</sup> Side 50 feet <sup>4</sup> Rear 40 feet <sup>3</sup>	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

32 *Notes:*

- 33 1. Setbacks to be measured to outside walls with maximum of three feet of overhang  
34 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 gulf front, building line shall be the most restrictive of 50 feet landward of the crest  
4 of the primary dune line; or the State of Florida 1975 Coastal Construction Control Line  
5 (CCCL). If sound front, building setback shall be established as 50 feet upland of the  
6 vegetation line.
- 7 4. Side setbacks to be determined on an individual basis.
- 8 5. First floor level of lowest habitable floor must be in compliance with current flood  
9 hazard map and flood insurance rate map issued by the National Flood Insurance  
10 Program, or this chapter, whichever is greater. No floodproofing methods will be allowed  
11 in the velocity ("V") zone. All enclosures below base flood level must be of "break-away"  
12 type construction. Such enclosures may not be used for habitable purposes. (Habitable  
13 includes working, sleeping, eating, cooking, or recreation, or a combination thereof.)

14 **Sec. 3-5.10 Preservation (PR-PB).** Areas delineated as preservation are  
15 environmentally sensitive and permanently set aside for the maintenance of all natural  
16 features. Such areas shall not be leased and public access may be restricted as  
17 deemed necessary by the SRIA Board. [13.03.09.]

18 **(a) Permitted uses.** The following types of uses are permitted in PR-PB:

- 19 (1) Areas permanently set aside for preservation in natural state.
  - 20 (2) Areas temporarily set aside for natural revegetation.
- 21

22 **Sec. 3-5.11 Conservation/recreation (Con/Rec-PB).** Areas delineated as  
23 conservation/recreation are those set aside as open space where the need for  
24 recreation is balanced with the need for environmental conservation. Important natural  
25 site features, including dune formations, wetlands and areas of native vegetation shall  
26 not be eliminated or damaged. Depending on the specific characteristics of each site  
27 appropriate recreation uses may include, public parking, beach access boardwalks,  
28 nature trails, boat launching areas, docking facilities, picnic areas, restrooms, and other  
29 such related uses as may be approved by the Santa Rosa Island Authority consistent  
30 with legal requirements presently in force. Other uses may be approved by the county  
31 subject to appropriate studies which demonstrate that such uses are environmentally  
32 sound and in the public interest. Although all gulf front beaches are places in the  
33 Conservation/Recreation Category only dune crosswalks and parking nodes shall be  
34 approved east of Avenida 10. The Santa Rosa Island Authority Board also retains the  
35 authority to establish temporary preservation areas within areas designated for  
36 conservation/recreation where such designations are needed to restrict public access  
37 and restore native vegetation. [13.03.10]

38 **(a) Permitted uses.** The following types of uses are permitted in Con/Rec-PB:

- 39 (1) Picnic shelters and related facilities.
- 40 (2) Service concessions.
- 41 (3) Public beaches.
- 42 (4) Public safety facilities.
- 43 (5) Public rest shelters and restrooms.
- 44 (6) Open parks and play areas.
- 45 (7) Public parking areas.



- 1           **(8)** Boat launching facilities.
- 2           **(9)** Lifeguard facilities.
- 3           **(10)** Nature trails.
- 4           **(11)** Conservation areas.
- 5           **(12)** Walkways to preserve dunes.
- 6           **(13)** Small concession limited to food and drinks.

7   **Sec. 3-5.12 Government and civic (G/C-PB).** Areas designated for government and  
8   civic uses are intended to accommodate public services and civic facilities including  
9   government offices and operations, public utilities, schools, religious institutions, places  
10   of worship, community service organizations, and substantially similar uses as  
11   determined by the county. **[13.03.11]**

12  
13   **(a) Permitted uses.** The following types of uses are permitted under G/C-PB:

- 14           **(1)** Santa Rosa Island Authority uses.
- 15           **(2)** Law enforcement uses.
- 16           **(3)** Public safety uses.
- 17           **(4)** Public utility and service structures.
- 18           **(5)** Schools.
- 19           **(6)** Places of worship.

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**Chapter 4**  
**LOCATION AND USE REGULATIONS**

**Article 1     General Provisions**

- Sec. 4-1.1    Purpose of chapter
- Sec. 4-1.2    Purpose of article.
- Sec. 4-1.3    General conditions.

**Article 2     Floodplain Management**

- Sec. 4-2.1    Purpose of article.
- Sec. 4-2.2    General administration.
- Sec. 4-2.3    Floodplain Administrator.
- Sec. 4-2.4    Flood hazard reduction.
- Sec. 4-2.5    Variances.

**Article 3     Santa Rosa Island Authority Floodplain Management**

- Sec. 4-3.1    Floodplain management on Pensacola Beach
- Sec. 4-3.2    Definitions
- Sec. 4-3.3    General provisions
- Sec. 4-3.4    Administration
- Sec. 4-3.5    Standards for flood hazard reduction
- Sec. 4-3.6    Variances

**Article 4     Airport and Airfield Environs**

- Sec. 4-4.1    Purpose of article.
- Sec. 4-4.2    General provisions.
- Sec. 4-4.3    Hazards to air navigation.
- Sec. 4-4.4    Airport and airfield planning districts.
- Sec. 4-4.5    Variances.

**Article 5     Natural Resources**

- Sec. 4-5.1    Purpose of article.
- Sec. 4-5.2    General provisions.
- Sec. 4-5.3    Wetlands.
- Sec. 4-5.4    Threatened and endangered species habitat.
- Sec. 4-5.5    Marine, estuarine, and riverine shorelines (MERS).
- Sec. 4-5.6    Coastal high-hazard areas.
- Sec. 4-5.7    Barrier island sand.
- Sec. 4-5.8    Barrier Island Lighting.
- Sec. 4-5.9    Wellhead protection
- Sec. 4.5.10   Docks, Piers, and Marinas

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**Article 6 Historical and Archaeological Resources**

Sec. 4-6.1 Purpose of this article.

Sec. 4-6.2 General provisions.

**Article 7 Supplemental Use Regulations**

Sec. 4-7.1 Purpose of article.

Sec. 4-7.2 General provisions.

Sec. 4-7.3 Accessory uses and structures.

Sec. 4-7.4 Adult entertainment.

Sec. 4-7.5 Alcoholic beverage sales.

Sec. 4-7.6 Borrow pits and reclamation.

Sec. 4-7.7 Condo-hotels.

Sec. 4-7.8 Manufactured (mobile) homes.

Sec. 4-7.9 Outdoor storage and display.

Sec. 4-7.10 Recreational vehicles.

Sec. 4-7.11 Telecommunication towers.

Sec. 4-7.12 Temporary uses and structures.

Sec. 4-7.13 Zero lot line subdivisions.

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1 **Article 1 General Provisions**

2 **Sec. 4-1.1 Purpose of chapter.**

3 **(a)General.** This chapter establishes county land use regulations necessary to  
4 implement Comprehensive Plan policies requiring the management of specific uses and  
5 locations. Location-based regulations additionally limit the uses allowed by zoning  
6 regulations and prescribe conditions for those uses when in proximity to essential  
7 resources, recognized hazards, and other constraints. Use-based regulations establish  
8 additional requirements to assure that specific uses will be compatible with surrounding  
9 uses. Compliance with the provisions of this chapter is evaluated by the administrative  
10 authorities described in Chapter 1 according to the compliance review processes  
11 prescribed in Chapter 2. More specifically, this chapter is intended to: [LDC 6.00.00]

- 12 (1) Protect navigable airspace and aviation facilities, wetlands, groundwater and  
13 surface waters, beaches and shorelines, critical habitat area, historical and  
14 archaeological resources, and other community resources.
- 15 (2) Protect and conserve property values and property rights, balancing individual  
16 rights with the interests of the community to create a healthy, safe and orderly  
17 living environment. [LDC 4.01.01.J]
- 18 (3) Provide for adequate light, air, and privacy, and protect life and property in areas  
19 subject to natural or manmade hazards. [LDC 4.01.01.F]

20 **Sec. 4-1.2 Purpose of article.**

21 This article establishes general provisions that apply broadly to all location-based and  
22 use-based regulations within the chapter. The regulations applicable to specific  
23 locations and uses are prescribed in the remaining articles of this chapter.

24 **Sec. 4-1.3 General conditions.**

25 **(a) Applicability.** The standards of this chapter apply to all land uses and development  
26 activities as established within each article and are independent of the review  
27 processes used to determine compliance with them.

- 28 (1) **New uses and structures.** Any new use that is established, including a change  
29 of use, or any building or other structure that is constructed, or tract of land  
30 developed, for any principal or accessory use allowed by the Land Development  
31 Code (LDC), is subject to the standards of this chapter. [LDC 7.00.01.A & C]
- 32 (2) **Existing uses and structures.** Any existing use of land that is extended,  
33 enlarged or moved, or any existing building or other structure that is extended,  
34 enlarged, moved, structurally altered or reconstructed, is subject to the standards  
35 of this chapter with respect to such changes and any existing nonconformity.  
36 [LDC 7.00.01.B]

37 **(b) Nonconformance with chapter regulations.** Lawfully established and maintained  
38 uses, structures, lots, and site conditions that no longer comply with one or more of  
39 the regulations established in this chapter may continue in productive use, subject to

1 the nonconformance provisions of the regulations and Chapter 1. [CP FLU 1.4.1]  
2 [LDC 9.00.00, 9.00.01]

3 **(c) Relief from standards.** Modification of the land use regulations of this chapter is  
4 generally contrary to good development practices. However, the county recognizes  
5 that land is not uniform and the same regulation may not affect all sites equally.  
6 Accordingly, regulations allow variances for limited site-specific relief through the  
7 approval of the Planning Official or the Board of Adjustment (BOA), or the Santa  
8 Rosa Island Authority (SRIA) for Pensacola Beach properties. However, the  
9 regulation must be specifically identified as eligible and the variance must be within  
10 the limits prescribed. No provisions of the chapter preclude the establishment of  
11 variance limits or conditions by the approving authority.

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1 **Article 2 Floodplain Management (Revised Dec 5, 2013)**

2 **Sec. 4-2.1 Purpose of article.** ["MO" refers to state's model floodplain ordinance]

3 **(a) General.** This article establishes land use regulations that implement  
4 Comprehensive Plan policies requiring reduced exposure of people and property to  
5 natural hazards. It is the intent of these regulations, in coordination with the flood load  
6 and flood resistant construction requirements of the *Florida Building Code (FBC)*, to  
7 establish minimum requirements for development within flood hazard areas to  
8 safeguard public health, safety, and general welfare and to minimize public and private  
9 losses due to flooding. More specifically, it is the intent of this article to: [MO 101.1&3]

- 10 (1) Identify flood prone areas consistent with federally defined areas of flood hazard,  
11 and comply with requirements of the National Flood Insurance Program (NFIP)  
12 for community participation as prescribed in federal regulations. [MO 101.3(8)]
- 13 (2) Exceed minimum NFIP requirements where practical to further reduce flood risk  
14 and support discounted flood insurance premium rates through participation in  
15 the NFIP's Community Rating System (CRS).
- 16 (3) Inform potential land owners and developers of the flood hazard risks associated  
17 with their land, as identified by the Federal Emergency Management Agency  
18 (FEMA). [LDC 10.00.01.G]
- 19 (4) Minimize damage to public and private facilities and the unnecessary disruption  
20 of commerce, access and public services during times of flooding. Additionally,  
21 minimize the need for future expenditure of public funds for flood control projects  
22 and response to and recovery from flood events. [MO 101.3(1),(5)&(7)]
- 23 (5) Provide for the sound use and development of flood hazard areas and require  
24 the use of appropriate construction practices to prevent or minimize future flood  
25 damage. [MO 101.3(2)&(6)]
- 26 (6) Manage filling, grading, dredging, mining, paving, excavation, drilling operations,  
27 storage of equipment or materials, and other activities which may increase flood  
28 damage or erosion potential. [MO 101.3(3)]
- 29 (7) Manage the alteration of flood hazard areas, watercourses, shorelines and other  
30 natural features to minimize damaging erosion, habitat destruction, diminished  
31 water quality treatment and other adverse impacts on the natural and beneficial  
32 functions of the floodplain, and encourage the conservation of such features  
33 through compatible uses. [LDC 10.00.00.C & F, 10.03.01.M] [MO 101.3(4)]

34 **Sec. 4-2.2 General administration.**

35 **(a) Approval required.** All land uses and development activities that are wholly or  
36 partially within any flood hazard area require prior county review and approval for  
37 compliance with the regulations of this article unless the use or activity is specifically  
38 identified in the LDC as exempt from these regulations. Uses and activities subject to  
39 these regulations include subdivision of land; land clearing, filling, grading, and other  
40 site improvements and utility installations; construction, alteration, remodeling,

1 enlargement, improvement, replacement, repair, relocation or demolition of buildings,  
2 structures, and facilities; placement, installation, or replacement of manufactured  
3 (mobile) homes and manufactured buildings; installation or replacement of tanks;  
4 placement of recreational vehicles; installation of swimming pools; and permanent  
5 storage of materials or equipment. The requirements of this article shall be  
6 implemented according to the general administrative provisions of Chapter 1 and the  
7 floodplain administration provisions of this section. [LDC 10.01.04][MO 101.2, 102.2]

8 **(b) Modification of regulations.** Variances to the strict application of the regulations of  
9 this article may only be granted as specifically allowed by the variance provisions of  
10 this article and the compliance review processes of Chapter 2.

11 **(c) Existing development.** For the purposes of this article, an existing structure is any  
12 structure for which the “start of construction” commenced before September 30,  
13 1977, the effective date of the first Escambia County floodplain management  
14 regulations. Similarly, an existing manufactured (mobile) home park or subdivision  
15 is one in which the construction of facilities for servicing the manufactured home lots  
16 (including at a minimum the installation of utilities, the construction of streets, and  
17 either final site grading or the pouring of concrete pads) was completed before  
18 September 30, 1977. [MO]

19 **(d) Relation to other laws and restrictions.** The provisions of this article shall not be  
20 deemed to nullify any other provisions of local, state or federal law, and they are not  
21 intended to repeal or abrogate any existing ordinances, including **other land**  
22 **development regulations** and the *Florida Building Code*. These floodplain  
23 management regulations shall not impair any deed restriction, covenant or  
24 easement, but any land that is subject to such interests shall also be governed by  
25 these regulations. [MO 102.4&5]

26 **(e) Interpretation.** In the interpretation and application of the provisions of this article,  
27 all provisions shall be liberally construed in favor of the Board of County  
28 Commissioners, and deemed neither to limit nor repeal any other powers granted  
29 under state statutes. [MO 102.6]

30 **(f) Florida Building Code and ASCE 24.** The provisions of this article are intended to  
31 be administered and enforced in conjunction with the *Florida Building Code* (FBC).  
32 However, the county is obligated by participation in the National Flood Insurance  
33 Program to regulate all development in flood hazard areas, including development  
34 exempt from the FBC. Such exempt development shall otherwise comply with  
35 ASCE 24, *Flood Resistant Design and Construction*, a standard developed and  
36 published by the American Society of Civil Engineers. Where cited, ASCE 24 refers  
37 to the edition of the standard referenced by the FBC. Structures and facilities that  
38 are exempt by Florida Statutes from the FBC include the following and any others as  
39 further provided by law: [MO 101.4, 104.2, 202]

- 40 1) Railroads and ancillary facilities associated with the railroad.
- 41 2) Nonresidential farm buildings on farms (as provided in Florida Statutes).

- 1 3) Temporary buildings or sheds used exclusively for construction purposes.
- 2 4) Mobile or modular structures used as temporary offices.
- 3 5) Those structures or facilities of electric utilities (as defined in Florida Statutes)
- 4 which are directly involved in the generation, transmission, or distribution of
- 5 electricity.
- 6 6) Family mausoleums not exceeding 250 square feet in area, which are
- 7 prefabricated and assembled on site or preassembled and delivered on site and
- 8 have walls, roofs, and a floor constructed of granite, marble, or reinforced
- 9 concrete.
- 10 7) Temporary housing provided by the Department of Corrections to any prisoner in
- 11 the state correctional system.
- 12 8) A building or structure which is less than 1000 square feet, is constructed and owned for
- 13 hunting, and is repaired or reconstructed to the same dimension and condition as existed
- 14 on January 1, 2011, provided the building or structure is: not rented or leased or used as a
- 15 principal residence; not located within the 100-year floodplain according to the current
- 16 Flood Insurance Rate Maps (FIRM); and not connected to an off-site electric power or
- 17 water supply.
- 18 (g) **Warning.** The degree of flood protection required by the provisions of this article and
- 19 the *Florida Building Code*, as amended by the county, is considered the minimum
- 20 reasonable for regulatory purposes and is based on scientific and engineering
- 21 considerations. Larger floods can and will occur. Flood heights may be increased by
- 22 man-made or natural causes. The provisions of this article do not imply that land
- 23 outside of mapped special flood hazard areas, or uses permitted within such flood
- 24 hazard areas, will be free from flooding or flood damage.
- 25 The flood hazard areas and base flood elevations contained in the Flood Insurance
- 26 Study and shown on Flood Insurance Rate Maps, and the corresponding floodplain
- 27 management requirements of the *Code of Federal Regulations*, may be revised by
- 28 the Federal Emergency Management Agency (FEMA). Such federal revisions require
- 29 the county to revise LDC regulations to remain eligible for participation in the
- 30 National Flood Insurance Program. Accordingly, no guaranty of vested use, existing
- 31 use, or future use is implied or expressed by compliance with the provisions of this
- 32 article. [MO 101.5]
- 33 (h) **Disclaimer of Liability.** The provisions of this article shall not create liability on the
- 34 part of the Board of County Commissioners or any officer or employee of the county for
- 35 any flood damage that results from reliance on these provisions or any lawful
- 36 administrative decision based upon them. [MO 101.6]
- 37 (i) **Flood hazard areas.** Required flood hazard reduction is primarily based on
- 38 geographic areas or flood zones defined by FEMA according to varying levels of
- 39 flood hazard risk.
- 40 (1) **Establishment.** The *Flood Insurance Study for Escambia County, Florida and*
- 41 *Incorporated Areas* dated September 29, 2006, and the accompanying Flood
- 42 Insurance Rate Maps (FIRM), are adopted here by reference as a part of the
- 43 provisions of this article and shall serve as the minimum basis for establishing



1 flood hazard areas. Studies and maps for the remaining unincorporated areas of  
2 Escambia County (Community No. 120080) are available in the county offices of  
3 the Planning Official. [MO 102.3]

4 **(2) Delineation and definition.** Flood zones are delineated on the FIRM and  
5 indicate the severity or type of flooding expected. The adopted baseline flood  
6 probability, or base flood, for the zones is a flood having a one-percent chance of  
7 being equaled or exceeded in any given year. This base flood is commonly  
8 referred to as the “100-year flood” or the “one-percent annual chance flood.” The  
9 base flood elevation (in relation to the actual ground elevation) published in the  
10 Flood Insurance Study establishes the base floodplain and sets limits for  
11 regulatory purposes. [MO 202]

12 **a. Flood zone X.** Flood zone X indicates an area above the base flood  
13 elevation and, therefore, not subject to the base flood and not defined by  
14 FEMA as an area of special flood hazard. However, flood zone X is not an  
15 area without flood hazard risk for development. Elevations above the one-  
16 percent annual chance (100-year) base flood, but below the 0.2-percent  
17 annual chance (500-year) flood, suggest a moderate flood hazard. Minimal  
18 flood hazard is anticipated for elevations above the 0.2-percent-annual  
19 chance flood.

20 **b. Flood zones A, AE, AH and AO.** Flood zones A, AE, AH and AO are areas  
21 subject to the base flood. Flood zone A indicates an area of special flood  
22 hazard for which no detailed hydraulic analyses has been performed and,  
23 therefore, an area with no flood depth or base flood elevations determined.  
24 Flood zones AE, AH and AO indicate areas of special flood hazard with base  
25 flood elevations at selected intervals or average flood depths, both derived  
26 from detailed analyses. More specifically, zones AH and AO indicate areas  
27 with base flood depths from one to three feet where a clearly defined channel  
28 does not exist, where the path of flooding is unpredictable, and where velocity  
29 flow may be evident. Such flooding is characterized by ponding or sheet flow.

30 **c. Floodways.** Floodways indicate the channels of rivers or other riverine  
31 watercourses and the adjacent land areas that must be reserved and remain  
32 open to allow discharge of the base flood without cumulatively increasing the  
33 water surface elevation more than one foot. Floodways are extremely  
34 hazardous areas due to the velocity and erosion potential of debris-carrying  
35 floodwaters.

36 **d. Flood zones V and VE.** Flood zones V and VE indicate coastal areas of  
37 special flood hazard subject to the additional hazards of high water levels and  
38 high velocity wave action from storms. Within VE zones base flood elevations  
39 shown at selected intervals are derived from detailed analyses.

40  
41 **(3) FIRM changes.** If a flood map change affects a large area, FEMA may publish a  
42 changed FIRM with a new effective date. Alternatively, when a revision can be  
43 adequately described in writing or through use of a small annotated map panel, a

1 Letter of Map Change may be issued as an official determination amending or  
2 revising the effective FIRM. Letter of Map Change is a general term used to refer  
3 to either of the following determinations: [MO 202]

4 **a. Letter of Map Amendment.** A Letter of Map Amendment (LOMA) is a  
5 determination based on technical data showing that a property was incorrectly  
6 included in a special flood hazard area. A LOMA amends the effective FIRM  
7 and establishes that a specific property, portion of a property, or structure is  
8 not located in a special flood hazard area.

9 **b. Letter of Map Revision.** A Letter of Map Revision (LOMR) is a  
10 determination based on technical data that may show changes to flood zones,  
11 flood elevations, special flood hazard area boundaries and floodway  
12 delineations, and other planimetric features.

13 **(4) Submission of additional data.** In addition to the information provided by the  
14 Flood Insurance Study and FIRM, data may be required according to the  
15 provisions of this article to establish flood hazard areas and base flood  
16 elevations.

17 **a. Elevations.** Where field surveyed topography prepared by a Florida  
18 registered professional surveyor or digital topography accepted by the county  
19 indicates that ground elevations are below the closest applicable BFE, even  
20 in areas not delineated as a special flood hazard area on a FIRM, the area  
21 shall be considered as flood hazard area and subject to the requirements of  
22 this article and, as applicable, the requirements of the *Florida Building Code*.  
23 If elevations are above the BFE the area shall be regulated as special flood  
24 hazard area unless the applicant requesting development approval obtains a  
25 Letter of Map Change from FEMA that removes the area from the special  
26 flood hazard area. [MO 102.3.1]

27 **b. Requested changes.** When additional hydrologic, hydraulic or other  
28 engineering data, studies, and additional analyses are submitted to support  
29 an application, the applicant has the right to seek a Letter of Map Change  
30 from FEMA to change the base flood elevations or boundaries of flood hazard  
31 areas or floodways shown on FIRMs and to submit such data to FEMA for  
32 that purpose. The analyses shall be prepared by a Florida registered  
33 professional engineer in the format required by FEMA. Submittal  
34 requirements and processing fees are the responsibility of the applicant.  
35 [MO105.2(4),105.4]

36 **(j) Multiple hazard areas or elevations.** When a structure is located in multiple flood  
37 hazard areas with varying base flood elevations, or the same flood hazard area with  
38 multiple base flood elevations, the requirements for the flood hazard area with the  
39 most stringent requirements and the highest base flood elevation shall apply.

40 **(k) Design flood elevations.** The base flood or 100-year flood is the adopted  
41 regulatory or design flood. However, as a margin of safety compensating for  
42 unknown factors that contribute to greater flood heights, such as wave action and  
43 the hydrologic effects of watershed urbanization, development shall provide an

1 additional three feet of height or “freeboard” above the minimum elevations required  
2 by the base flood. This augmented design flood elevation reflects the uncertainties  
3 inherent in flood hazard modeling, topography, mapping limitations, and floodplain  
4 encroachments; it accounts for future increases in flood stages if additional  
5 development occurs in the floodplain; and it results in significantly lower insurance  
6 rates for current and future owners due to lower flood risk. [MO 202][LDC 10.02.00]

7 **(I) Approvals and permits.**

8 **(1) Review required.** Anyone who intends to undertake any development activity  
9 within the scope of this article, including buildings, structures and facilities  
10 exempt from the *Florida Building Code*, shall first make application to the county  
11 through the appropriate LDC compliance review process prescribed in Chapter 2  
12 and shall obtain the required approvals and permits. Applications for  
13 development in any special flood hazard area shall include the following to aid in  
14 determining compliance with the floodplain management regulations of this  
15 article: [44CFR 60.3(b)(1)][MO 104.1 & 3][LDC 10.01.04, 10.02.03.A]

- 16 a. Identification and description of the proposed development, including the use  
17 and occupancy intended.
- 18 b. A street address, property reference number or legal description that  
19 identifies and definitively locates the development site.
- 20 c. A site plan or other construction documents as specified in Chapter 2.
- 21 d. A statement of the valuation of the proposed work.
- 22 e. The signature of the applicant or the applicant's authorized agent.
- 23 f. Other data and information as may be required by the Floodplain  
24 Administrator.

25 **(2) Limit of approval.** Approval for development within a flood hazard area in  
26 compliance with the provisions of this article does not permit or approve any  
27 violation of the provisions of the *Florida Building Code*, or any other ordinance of  
28 the county. The issuance of approvals based on submitted applications,  
29 construction documents, and information shall not prevent the Floodplain  
30 Administrator from requiring the correction of errors and omissions. [MO 104.4]

31 **(3) Expiration.** A permit which authorizes the actual commencement of  
32 development activity within a flood hazard area shall become invalid unless the  
33 work authorized by the permit is commenced within 180 days after its issuance,  
34 or if the work authorized is suspended or abandoned for a period of 180 days  
35 after the work commences. Extensions for periods of not more than 180 days  
36 each may be requested in writing to the approving authority and granted if  
37 justifiable cause can be demonstrated. [MO 104.5]

38 **(4) Suspension or revocation.** The Floodplain Administrator, and the Building  
39 Official as applicable, is authorized to suspend or revoke a permit or approval for  
40 development within a flood hazard area if it was issued in error, on the basis of  
41 incorrect, inaccurate or incomplete information, or in violation of this article or any  
42 other ordinance, regulation or requirement of the county. [MO 104.6]

- 1 (5) **Approval disclaimer.** Approvals and building permits for development within a  
2 flood hazard area shall include a disclaimer that all other applicable state and  
3 federal permits must be obtained by the applicant before commencement of the  
4 permitted development. Additionally, once those other permits are obtained, the  
5 applicant shall provide copies to be maintained on file with county development  
6 approval records. [44CFR 60.3(a)(2)][MO 104.7][LDC 10.02.03.B, 10.03.01.K]
- 7 (6) **Violations.** Any development activity that is regulated by this article and begins  
8 without an issued approval or permit, is in conflict with an issued approval or  
9 permit, or does not fully comply with the provisions of this article, shall be a  
10 violation of this article. A structure without the documentation of elevation of the  
11 lowest floor, other required design certifications, or other evidence of compliance  
12 required by this article or the *Florida Building Code* is presumed to be a violation  
13 until such time as that documentation is provided. [MO 108.1]  
14
- 15 For development that is not within the scope of the *Florida Building Code*, but is  
16 regulated by this article and determined to be a violation, the Floodplain  
17 Administrator is authorized to serve notices of violation or stop work orders to the  
18 owner of the property involved, to the owner's agent, or to those performing the  
19 work. Any person who continues any work after having been served with a  
20 notice of violation or a stop work order, except work that the person is directed to  
21 perform to remove or remedy a violation or unsafe condition, shall be subject to  
22 penalties as prescribed by law or ordinance. [MO 108.2 & 3]
- 23 (m) **Construction documents.** The site plan or other construction documents for any  
24 development subject to the requirements of this article shall include the following as  
25 applicable to the LDC compliance review process and proposed development:  
26 [MO105.1]
- 27 (1) **Boundaries and elevations.** Delineation and identification of flood hazard  
28 areas, including floodway and flood zone boundaries, base flood elevation(s),  
29 and ground elevations if necessary for review of the proposed development.  
30 Where any portion of a proposed subdivision lies within a flood hazard area, the  
31 flood hazard information, including design flood elevations as appropriate, shall  
32 be shown on the preliminary and final plats. [MO105.1(1), 302.2(1)]
- 33 (2) **Data.** Base flood elevations or floodway data established in compliance with the  
34 provisions of this article where not included on the FIRM or in the Flood  
35 Insurance Study. [MO105.1(2)]
- 36 (3) **Grades.** Location, extent, amount, and proposed final grades of any filling,  
37 grading, or excavation. [MO105.1(5)]
- 38 (4) **Fill.** Where the placement of fill is proposed, the amount, type, and source of fill  
39 material; compaction specifications; a description of the intended purpose of the  
40 fill areas; and evidence that the proposed fill areas are the minimum necessary to  
41 achieve the intended purpose. [MO105.1(6)]
- 42 (5) **CCCL.** Delineation of the Coastal Construction Control Line (CCCL) or notation  
43 that the site is seaward of the CCCL. [MO105.1(7)]

1 (6) **Dune alteration.** Extent of any proposed alteration of sand dunes, provided  
2 such alteration is approved by the Florida Department of Environmental  
3 Protection. [MO105.1(8)]

4 (7) **Watercourse alteration.** Existing and proposed alignment of any proposed  
5 alteration of a watercourse. [MO105.1(9)]

6 (n) **Inspections.** Development in a flood hazard area for which county approval is  
7 required is subject to inspection for compliance with the elevation and other flood  
8 hazard reduction requirements of this article. For all new construction and  
9 substantial improvements of structures, a Florida registered professional engineer,  
10 architect, or surveyor shall certify on a FEMA *Elevation Certificate* all elevation data  
11 (in relation to mean sea level) necessary to document compliance with the  
12 provisions of this article. In coordination with the Building Official, the Floodplain  
13 Administrator shall review and file these elevation certifications with the county  
14 floodplain development approval. [44CFR 60.3(b)(5)(i), 44CFR 60.3(c)(4)][MO  
15 106.1][LDC 10.02.03.E & F]

16 (1) **Lowest floor elevation.** Upon placement of the lowest floor of the lowest  
17 enclosed area of a structure (including basement), and prior to further vertical  
18 construction, the owner of the structure or the owner's agent shall submit to the  
19 county a completed initial *Elevation Certificate* for the lowest floor. As part of the  
20 final inspection, a final *Elevation Certificate* for the lowest floor shall also be  
21 submitted. An unfinished or flood-resistant enclosure, usable solely for vehicle  
22 parking, building access or limited storage in an area other than a basement is  
23 not considered a building's lowest floor if the enclosure maintains the structure's  
24 compliance with all applicable non-elevation design requirements. For floodplain  
25 management purposes, a basement is that portion of a building having its floor  
26 below ground level on all sides. [44CFR 59.1 & 60.3(b)(5)(i)]  
27 [MO 106.1.2.1, 106.1.2.2]

28 (2) **Manufactured homes.** The Building Official shall inspect manufactured (mobile)  
29 homes that are installed or replaced in flood hazard areas to determine  
30 compliance with the requirements of this section and the conditions of the issued  
31 permit. Upon placement of a manufactured home, an *Elevation Certificate* for the  
32 lowest floor shall be submitted to the county. [MO 106.1.3]

33 **Sec. 4-2.3 Floodplain administrator.** The County Administrator is designated the  
34 Floodplain Administrator for all areas within unincorporated Escambia County.  
35 [MO 103.1]

36 (a) **General authority.** The Floodplain Administrator is authorized and directed to  
37 administer and enforce the floodplain management provisions of this article, and  
38 shall have the authority to make interpretations of these provisions consistent with  
39 the purpose and intent of the article. The Administrator may establish policies and  
40 procedures to clarify the application of these provisions. However, the  
41 interpretations, policies, and procedures of the Administrator shall not have the  
42 effect of waiving any requirements specifically provided without the granting of a  
43 variance as prescribed in this article. [MO 103.2]

- 1 **(b) Review and approvals.** The Floodplain Administrator, in coordination with  
2 appropriate offices of the county, shall perform the following general duties for LDC  
3 compliance review of applications proposing development within flood hazard areas:  
4 [MO 103.3]
- 5 **(1) Review.** Review applications and plans to determine whether proposed new  
6 development or modifications to existing development will be located in flood  
7 hazard areas, and if so, will be reasonably safe from flooding and comply with  
8 the requirements of this article. [MO 103.3(1),(2)&(6)][LDC 10.02.03.A]
- 9 **(2) Interpret boundaries.** Interpret flood hazard area boundaries, subject to the  
10 appeal provisions of the LDC, where such interpretation is necessary to  
11 determine the exact location of the boundaries. [MO 103.3(3)][LDC 10.02.03.J]
- 12 **(3) Acquire and use information.** Provide available flood elevation and flood  
13 hazard information. Where base flood elevation and floodway data have not  
14 been provided by the FIRM, obtain, review, and reasonably utilize any base flood  
15 elevation and floodway data available from a federal, state or other source to  
16 apply appropriate flood hazard reduction standards. Determine whether  
17 additional flood hazard data shall be obtained from other sources or developed  
18 by an applicant. [44CFR 60.3(b)(4)][MO 103.3(4)&(5), 105.2(2)]  
19 [LDC 10.02.03.K, 10.03.06.B]
- 20 **(4) Issue approvals/denials.** Issue approvals for development in flood hazard  
21 areas, other than buildings and structures that are subject to the *Florida Building*  
22 *Code*, when compliance with the provisions this article is demonstrated, or deny  
23 the same in the event of noncompliance. [MO 103.3(7)]
- 24 **(5) Coordinate with Building Official.** Coordinate with and provide comments to  
25 the Building Official to assure that applications, plan reviews, and inspections for  
26 buildings and structures in flood hazard areas comply with the applicable  
27 provisions of this article. [MO 103.3(8)]
- 28 **(c) Improvements to existing structures.** For building permit applications to improve  
29 existing buildings and other structures, including alterations, relocations,  
30 enlargements, replacements, repairs, changes of occupancy, additions,  
31 rehabilitations, renovations, substantial improvements, repairs of substantial  
32 damage, and any other improvement of or work on such structures, the Floodplain  
33 Administrator, in coordination with the Building Official, shall perform the following:  
34 [MO 103.4]
- 35 **(1) Establish procedures.** Establish procedures for administering and documenting  
36 determinations of substantial improvement and substantial damage.  
37 [MO 103.8(1)]
- 38 **(2) Estimate value.** Estimate the market value of the structure before the start of  
39 construction of the proposed work, or require the applicant to obtain an appraisal  
40 of the market value prepared by a qualified independent appraiser. In the case  
41 of repair, the market value of the structure shall be the market value before the  
42 damage occurred and before any repairs are made. [MO 103.4(1)]

- 1 **(3) Compare costs.** Compare the cost to perform the improvement, the cost to  
2 repair a damaged structure to its pre-damaged condition, or the combined costs  
3 of improvements and repairs, if applicable, to the market value of the structure.  
4 [MO 103.4(2)]
- 5 **(4) Determine applicability.** Determine and document whether the proposed work  
6 constitutes substantial improvement or repair of substantial damage.  
7 [MO 103.4(3)]
- 8 **(5) Notify applicant.** Notify the applicant if it is determined that the work constitutes  
9 substantial improvement or repair of substantial damage and that compliance  
10 with the flood resistant construction requirements of the *Florida Building Code*  
11 and this article is required. [MO 103.4(4)]
- 12 **(d) Floodplain management records.** Regardless of any limitation on the period  
13 required for retention of public records, the Floodplain Administrator shall maintain  
14 and permanently keep and make available for public inspection all records that are  
15 necessary for the administration of this article and the flood resistant construction  
16 requirements of the *Florida Building Code*. The records shall be available for public  
17 inspection at the offices of the Planning Official.
- 18 The records subject to these retention requirements include: Flood Insurance Rate  
19 Maps; Letters of Map Change; records of issuance of permits and denial of permits;  
20 determinations of whether proposed work constitutes substantial improvement or  
21 repair of substantial damage; required design certifications and documentation of  
22 elevations specified by the *Florida Building Code* and this article; notifications to  
23 adjacent communities, FEMA, and the state alterations of watercourses; assurances  
24 that the flood carrying capacity of altered watercourses will be maintained;  
25 documentation related to appeals and variances, including justification for issuance  
26 or denial; and records of enforcement actions taken pursuant to the LDC and the  
27 flood resistant construction requirements of the *Florida Building Code*.  
28 [44CFR 60.3(b)(5)(iii), 60.6(a)(5) & (6)] [MO 103.9] [10.02.03.B & L]
- 29 **(e) Other specific duties.** The Floodplain Administrator shall perform other specific  
30 duties that include the following:
- 31 **(1) Coordinate notices and orders.** Coordinate with appropriate local agencies for  
32 the issuance of all necessary notices or orders to ensure compliance with this  
33 article. [MO 103.6]
- 34 **(2) Make inspections.** In coordination with the Building Official, inspect all  
35 development for which floodplain development approval is required, including  
36 structures and facilities exempt from the *Florida Building Code*, to determine  
37 compliance with the requirements of this article and the conditions of issued  
38 floodplain development approvals. Additionally, in coordination with county Code  
39 Enforcement officials, inspect flood hazard areas to determine if development is  
40 undertaken without the issuance of permits. [MO 103.7,106.1]
- 41 **(3) Review documentation.** Review required design certifications and  
42 documentation of elevations specified by this article and the *Florida Building*

1 Code to determine that such certifications and documentations are complete.  
2 [MO 103.8(4)]

- 3 (4) **Advise of insurance unavailability.** Advise applicants for new buildings and  
4 other structures, including substantial improvements, that are located in any unit  
5 of the Coastal Barrier Resources System established by the federal Coastal  
6 Barrier Resources Act and the Coastal Barrier Improvement Act of 1990 that  
7 federal flood insurance is not available on such construction. Areas subject to  
8 this limitation are identified on FIRMs as "Coastal Barrier Resource System  
9 Areas" and "Otherwise Protected Areas." [MO 103.8(6)]
- 10 (5) **Comment and recommend.** Review and evaluate proposed amendments to  
11 the floodplain management provisions of the LDC or any requested variances to  
12 them, and provide comments and recommendations for hearings and other  
13 related proceedings.
- 14 (6) **Coordinate FIS/FIRM revisions.** Coordinate all revisions or amendments to the  
15 Flood Insurance Study (FIS) or FIRM with the applicant, state, and FEMA,  
16 including the following.
- 17 a. **Data submission.** Require applicants who submit hydrologic and hydraulic  
18 engineering analyses in support of permit applications to submit to FEMA,  
19 within six months of data availability, the data and information necessary to  
20 maintain the Flood Insurance Rate Maps if the analyses propose to change  
21 base flood elevations, flood hazard area boundaries, or floodway  
22 designations. [MO 103.8(3)]
- 23 b. **Jurisdictional changes.** Notify FEMA and the state when the corporate  
24 boundaries of Escambia County or the jurisdictional limits to Pensacola  
25 Beach and the Santa Rosa Island Authority are modified. [MO 103.8(5)]
- 26 (7) **Waive submissions.** Waive the submission of floodplain management  
27 information not required to be prepared by a registered design professional if the  
28 nature of the proposed development is such that the review of such information is  
29 not necessary to determine compliance with the provisions of this article.  
30 [MO105.1]

31 **Sec. 4-2.4 Flood hazard reduction.**

- 32 (a) **General requirements.** All development, including man-made changes to improved  
33 or unimproved real estate, shall be reasonably safe from flooding and located,  
34 constructed, and otherwise consistent with the need to minimize or eliminate flood  
35 damage. More specifically, development in flood hazard areas shall comply with the  
36 flood hazard reduction requirements of this section which are generally arranged in  
37 increasing order of flood hazard risk. The flood risk associated with flood zones A,  
38 AE, AH and AO requires all proposed development within those zones to comply  
39 with the following flood hazard reduction requirements: [44CFR 60.3(a)(3)&(4)]  
40 [MO 302.1(1), 303.1(1), 307.1(1)][10.03.03.A]
- 41 (1) **ASCE 24.** Buildings and other structures and facilities that are exempt from the  
42 *Florida Building Code*, including substantial improvement or repair of substantial



1 damage of such structures and facilities, shall be designed and constructed in  
2 accordance with the flood load and flood resistant construction requirements of  
3 ASCE 24. [MO 301.1]

4 (2) **Pre-construction elevation.** The pre-construction elevation of the development  
5 site shall be documented on a FEMA *Elevation Certificate* and a benchmark  
6 located within the development parcel consistent with the certificate. [10.02.02.E]

7 (3) **Floodproofing.** Floodproofing of structures, where required or allowed, shall be  
8 designed and constructed so that below the required flood protection level the  
9 structure, together with its attendant utilities and sanitary facilities, is watertight  
10 with walls substantially impermeable to the passage of water and with all  
11 structural components capable of resisting hydrostatic and hydrodynamic flood  
12 forces, including flood velocities, duration, rate of rise, effects of buoyancy, and  
13 anticipated debris impacts.

14 Where structures are intended to be made watertight, a Florida registered  
15 professional engineer or architect shall develop or review structural design,  
16 specifications, and plans for construction, and shall certify that the design and  
17 methods of construction are in accordance with accepted standards of practice  
18 for meeting the applicable provisions of this article. [44CFR 60.3(c)(3) & (4)]  
19 [LDC 10.03.01.L]

20 (4) **Adequate anchorage.** All new construction and substantial improvements of  
21 structures shall be designed (or modified) and adequately anchored to prevent  
22 flotation, collapse, or lateral movement of the structure resulting from  
23 hydrodynamic and hydrostatic loads, including the effects of buoyancy during  
24 conditions of the design flood. [44 CFR 60.3(a)(3)][MO 307.1(3)][10.03.01.A]

25 (5) **Limitations on fill.** Subject to the limitations of this article, fill shall be designed  
26 to be stable under conditions of flooding, including rapid rise and rapid drawdown  
27 of floodwaters and prolonged inundation, and protected against flood-related  
28 erosion and scour. In addition to these requirements, if intended to support  
29 buildings and structures (A zones only), fill shall comply with the requirements of  
30 the *Florida Building Code*. [MO 303.5]

31 (6) **Materials and methods.** All new construction and substantial improvements of  
32 structures shall be constructed by methods and practices that minimize flood  
33 damage and constructed with flood damage-resistant materials capable of  
34 withstanding direct and prolonged contact with floodwaters without sustaining  
35 any damage that requires more than cosmetic repair. [44CFR 60.3(a)(3)]  
36 [MO 202 & 307.1][LDC 10.03.01.C & D]

37 (7) **Service facilities.** All new construction and substantial improvements of  
38 structures shall be constructed with mechanical, plumbing, and electrical systems  
39 at least three feet above the base flood elevation, except that minimum electric  
40 service required to address life safety and electric code requirements is permitted  
41 below this minimum elevation if it conforms to the provisions of the electrical part  
42 of building code for wet locations. [44CFR 60.3(a)(3)(iv)][MO 307.1(5)]  
43 [LDC 10.03.01.E]

- 1 (8) **Public utilities.** All proposed development shall have all public utilities and  
2 facilities such as sewer, gas, electrical and water systems located and  
3 constructed to minimize or eliminate flood damage. [44 CFR 60.3(a)(4)(ii)]  
4 [MO 302.1(2), 303.1(2)][LDC 10.03.03.B]
- 5 (9) **Adequate drainage.** All proposed development shall have adequate drainage  
6 provided to reduce exposure to flood hazards. Drainage paths around structures  
7 on slopes shall be provided to guide floodwaters around and away from the  
8 structures. The adequacy of drainage shall be based on compliance with the  
9 stormwater management standards of Chapter 5. [44 CFR 60.3(a)(4) & (c)(11)]  
10 [MO 302.1(3), 303.1(3)][LDC 10.03.02.A & B, 10.03.03.C]
- 11 (10) **Water supply facilities.** All new and replacement water supply facilities shall be  
12 designed in accordance with the water well construction standards in Florida  
13 Administrative Code and ASCE 24 to minimize or eliminate infiltration of  
14 floodwaters into the systems. [44CFR 60.3(a)(5)][MO 303.3][LDC 10.03.01.F]
- 15 (11) **Sanitary sewage facilities.** All new and replacement sanitary sewage facilities,  
16 private sewage treatment plants (including all pumping stations and collector  
17 systems), and on-site waste disposal systems shall be designed in accordance  
18 with the standards for onsite sewage treatment and disposal systems in Florida  
19 Administrative Code and ASCE 24 to minimize or eliminate infiltration of  
20 floodwaters into the facilities and discharge from the facilities into flood waters,  
21 and impairment of the facilities and systems. [44CFR 60.3(a)(6)][MO 303.2]  
22 [LDC 10.03.01.G&H]
- 23 (12) **BFEs for large-scale development.** Where base flood elevations (BFEs) are  
24 not included on the FIRM or in the Flood Insurance Study, all new subdivision  
25 proposals and other proposed developments greater than 50 lots or five acres  
26 shall include data prepared through hydrologic and hydraulic analyses  
27 performed, documented, and certified by a Florida registered professional  
28 engineer in accordance with standard engineering practice. [44CFR 60.3(b)(3)]  
29 [MO 105.1(3), 302.2(2)][LDC 10.03.03.D, 10.03.06.B.3]
- 30 (13) **Non-FIRM data.** Where base flood elevation and floodway data are not  
31 provided by the FIRM, the applicant shall utilize data provided by the Floodplain  
32 Administrator or obtain data from a federal, state, or other source to confirm the  
33 required flood hazard reduction. If such data are not available, or are determined  
34 by the Floodplain Administrator to not reasonably reflect flooding conditions or to  
35 be otherwise inadequate, the Administrator shall require one of the following:  
36 [44CFR 60.3(b)(4)] [MO105.2]
- 37 a. **Analysis.** The applicant shall provide base flood elevation data prepared  
38 through hydrologic and hydraulic analyses performed, documented, and  
39 certified by a Florida registered professional engineer consistent with  
40 standard engineering practice. [MO105.2(3)(a)]
- 41 b. **Height above grade.** The base flood elevation shall be specified as two feet  
42 above the highest adjacent grade at the location of the development, provided

1 there is no evidence indicating flood depths have been or may be greater  
2 than two feet. [MO105.2(3)(b)][10.03.04.A.1 & B.1]

3  
4 Accordingly, when base flood elevations are established, all new construction,  
5 substantial improvements or other development shall meet all applicable  
6 elevation and non-elevation flood hazard reduction requirements.  
7 [LDC10.03.06.B&F]

8 **(14) Watercourse alterations.** Any river, creek, stream, channel or other  
9 topographic feature in, on, through, or over which water flows at least periodically  
10 is considered a watercourse for the purposes of this article. Alteration of a  
11 watercourse includes any dam, impoundment, channel relocation, change in  
12 channel alignment, channelization, or change in cross-sectional area of the  
13 channel or the channel capacity, or any other form of modification which may  
14 alter, impede, retard or change the direction and/or velocity of the riverine flow of  
15 water during conditions of the base flood. [MO 202]

16 **a. Capacity maintenance.** All applicants requesting the alteration or relocation  
17 of portions of any watercourse shall assure the county through hydrologic and  
18 hydraulic analyses performed, documented, and certified by a Florida  
19 registered professional engineer consistent with standard engineering  
20 practice that the flood-carrying capacity within the altered or relocated portion  
21 of the watercourse will be maintained and not decreased. The applicant shall  
22 submit the analysis to FEMA. [44CFR 60.3(b)(7)][MO 105.3(3)]  
23 [LDC10.02.03.D, and 10.03.06.D]

24 **b. Notifications.** In riverine situations all applicants requesting the alteration or  
25 relocation of portions of a watercourse shall notify adjacent communities, the  
26 Florida Department of Emergency Management, and the Northwest Florida  
27 Water Management District prior to any modification of the watercourse, and  
28 shall submit copies of such notifications to FEMA. [44CFR 60.3(b)(6)]  
29 [MO 103.8(2)][LDC 10.02.03.C, and 10.03.06.C]

30 **(15) Manufactured (mobile) homes.** All manufactured (mobile) homes shall be  
31 installed by an installer that is licensed in compliance with Florida Statutes, and  
32 shall comply with the requirements of Florida Administrative Code and this  
33 section. [44CFR 60.3(b)(8)][MO 304.1][LDC 10.03.01.B and 10.03.06.E]

34 **a. Foundations.** All new and replacement manufactured homes shall be  
35 installed on permanent, reinforced foundations that are designed in  
36 compliance with the foundation requirements of the *Florida Building Code,*  
37 *Residential* (Sec. R322) and the provisions of this section.[44CFR 60.3(c)(6)]  
38 [MO 304.2(1)&(2)]

39 **b. Anchoring.** All new and replacement manufactured homes shall be installed  
40 using methods and practices which minimize flood damage and shall be  
41 securely anchored to an adequately anchored foundation system to resist  
42 flotation, collapse or lateral movement. Methods of anchoring may include  
43 use of over-the-top or frame ties to ground anchors. This anchoring

1 requirement is in addition to applicable state and county anchoring  
2 requirements for wind resistance. [44CFR 60.3(b)(8)&(c)(6)] [MO 304.3]

3 **c. Elevation.** All manufactured homes that are placed, replaced, or  
4 substantially improved on sites at any of the following locations shall be  
5 elevated such that the bottom of the frame is at or above the elevation  
6 required, as applicable to the flood hazard area, in the *Florida Building Code*  
7 (*FBC*), *Residential* (Sec. R322):

- 8 1. Outside of a manufactured home park or subdivision.
- 9 2. In a new or substantially improved manufactured home park or  
10 subdivision.
- 11 3. In an expansion to an existing manufactured home park or subdivision.
- 12 4. In an existing manufactured home park or subdivision in which a  
13 manufactured home has incurred substantial damage as the result of a  
14 flood.

15 On any other sites, manufactured homes may be elevated either as required  
16 by FBC Section R322 or elevated such that the bottom of the frame is  
17 supported by reinforced piers or other foundation elements of at least  
18 equivalent strength that are not less than six feet in height above grade.  
19 [44CFR 60.3(c)(6) & (12)][MO 304.4.1 & 2][LDC 10.03.02.D]

20 **d. Enclosures.** Enclosed areas below elevated manufactured homes shall  
21 comply with the requirements of the *Florida Building Code, Residential* (Sec.  
22 R322) for such enclosed areas, as applicable to the flood hazard area.  
23 [MO 304.5]

24 **e. Utility equipment.** Utility equipment that serves manufactured homes,  
25 including electric, heating, ventilation, plumbing, and air conditioning  
26 equipment and other service facilities, shall comply with the requirements of  
27 the *Florida Building Code, Residential* (Sec. R322), as applicable to the flood  
28 hazard area. [MO 304.6]

29 **(16) Solid waste disposal sites.** All new solid waste disposal sites are prohibited.  
30 [10.03.01.N]

31 **(17) Critical facilities.** New critical facilities, including police, fire, and emergency  
32 response facilities; hospitals; schools; nursing homes; facilities that produce, use,  
33 or store hazardous materials or hazardous waste; and other facilities that are  
34 similarly sensitive to flood hazard shall only be permitted within an area of special  
35 flood hazard if no feasible alternative site is available. In addition to having the  
36 lowest floor elevated to at least three feet above the base flood elevation, access  
37 routes to these facilities from the public right-of-way shall be elevated to or above  
38 the base flood elevation to the extent possible. Floodproofing and sealing  
39 measures shall be taken to ensure that toxic substances will not be displaced by  
40 or released into floodwaters. Specifically, if any structural storage facility for  
41 chemicals, explosives, flammable liquids, other hazardous or toxic materials, or  
42 buoyant materials cannot feasibly be located outside of a flood hazard area, it  
43 shall be flood proofed. [LDC10.03.01.L]

Comment [t2]: Local freeboard requirement  
adopted Sep 7, 2006

1 (18) Residential structures within AE and AH. All new construction and substantial  
2 improvements of residential structures within any AE or AH zones shall have the  
3 lowest floor (including basement) elevated to at least three feet above the base  
4 flood elevation. [44CFR 60.3(c)(2)][LDC 10.03.02.A]

Comment [t3]: Local freeboard requirement adopted 2013

5 (19) Residential structures within AO. All new construction and substantial  
6 improvements of residential structures within any AO zone shall have the lowest  
7 floor (including basement) elevated above the highest adjacent grade at least as  
8 high as the depth number specified on the FIRM plus three feet. If no depth  
9 number is specified, the elevation shall be at least five feet above the highest  
10 adjacent grade. [44CFR 60.3(c)(7)][LDC 10.03.04.A]

Comment [t4]: FEMA Minimum 2' + 3' local required freeboard (2013)

11 (20) Non-residential structures within AE and AH. Except on Pensacola Beach, all  
12 new construction and substantial improvements of non-residential structures  
13 within any AE or AH zones shall have the lowest floor (including basement)  
14 elevated to at least three feet above the base flood elevation. If not elevated, the  
15 construction and improvements shall be completely floodproofed to that level.  
16 [44CFR 60.3(c)(3)][LDC 10.03.02.B]

Comment [t5]: Local freeboard requirement adopted 2013

17 (21) Non-residential structures within AO. All new construction and substantial  
18 improvements of non-residential structures within any AO zone shall have the  
19 lowest floor (including basement) elevated above the highest adjacent grade at  
20 least as high as the depth number specified on the FIRM plus three feet. If no  
21 depth number is specified, the elevation shall be at least five feet above the  
22 highest adjacent grade. If not elevated, the construction and improvements shall  
23 be completely floodproofed to that level. [44CFR 60.3(c)(8)][LDC 10.03.02.B]

Comment [t6]: FEMA Minimum 2' + 3' local required freeboard (2013)

24 (22) Structures seaward of the CCCL. Buildings and other structures extending, in  
25 whole or in part, seaward of the coastal construction control (CCCL) line shall be  
26 designed and constructed to comply with the more restrictive applicable  
27 requirements of the *Florida Building Code, Building* (Sec. 3109 & 1612) or *Florida*  
28 *Building Code, Residential* (Sec. R322). Minor structures and non-habitable  
29 major structures as defined in Article 3 for marine shorelines shall be designed  
30 and constructed to comply with the intent and applicable provisions of this  
31 section and ASCE 24. [MO 301.2]

32 (23) Enclosure below lowest floor. For all new construction and substantial  
33 improvements of elevated buildings, fully enclosed areas below the lowest floor  
34 shall not be partitioned into multiple rooms, finished, temperature controlled, or  
35 used for human habitation. Access to the enclosed areas shall be the minimum  
36 necessary for the allowed use of vehicle parking (garage door), limited storage of  
37 maintenance equipment used on the premises (standard exterior door), or entry  
38 to the living area (stairway or elevator). The enclosed areas shall be designed to  
39 automatically equalize hydrostatic flood forces on exterior walls by allowing for  
40 the entry and exit of floodwaters. Designs for meeting this requirement shall  
41 either be certified by a Florida registered professional engineer or architect, or  
42 meet or exceed the following minimum criteria:

- 1 a. **Minimum opening area.** A minimum of two openings having a total net area  
2 of not less than one square inch for every square foot of enclosed area  
3 subject to flooding shall be provided.
- 4 b. **Maximum opening height.** The bottom of all openings shall be no higher  
5 than one foot above grade.
- 6 c. **Opening coverings.** Openings may be equipped with screens, louvers,  
7 valves, or other coverings or devices provided that each opening permits the  
8 automatic entry and exit of floodwaters. [44CFR 60.3(c)(5)][LDC 10.03.02.C]
- 9 **(24) Base flood increase.** No new construction, substantial improvements, or other  
10 development (including fill) shall be permitted within a riverine flood hazard area  
11 for which base flood elevations are included in the Flood Insurance Study or on  
12 the FIRM, but in which floodways have not been designated, unless it has been  
13 demonstrated through hydrologic and hydraulic analyses performed,  
14 documented, and certified by a Florida registered professional engineer  
15 consistent with standard engineering practice that the cumulative effect of the  
16 proposed development, when combined with all other existing and anticipated  
17 flood hazard area encroachments, will not increase the base flood elevation more  
18 than one foot at any point within the community. This requirement does not  
19 apply in isolated flood hazard areas not connected to a riverine flood hazard area  
20 or in flood hazard areas identified as AO or AH zones. [MO 105.3(2)]  
21
- 22 Development activities which will increase the water surface elevation of the  
23 base flood by more than one foot may be allowed, provided that the developer or  
24 applicant, with the county's endorsement, first applies for a conditional FIRM  
25 revision, fulfills the federal requirements for such a revision, and receives the  
26 approval of FEMA. [44CFR 60.3(c)(10) &(13)][LDC 10.03.02.E.1.a & b]
- 27 **(25) Recreational vehicles.** Recreational vehicles placed temporarily in flood hazard  
28 areas shall be on the site for fewer than 180 consecutive days or be fully licensed  
29 and ready for highway use. A recreational vehicle is considered ready for  
30 highway use if it is licensed and insured in compliance with Florida motor vehicle  
31 regulations, is in safe operable condition, is on its wheels or jacking system, is  
32 attached to the site only by quick disconnect type utilities and security devices,  
33 and has no permanent attachments such as additions, rooms, stairs, decks and  
34 porches. Recreational vehicles that do not meet these limitations for temporary  
35 placement shall meet the requirements of this section for manufactured homes.  
36 [44CFR 60.3(c)(14)][MO 305][LDC 10.03.02.D.5]
- 37 **(26) Tanks.** Tanks in flood hazard areas shall comply with the following:
- 38 a. **Underground.** Underground tanks shall be anchored to prevent flotation,  
39 collapse or lateral movement resulting from hydrodynamic and hydrostatic  
40 loads during conditions of the design flood, including the effects of buoyancy  
41 assuming the tank is empty. [MO 306.1]
- 42 b. **Above-ground.** Above-ground tanks shall be elevated to at least three feet  
43 above the base flood elevation and attached to a supporting structure that is

1 designed to prevent flotation, collapse or lateral movement during conditions  
2 of the design flood. Tank-supporting structures shall meet the foundation  
3 requirements of the applicable flood hazard area. [MO 306.3]

4  
5 Tanks that do not meet these elevation requirements are not permitted in  
6 coastal high hazard areas (V zones). However, such tanks may be permitted  
7 in other flood hazard areas (A zones) if anchored or otherwise designed and  
8 constructed to prevent flotation, collapse or lateral movement resulting from  
9 hydrodynamic and hydrostatic loads during conditions of the design flood,  
10 including the effects of buoyancy assuming the tank is empty and the effects  
11 of flood-borne debris. [MO 306.2]

12 **c. Inlets and vents.** Tank inlets, fill openings, outlets and vents shall be  
13 elevated to at least three feet above the base flood elevation or fitted with  
14 covers designed to prevent the inflow of floodwater or outflow of the contents  
15 of the tanks during conditions of the design flood. Additionally, they shall be  
16 anchored to prevent lateral movement resulting from hydrodynamic and  
17 hydrostatic loads, including the effects of buoyancy, during conditions of the  
18 design flood. [MO 306.4]

19 **(b) Floodways.** In addition to the preceding flood hazard reduction standards of zones  
20 A, AE, AH, and AO, the increased flood hazard risk within floodways requires  
21 compliance with the following flood hazard reduction provisions:

22 **(1) Encroachment without flood level increase.** Encroachment of development  
23 within a regulatory floodway is prohibited unless it has been demonstrated  
24 through hydrologic and hydraulic analyses performed, documented, and certified  
25 by a Florida registered professional engineer in accordance with standard  
26 engineering practice that the proposed encroachment would not result in any  
27 increase in flood levels during the occurrence of the base flood discharge.  
28 Encroachments prohibited without such demonstration include new construction,  
29 substantial improvements, land disturbing activity involving fill or regrading, site  
30 improvements, and the following: [44CFR 60.3(d)(3)][MO105.3(1), 303.4]  
31 [LDC 10.03.02.F.1]

32 **a. Fences.** Fences that have the potential to block the passage of floodwaters,  
33 such as stockade fences and wire mesh fences. [MO 307.2]

34 **b. Retaining walls, sidewalks and driveways.** Retaining walls, d sidewalks,  
35 and driveways that involve the placement of fill. [MO 307.3]

36 **c. Roads and watercourse crossings in regulated floodways.** Roads and  
37 watercourse crossings, including roads, bridges, culverts, low-water crossings  
38 and similar means that allow vehicles or pedestrians to travel from one side of  
39 a watercourse to the other side. Additionally, alteration of a watercourse that  
40 is part of a road or watercourse crossing shall meet the requirements of this  
41 section to obtain certified hydrologic and hydraulic analyses demonstrating  
42 that the flood-carrying capacity within the altered or relocated portion of the  
43 watercourse will be maintained and not decreased, and submittal of the  
44 analysis to FEMA. [MO 105.3(3), 307.4]

- 1 **(2) Encroachment with flood level increase.** Regardless of any other provisions  
 2 of this article, the county may allow encroachment of development within the  
 3 regulatory floodway that would result in an increase in base flood elevations,  
 4 provided that the developer first applies for a conditional FIRM and floodway  
 5 revision, fulfills the federal requirements for such revisions, and receives the  
 6 approval of FEMA. [44CFR 60.3(d)(4)][MO 105.3(1)][LDC 10.03.02.F.4]
- 7 **(3) Placement of mobile homes prohibited.** The placement of a manufactured  
 8 (mobile) home within a regulatory floodway is prohibited, except within existing  
 9 manufactured home parks or subdivisions. [10.03.02.F.3 & G.13]
- 10 **(c) Flood zones V and VE.** In addition to the applicable preceding flood hazard  
 11 reduction standards of floodways and zones A, AE, AH, and AO, the increased flood  
 12 hazard risk within the V and VE coastal high-hazard zones requires compliance with  
 13 the following flood hazard reduction provisions:
- 14 **(1) Design certification.** For all new construction and substantial improvements of  
 15 structures, a Florida registered professional engineer or architect shall develop  
 16 and/or review the structural design, specifications, and plans for construction,  
 17 and shall certify that the design and methods of construction are in accordance  
 18 with accepted standards of practice for complying with the provisions of this  
 19 article. In coordination with the Building Official, the Floodplain Administrator  
 20 shall review and file these design certifications with the county floodplain  
 21 development approval. [44CFR 60.3(e)(4)][LDC 10.02.03.G, H & I, 10.03.02.G.5]
- 22 **(2) Structure location.** All new construction and substantial improvements shall be  
 23 located landward of the mean high water line in conformance with the marine,  
 24 estuarine, and riverine shorelines (MERS) and coastal construction control line  
 25 (CCCL) provisions of the LDC. [44CFR 60.3(e)(3), LDC10.03.02.G.1]
- 26 **(3) Structure elevation.** All new construction and substantial improvements shall  
 27 be elevated on pilings or columns so that the bottom of the lowest horizontal  
 28 structural member of the lowest floor (excluding pilings or columns) is elevated to  
 29 at least three feet above the base flood elevation. For structures located  
 30 seaward of the 1986 Coastal Construction Control Line (PB 13, P 23) the bottom  
 31 of the lowest horizontal structural member of the lowest floor shall be elevated to  
 32 the minimum flood elevation established by the Florida Department of  
 33 Environmental Protection if that elevation is greater than three feet above the  
 34 FIRM base flood elevation. [44CFR 60.3(e)(4)(i)][LDC10.03.02.G.2, 3 & 14]
- 35 **(4) Structure anchoring.** For all new construction and substantial improvements,  
 36 the pile or column foundation and the attached structure shall be anchored to  
 37 resist flotation, collapse, and lateral movement due to the effects of wind and  
 38 water loads acting simultaneously on all building components. Water loading  
 39 values used shall be those associated with the base flood. Wind loading values  
 40 used shall be those required by the Florida Building Code. [44CFR 60.3(e)(4)(ii)]  
 41 [LDC10.03.02.G.4]
- 42 **(5) Space below lowest member.** All new construction, improvements, alterations,  
 43 repairs, or reconstruction shall maintain the space below the lowest horizontal

Comment [t7]: Local freeboard requirement adopted 2006

Comment [t8]: Local freeboard requirement adopted 2006



1 structural member either free of obstruction or constructed with non-supporting  
2 breakaway walls, open wood latticework, or insect screening, all designed to  
3 collapse under wind and water loads without causing collapse, displacement, or  
4 other structural damage to the elevated portion of the building or supporting  
5 foundation system. Any space below the lowest horizontal structural member  
6 shall be useable solely for parking of vehicles, building access, or storage. Such  
7 space shall not be partitioned into multiple rooms, finished, temperature  
8 controlled, or used for human habitation. [44CFR 60.3(e)(5)]

9 [LDC 10.03.02.G.2, 9.d, 10 &12]

10 (6) **Breakaway walls.** For the purposes of this article, a breakaway wall shall have  
11 a design safe loading resistance of no less than ten and no more than 20 pounds  
12 per square foot. Use of a breakaway wall that exceeds this maximum (either by  
13 design or when required by local or state codes) shall be permitted only if the  
14 wall is designed to collapse from a water load less than that which would occur  
15 during the base flood, and the elevated portion of the building and supporting  
16 foundation system will not be subject to collapse, displacement, or other  
17 structural damage due to the effects of wind and water loads acting  
18 simultaneously on all building components, structural and non-structural. Water  
19 loading values used shall be those associated with the base flood. Wind loading  
20 values used shall be those required by the Florida Building Code.

21 [44CFR 60.3(e)(5)][LDC 10.03.02.G.9]

22 (7) **Concrete slabs for nonstructural uses.** Concrete slabs used as parking pads,  
23 enclosure floors, landings, decks, walkways, patios and similar nonstructural  
24 uses are permitted beneath or adjacent to buildings and structures if the design  
25 and construction of the slabs complies with all of the following: [MO 307.5]

- 26 a. Maximum slab thickness of not more than four inches.  
27 b. Structurally independent of the foundation system of the building or other  
28 structure.  
29 c. Frangible and not reinforced, so as to minimize debris during flooding that is  
30 capable of causing significant damage to any structure.

31 (8) **Decks and patios.** In addition to the requirements of the *Florida Building Code*,  
32 in coastal high hazard areas decks and patios shall be located, designed, and  
33 constructed in compliance with all of the following: [MO 307.6]

- 34 a. **Structurally attached.** A deck that is structurally attached to a building or  
35 other structure shall have the bottom of the lowest horizontal structural  
36 member at or above the design flood elevation plus three feet, and any  
37 supporting members that extend below that elevation shall comply with the  
38 foundation requirements that apply to the building or structure, which shall be  
39 designed to accommodate any increased loads resulting from the attached  
40 deck.  
41 b. **Below design flood.** A deck or patio that is located below the design flood  
42 elevation shall be structurally independent from buildings or structures and  
43 their foundation systems, and shall be designed and constructed either to

1 remain intact and in place during design flood conditions or to break apart into  
2 small pieces to minimize debris during flooding that is capable of causing  
3 structural damage to the building or structure or to adjacent buildings and  
4 structures.

5 **c. Analysis required.** A deck or patio that has a vertical thickness of more than  
6 12 inches or that is constructed with more than the minimum amount of fill  
7 necessary for site drainage shall not be approved unless an analysis  
8 prepared by a qualified registered design professional demonstrates no  
9 harmful diversion of floodwaters or wave run-up and wave reflection that  
10 would increase damage to the building or structure or to adjacent buildings  
11 and structures.

12 **d. Analysis not required.** A deck or patio that has a vertical thickness of 12  
13 inches or less and that is at natural grade or on nonstructural fill material that  
14 is similar to and compatible with local soils and is the minimum amount  
15 necessary for site drainage may be approved without requiring analysis of the  
16 impact on diversion of floodwaters or wave run-up and wave reflection.

17 **(9) Fill.** The use of fill for structural support in coastal high hazard areas is  
18 prohibited. Non-structural fill may be allowed under the following conditions:  
19 [44CFR 60.3.(e)(6)][MO 307.8]

20 **a. Minor.** Minor grading and the placement of minor quantities of non-structural fill  
21 shall be permitted for landscaping and for drainage purposes under and around  
22 buildings. [MO 307.8(1)]

23 **b. Grade.** Non-structural fill with finished slopes steeper than one to five (vertical to  
24 horizontal) shall be permitted only if an analysis prepared by a qualified  
25 registered design professional demonstrates no harmful diversion of  
26 floodwaters or wave run-up and wave reflection that would increase damage  
27 to adjacent buildings and structures. [MO 307.8(2)]

28 A design for such fill shall only be approved after the applicant has provided a  
29 certified analysis by a Florida registered professional engineer or architect, or  
30 a Florida certified professional soil scientist documenting that: (1) particle  
31 composition of fill material does not have a tendency for excessive natural  
32 compaction; (2) volume and distribution of fill will not increase the water  
33 surface elevation of the base flood or cause wave deflection to adjacent  
34 properties; and (3) slope of fill will not cause wave run-up or ramping.  
35 [LDC 10.03.02.G.7 & 15]

36 **(10) Sand dune alteration.** The alteration of sand dunes in a manner that would  
37 increase potential flood damage is prohibited. Alteration of sand dunes shall be  
38 permitted only if approved by the Florida Department of Environmental Protection  
39 and only if demonstrated through analyses performed, documented, and certified  
40 by a Florida registered professional engineer in accordance with standard  
41 engineering practice that the proposed alteration will not increase the potential  
42 for flood damage. [44CFR 60.3.(e)(7)][MO 105.3(4), 303.6][LDC 10.03.02.G.8]

43 Where authorized by the FDEP or applicable county approval, sand dune  
44

1 construction and restoration of sand dunes under or around elevated buildings  
2 are permitted without additional engineering analysis or certification of the  
3 diversion of floodwater or wave run-up and wave reflection if the scale and  
4 location of the dune work is consistent with local beach-dune morphology and the  
5 vertical clearance is maintained between the top of the sand dune and the lowest  
6 horizontal structural member of the building. [MO 307.8(3)]

7 **(11) Other development.** Development activities other than buildings and structures  
8 shall be permitted only if also authorized by the appropriate federal, state or local  
9 authority; if located outside the footprint of, and not structurally attached to,  
10 buildings and other structures; and if analyses prepared by qualified registered  
11 design professionals demonstrate no harmful diversion of floodwaters or wave  
12 run-up and wave reflection that would increase damage to adjacent buildings and  
13 structures. Such other development activities include: [MO 307.7]

14 a. Bulkheads, seawalls, retaining walls, revetments, and similar erosion control  
15 structures.

16 b. Solid fences and privacy walls, and fences prone to trapping debris, unless  
17 designed and constructed to fail under flood conditions less than the design  
18 flood or otherwise function to avoid obstruction of floodwaters.

19 c. On-site sewage treatment and disposal as filled or mound systems.

20 **(12) Manufactured (mobile) homes.** The placement of manufactured homes outside  
21 of an existing manufactured home park or subdivision is prohibited. A  
22 replacement manufactured home may be placed on a lot in an existing  
23 manufactured home park or subdivision if it complies with the elevation and  
24 anchoring standards of this section. [44CFR 60.3.(e)(8)]  
25 [LDC 10.03.02.F.3 & G.13]

26 **(13) Recreational vehicles.** The placement of recreational vehicles outside of a duly  
27 licensed campground or an existing manufactured home park or subdivision is  
28 prohibited. [44CFR 60.3.(e)(9)][LDC 10.03.02.G.13]

#### 29 **Sec. 4-2.5 Variances.**

30 **(a) General eligibility.** The floodplain management regulations of the LDC and the flood  
31 resistant construction requirements of the *Florida Building Code* are essential to the  
32 community's participation in the NFIP and(CRS). A variance to these requirements is  
33 generally contrary to good floodplain management practices. Variances may expose  
34 insurable property to higher flood damage risks and prompt FEMA to question county  
35 compliance with NFIP criteria and federal flood insurance eligibility. However, where  
36 compliance with the requirements creates an exceptional hardship on an applicant for  
37 development approval the Board of Adjustment (BOA) may approve or deny a  
38 request for a site-specific modification to the following in compliance with Florida  
39 Statutes and the quasi-judicial variance process prescribed in Chapter 2: [44CFR  
40 60.6(a)] [MO 107.1]

- 1 (1) **Flood hazard reduction.** The flood hazard reduction requirements of these  
2 floodplain management regulations. This variance option does not apply to  
3 compliance review processes.
- 4 (2) **Flood resistant construction.** The flood resistant construction requirements of  
5 the *Florida Building Code*. This variance option does not apply to the building  
6 code provisions for structures seaward of a coastal construction control line.
- 7 (b) **Specific limitations.** In addition to the general variance conditions prescribed in  
8 Chapter 2, a variance to flood hazard reduction provisions shall comply with all of  
9 the following conditions: [44CFR 60.6(a)][MO 107.3][LDC 10.02.04, 13.20.09]
- 10 (1) **Timing.** No variance shall be granted after the fact. Any structure that does not  
11 comply with a county flood hazard reduction requirement and was constructed  
12 after adoption of that requirement without a variance granted to it shall be in  
13 violation of the requirement and not eligible for a variance to remedy the non-  
14 compliance.
- 15 (2) **Necessary minimum.** A variance shall only be granted upon a formal  
16 determination by the reviewing board that it is the minimum necessary,  
17 considering the flood hazard, to relieve the hardship. Where not elevating to the  
18 minimum flood protection level is justified by the applicant, as much elevation as  
19 possible without exceptional hardship shall otherwise be provided. And where  
20 appropriate, other LDC requirements shall be varied to provide the needed flood  
21 protection. [44CFR 60.6.(a)(4)]
- 22 (3) **Lot size and surroundings.** Variances may be granted for new construction  
23 and substantial improvements of a structure on a lot of one-half acre or less in  
24 size contiguous to and surrounded by lots with existing structures constructed  
25 below the base flood elevation. Deviations from this lot size limit may be  
26 proposed, but as the lot size increases beyond one-half acre the technical  
27 justification required to grant a variance increases. [44CFR 60.6(a)(2)]
- 28 (4) **Historic structures.** Variances may be granted for the repair, improvement, or  
29 rehabilitation of bona fide historic structures that are eligible for the exception to  
30 the flood resistant construction requirements of the *Florida Building Code* upon a  
31 determination that the proposed repair, improvement, or rehabilitation will not  
32 preclude the structure's continued designation as a historic structure, and the  
33 variance is the minimum necessary to preserve the historic character and design  
34 of the structure. If the proposed work precludes the continued designation as a  
35 historic structure, a variance shall not be granted and the structure and any  
36 repair, improvement, or rehabilitation shall be subject to the requirements of the  
37 *Florida Building Code*.
- 38 Prior to the granting of a variance to substantially improve a historic structure the  
39 proposed work shall be reviewed by either a certified local historic board or the  
40 State Historic Preservation Officer. For any variance granted, all other  
41 measures to reduce future flood damages, such as raising air conditioners and  
42 using flood resistant materials, shall be implemented. [44CFR 60.6(a), local  
43 official's guide] [MO 107.4]

1 **(5) Functionally dependent uses.** A variance for new construction, substantial  
2 improvement, or other development necessary for the conduct of a functionally  
3 dependent use shall additionally require that the structure or other development  
4 be protected by methods and materials that minimize flood damage during the  
5 base flood and create no additional threats to public safety. A functionally  
6 dependant use is one that cannot perform its intended purpose unless located or  
7 carried out in close proximity to water, and includes only docking facilities, port  
8 facilities necessary for the loading and unloading of cargo or passengers, and  
9 shipbuilding and ship repair facilities. The term does not include long-term  
10 storage or related manufacturing facilities. [44CFR 59.1 & 60.6(a)(7)]  
11 [MO 107.5, 202]

12 **(c) Applicant responsibilities.** Applicants for variances to the flood hazard reduction  
13 requirements of this section or the flood resistant construction requirements of the  
14 *Florida Building Code* shall comply with the following: [MO 107.7]

15 **(1) Demonstration.** In addition to the good and sufficient cause and substantial  
16 hardship conditions required by the general variance provisions of Chapter 2, the  
17 applicant shall demonstrate the following conditions: [44CFR 60.6(a)(3)(i)&(ii)]  
18 [MO 107.7(1)]

19 **a. Consequences.** The granting of the variance will not result in increased  
20 flood heights, additional threats to public safety, extraordinary public expense,  
21 or create nuisances, cause fraud on or victimization of the public, or conflict  
22 with existing laws or ordinances. [44CFR 60.6(a)(3)(iii)][MO 107.7(2)(b)]

23 **b. Regulatory floodways.** Within any designated regulatory floodway, the  
24 variance will not result in an increase in flood levels during the base flood  
25 discharge. Such a conclusion shall be supported by hydrologic and hydraulic  
26 analyses performed, documented, and certified by a Florida registered  
27 professional engineer in accordance with standard engineering practice.  
28 [44CFR 60.6(a)(1)] [MO 107.3.1]

29 **(2) Evaluation.** The applicant shall provide in writing, and the reviewing board shall  
30 consider, an evaluation of each of the following, with conclusions regarding  
31 technical issues supported by evaluations from qualified professionals:  
32 [MO 107.6][LDC 10.02.04.E]

33 **a. Dangers.** The danger to life and property due to flooding or erosion damage,  
34 and the danger that materials and debris may be swept onto other lands  
35 resulting in further injury or damage. [MO 107.6(1)&(2)]

36 **b. Susceptibility to damage.** The susceptibility of the proposed development  
37 and its contents to flood damage and the effect of such damage on current  
38 and future owners. [MO 107.6(3)]

39 **c. Services provided.** The importance of the services provided by the  
40 proposed development to the community. [MO 107.6(4)]

41 **d. Waterfront necessity.** The necessity to the development of a waterfront  
42 location, where applicable.

- 1 e. **Alternative locations.** The availability of alternative locations for the  
2 proposed use which are subject to lower risk of flooding or erosion.  
3 [MO 107.6(5)]
- 4 f. **Proposed use.** The relationship of the proposed use to the Comprehensive  
5 Plan and flood plain management program for the area, and the compatibility  
6 of the use with existing and anticipated development. [MO 107.6(6)&(7)]
- 7 g. **Site access.** The safety of access to the property in times of flood for  
8 ordinary and emergency vehicles. [MO 107.6(8)]
- 9 h. **Expected conditions.** The expected heights, velocity, duration, rate of rise  
10 and sediment transport of the floodwaters, and the effects of wave action if  
11 applicable, expected at the site. [MO 107.6(9)]
- 12 i. **Costs of services.** The costs of providing governmental services during and  
13 after flood conditions, including maintenance and repair of public utilities and  
14 facilities such as sewer, gas, electrical, and water systems, streets, and  
15 bridges. [MO 107.6(10)]
- 16 j. **Environmental damage.** The potential for and degree of environmental  
17 damage as a result of flooding, including consideration of individual and  
18 cumulative adverse impacts. [MO 107.6(11)]
- 19 (3) **Public records.** Upon the granting of a variance to a flood hazard reduction  
20 requirement, the applicant shall record the official notification of that action in the  
21 public records of Escambia County to appear in the chain of title of the affected  
22 parcel of land. [MO 107.7(3)]

23 **(d) County responsibilities.**

- 24 (1) **Applicant notification.** Upon the granting of a variance to allow construction of  
25 the lowest floor of a new building or substantial improvement of a building below  
26 the required elevation, the Floodplain Administrator shall notify the applicant in  
27 writing of the difference between the established base flood elevation and the  
28 reduced elevation granted, stating that the cost of federal flood insurance will be  
29 commensurate with the increased risk resulting from the reduced floor elevation  
30 (up to amounts as high as \$25 for \$100 of insurance coverage), and stating that  
31 construction below the base flood elevation increases risks to life and property.  
32 [44CFR 60.6(a)(5)][MO107.7(4)]
- 33 (2) **Records.** The Floodplain Administrator shall maintain a record of all variance  
34 actions for required reporting to FEMA, the State of Florida, and other agencies.  
35 Records shall include applicant notifications and variance hearing findings.  
36 [44CFR 60.6(a)(5) & (6)]
- 37

1 **Article 3 Santa Rosa Island Authority (Existing SRIA Ordinance)**

Comment [m9]: Tim please discuss process –  
dates vary

2  
3 **Sec. 4-3.1 Floodplain management on Pensacola Beach under the control of**  
4 **the Santa Rosa Island Authority**

5 **(a) Statutory authorization.** The Legislature of the State of Florida has delegated the  
6 responsibility to local government units to adopt regulations designed to promote the  
7 public health, safety, and general welfare of its citizenry. Therefore, Escambia  
8 County does hereby adopt the following floodplain management regulations by the  
9 Santa Rosa Island Authority.

10 **(b) Findings of fact.**

11 **(1)** The flood hazard areas of Pensacola Beach—Santa Rosa Island Authority are  
12 subject to periodic inundation, which results in loss of life and property, health and  
13 safety hazards, disruption of commerce and governmental services, extraordinary  
14 public expenditures for flood protection and relief, and impairment of the tax base,  
15 all of which adversely affect the public health, safety and general welfare.

16  
17 **(2)** These flood losses are caused by the cumulative effect of obstructions in  
18 floodplains causing increases in flood heights and velocities, and by the  
19 occupancy in flood hazard areas by uses vulnerable to floods or hazardous to  
20 other lands which are inadequately elevated, flood-proofed, or otherwise  
21 unprotected from flood damages.

22  
23 **(c) Statement of purpose.** It is the purpose of this ordinance to promote the public  
24 health, safety and general welfare and to minimize public and private losses due to  
25 flood conditions in specific areas by provisions designed to:

- 26 **(1)** Protect human life, health, safety and welfare,  
27 **(2)** Minimize expenditure of public money for costly flood control projects,  
28 **(3)** Minimize the need for rescue and relief efforts associated with flooding and  
29 generally undertaken at the expense of the general public,  
30 **(4)** Minimize prolonged business interruptions,  
31 **(5)** Minimize damage to public facilities and utilities such as water and gas mains,  
32 electric, telephone and sewer lines, roadways, bridges, and culverts located in  
33 floodplains,  
34 **(6)** Help maintain a stable tax base by providing for the sound use and development  
35 of flood prone areas in such a manner as to minimize flood blight areas, and  
36 **(7)** Ensure that potential homebuyers are notified that property is in a flood hazard  
37 area.

38 **(d) Methods of reducing flood losses.** In order to accomplish its purpose, this  
39 ordinance includes methods and provisions for:

- (1) Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities,
- (2) Requiring that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span,
- (3) Regulate the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters,
- (4) Regulate filling, grading, dredging, and other development which may increase flood damage, and
- (5) Regulating the construction of flood barriers that will unnaturally divert flood waters or may increase flood hazards in other areas.

**Sec. 4-3.2. Definitions.** Unless specifically defined below, words or phrases used in this ordinance shall be interpreted as the meaning they have in common usage as applied to the ordinance. The Santa Rosa Island Authority is hereinafter referred to as S.R.I.A.

*Appurtenant structure (accessory structure)* means a structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Examples of accessory structures are detached garages, carports, storage sheds.

*Area of special flood hazard* is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The term "special flood hazard area", for purposes of these regulations, is synonymous with the phrase "area of special flood hazard".

*Base flood* means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "regulatory flood").

*Breakaway wall* means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or the supporting foundation system.

*Building*—See *Structure*.

*Certification* means a certification by a registered professional engineer or other party does not constitute a warranty or guarantee of performance, expressed or implied. Certification of data is a statement that the data is accurate to the best of the certifier's knowledge. Certification of analyses is a statement that the analyses have been performed correctly and in accordance with sound



1 engineering practices. Certification of structural works is a statement that the  
2 works are designed in accordance with sound engineering practices to provide  
3 protection from the base flood. Certification of "as built" conditions is a statement  
4 that the structure(s) has been built according to the plans being certified, is in  
5 place, and is fully functioning.

6 *Coastal high hazard area* means, for floodplain management purposes, an area  
7 of special flood hazard extending from offshore to the inland limit of a primary  
8 frontal dune along an open coast and any other area subject to high velocity  
9 wave action from storms or seismic sources. The area is designated on the FIRM  
10 as Zone V1—V30, VE, or V.

11 *Community* means any state or area or political subdivision thereof, or any Indian  
12 tribe or authorized tribal organization, Alaska Native village or authorized native  
13 organization, which has authority to adopt and enforce flood plain management  
14 regulations for the areas within its jurisdiction.

15 *Critical facility* means a facility for which even a slight chance of flooding might be  
16 too great. Critical facilities include, but are not limited to schools, nursing homes,  
17 hospitals, police, fire and emergency response installations, installations which  
18 produce, use or store hazardous materials or hazardous waste.

19 *Cross bracing* means an industry accepted form of diagonal timber bracing used  
20 on foundations under coastal homes.

21 *Development* means any man-made change to improved or unimproved real  
22 estate, including, but not limited to buildings or other structures, mining, dredging,  
23 filling, grading, paving, excavating, drilling operations, or storage of materials or  
24 equipment.

25 *Elevated building* means a non-basement building built to have the lowest floor  
26 elevated above the ground level by foundation walls, shear walls, posts, piers,  
27 pilings, or columns. Residential and nonresidential structures in AE zones must  
28 be constructed to meet VE zone standards.

29 *Existing construction* means, for the purposes of determining insurance rates,  
30 structures for which the "start of construction" commenced before the effective  
31 date of the FIRM or before January 1, 1975, for FIRMs effective before that date  
32 (May 26, 1970). This term may also be referred to as "existing structures".

33 *Fifty-foot setback* is the line of jurisdiction established pursuant to the provisions  
34 of F.S. § 161.052, in which construct is prohibited within 50 feet of the line of

1 mean high water at any riparian coastal location fronting the Gulf of Mexico or the  
2 Atlantic coast shoreline.

3 *Flood or flooding* means a general and temporary condition of partial or complete  
4 inundation of normally dry land areas from:

5 **(1)** The overflow of inland or tidal waters;

6 **(2)** The unusual and rapid accumulation or runoff of surface waters from any  
7 source.

8 *Flood elevation determination* means a determination by the administrator of the  
9 water surface elevations of the base flood, that is, the flood level that has a one  
10 percent or greater chance of occurrence in any given year.

11 *Flood elevation study* means an examination, evaluation and determination of  
12 flood hazards and, if appropriate, corresponding water surface elevations, or an  
13 examination, evaluation and determination of mudslide (i.e., mudflow) and/or  
14 flood-related erosion hazards.

15 *Flood insurance rate map (FIRM)* means an official map of a community, on  
16 which FEMA has delineated both the areas of special flood hazard and the risk  
17 premium zones applicable to the community.

18 *Flood insurance study (FIS)* means an examination, evaluation and  
19 determination of flood hazards and, if appropriate, corresponding water surface  
20 elevations.

21 *Floodplain or floodprone area* means any land area susceptible to being  
22 inundated by water from any source (see definition of "flooding").

23 *Floodplain* means any land area susceptible to being inundated by water from  
24 any source (see definition of "flooding").

25 *Floodplain management* means the operation of an overall program of corrective  
26 and preventive measures for reducing flood damage, including but not limited to  
27 emergency preparedness plans, flood control works, floodplain management  
28 regulations.

29 *Floodplain management regulations* means this ordinance and other zoning  
30 ordinances, subdivision regulations, building codes, health regulations, special  
31 purpose ordinances (such as a floodplain ordinance, grading ordinance and  
32 erosion control ordinance), and other applications of police power. This term  
33 describes federal, state or local regulations, in any combination thereof, which  
34 provide provisions for the purpose of flood damage prevention and reduction.

1 *Flood proofing* means any combination of structural and nonstructural additions,  
2 changes, or adjustments to structures which reduce or eliminate flood damage to  
3 real estate or improved real property, water and sanitary facilities, structures and  
4 their contents.

5 *Freeboard* means a factor of safety usually expressed in feet above a flood level  
6 for purposes of floodplain management. "Freeboard" tends to compensate for the  
7 many unknown factors that could contribute to flood heights greater than the  
8 height calculated for a selected size flood and floodway conditions, such as wave  
9 action, bridge openings, and the hydrological effect of urbanization of the  
10 watershed.

11 *Functionally dependent facility* means a facility which cannot be used for its  
12 intended purpose unless it is located or carried out in close proximity to water.  
13 The term includes only docking facilities, port facilities that are necessary for the  
14 loading and unloading of cargo or passengers, and shipbuilding and ship repair  
15 facilities, but does not include long-term storage or related manufacturing  
16 facilities.

17 *Highest adjacent grade* means the highest natural elevation of the ground  
18 surface prior to construction next to the proposed walls of a structure.

19 *General manager of the community* means the official of the community who is  
20 charged with the authority to implement and administer laws, ordinances and  
21 regulations for that community.

22 *Increased cost of compliance (ICC)* means the coverage by a standard flood  
23 insurance policy under the NFIP that provides for the payment of a claim for the  
24 cost to comply with the State of Florida and Pensacola Beach—Santa Rosa  
25 Island Authority floodplain management laws and ordinances after a direct  
26 physical loss by flood, when Pensacola Beach—Santa Rosa Island Authority  
27 declares the structure to be "substantially" or "repetitively" flood-damaged. ICC  
28 coverage is provided for in every standard NFIP flood insurance policy, and will  
29 help pay for the cost to flood proof, relocate, elevate, or demolish the structure.

30 *Lowest floor* means the lowest floor of the lowest enclosed area (including  
31 basement). An unfinished or flood resistant enclosure, used solely for parking of  
32 vehicles, building access, or storage, in an area other than a basement, is not  
33 considered a building's lowest floor, provided that such enclosure is not built so  
34 as to render the structure in violation of the nonelevation design requirements of  
35 this ordinance.

1 *Map* means the flood hazard boundary map (FHBM) or the flood insurance rate  
2 map (FIRM) for a community.

3 *Mean sea level* means, for purposes of the National Flood Insurance Program,  
4 the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which  
5 base flood elevations shown on a community's flood insurance rate map are  
6 referenced.

7 *New construction* means, for floodplain management purposes, structures for  
8 which the start of construction commenced on or after May 26, 1970, the  
9 effective date of the initial adoption of a floodplain management regulation and  
10 includes any subsequent improvements to such structures.

11 *Participating community*, also known as an *eligible community*, means a  
12 community in which FEMA has authorized the sale of flood insurance.

13 *Pool equipment* means any electrically powered equipment (pool pumps and  
14 accessories) servicing the pool, excluding pool heaters.

15 *Primary frontal dune* means a continuous or nearly continuous mound or ridge of  
16 sand with relatively steep seaward and landward slopes immediately landward  
17 and adjacent to the beach and subject to erosion and overtopping from high tides  
18 and waves during major coastal storms. The inland limit of the primary frontal  
19 dune occurs at the point where there is a distinct change from a relatively steep  
20 slope to a relatively mild slope.

21 *Program deficiency* means a defect in a community's floodplain management  
22 regulations or administrative procedures that impairs effective implementation of  
23 those floodplain management regulations or of the standards in §§ 60.3, 60.4,  
24 60.5, or 60.6 [sic].

25 *Recreational vehicle* means a vehicle which is:

- 26 **(1)** Built on a single chassis;  
27 **(2)** Four hundred square feet or less when measured at the largest horizontal  
28 projection;  
29 **(3)** Designed to be self-propelled or permanently towable by a light duty truck;  
30 and  
31 **(4)** Designed primarily not for use as a permanent dwelling, but may be allowed  
32 when the single family residence on the leasehold has been rendered unfit for  
33 human habitation and can only be occupied by the owner/leaseholder.  
34

1 *Remedy a violation* means to bring the structure or other development into  
2 compliance with state or local floodplain management regulations, or, if this is not  
3 possible, to reduce the impacts of its noncompliance. Ways that impacts may be  
4 reduced include protecting the structure or other affected development from flood  
5 damages, implementing the enforcement provisions of the ordinance or  
6 otherwise deterring future similar violations, or reducing federal financial  
7 exposure with regard to the structure or other development.

8 *Repetitive loss* means flood-related damages sustained by a structure on two  
9 separate occasions during a ten-year period ending on the date of the event for  
10 which the second claim is made, for which the cost of repairs at the time of each  
11 such flood event, on the average, equaled or exceeded 25 percent of the market  
12 value of the structure before the damages occurred.

13 *Sand dunes* mean naturally occurring accumulations of sand in ridges or mounds  
14 landward of the beach.

15 *Special flood hazard area (SFHA)* means an area having special flood hazard  
16 and shown on an FHBM or FIRM as Zones AE and VE. (See also "Area of  
17 special flood hazard".)

18 *Start of construction* (for other than new construction or substantial  
19 improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)),  
20 includes substantial improvement, and means the date the building permit was  
21 issued, provided the actual start of construction, repair, reconstruction,  
22 rehabilitation, addition placement, or other improvement was within 180 days of  
23 the permit date. The actual start means either the first placement of permanent  
24 construction of a structure on a site, such as the pouring of slab or footings, the  
25 installation of piles, or any work beyond the stage of excavation. Permanent  
26 construction does not include land preparation, such as clearing, grading and  
27 filling; nor does it include the installation of streets and/or walkways; nor does it  
28 include excavation for a basement, footings, piers, or foundations or the erection  
29 of temporary forms; nor does it include the installation on the property of  
30 accessory buildings, such as garages or sheds not occupied as dwelling units or  
31 not part of the main structure. For a substantial improvement, the actual start of  
32 construction means the first alteration of any wall, ceiling, floor, or other structural  
33 part of a building, whether or not that alteration affects the external dimensions of  
34 the building.

35 *Structure* means, for floodplain management purposes, a walled and roofed  
36 building, including a gas or liquid storage tank, that is principally above ground,  
37 as well as a manufactured home.

1 *Substantial damage* means damage of any origin sustained by a structure  
2 whereby the cost of restoring the structure to its before damaged condition would  
3 equal or exceed 50 percent of the market value of the structure before the  
4 damage occurred.

5 *Substantial improvement* means any reconstruction, rehabilitation, or other  
6 improvement of a structure, the cost of which equals or exceeds 50 percent of  
7 the market value of the structure before the start of construction of the  
8 improvement. Nonconforming structures may not be extended, expanded or  
9 enlarged. The term includes structures that have incurred substantial damage,  
10 regardless of the actual work performed. The term does not, however, include  
11 any project for improvement of a structure to correct existing violations of state or  
12 local health, sanitary, or safety code specifications which have been identified by  
13 the local code enforcement official and which are the minimum necessary to  
14 assure safe living conditions.

15 *Thirty-year erosion projection* is the projection of long-term shoreline recession  
16 occurring over a period of 30 years based on shoreline change rate information  
17 obtained from historical measurements.

18 *Thirty-year setback* means a distance equal to 30 times the average annual long  
19 term recession rate at a site, measured from the reference feature.

20 *VE Zone*—See *Coastal high hazard area*.

21 *Variance* means a grant of relief by the board of adjustments from the  
22 requirements of this ordinance.

23 *Violation* means the failure of a structure or other development to be fully  
24 compliant with this ordinance. A structure or other development without the  
25 elevation certificate, other certifications, or other evidence of compliance required  
26 in this ordinance is presumed to be in violation until such time as that  
27 documentation is provided.

28 *Water surface elevation* means the height, in relation to the National Geodetic  
29 Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of  
30 various magnitudes and frequencies in the floodplains of coastal or riverine  
31 areas.

32 *Zone of imminent collapse* means an area subject to erosion adjacent to the  
33 shoreline of an ocean, bay, or lake and within a distance equal to ten feet plus  
34 five times the average annual long-term erosion rate for the site, measured from  
35 the reference feature.

1 **Sec. 4-3.3 General provisions**

2 **(a) Lands to which this ordinance applies.** This ordinance shall apply to all areas  
3 of special flood hazard within the jurisdiction of Pensacola Beach—Santa Rosa  
4 Island Authority, Florida.

5  
6 **(b) Basis for establishing the areas of special flood hazards.** The areas of  
7 special flood hazard identified by FEMA Flood Insurance Study (FIS) for  
8 Escambia County, Florida, dated February 23, 2000, with the accompanying  
9 maps (Flood Insurance Rate Map (FIRM) #12033C0000 Index (Revised: July 17,  
10 2002) (Community Panel Numbers 125138 557, 558, 559, 577, 578, 579, 581)  
11 (Revised: February 23, 2000) specific Flood Insurance Rate Map panels  
12 applicable for the community) and other supporting data, and any subsequent  
13 revisions thereto, are hereby adopted by reference and declared to be a part of  
14 this ordinance.

15  
16 **(c) Designation of flood damage prevention ordinance administrator.** The Santa  
17 Rosa Island Authority of Pensacola Beach hereby appoints the general manager  
18 or his designee to administer and implement the provisions of this ordinance, and  
19 is hereinafter referred to as the floodplain management administrator, or the  
20 floodplain administrator.

21  
22 **(d) Establishment of development permit.** A development permit shall be required  
23 for all proposed construction or other development, including the placement of  
24 manufactured homes, in conformance with the provisions of this ordinance.

25 **(e) Compliance.** No structure or land shall hereafter be located, extended,  
26 converted or structurally altered without full compliance with the requirements of  
27 this ordinance, the SRIA lease agreement and other applicable laws and  
28 regulations.

29  
30 **(f) Abrogation and greater restrictions.** This ordinance is not intended to repeal,  
31 abrogate, or impair any existing easements, covenants, or deed restrictions.  
32 However, where this ordinance and another conflict or overlap, whichever  
33 imposes the more stringent restrictions shall prevail.

34  
35 **(g) Interpretation.** In the interpretation and application of this ordinance all  
36 provisions shall be:

37 **a.** Considered as minimum requirements;

38 **b.** Deemed neither to limit nor repeal any other powers granted under state  
39 statutes.

1 **(h) Warning and disclaimer of liability.** The degree of flood protection required by  
2 this ordinance is considered reasonable for regulatory purposes and is based on  
3 scientific and engineering consideration. Larger floods can and will occur on rare  
4 occasions. Flood heights may be increased by manmade or natural causes. This  
5 ordinance does not imply that land outside the areas of special flood hazard or  
6 uses permitted within such areas will be free from flooding or flood damages.  
7 This ordinance shall not create liability on the part of the Santa Rosa Island  
8 Authority of Pensacola Beach or by any officer or employee thereof for any flood  
9 damages that result from reliance on this ordinance or any administrative  
10 decision lawfully made thereunder.

11  
12 **Sec. 4-3.4 Administration.**

13  
14 **(a) Permit procedures.** A development permit application shall be submitted the SRIA  
15 and Escambia County, prior to undertaking any development activities, to the SRIA  
16 administrator and Escambia County building floodplain management administrator  
17 on forms furnished by him or her, and must include, but not be limited to, the  
18 following: plans in triplicate drawn to scale showing the nature, location, dimensions,  
19 and elevations of the area under consideration for development; existing structure(s)  
20 and other features; proposed structure(s), existing and proposed infrastructure,  
21 earthen fill, storage of materials or equipment, drainage facilities, perimeter  
22 setbacks, environmental features such as base floodplain areas, wetlands, coastal  
23 barrier resource system areas (as established by the U.S. Department of Interior,  
24 Fish and Wildlife Service) the coastal construction control line as established by the  
25 Florida Department of Environmental Protection (see section 13.05.01.C.1., Plot  
26 plan) and other protected areas; and the location of the foregoing. Specifically, the  
27 following information, but may not be limited to, certified by a professional who is  
28 authorized to certify such information in the state, is required:  
29

30 **(1) Application stage:**

- 31 **a.** Elevations of the area of development in relation to NGVD (such as a  
32 contour map) for both existing and proposed development;
- 33 **b.** Elevation in relation to NGVD of the lowest floors of all proposed  
34 structures;
- 35 **c.** Elevation in relation to NGVD to which any nonresidential structure will  
36 be floodproofed;
- 37 **d.** Floodproofing certificate, meeting the floodproofing criteria. Elevation,  
38 in relation to NGVD, of the bottom of the lowest horizontal structural  
39 member in AE and VE zones;
- 40 **e.** FEMA elevation certificate (most current version);
- 41 **f.** Existing and proposed infrastructure; and



1 g. Description of the extent to which any watercourse will be altered or  
2 relocated as result of proposed development.

3  
4 **(2) Construction stage:**

5 a. Upon placement of the lowest floor, or floodproofing by whatever  
6 construction means, it shall be the duty of the permit holder to submit  
7 to the floodplain management administrator a FEMA elevation  
8 certificate of the elevation of the lowest floor or floodproofed elevation  
9 (as built), in relation to NGVD. Said certification shall be prepared by or  
10 under the direct supervision of a registered land surveyor or  
11 professional engineer who is authorized to certify such information in  
12 the state, and certified by same. Any work undertaken prior to  
13 submission of the certification shall be at the permit holder's risk.

14 b. The floodplain management administrator shall review the lowest floor  
15 elevation and floodproofing certificate. Should these documents be  
16 found not in conformance with the requirements of this ordinance, the  
17 permit holder shall immediately cease further work, and shall correct  
18 any deficiencies. Failure of the permit holder to submit the surveyed  
19 lowest floor elevation and floodproofing certificate, and failure to  
20 correct said deficiencies required hereby, shall be the cause to issue a  
21 stop-work order for the project.

22  
23 **(b) Duties and responsibilities of the floodplain administrator.** Duties of the  
24 administrator shall include, but are not be limited to the following:

- 25 (1) Review all development permits to assure that the requirements of this ordinance  
26 have been fully met;
- 27 (2) Review proposed development to assure that all necessary permits have been  
28 obtained from those governmental agencies from which approval is required by  
29 federal or state law, including Section 404 of the Federal Water Pollution  
30 Control Act, as amended, or by wide-area agencies, prior to issuing a  
31 development permit. Such documentation is to be maintained on file with the  
32 development permit;
- 33 (3) Review and verify the VE zone certifications for new and substantially improved  
34 structures in coastal high hazard areas;
- 35 (4) Review certified plans and specifications for compliance with the requirements  
36 of this ordinance;
- 37 (5) Verify and record the actual elevation (in relation to NGVDI) of the lowest floor  
38 of all new and substantially improved residential structures, in accordance with  
39 section 13.20.08;

- 1 (6) Verify and record the actual elevation (in relation to NGVD) to which the new  
2 and substantially improved nonresidential structures in AE zones have been  
3 floodproofed, in accordance with section 13.20.08;
- 4 (7) Where community officials determine a structure has been substantially  
5 damaged, assure market value estimates are reasonably accurate and that the  
6 cost estimate reasonably reflects the actual costs to fully repair the damage,  
7 make any other improvements to the structure, and notify the owner of the  
8 community's determination. The local permit official may require that the permit  
9 applicant or owner of the building supply the information necessary (e.g.,  
10 appraisals, construction costs estimates, elevation certificate, etc.) to make the  
11 determination;
- 12 (8) Interpret the exact location of boundaries of the areas of special flood hazard.  
13 When there appears to be a conflict between a mapped boundary and actual  
14 field conditions, the floodplain management administrator shall make the  
15 necessary interpretation. The person contesting the location of the boundary  
16 shall be given a reasonable opportunity to appeal the interpretation as provided  
17 for in this ordinance;
- 18 (9) Coordinate with planning, zoning, and public works and other departments in  
19 Escambia County, Florida, the Santa Rosa Island Authority, to assure that the  
20 requirements of this ordinance are fully met;
- 21 (10) Participate actively in evaluating variance requests and provide input and  
22 recommendations in variance hearings/proceedings;
- 23 (11) Coordinate all revision or amendment requests to the FIS and/or FIRM or both,  
24 with the requester, state, and FEMA, as well as the changes to the Pensacola  
25 Beach—Santa Rosa Island Authority jurisdictional limits with the state and  
26 FEMA; and
- 27 (12) Requirement to submit new technical data.  
28 The Santa Rosa Island Authority's base flood elevations may increase or  
29 decrease resulting from physical changes affecting flooding conditions. As soon  
30 as practicable, but not later than six months after the date such information  
31 becomes available, the Santa Rosa Island Authority shall notify FEMA of the  
32 changes by submitting technical or scientific data. Such a submission is  
33 necessary so that upon confirmation of those physical changes affecting  
34 flooding conditions, risk premium rates and flood plain management  
35 requirements will be based upon current data.

36  
37 **Sec. 4-3.5 Standards for flood hazard reduction.**

38 **(a) General standards.** In all areas of special flood hazard, determined by FEMA, the  
39 following provisions shall apply:

- 40 (1) Submit adequate documentation along with permit application for proposed  
41 construction or other development, including the placement of fill and

1 manufactured homes, so that a determination may be made whether or not  
2 such construction or other development is proposed within floodprone areas.

3 **(2)** New construction, substantial improvements, and other development proposals  
4 shall assure that all necessary permits have been obtained from those  
5 governmental agencies from which approval is required by federal or state law,  
6 including Section 404 of the Federal Water Pollution Control Act, as amended,  
7 or by wide-area agencies.

8 **(3)** All new construction and substantial improvements shall be designed (or  
9 modified) and adequately anchored to prevent flotation, collapse, or lateral  
10 movement of the structure resulting from hydrodynamic and hydrostatic loads,  
11 including the effects of buoyancy.

12 **(4)** All new construction and substantial improvements shall be constructed with  
13 materials and utility elements resistant to flood damage.

14 **(5)** All new construction or substantial improvements shall be constructed by  
15 methods and practices that minimize flood damage.

16 **(6)** Electrical, heating, ventilation, plumbing, air conditioning equipment and other  
17 service facilities, including duct work, shall be designed and/or located so as to  
18 prevent water from entering or accumulating within the components during  
19 conditions of flooding.

20 **(7)** Subdivision proposals and other proposed new development, shall be assured  
21 that they will be reasonably safe from flooding. If a subdivision proposal or  
22 other proposed new development is in a floodprone area, any such proposals  
23 shall assure that:

24 **a.** All such proposals are consistent with the need to minimize flood damage  
25 within the floodprone area;

26 **b.** All public utilities and facilities, such as sewer, electrical, and water  
27 systems are located and constructed to minimize or eliminate flood  
28 damage; and

29 **c.** Adequate drainage is provided to reduce exposure to flood hazards.

30  
31 **(8)** New and replacement water supply systems shall be designed to minimize or  
32 eliminate infiltration of floodwaters into the systems.

33 **(9)** New and replacement sanitary sewage systems shall be designed to minimize  
34 or eliminate infiltration of flood waters into the systems and discharges from  
35 the systems into flood waters, and on-site waste disposal systems shall be  
36 located and constructed to avoid impairment to them or contamination from  
37 them during flooding.

38 **(10)** New construction and substantial improvements, when located in multiple  
39 flood zones with varying base flood elevations or in same flood zone with  
40 multiple base flood elevations shall meet the requirements for the flood zone  
41 with the most stringent requirements and the highest base flood elevation.

1 (11) Cross bracing is NOT permitted except above BFE and perpendicular to the  
2 shoreline on a structure that has no breakaway walls. Cross bracing may not  
3 be used as part of the structural calculations to meet the required design  
4 criteria.

5 (12) All pool equipment must be strapped down or elevated above BFE to prevent  
6 floatation during a storm.  
7

8 (b) **Specific standards for AE zones** In all areas of special flood hazard where base  
9 flood elevation data have been provided, the following provisions shall apply:

10 (1) *Residential structures.* All new construction or substantial improvements of  
11 residential structures in Zones AE shall be elevated on pilings so that the  
12 bottom of the lowest horizontal structural member of the lowest floor (excluding  
13 the pilings) is elevated to at least three feet above the base flood elevation.

14 (2) *Nonresidential structures.* All newly constructed or substantially improved  
15 nonresidential structures shall be elevated so that the bottom of the lowest  
16 horizontal structural member of the lowest floor (excluding the pilings) is  
17 elevated to at least three feet above the base flood elevation. Nonresidential  
18 structures may not be floodproofed in lieu of being elevated.

19 (3) *Elevated structures.* Provide that all new construction and substantial  
20 improvements have the space below the lowest floor either free of obstruction  
21 or constructed with nonsupporting breakaway walls, open wood lattice work, or  
22 insect screening intended to collapse under wind and water loads without  
23 causing collapse, displacement, or other structural damage to the elevated  
24 portion of the building or supporting foundation system. For the purpose of this  
25 section, a breakaway wall shall have a design safe loading resistance of not  
26 less than ten and no more than 20 pounds per square foot. Use of breakaway  
27 walls which exceed a design safe loading resistance of 20 pounds per square  
28 foot (either by design or when so required by local or state codes) may be  
29 permitted only if a registered professional engineer or architect certifies that  
30 the designs proposed meet the following conditions:

31 (a) Breakaway wall collapse shall result from water load less than that which  
32 would occur during the base flood; and

33 (b) The elevated portion of the building and supporting foundation system  
34 shall not be subject to collapse, displacement, or other structural damage  
35 due to the effects of wind and water loads acting simultaneously on all  
36 building components (structural and nonstructural). Water loading values  
37 used shall be those associated with the base flood. Wind loading values  
38 used shall be those required by applicable state or local building  
39 standards.

1 (4) Designs for meeting this requirement must either be certified by a professional  
2 engineer or architect, who is authorized to such information in the state, or  
3 meet or exceed the following minimum criteria.

4 (5) A minimum of two openings having a total net area of not less than one square  
5 inch for every square foot of enclosed area subject to flooding shall be  
6 provided:

- 7 a. The bottom of all openings shall be no higher than one foot above grade;  
8 and
- 9 b. Openings may be equipped with screens, louvers, valves, or other  
10 coverings or devices provided that they result in the minimum required net  
11 area of the openings and permit the automatic entry and exit of  
12 floodwaters.

13 (6) Access to the enclosed area shall be minimum necessary to allow for parking  
14 of vehicles (garage door) or limited storage of maintenance equipment used in  
15 connection with the premises (standard exterior door) or entry to the living  
16 area (stairway or elevator).

17 (7) The interior portion of such enclosed areas shall not be partitioned, finished, or  
18 temperature-controlled.

19 (8) Where elevation requirements exceed six feet above the highest adjacent  
20 grade, a copy of the lease amendment restriction prohibiting the conversion of  
21 the area below the lowest floor to a use or dimension contrary to the building's  
22 originally approved design, shall be presented as a condition of issuance of  
23 the final certificate of occupancy.

24 (9) All recreational vehicles placed on sites must either:

- 25 a. Be on the site for fewer than 180 consecutive days;
- 26 b. Meet the requirements for new construction, including anchoring.
- 27 c. A recreational vehicle must be ready for highway use if it is on its wheels  
28 or jack system, is attached to the site only by quick disconnect type utility  
29 and security devices, and has no permanently attached additions.

30  
31 **c. Coastal high hazard area (Zone VE)** Located within areas of special flood hazard  
32 areas established in section 13.20.06.B. are coastal high hazard areas, designated  
33 as Zone VE. These areas have special flood hazards associated with high velocity  
34 waters from hurricane surges and, therefore, the following provisions shall apply:

35 (1) All new construction and substantial improvements in Zone VE shall be  
36 elevated on pilings so that:

- 37 a. The bottom of the lowest horizontal structural member of the lowest floor  
38 (excluding the pilings) is elevated to at least three feet above the base  
39 flood elevation; and
- 40 b. The pile foundation and structure attached thereto is anchored to resist  
41 flotation, collapse, and lateral movement due to the effects of wind and

1 water loads acting simultaneously on all building components. Water  
2 loading values used shall be those associated with the base flood. Wind  
3 loading values used shall be those required by applicable state or local  
4 building standards. A registered professional engineer or architect, who is  
5 authorized to certify such information by the state, shall develop or review  
6 the structural design, specifications and plans for the construction, and  
7 shall certify that the design and methods of construction to be used are in  
8 accordance with accepted standards of practice for meeting the provisions  
9 of this section.

- 10 **c.** Obtain the elevation (in relation to NGVD) of the bottom of the lowest  
11 horizontal structural member of the lowest floor (excluding pilings) of all  
12 new and substantially improved structures. The floodplain administrator  
13 shall maintain a record of all such information.
- 14 **d.** All new construction shall be located landward of the reach of mean high  
15 tide.
- 16 **e.** Provide that all new construction and substantial improvements have the  
17 space below the lowest floor either free of obstruction or constructed with  
18 non-supporting breakaway walls, open wood lattice work, or insect  
19 screening intended to collapse under wind and water loads without  
20 causing collapse, displacement, or other structural damage to the elevated  
21 portion of the building or supporting foundation system. For the purpose of  
22 this Section, a breakaway wall shall have a design safe loading resistance  
23 of not less than ten and no more than 20 pounds per square foot. Use of  
24 breakaway walls which exceed a design safe loading resistance of 20  
25 pounds per square foot (either by design or when so required by local or  
26 state codes) may be permitted only if a registered professional engineer or  
27 architect certifies that the designs proposed meet the following conditions:  
28
- 29 **1.** Breakaway wall collapse shall result from water load less than that  
30 which would occur during the base flood; and
  - 31 **2.** The elevated portion of the building and supporting foundation  
32 system shall not be subject to collapse, displacement, or other  
33 structural damage due to the effects of wind and water loads acting  
34 simultaneously on all building components (structural and  
35 nonstructural). Water loading values used shall be those associated  
36 with the base flood. Wind loading values used shall be those required  
37 by applicable state or local building standards.
- 38
- 39
- 40 **f.** The enclosed space below the lowest floor shall be useable solely for  
41 parking of vehicles, building access, or storage. Such space shall not

1 be partitioned into multiple rooms, finished, temperature-controlled, or  
2 used for human habitation.

- 3 **g.** The use of fill for structural support of buildings is prohibited.  
4 Development involving fill in coastal high hazard area shall not be  
5 permitted unless it has been demonstrated through appropriate  
6 engineering analyses that the subject fill does not cause any adverse  
7 impacts to the structure on site or adjacent structures due to wave  
8 ramping or deflection.  
9 **h.** Prohibit man-made alteration of sand dunes that would increase  
10 potential flood damage.  
11 **i.** Recreational vehicles placed on sites shall be in conformance with the  
12 requirements of section 13.20.08.B.9.  
13

14 **(d) Critical facilities.** Critical facilities constructed within the SFHA shall have the  
15 lowest floor elevated to at least three feet above the base flood elevation at the site.  
16 Floodproofing and sealing measures must be taken to ensure that toxic substances  
17 will not be displaced by or released into floodwaters. Access routes elevated to or  
18 above the level of the base flood elevation shall be provided to all critical facilities to  
19 the maximum extent possible.  
20

#### 21 **Sec 4-3.6 Variances**

22  
23 **(a) Variances of this floodplain ordinance.** The board shall hear and decide appeals  
24 when it is alleged an error in any requirement, decision, or determination is made by  
25 the floodplain management administrator in the enforcement or administration of this  
26 ordinance.

27 **(b) Considerations in granting variance requests.** In acting upon such applications,  
28 the {appointed board} shall consider all technical evaluations, all relevant factors,  
29 provisions specified in other sections of this ordinance, and:

- 30 **(1)** The danger that materials may be swept onto other lands to the injury of others;  
31 **(2)** The danger of life and property due to flooding or erosion damage;  
32 **(3)** The susceptibility of the proposed facility and its contents to flood damage and  
33 the effect of such damage on the individual owner;  
34 **(4)** The importance of the services provided by the proposed facility to the  
35 community;  
36 **(5)** The necessity to the facility of a waterfront location, where applicable;  
37 **(6)** The availability of alternative locations for the proposed use which are not  
38 subject to flooding or erosion damage;  
39 **(7)** The compatibility of the proposed use with existing and anticipated  
40 development;

- 1       **(8)** The relationship of the proposed use to the comprehensive plan and floodplain  
2       management program for that area;
- 3       **(9)** The safety of access to the property in times of flood for ordinary and  
4       emergency vehicles;
- 5       **(10)** The expected heights, velocity, duration, rate of rise, and sediment of transport  
6       of the floodwaters and the effects of wave action, if applicable, expected at the  
7       site;
- 8       **(11)** The costs of providing governmental services during and after flood conditions,  
9       including maintenance and repair of public utilities and facilities such as sewer,  
10      gas, electrical, and water systems, and streets and bridges; and
- 11      **(12)** The request for variance is not an after-the-fact request.

12  
13 **(c) Conditions for variances.**

- 14  
15 **(1)** Variances may only be issued when there is:
- 16      **a.** A showing of good and sufficient cause;
- 17      **b.** A determination that failure to grant the variance would result in exceptional  
18      hardship; and
- 19      **c.** A determination that the granting of a variance will not result in increased flood  
20      heights, additional threats to public expense, create nuisance, cause fraud on  
21      or victimization of the public, or conflict with existing local laws or ordinances.  
22      **d.** That the exceptional hardship referred to in criteria above applies to the  
23      physical characteristics of the property in question, not to economic or other  
24      personal hardships of the owner or inhabitants of the structure.
- 25  
26 **(2)** Variances may only be issued upon a determination that the variance is the  
27      minimum necessary deviation from the requirements of this ordinance.
- 28 **(3)** Variances may be issued for new construction and substantial improvements and  
29      for other development necessary for the conduct of a functionally dependent use  
30      provided that:
- 31      **(a)** The criteria of paragraphs a through c. of section 13.20.09.C.1. are met;  
32      and
- 33      **(b)** The structure or other development is protected by methods that minimize  
34      flood damages during the base flood and create no additional threats to  
35      public safety.

36  
37 **(d) Variance notification.** Any applicant to whom a variance is granted shall be notified  
38      in writing over the signature of the community official that:

- 39      **(1)** The issuance of a variance to construct a structure below the base flood  
40      elevation will result in increased premium rates for flood insurance up to  
41      amounts as high as \$25.00 for \$100.00 of insurance coverage; and



- 1 (2) Such construction below the base flood level increases risks to life and  
2 property. A copy of the notice shall be recorded by the floodplain  
3 management administrator in the office of the community recorder and shall  
4 be recorded in a manner so that it appears in the chain of title of the affected  
5 parcel of land.
- 6 (3) The floodplain management administrator shall maintain a record of all  
7 variance actions, including justification for their issuance or denial, and report  
8 such variances issued in its annual biennial report submitted to FEMA.

9  
10 (e) **Special conditions.** Upon consideration of the factors listed in section 13.20.09,  
11 and the purposes of this ordinance, the Santa Rosa Island Authority may attach  
12 such conditions to the granting of variances, as it deems necessary to further the  
13 purposes of this ordinance.  
14

## 15 **Article 4 Airport and Airfield Environs (Revised April 6, 2006)**

### 16 **Sec. 4-4.1 Purpose of article.**

17 This article establishes land use regulations that implement Comprehensive Plan  
18 policies requiring the prevention of airport and airfield hazards and incompatible land  
19 uses around those facilities. It is the intent of these regulations to ensure the continued  
20 safe and efficient use of navigable airspace and operation of airports, airfields and other  
21 air navigation or communication facilities within the county. Airport and airfield hazards  
22 effectively reduce the size of areas available for the landing, taking off and maneuvering  
23 of aircraft, tending to destroy or impair both the present and future utility of aviation  
24 facilities and any public investment in them. Incompatible uses and activities have the  
25 potential for being hazardous to persons and property on the ground as well as aircraft  
26 operations. [LDC 11.00.00, 11.00.01]

### 27 **Sec. 4-4.2 General provisions.**

- 28 (a) **Approval required.** All land uses and development activities in proximity to airports  
29 and airfields require county review and approval for compliance with the regulations  
30 of this article unless the use or activity is specifically identified in the LDC as exempt  
31 from these regulations. The regulations include both obstruction limitations for flight  
32 safety and land use restrictions for areas exposed to noise and accident risk.  
33 (CP MOB 4.1.1 & 4.1.2)
- 34 (b) **Modification of regulations.** Variances to the strict application of the regulations of  
35 this article may only be granted as specifically allowed by the variance provisions of  
36 this article and the compliance review processes of Chapter 2.
- 37 (c) **Applicable airports and airfields.** The following facilities, each with an established  
38 elevation of the highest point above mean sea level of its runways or landing areas,  
39 are protected by the provisions of this article: [LDC 11.00.02]  
40 Pensacola International Airport: 121 feet

1 Ferguson Airport: 27 feet

2 Coastal Airport: 110 feet

3 Naval Air Station (NAS) Pensacola, Sherman Field: 28feet

4 Navy Outlying Landing Field (NOLF) Saufley: 85 feet

5 Navy Outlying Landing Field (NOLF) Site 8: 110 feet

6 **(d) Source standards.** The obstruction provisions of this article are derived from  
7 federal obstruction standards in *Safe, Efficient Use, and Preservation of the*  
8 *Navigable Airspace*, 14 CFR pt. 77, and Unified Facilities Criteria (UFC) 3-260-01,  
9 Airfield and Heliport Planning and Design. The land use compatibility provisions are  
10 derived from *Airport Noise Compatibility Planning*, 14 CFR pt. 150, and the Air  
11 Installations Compatible Use Zones (AICUZ) program as described in OPNAV  
12 Instruction 11010.36B. However, whenever the provisions of this section reference  
13 federal standards or recommendations, the latest version is intended unless the  
14 context clearly indicates otherwise.

15 **(e) Notifications.**

16 **(1) Federal Aviation Administration.** Any person proposing any construction or  
17 alteration requiring notice to the Federal Aviation Administration (FAA) shall file  
18 such notice according to the applicability, form and time of notice requirements  
19 established in federal “preservation of navigable airspace” regulations.  
20 Subsequently, the FAA will make a determination of any hazard to air navigation  
21 and the appropriateness of any obstruction marking and lighting or other  
22 measures necessary for the continued safety of air navigation. However, FAA  
23 determinations are not approvals or permits for any construction or development.  
24 Approval and permitting remain responsibilities of the state and county which  
25 have authority to require the air safety measures recommended by the FAA and  
26 to deny a construction or alteration permit regardless of FAA determinations.  
27 [14CFR 77.5][LDC 11.04.01.B]

28 **(2) State of Florida.** All variances to airport or airfield provisions of the LDC, or any  
29 amendments to them, shall be filed with the State of Florida in compliance with  
30 the provisions of this article. Any state permits required for structures exceeding  
31 federal standards for obstructions to air navigation shall be obtained according to  
32 Florida Statutes. [FS 333.025, 333.03(5)]

33 **(3) Airport and airfield officials.** Notification to airport or airfield officials is required  
34 for any property that is within a designated airport or airfield height limitation zone  
35 or planning district and is the subject of an application for rezoning, all site  
36 development, subdivision or Board or Adjustment (BOA) approval, or as  
37 otherwise determined appropriate by the Planning Official. Those officials  
38 identified in the interlocal agreement between Escambia County and the U.S.  
39 Navy shall be notified regarding military airfields, and the director of the  
40 Pensacola International Airport shall be notified regarding that facility.  
41 Notification shall include access to application documents, a request to review  
42 and comment on proposed actions, and a request for recommendations to the  
43 county regarding application approval. [LDC 11.01.02]

- 1 **(f) Interior noise reduction.** In areas of high noise exposure from normal airport and  
2 airfield operations, interior noise reduction methods are required to maintain  
3 compatibility for some uses. Anticipated high noise exposure is represented by  
4 noise zones according to a FAA standard measure of the 24-hour day-night average  
5 sound level (L<sub>dn</sub>). Noise reduction required by the applicable noise zone shall be  
6 identified on building construction plans and accomplished according to nationally  
7 accepted sound attenuation methods. For the habitable space within any new  
8 building or building addition, the following noise reductions are required by exposure:  
9 [FS 333.03(2)(c)][LDC 11.02.01.B.2, 11.03.00.D]
- 10 **(1) Below 65 L<sub>dn</sub>.** For noise exposures less than 65 L<sub>dn</sub>, no interior noise reduction  
11 is required.
- 12 **(2) Between 65 and 70 L<sub>dn</sub>.** For noise exposures between 65 and 70 L<sub>dn</sub>, an  
13 interior noise level reduction of at least 25 decibels (dB) is required for residential  
14 uses or educational facilities, and is recommended for other noise sensitive uses.
- 15 **(3) Between 70 and 75 L<sub>dn</sub>.** For noise exposures between 70 and 75 L<sub>dn</sub>, an  
16 interior noise level reduction of at least 30 dB is required for residential,  
17 educational, public assembly or reception, office, and other noise sensitive uses.
- 18 **(4) Above 75 L<sub>dn</sub>.** For noise exposures above 75 L<sub>dn</sub>, residential and educational  
19 uses are prohibited regardless of noise reduction measures, but an interior noise  
20 level reduction of at least 35 dB is required for public assembly or reception,  
21 office, and other noise sensitive uses.
- 22 **(g) Divided parcels and buildings.** Generally, when a parcel is divided by an airport  
23 or airfield planning district boundary, only that portion of the parcel within the district  
24 is subject to district requirements. Requirements of the areas or zones that make  
25 up a planning district are similarly limited. However, when any part of a parcel is  
26 within an airfield planning district, the avigation easement provisions apply to the  
27 entire parcel. Also, for any new building or addition proposed within more than one  
28 noise zone, the more stringent sound reduction requirements apply to the entire  
29 building or addition. [LDC 11.02.01.B.4, 11.03.00.F]
- 30 **(h) Transfer of development rights.** At such time as the county may establish a  
31 comprehensive program for transfer of development rights, parcels within the airport  
32 and airfield planning districts shall be eligible as sending parcels, but shall not be  
33 included in that program as receiving parcels. [LDC 11.02.01.D]

34 **Sec. 4-4.3 Hazards to air navigation.**

- 35 **(a) Hazards prohibited.** No permit or other approval to construct a new structure or  
36 establish a new use shall be granted that would allow the establishment or creation  
37 of an airport or airfield hazard. Additionally, no approval shall be granted that would  
38 allow a nonconforming use, structure or site condition to become a higher  
39 obstruction or greater hazard to air navigation. [FS 333.07(1)(a)]
- 40 **(b) Obstruction hazards.** A hazard to air navigation is presumed to exist when an  
41 object of natural growth or terrain, or of permanent or temporary construction or  
42 alteration, including mobile objects and equipment or materials used, exceeds any

1 federally established standards for identifying obstructions to air navigation or  
2 navigational aids or facilities. Those standards apply regardless of other LDC height  
3 limits. However, an object is not considered an obstruction hazard by the if an  
4 aeronautical study by the FAA concludes that the object is not a hazard to air  
5 navigation.

6 **(1) Height limit maps.** An object is or would be an obstruction to air navigation if it  
7 is of greater height than any of the federally established limits for airports and  
8 airfields. Those limits are mapped for each of the airports and airfields identified  
9 in this article and are specifically adopted here by reference as the *Airport and*  
10 *Airfield Height Limitation Zone Maps* of Escambia County. The maps are  
11 declared to be part of the LDC, with the information shown on them having the  
12 same force and effect as the text of the LDC. The height limitation zone maps  
13 represent the primary, clear zone, approach, horizontal, conical, transitional and  
14 other imaginary surfaces applicable to the takeoff and landing areas of each  
15 airport or airfield. The maps are maintained digitally in the county's "Geographic  
16 Information System" (GIS). [LDC 11.04.02]

17 **(2) Other height limits.** In addition to the established height limit surfaces for each  
18 airport and airfield, an object is or would be an obstruction to air navigation if it is  
19 of greater height than any of the following federally established height limits  
20 related to airports and airfields: [14CFR 77.17(a) & (b)]

- 21 a. **Site of object.** A height of 499 feet above ground level at the site of the  
22 object.
- 23 b. **From airport/airfield.** A height that is 200 feet above ground level or above  
24 the established airport/airfield elevation, whichever is higher, within three  
25 nautical miles of the established reference point (approximate geometric  
26 center of runways) of Pensacola International Airport, NAS Pensacola  
27 Sherman Field, or NOLF Saufley; and that height increasing at the rate of 100  
28 feet for each additional nautical mile from the airport or airfield, up to a  
29 maximum of 499 feet.
- 30 c. **Other heights.** Other established heights, including those relating to the  
31 traverse ways of vehicles and other mobile objects, and airport and airfield  
32 approach, departure, takeoff and landing areas.

33 **(3) Exceeding height limits.** Except as otherwise provided, no object shall be  
34 constructed or altered in such a way as to exceed the height limitations  
35 established here unless a variance is first obtained according to the provisions of  
36 this article. [LDC 11.04.00] [11.04.01.A]

37 **(4) Obstruction marking and lighting.** Any permit granted for an obstruction to air  
38 navigation shall, as a condition of approval, require the owner to install, operate,  
39 and maintain at their expense any marking or lighting of the obstruction that has  
40 been recommended in a FAA aeronautical study determination, or as otherwise  
41 required by Florida Statutes. The county may also condition permit approval on  
42 any other obstruction marking and lighting recommendations provided by the  
43 operators of airports or airfields within the county.

- 1 **(c) Non-obstruction hazards.** The use or development of land shall not create or  
2 contribute to interference with the operation of aircraft, including the following non-  
3 obstruction hazards to air navigation: [11.01.06]
- 4 **(1) Dangerous lighting.** No lights or illumination, whether for streets, parking, signs  
5 or other structures, shall be arranged and operated in a manner that is  
6 misleading or dangerous to aircraft operating from or in the vicinity of an airport  
7 or airfield, as determined by the operator of the airport or airfield.
- 8 **(2) Smoke or glare.** No operations of any type shall produce smoke, glare or other  
9 visual hazards within three statute miles of any designated airport or airfield, or  
10 any usable runway, with the exception of permitted projects or activities.
- 11 **(3) Electronic interference.** No operations of any type shall produce electronic  
12 interference with navigation signals or radio communication between an airport or  
13 airfield and any aircraft.
- 14 **(4) Landfills.** No sanitary landfill shall be operated within **10,000 feet of any**  
15 **runway** used or planned to be used by turbojet or turboprop aircraft, or within  
16 5,000 feet of any runway used only by piston engine aircraft. Additionally, no  
17 landfill of any type shall be located so that it attracts or sustains hazardous bird  
18 movements from feeding, water or roosting areas into or across the runways or  
19 approach and departure patterns of aircraft. County approval of proposed landfill  
20 locations meeting these restrictions remains subject to conditions recommended  
21 by the operators of any affected airports or airfields.

22 **Sec. 4-4.4 Airport and airfield planning districts.**

- 23 **(a) Pensacola International Airport Planning District.** The Pensacola International  
24 Airport Planning District (PNSPD) is established to provide enhanced protection in  
25 support of the continued operation of the Pensacola International Airport for areas  
26 that are close enough to the airport to influence or be influenced by its activities.  
27 The PNSPD imposes additional restrictions on surrounding development that  
28 primarily address noise and safety concerns created by flight operations and  
29 potential interferences with those operations.
- 30 **(1) Establishment.** The PNSPD is established through its definition and adoption  
31 within the LDC. The Pensacola International Airport Influence Planning District  
32 Overlay maps for noise zones and educational facility restrictions are specifically  
33 adopted here by reference and declared to be part of the LDC, with the  
34 information shown on the maps having the same force and effect as the text of  
35 the LDC. The PNSPD maps are maintained digitally in the county's "Geographic  
36 Information System" (GIS). [LDC 11.01.01]
- 37 **(2) Real estate disclosure.** All real estate transactions for property within the  
38 *Pensacola International Airport Real Estate Disclosure Area* shall include a form  
39 disclosing the proximity of the site to the airport. The disclosure is intended to  
40 inform a potential property owner or occupant of the nearby airport and alert  
41 them to possible incompatibilities of the intended property use with airport  
42 operations. The disclosure form shall be attached to all listing agreements, sales  
43 and rental contracts, subdivision plats, and marketing materials provided to

1 prospective buyers, renters and lessees. The form need not be included in  
2 advertisements directed to the public at large. Disclosure is required as soon as  
3 practicable, but shall occur before the making or acceptance of an offer to buy,  
4 rent or lease. [LDC 11.03.00.E]

5 **(b) Military airfield Influence planning districts.** Airfield influence planning districts  
6 (AIPDs) are established to provide enhanced protection in support of the continued  
7 operation of military airfields for areas that are close enough to those airfields to  
8 influence or be influenced by their activities. AIPDs impose additional restrictions on  
9 surrounding development that primarily address noise and safety concerns created  
10 by flight operations and potential interferences with those operations. If military  
11 operations permanently cease at an airfield, the supplemental requirements of its  
12 AIPDs will no longer apply to surrounding lands. [LDC 11.00.01, 11.01.01]

13 **(1) General characteristics.** Airfield influence planning districts are combinations of  
14 noise zones, clear zones, accident potential zones, and other areas of influence  
15 that overlap and combine to define a broad range of airfield influences on  
16 surrounding land use. The range of influences is divided between two planning  
17 districts: AIPD-1 composed of areas closest to an airfield and, therefore, with  
18 highest noise exposure and accident risk; and AIPD-2 composed of areas further  
19 from the airfield than AIPD-1, but that still may influence or be influenced by  
20 airfield operations.

21 **(2) Clear zones and accident potential zones.** Clear zones and accident potential  
22 zones identify areas near airfield runways where aircraft accidents are most  
23 likely, if they do occur. The zones are defined by the type of aircraft for which the  
24 runway is primarily used. Clear zones extend immediately beyond the ends of  
25 runways and designate areas of high accident potential. Accident potential  
26 zones (APZs) generally extend beyond clear zones and designate areas that  
27 remain impacted by accident potential. APZ-1 identifies areas that retain a  
28 significant potential for accidents. APZ-2 identifies areas beyond APZ-1 that  
29 retain lower but measurable potential for accidents. [LDC 11.00.02]

30 **(3) Establishment.** AIPDs and their constituent zones and areas are established  
31 through their definition and adoption within the LDC. The Airfield Influence  
32 Planning District Overlay maps for NAS Pensacola, NOLF Saufley, and NOLF 8  
33 are specifically adopted here by reference and declared to be part of the LDC,  
34 with the information shown on the maps having the same force and effect as the  
35 text of the LDC. The AIPD maps are maintained digitally in the county's  
36 "Geographic Information System" (GIS).

37 **(4) General AIPD requirements.**

38 a. **Real estate disclosure.** All real estate transactions for property within an  
39 AIPD shall include a form disclosing the proximity of the site to the military  
40 airfield. The disclosure is intended to inform a potential property owner or  
41 occupant of the nearby airfield and alert them to possible incompatibilities of  
42 the intended property use with airfield operations. The disclosure form shall  
43 be attached to all listing agreements, sales and rental contracts, subdivision  
44 plats, and marketing materials provided to prospective buyers, renters and

1 lessees. The form need not be included in advertisements directed to the  
2 public at large. Disclosure is required as soon as practicable, but shall occur  
3 before the making or acceptance of an offer to buy, rent or lease.

4 [LDC 11.02.01.B.3]

5 **b. Avigation easement.** For any parcel within an AIPD where subdivision or  
6 any site plan approval is requested, the application shall include an executed  
7 avigation easement or proof of the public recording of an executed easement.  
8 The purpose of the easement is to grant a clear property right to maintain  
9 flight operations in the airspace above the property. The easement shall be in  
10 a form approved by the County Attorney and recorded with the property deed  
11 to run in perpetuity with the land. [LDC 11.02.01.B.1]

12 **c. Rezoning.** Rezoning is allowed within AIPDs, but density remains limited to  
13 the maximum density allowed by the AIPD, regardless of the zoning. The  
14 AIPD density limits shall govern. [LDC 11.02.02.A.6]

15 **(5) AIPD-1 requirements.** Airfield Influence Planning District 1 (AIPD-1) defines  
16 areas of greatest protection for an airfield. AIPD-1 lies within a boundary  
17 connecting the outermost limits of an installation's clear zones, accident potential  
18 zones, or other areas necessary to achieve adequate protections. The following  
19 requirements apply to all lands within an AIPD-1 district: [LDC 11.02.01.A,  
20 11.02.02.B]

21 **a. Prohibited concentrations of population.** Any use at such a scale that  
22 gatherings concentrating more than 25 people per acre and within a structure  
23 would be expected on a regular basis is prohibited. Such uses include sports  
24 stadiums, amphitheatres, auditoriums, clubhouses, churches, schools,  
25 hospitals, assisted living facilities, hotels and motels, restaurants, nightclubs  
26 and other establishments. [11.02.02.A.1, 11.02.02.C.1.c.(6)]

27 **b. Residential density.** Residential density is limited by the applicable zone or  
28 area with the AIPD according to the following: [LDC 11.02.02.B]

29 **1. Clear zones.** Areas designated as "Clear Zone" are allowed no  
30 residential density except vested single-family dwellings on existing lots of  
31 record.

32 **2. Area A.** Areas designated as "Area A" are allowed no residential density  
33 except vested single-family dwellings on existing lots of record.

34 **3. APZ-1.** Areas designated as "Accident Potential Zone 1" (APZ-1) and  
35 aligned with airfield runways are allowed no residential density except  
36 vested single-family dwellings on existing lots of record. All other APZ-1  
37 areas are limited to one dwelling unit per 2.5 acres.

38 **4. APZ-2.** Areas designated as "Accident Potential Zone 2" (APZ-2) and  
39 aligned with airfield runways are limited to two dwelling units per acre. All  
40 other APZ-2 areas are limited to three dwelling units per acre.

- 1           **5. Area B.** Areas designated as “Area B” are limited to three dwelling units  
2 per acre and only subject to the minimum lot area of the applicable zoning  
3 district.
- 4           **c. Dwellings.** Residential development is limited to detached single-family  
5 dwellings, including manufactured (mobile) homes if allowed by applicable  
6 zoning district. No single-family attached or multifamily dwellings are  
7 permitted. The planning district also prohibits the clustering of dwellings,  
8 including mobile home parks, whether by density transfers, planned unit  
9 development or other means. [LDC 11.02.02.A.4 and D]
- 10           **d. Minimum lot area.** The required minimum lot area shall be the inverse of the  
11 established maximum density except where noted. For example, a maximum  
12 density of three dwelling units per acre inversely requires at least one acre  
13 per three dwelling units, so the minimum lot size for one dwelling unit is  
14 one-third acre. [LDC 11.02.02.A.5 and D]
- 15           **e. Parks and recreational facilities.** Outdoor sports facilities, parks and  
16 recreation areas are permitted, but all their structures are restricted to those  
17 that are accessory to the outdoor use, such as bleachers, backstops, picnic  
18 tables, public restrooms, concession stands, etc. [LDC 11.02.02.A.2]
- 19           **f. Conditional uses.** The following uses require conditional use approval by  
20 the Board of Adjustment (BOA), regardless of whether they are permitted  
21 within the applicable zoning district:
- 22           1. Borrow pits and borrow pit reclamation.
- 23           2. Solid waste collection points, transfer stations, or processing facilities.
- 24           3. Salvage yards.
- 25           **g. Prohibited uses.** The following uses are prohibited:
- 26           1. Animal feedlots and similar facilities that concentrate animal feed and  
27 waste.
- 28           2. Electrical transmission lines above ground.
- 29           3. Stables designed to house more than four horses or other domesticated  
30 equine.
- 31           4. Telecommunications towers.
- 32           5. Outdoor storage if permanent, excluding farm equipment.
- 33           6. Motor vehicle sales, new or used.
- 34           **(6) AIPD-2 requirements.** AIPD-2 is additional areas extended beyond AIPD-1 that  
35 is sufficiently close to the airfield to require some protections. AIPD-2  
36 requirements are the same for all airfields. Densities and minimum lot sizes of  
37 the underlying zoning districts are not modified by AIPD-2. [LDC 11.02.01.A,  
38 11.02.02.B]

39



1 **Sec. 4-4.5 Variances.**

2 **(a) General eligibility.** A variance to the airport and airfield regulations of the LDC is  
3 generally contrary to the safe and efficient use of navigable airspace and the  
4 operation of airports and airfields. However, where compliance with the  
5 requirements creates an exceptional hardship on an applicant for development  
6 approval, the Board of Adjustment (BOA) may, in compliance with Florida Statutes  
7 and the quasi-judicial variance process prescribed in Chapter 2, approve or deny a  
8 request for a site-specific modification to the air navigation obstruction standards of  
9 this article for the erection, alteration, or modification of any structure that would  
10 cause those standards to be exceeded. Additionally, a variance to the educational  
11 facility construction prohibition associated with the Pensacola International Airport  
12 may be requested. No other variances, however, are applicable to the requirements  
13 of the airport and airfield environs. [FS 333.03(3)][LDC 11.01.03]

14 **(b) Specific limitations.** In addition to the general variance review and approval  
15 requirements prescribed in Chapter 2, available variances to airport and airfield  
16 environs provisions shall comply with all of the following conditions:

17 **(1) State review.** As required by state regulations, the applicant shall provide a  
18 copy of the variance application to the Florida Department of Transportation  
19 (FDOT) by certified mail to allow a 45-day opportunity for department comment.  
20 The county may proceed with consideration of the application in a public hearing  
21 only upon receipt of FDOT review comments or a waiving of that right.  
22 [FS 333.07(2)]

23 **(2) Required findings.** A variance may only be granted where the applicant  
24 demonstrates, and the BOA establishes in its findings, all of the following  
25 conditions as applicable:

26 **a. No hazard.** For an obstruction to air navigation, a valid aeronautical study by  
27 the FAA has concluded that the object is not a hazard to air navigation.

28 **b. Public policy.** For a prohibited educational facility, the public policy reasons  
29 for allowing the construction outweigh the health and safety concerns  
30 prohibiting such a location. [FS 333.03(3)]

31 **c. No objections.** U.S. Navy officials, the director of the Pensacola  
32 International Airport, or other operators of airports or airfields within the  
33 county have no substantial objections to the variance, or their objections will  
34 be addressed through conditions of the variance approval.

35 **d. Hardship.** A literal application or enforcement of the regulations would result  
36 in practical difficulty or unnecessary hardship. [FS 333.07(2)(a)]

37 **e. Public interest.** The relief granted would not be contrary to the public  
38 interest. [FS 333.07(2)(a)]

39 **f. Intent.** The relief granted would do substantial justice and be in accordance  
40 with the intent of county and state regulations. [FS 333.07(2)(a)]

41 **(3) Conditions of approval.** Any variance granted by the BOA is subject to the  
42 following conditions:

- 1 a. Any reasonable conditions that the BOA finds necessary to accomplish the  
2 purposes of county and state regulations. [FS 333.07(2)(a)]
- 3 b. A variance granted for an obstruction to air navigation shall require the owner  
4 to install, operate and maintain at his expense any marking or lighting of the  
5 obstruction that has been recommended in a FAA aeronautical study  
6 determination, or as otherwise required by Florida Statutes. The BOA may  
7 also condition approval on any other obstruction marking and lighting  
8 recommendations provided by the operators of airports or airfields within the  
9 county. [FS 333.07(3), FAC 14-60.009(4)][LDC 11.01.06.E & F]
- 10 c. The applicant shall provide FDOT a copy of the county decision on an  
11 obstruction variance application within ten days of issuance of the decision.  
12 [FAC14-60.009(3)(b)]

DRAFT

1 **Article 5 Natural Resources**

2 **Sec. 4-5.1 Purpose of article.**

3 This article establishes land use regulations that implement Comprehensive Plan  
4 policies requiring the protection, conservation, and appropriate use of natural resources.

5 **Sec. 4-5.2 General provisions.**

6 **(a) Approval required.** All land uses and development activities which impact  
7 environmentally sensitive lands require prior county review and approval for  
8 compliance with the regulations of this article unless the use or activity is specifically  
9 identified in the Land Development Code (LDC) as exempt from these regulations.  
10 The Board of County Commissioners (BCC) has determined the following land and  
11 water resources to be environmentally sensitive lands: [CP 3.04; INF 5.1, CON 1.1,  
12 1.3, 1.4] [LDC 12.16.00]

- 13 **(1)** Wetlands as defined by the State of Florida.
- 14 **(2)** Shoreline protection zones as defined in this article.
- 15 **(3)** Aquatic preserves and the Escambia River Wildlife Management Area as defined  
16 or authorized by Florida Statutes.
- 17 **(4)** Outstanding Florida Waters as listed in the rules of Florida Administrative Code  
18 (Ch. 62-302.700).
- 19 **(5)** Habitats of threatened and endangered species as defined by the U.S. Fish and  
20 Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission  
21 (FWC), or other state or federal agencies.
- 22 **(6)** Essential fish habitat, including seagrasses, defined as those waters and  
23 substrate necessary for fish to spawn, breed, feed, or grow to maturity. (See  
24 Magnuson-Stevens Act, 16 U.S.C. 1802 (101)).
- 25 **(7)** Floodplain areas identified on the Federal Emergency Management Agency's  
26 Flood Insurance Rate Map as areas of special flood hazard subject to a one  
27 percent or greater annual chance of flooding.
- 28 **(8)** Wellhead protection areas as defined in this article, including potable water wells,  
29 cones of influence, and potable water well fields.
- 30 **(9)** Surface waters identified as impaired under Section 303(d) of the Clean Water  
31 Act

Comment [t10]: Added to reflect County responsibilities under CWA

32 **(b) Modification of regulations.** Variances to the strict application of the regulations of  
33 this article may only be granted according to the compliance review processes of  
34 Chapter 2, and only if such modifications maintain the stated purposes of this article,  
35 are specifically allowed by its provisions, and comply with all stated conditions.

36 **(c) Environmental trust fund.** The Escambia County Environmental Lands Trust Fund  
37 (ECELTF) is established for use in managing wetlands and other environmentally  
38 sensitive lands in the county. The county is authorized and directed here to

1 establish the fund and to receive and disburse all monies according to the following  
2 provisions:[LDC 7.13.03.G, H & I]

3 **(1) Fund sources.** The ECELTF shall receive monies from the following sources:

- 4 a. All revenues collected pursuant to mitigation and enforcement of this article.
- 5 b. All monies accepted by Escambia County in the form of grants, allocations,  
6 donations, contributions, or appropriations for the acquisition, restoration,  
7 enhancement, management, mapping, and/or monitoring of environmentally  
8 sensitive lands.
- 9 c. All interest generated from the deposit or investment of ECELTF monies.

10 **(2) Fund maintenance and disbursements.** The ECELTF shall be maintained in  
11 trust by the county solely for the purposes prescribed here, in a separate and  
12 segregated fund of the county that shall not be commingled with other county  
13 funds until disbursed, and only disbursed for the following purposes:

- 14 a. Acquisition (including by eminent domain), restoration, enhancement,  
15 management, mapping, and/or monitoring of environmentally sensitive lands  
16 and conservation easements within Escambia County.
- 17 b. All costs associated with acquisitions, including appraisals, surveys, title  
18 search work, real property taxes, documentary stamps, surtax fees, and other  
19 transaction costs.
- 20 c. Costs of administering the activities enumerated in this section.

21 **(d) Resource identification.** Where the potential for on-site wetlands or the habitat of  
22 threatened or endangered species is indicated, a site-specific survey shall be  
23 conducted and shall include the delineation of all such lands on the subject parcel.  
24 The survey shall be evaluated for the protection of significant resources prior to  
25 clearing, grading or other alterations, and the delineations shall be used in the  
26 determination of buildable area on the lot or parcel. [CP CON 1.1.3][LDC 7.13.02,  
27 12.16.01]

28 **(e) Avoidance, minimization, and mitigation.** If a proposed land use or development  
29 activity includes impacts to protected natural resources, the application for county  
30 compliance review and approval shall include written documentation that adverse  
31 impacts to those resources have been avoided to the maximum extent practicable.  
32 For unavoidable adverse impacts, the application shall demonstrate that the impacts  
33 have been minimized to the greatest extent practicable. Only with such  
34 demonstration will the county review and consider a mitigation plan for those  
35 impacts. [LDC 7.13.03.C]

- 36 **(1) Clustering.** Where lands proposed for development contain wetlands or the  
37 habitat of threatened or endangered species, development may be clustered  
38 within non-environmentally sensitive areas to avoid adverse impacts and  
39 promote full utilization of property rights.
- 40 **(2) Mitigation.** A land use or development activity shall not cause a net adverse  
41 impact on resource functions that is not offset by mitigation. Methods to  
42 compensate for adverse direct or indirect impacts are required when uses or

1 activities degrade estuaries, wetlands, surface waters, submerged aquatic  
2 vegetation, threatened and endangered species habitat and other protected  
3 natural resources.

- 4 **(3) Mitigation plans.** A mitigation plan shall be submitted to the County and  
5 include provisions for the replacement of the predominant functional values of  
6 the lost resources, specify the criteria by which success will be measured, and  
7 specify any necessary maintenance entity and its responsibilities. [7.13.03.D]

8 **Sec. 4-5.3 Wetlands. (Reference Chapter 2, Article 1 Environmental DSM)**  
9 [7.13.00]

10 **Protection required.** Wetlands as defined in Florida Administrative Code (Ch. 62-  
11 340) shall be protected from draining, dredging, filling, excavating, building, pollution,  
12 and other alterations or acts that will reduce or otherwise adversely impact their  
13 ecological functions and public benefits. (CP Con 1.3.6, COA 2.3.3.e)

14 Upland buffers with a minimum width of 15-ft and an average width of 25-ft shall be  
15 provided abutting those wetlands under the regulatory jurisdiction of the State of  
16 Florida under 62-340, F.A.C. (Director)

17 Upland buffers shall not be required for development activities that completely avoid  
18 impacts to wetlands.

--- **Comment [t11]:** Director recommends reducing  
buffer from 30' to minimum buffer required by  
NFWFMD. Cost N/A

--- **Comment [t12]:** Secondary impacts to  
wetlands/water quality occur. Conflicts with  
existing ordinance. BCC to address this addition.  
Staff recommends removal. Cost N/A.

19  
20 **(a) Conditional exemptions.**

21 **(1) Single-family dwelling.** When insufficient uplands exist for construction of one  
22 single-family dwelling on a lot of record less than five acres in size, application for  
23 the construction is exempt from the regulations of this section if the total area of  
24 dredging or filling in wetlands for the dwelling and its associated improvements  
25 does not exceed 4000 square feet, and if the total area of clearing in wetlands  
26 (including the area of dredging and filling for the dwelling and associated  
27 improvements) does not exceed 6000 square feet on the contiguous property  
28 owned by the applicant. [LDC 7.13.01]

29 **(2) Agriculture and silviculture.** Bona fide agricultural or silvicultural operations on  
30 land classified by the Escambia County Property Appraiser as "agricultural" for  
31 ad valorem tax purposes are exempt from the regulations of this section.  
32 [7.13.03.Q]

33 **(3) Utility activities.** Utility company activities that provide service to an individual  
34 single-family dwelling, or their activities that take place within existing utility  
35 easements or public street rights-of-way containing existing utility lines, or within  
36 easements or rights-of-way otherwise approved for utility use by the county, are  
37 exempt from the regulations of this section. [7.13.03.P]

38 **(b) Mitigation for impacts.** Mitigation for adverse impacts to wetlands shall be based  
39 on the *Uniform Mitigation Assessment Method (UMAM)* prescribed by Florida  
40 Administrative Code (Ch. 62-345). [LDC 7.13.03.C]

41 **(c) Enforcement.** In addition to the general LDC compliance enforcement provisions of  
42 Chapter 1, for any violations of LDC erosion control provisions impacting wetlands,

1 violators shall begin remedial action immediately and have seven calendar days to  
2 complete restoration of the impacted area to pre-impact conditions or better. For  
3 other violations of the wetland protection provisions of this article, violators shall  
4 begin remedial action planning immediately and have 21 calendar days to complete  
5 restoration of the impacted area to pre-impact conditions or better. With  
6 documented evidence of good faith restoration efforts the Planning Official may  
7 authorize an extension to the time period for completion of the required action for  
8 extenuating circumstances. [7.13.06]

9  
10 **Sec. 4-5.4 Threatened and endangered species habitat.**  
11 **(Reference Chapter 2, Article 1 Environmental DSM)**

12 **(a) Protection required.** To maintain and enhance the valuable diversity and  
13 distribution of plant and animal species within the county, preserve the ecological  
14 values and functions of their habitats, provide for habitat corridors and minimize  
15 habitat fragmentation, threatened and endangered species habitat shall be protected  
16 from adverse impacts. For the purposes of this article, threatened or endangered  
17 species are those listed as "threatened", "endangered", or "species of special  
18 concern" by the US Fish and Wildlife Service (FWS) or Florida Fish and Wildlife  
19 Conservation Commission (FWC); and threatened or endangered species habitat is  
20 any area that contains or shows factual evidence of such listed species. [CP 1.1.6]

21 **(b) Mitigation.** No development approval may be granted without an approved  
22 mitigation plan if the permitted activities would threaten the life or habitat of any  
23 threatened or endangered species. (Con 1.1.6)

24 **(c) Perdido Key beach mouse.**

25 **(1) Identified habitat.** Approximately 240 acres of private property containing  
26 primary, secondary and scrub dunes on Perdido Key have been identified as  
27 habitat for the Perdido Key Beach Mouse (PKBM), a federally listed endangered  
28 species.

29 **(2) Special assessment.** For properties involved in mitigation for Perdido Key  
30 Beach Mouse habitat impacts and those electing to provide in-lieu fee mitigation,  
31 a mechanism is established for imposition and collection of a recurring annual  
32 assessment. The assessment is fairly and reasonably apportioned among the  
33 properties in the PKBM habitat area and is based upon the extent of the impact  
34 on the habitat. Those properties responsible for the annual assessments derive  
35 a benefit from the improvements and services provided from the conservation  
36 and natural resource protection.

37 **a. Per unit.** New developments or redevelopments on Perdido Key within the  
38 designated PKBM habitat that have elected mitigation for habitat impacts  
39 shall be assessed an annual, recurring special assessment of \$201.00 per  
40 dwelling unit on the subject site. Lodging and commercial assessments shall  
41 be based on an equivalent rate not to exceed the maximum residential  
42 density allowed for the subject parcel.

1       **b. Procedure.** Upon issuance of a certificate of occupancy for any unit subject  
2 to this assessment, the subject parcel identification number(s) shall be  
3 reported to the Escambia County Office of Management and Budget to  
4 process for collections.

5       **1. Method of collection.** Collection shall be by the uniform method of  
6 collection provided for by Florida Statutes (§197.3632).

7       **2. Duration.** Recurring annual collections shall continue until such time as  
8 these assessment provisions are repealed by the BCC.

9       **3. Appeal.** Any property owner who asserts his assessment is in error may  
10 appeal in writing to the Escambia County Office of Management and  
11 Budget.

12 **Sec. 4-5.5 Marine, estuarine and riverine shorelines (MERS).**

13 **(a) Dune protection and restoration.** Adverse impacts to the primary dune system on  
14 Santa Rosa Island and Perdido Key shall be avoided to the greatest extent practical,  
15 and minimized and mitigated when unavoidable. [LDC 12.01.00.C.2 & 3, 12.06.00]

16 **(b) Beach renourishment.** Beach renourishment may be used to stabilize erosion  
17 prone areas. All renourishment activities shall be performed in accordance with  
18 accepted engineering and environmental practices.

19 **(c) Protection required.** Land uses and development activities along marine, estuarine  
20 and riverine shorelines shall avoid construction that can jeopardize the stability of the  
21 beach-dune system, accelerate erosion, inadequately protect upland structures, endanger  
22 adjacent properties, and interfere with public beach access. [CP OBJ COA 2.1]

23  
24 **(a) Marine shorelines**

25 **(1) Marine shoreline protection zone.** A marine shoreline protection zone is  
26 established along the shorelines of Santa Rosa Island and Perdido Key,  
27 extending from the mean high water line (MHWL) of the Gulf of Mexico  
28 landward to the 1975 Coastal Construction Control Line (CCCL) as recorded  
29 the official records of Escambia County (Plat Book 9, Page 72 A-P). No  
30 construction is authorized within the Marine shoreline protection zone with  
31 the following exceptions:

32 **(2) Dune walkovers.** Elevated pile-supported dune and beach walkover  
33 structures may be permitted within the shoreline protection zone provided  
34 the existing dune system is enhanced or re-vegetated if adversely impacted  
35 during construction. [LDC 12.01.00.D, 12.01.01.A.3.a]

36 **(3) Beach and dune preservation and enhancement.** Sand fencing and other  
37 beach restoration and dune protection methods approved by the county may  
38 be permitted within the shoreline protection zone in accordance with  
39 accepted engineering and environmental practice. Beach restoration and  
40 dune protection methods shall not be interpreted to allow armoring of the  
41 marine shoreline.

- 1 (4) **Sundecks, patios, walkways.** Sundecks, patios, walkways, etc. may be  
 2 constructed within the shoreline protection zone on Santa Rosa Island on a  
 3 case by case basis consistent with the SRIA board policy manual.  
 4 [LDC 12.01.01.A.3.b]
- 5 (5) **Vegetation.** Except as otherwise allowed by these marine shoreline  
 6 provisions, the removal or destruction of native vegetation within the  
 7 shoreline protection zone is prohibited. [LDC12.01.00.C.2]
- 8 (6) **Reconstruction and redevelopment.** Only to prevent a taking, a variance  
 9 to allow construction of a replacement structure within the previous footprint  
 10 may be requested from the BOA for Pensacola Beach Gulf-front properties  
 11 that have an insufficient building area to rebuild or redevelop, provided that  
 12 intrusion into the shoreline protection zone is reduced to the maximum extent  
 13 practical. [LDC 12.01.01.A.3.c]
- 14 (7) **Variations.** No variations are otherwise available to authorize the prohibited  
 15 construction: [LDC 12.01.00.C.1 & 4]
- 16 (8) **New Construction.** For new construction and substantial improvement to a  
 17 Gulf front development, the minimum dune mitigation shall include a dune  
 18 walkover.

19 (b) **Estuarine shorelines.**

- 20 (1) **Applicability.** The estuarine shoreline provisions of this section apply to all  
 21 shorelines of subtidal habitats and adjacent tidal wetlands of brackish  
 22 waterbodies. These estuarine systems include bays, sounds, lagoons,  
 23 bayous, rivers mouths, saltwater marshes and canals. [LDC 7.08.00.B,  
 24 12.01.01.A.1 & 2]
- 25 (2) **Estuarine shoreline protection zone.** An estuarine shoreline protection  
 26 zone is established along the estuarine shorelines extending 15 feet landward  
 27 of the mean high water line (MHWL).
- 28 (3) **Natural shoreline stabilization.** The shorelines of estuarine systems shall  
 29 be retained in their natural state to the extent possible. Because natural  
 30 methods of shoreline protection (i.e. living shorelines) provide an opportunity  
 31 for natural recovery, erosion prone areas shall be stabilized with appropriate  
 32 native vegetation in accordance with accepted engineering and environmental  
 33 practices and/or criteria set forth in 62-346.051(14), F.A.C. wherever  
 34 practical.
- 35 (4) **Construction Setbacks.** No new construction is allowed along an estuarine  
 36 shoreline within the established shoreline protection zone, except the  
 37 following:
- 38 a. **Structures.** Walkways, boardwalks, gazebos, docks, piers, boathouses,  
 39 seawalls, bulkheads, or other retaining walls, and structures necessary for  
 40 permitted water dependent and water related uses may be permitted within  
 41 the shoreline protection zone. [7.08.00.B & C.2, 12.01.01.A.2]

Comment [t13]: Director recommends codifying existing County policy to require walkovers. Consistent with requirements of pending Habitat Conservation Plan. Walkovers minimizes storm damage to publicly funded dune restoration and private investments. Cost: 100' walkway ~\$15,000.

Comment [t14]: Director recommends reduction of setback. Existing language requires a 30 foot setback, but allows a reduction to 15 feet under certain conditions. The 15 foot minimum has been consistently applied over time along estuaries. Cost: N/A



1 **b. Armored shorelines.** Because the use of rigid shore protection  
2 structures, including riprap and rock revetments, may cause significant  
3 environmental impacts, and erosion of neighboring properties such structures  
4 may only be permitted within the shoreline protection zone where vegetative  
5 or other natural methods of shoreline stabilization have been determined by  
6 the county to not be practical. Prior to the construction of any significant rigid  
7 shore protection structure the applicant shall submit the following to the  
8 county for review and approval: [LDC 7.08.00.E]

9 1. **Shoreline erosion statement.** A description of the features of the site  
10 and surrounding area, and the proposed measures to be implemented for  
11 prevention of erosion and other adverse impacts to adjacent properties  
12 from the construction shall be provided.

13 2. **Hold harmless agreement.** An executed agreement, in a form approved  
14 by the County Attorney, to hold the county, its officers and employees  
15 harmless from any damages to persons or property that may result from  
16 authorized construction. [LDC 4.06.06.L]

**Comment [t15]:** Armored shorelines typically negatively impact neighboring properties. The development of this statement will assist in developing mitigation actions to protect the landowners property as well as minimize impacts to neighboring properties. Cost:\$200-\$500

17 **(c) Riverine shorelines.**

18 **(1) Applicability.** The riverine shoreline provisions of this section apply to all  
19 shorelines of surface water habitats that periodically or continuously contain  
20 flowing water and their associated wetlands. These riverine systems include  
21 rivers, tributaries, perennial streams and intermittent streams, but do not include  
22 ditches, swales, or other manmade features created for stormwater control.

23 **(2) Riverine shoreline protection zone.** A riverine shoreline protection zone is  
24 established along riverine shorelines, extending 30 feet landward from the  
25 ordinary high water line. [LDC 7.08.00.B]

26 **(3) Natural shoreline stabilization.** The shorelines of riverine systems shall be  
27 retained in their natural state to the extent possible. Because natural methods of  
28 shoreline protection provide an opportunity for natural recovery, erosion prone  
29 areas shall be stabilized with appropriate native vegetation in accordance with  
30 accepted engineering and environmental practice wherever practical. The  
31 removal or destruction of existing native submergent and emergent vegetation in  
32 and along the littoral zone shall be prohibited, unless determined by the county to  
33 be necessary for the protection of life and property. [LDC 7.08.00.D]

34 **(4) Construction Setbacks.** No new construction is allowed along a riverine  
35 shoreline within the established shoreline protection zone, except the following:  
36 [LDC 7.08.00.B]

37 **a. Structures.** Walkways, boardwalks, gazebos, docks, piers, boathouses,  
38 seawalls, bulkheads, or other retaining walls, and structures necessary for  
39 permitted water dependent and water related uses may be permitted within  
40 the shoreline protection zone.

41 **b. Road Crossings.** To allow access to developable uplands, roads may be  
42 permitted to cross riverine systems if the proposed crossing complies with all  
43 other requirements of the LDC.

- 1 c. **Armored shorelines.** Rigid shoreline protection structures may be allowed  
2 within the riverine shoreline protection zone according to the same limitations  
3 required for estuarine shorelines.

Comment [t16]: Armored shorelines typically negatively impact neighboring properties. The development of this statement will assist in developing mitigation actions to protect the landowners property as well as minimize impacts to neighboring properties. Cost:\$200-\$500

4 **Sec. 4-5.6 Coastal high-hazard areas. (Reference Chapter 2, Article 1**  
5 **Environmental DSM)**

6 (a) **Protection required.** To reduce the exposure of people and property to natural  
7 hazards, population concentrations shall be directed away from coastal high-hazard  
8 areas, and development and any public expenditure that subsidizes development  
9 there shall be limited. For the purposes of this section, the coastal high-hazard area  
10 (CHHA) is the area below the elevation of the Category 1 storm (hurricane) surge  
11 line as established by the state's Sea, Lake, and Overland Surges from Hurricanes  
12 (SLOSH) computerized storm surge model. The county-adopted *Coastal High-*  
13 *Hazard Area Map* is the delineation of the CHHA. (CP COA 1.2.1)

14 (b) **Hazard reduction.**

- 15 (1) **Hurricane evacuation.** The county shall review development and maintain  
16 information regarding the impact of development on hurricane evacuation times  
17 established by the Comprehensive Plan. When it is demonstrated that the  
18 roadways affected by proposed development have sufficient capacity at their  
19 adopted levels of service (i.e., the development passes the test for  
20 transportation concurrency), the impact on evacuation times is acceptable.  
21 [LDC 12.08.00]
- 22 (2) **Prohibited uses.** Group homes, nursing homes, or other uses that have  
23 special evacuation requirements; manufactured (mobile) home developments;  
24 and schools are all prohibited as new uses within the CHHA [LDC 12.08.00]

25 **Sec. 4-5.7 Barrier island sand. (Reference Section 1-5 DSM)[12.05.00]**

26 (a) **Protection required.** The county recognizes that the white sands of Perdido Key  
27 and Pensacola Beach promote tourism and enhance the quality of life of the  
28 residents of the county, and that the permanent discoloration, darkening or staining  
29 of the sands would harm the public welfare. To maintain, preserve and protect the  
30 natural function and color of these fine to medium grained white sands, the  
31 importation, use, and relocation of red clay and other materials that tend to discolor,  
32 darken or stain the natural white sands of Perdido Key and Santa Rosa Island is  
33 prohibited. Additionally, transportation of prohibited materials when exposed to wind  
34 or water shall be prevented on the islands by containment and removal. Approved  
35 and prohibited material specifications are provided in Section 1-5 of Design  
36 Standards Manual (DSM).

37 (b) **Applicability.** There shall be no distinction made regarding the applicability of the  
38 provisions of this section between Perdido Key and Santa Rosa Island soil material.  
39 However, the county may, upon specific consideration, differentiate between the  
40 allowable soil material of the Gulf front beach, Gulf front (primary) dunes, sound side  
41 beach, interior (secondary) dunes and forested ecosystems.

- 1 **(c) Permit Required.** All projects involving the placement of sand or other construction  
2 or landscaping materials on Santa Rosa Island or Perdido Key shall require county  
3 approval of a representative sample of the materials according to the compliance  
4 review processes of Chapter 2 prior to transport on the barrier islands. [12.05.06]
- 5 **(d) Prohibited importation, transfer and use.** The following prohibitions on the  
6 importation, transfer and use of some materials on barrier islands are based on  
7 approved and prohibited materials as prescribed in this section: [12.05.03]
- 8 **(1)** No person may import or cause to be imported onto Santa Rosa Island or  
9 Perdido Key any construction or landscaping material which is not an approved  
10 material.
- 11 **(2)** No person may use, or transfer for use, any prohibited material in connection  
12 with any paving, road surfacing, filling, landscaping, construction work or any  
13 other improvement to real property on Perdido Key or Santa Rosa Island,  
14 whether leased or not.
- 15 **(3)** No person may transfer from parcel to parcel any construction material which is  
16 not an approved material where such material is to be used in connection with  
17 any paving, road surfacing, filling, landscaping, construction work or any other  
18 improvement to real property on Perdido Key or Santa Rosa Island, whether  
19 leased or not.
- 20 **(e) Removal of prohibited materials.** [12.05.04]
- 21 **(1) General.** Any time reconstruction, redevelopment, improvement or use of a site  
22 on Santa Rosa Island or Perdido Key uncovers or exposes "prohibited materials"  
23 as defined in DSM Chapter 2, Section 1-5 those materials must be immediately  
24 removed from the site and relocated off the barrier island.
- 25 **(2) Utilities.** Any time a utility company, authority, or franchisee, which has acquired  
26 use of the county's rights-of-way, easements or other interest by permission,  
27 agreement or law to provide services to consumers, shall uncover or expose any  
28 prohibited material during the installation, maintenance, repair or removal of its  
29 system on Santa Rosa Island or Perdido Key, it shall remove from the barrier  
30 island the prohibited material disturbed by the work and replace it with approved  
31 materials. The prohibited materials shall be removed in such a manner as to  
32 avoid their release by wind, water, or other means onto adjacent lands or waters.
- 33 **(3) BCC approved exemption.** The BCC may exempt the application of these  
34 removal provisions for particular projects or parts of projects upon determination  
35 by a four-fifths vote of the board that an emergency exists and that an immediate  
36 exemption is required to protect the public health, safety or welfare.
- 37 **(4) Removal time.** The requirement for immediate removal of prohibited materials  
38 may be relaxed if the materials are confirmed to be contained in such a way as to  
39 preclude their transfer by wind, water or other means within the parcel or onto  
40 adjacent parcels or waters, and if the delay is otherwise consistent with the  
41 purpose and intent of this section. However, prohibited materials may remain on  
42 the site where exposed or on the barrier island for no more than 48 hours. The

1 county shall promulgate approved methods of containing and transporting  
2 prohibited materials required to be removed. [12.05.05]

3  
4 **Sec. 4-5.8 Barrier Island lighting (Pensacola Beach)**  
5 **(Reference Chapter 2, Article 1 Environmental DSM) (7/11/13).**

6 **(a) General.** Marine shorelines shall be protected from all artificial (manmade) light  
7 sources and the adverse impacts of such lighting on nesting sea turtles, their hatchlings,  
8 and other endangered coastal wildlife shall be minimized. For the purposes of these  
9 lighting regulations, "within line-of-sight from the beach" means directly visible from a  
10 height of two feet or less above the beach along the mean high water line. [LDC  
11 13.23.00]

12 **(1) Exemptions.** The following lights are exempt from beachfront lighting  
13 regulations under the conditions noted: [LDC 13.23.01]

- 14 a. **Navigation.** Lights mandated by federal regulations for illuminating  
15 obstructions in navigable airspace and lights required by the U.S. Coast  
16 Guard for boat navigation, provided they have been reviewed and approved  
17 in conformance with requirements of the federal Endangered Species Act.
- 18 b. **U.S. flag.** Lighting fixtures that are directed upward onto the flag of the  
19 United States if the flag is not within line-of-sight from the beach.
- 20 c. **Holidays.** Traditional holiday lights used outside the sea turtle nesting  
21 season which begins May 1 and continues through October 31 each year.

22 **(2) New construction.** All non-exempt lighting for new coastal construction on  
23 Escambia County barrier islands, including redevelopment and substantial  
24 improvements, shall comply with the following standards: [LDC 13.23.02]

- 25 a. **Wildlife lighting.** Any exterior lighting on Pensacola Beach within line-of-  
26 sight from a marine beach, shall be consistent with Florida Fish and Wildlife  
27 Conservation Commission (FWC) standards for wildlife lighting to minimize  
28 the potential for adverse affects on the nocturnal behaviors of nesting and  
29 hatchling sea turtles and other wildlife.
- 30 b. **Dune walkovers.** Lighting of dune walkovers and elevated crossovers to the  
31 beach is prohibited seaward of the crest of the primary dune.
- 32 c. **Tinted glass.** The glass in all exterior windows and glass doors shall be  
33 treated to achieve an industry-approved, inside-to-outside light transmittance  
34 value of 45 percent or less.
- 35 d. **Interior lights.** Interior stairwells, elevators and enclosed parking garages  
36 that allow light to pass through windows or other openings shall utilize wildlife  
37 lighting or tinted glass as described in this section.
- 38 e. **Lighting plan.** Before granting any building permit, the county shall  
39 determine that all proposed construction complies in all respects with the  
40 lighting standards of this section. Detailed project lighting plans shall be  
41 submitted to the county showing the type and location of all exterior light

1 sources. The plans shall identify the location, number and type of all lighting  
2 fixtures to be used. A letter from the FWC documenting approval of the  
3 lighting plan may be submitted to the county in lieu of the county lighting plan  
4 if FWC approval is required by the state for site development for Pensacola  
5 Beach.

6 **f. Review.** Before granting any building permit, the Santa Rosa Island Authority  
7 shall determine that all proposed construction complies in all respects with the  
8 standards imposed in this section. Detailed project lighting plans shall be  
9 submitted to the SRIA showing the location of all exterior light sources. The  
10 plans must identify the location, number and type of lighting to be used for all  
11 fixtures.

12 **g. Inspection.** Prior to final site inspection approval for any new development  
13 within direct line-of-sight from the beach, the site inspection to confirm  
14 compliance with these beachfront lighting standards shall include a night  
15 survey with all beachfront lighting turned on. A written inspection report shall  
16 identify the date and time of inspection, extent of compliance with lighting  
17 standards, areas of observed noncompliance, and actions taken to remedy  
18 noncompliance.

19 **(3) Nonconforming lighting.** All existing artificial light sources on Pensacola  
20 Beach, including utility owned outdoor lighting, shall comply with the standards  
21 for new construction by January 1, 2018, unless identified in this section as  
22 exempt. [LDC 13.23.03]

23  
24 **Sec. 4-5.9 Wellhead protection. (Reference Chapter 2, Article 1 Environmental**  
25 **DSM) (July 7, 1999)**

26 **(a) Protection required.** For the protection of public health, safety and welfare the use,  
27 handling, production and storage of certain deleterious substances and  
28 contaminants which may impair present and future public potable water supply wells  
29 and well fields shall be limited in proximity to wellheads. [CP CON 1.4.1]  
30 [LDC 7.12.01]

31 **(b) Wellhead protection areas.**

32 **(1) 7-Year time of travel contours.** The 7-year time of travel contour is a  
33 continuous line of points from which water takes up to 7 years to reach the  
34 wellhead point of withdrawal. The contour is based on the composite vertical and  
35 horizontal travel time analysis of the well.

36 **(2) 20-Year time of travel contours.** The 20-year time of travel contour is a  
37 continuous line of points from which water takes up to 20 years to reach the  
38 wellhead point of withdrawal. The contour is based on the composite vertical and  
39 horizontal travel time analysis of the well.

40 **(3) Radius.** Any wells north of Barrineau Park Road (County Road 196) that do not  
41 have the benefit of a 7-year time of travel model shall have a 500-foot radius  
42 zone.

1 **(c) Restrictions on development.** [7.12.03]

2 **(1) 200-foot radius.** Within 200 feet of any well, the only activities allowed are those  
3 associated with the well or existing single-family residential uses, open spaces  
4 and recreation facilities, but not including impervious surfaces.

5 **(2) Seven-year time of travel area.** The following land uses are prohibited within  
6 the established 7-year travel time contour, or within the 500-foot radius of any  
7 well north of County Road 196.

- 8 a. Sanitary landfills or construction and debris pits.
- 9 b. Facilities for the bulk storage, handling or processing of materials on the  
10 Florida Substance List as per Florida Statutes.
- 11 c. Activities that require the outside storage, use, production or bulk  
12 transportation of regulated substances: agricultural chemicals, petroleum  
13 products, hazardous/toxic wastes, industrial chemicals, medical wastes, etc.
- 14 d. Feedlots or other concentrated animal facilities.
- 15 e. Wastewater treatment plants, and related percolation ponds; septic tank or  
16 other on-site treatment facilities for commercial and industrial uses.
- 17 f. Mines, borrow pits and other mineral resource extraction.
- 18 g. Excavation of waterways or drainage facilities which intersect the water table.
- 19 h. Drainage wells or other facilities which provide for the disposal of stormwater  
20 directly into the aquifer absent normal percolation.
- 21 i. Discharges to ground water of industrial wastewater.
- 22 j. Phosphogypsum stacks and lateral expansions of phosphogypsum stack  
23 systems.
- 24 k. Class I and Class III underground injection control wells.
- 25 l. Class V underground injection control wells.
- 26 m. Aboveground and underground tank storage of hazardous wastes.

27 **(3) Twenty-year time of travel area.** Within the 20-year time of travel area, all site  
28 plans or change of use applications involving the land uses listed in #2 above,  
29 shall be subject to review by one representative each of the water provider and  
30 county technical staff to evaluate risk to the public water supply.

31

32 **(d) Development standards.** [7.12.04]

33 **(1) Site plan requirements.** Where applicable, all site plans which accompany  
34 applications for development approval shall depict the location of all active and  
35 inactive or protected wellheads within 500 feet of the property, and the  
36 development approvals shall be conditioned upon the submission of a  
37 management plan which provides for the proper abandonment of existing

1 unused wells, in conformance with requirements of the NFWFMD and the  
2 public supply systems.

- 3 (2) **Groundwater/wellhead impact report.** For all proposed development within  
4 a 7-year or 20-year time of travel contour, except a single-family dwelling, a  
5 groundwater/wellhead impact report shall be prepared and submitted to the  
6 county (DSM Chapter 2, Sec 1-6). The water provider, at its discretion, may  
7 waive this reporting requirement with record of that decision provided to the  
8 county.

Comment [t17]: Per ECUA

- 9  
10 (3) **Abandoned wells.** Where wells have been abandoned or no longer function,  
11 they shall be sealed and plugged in compliance with the requirements of the  
12 Northwest Florida Water Management District (NFWFMD) and Florida  
13 Administrative Code (Ch. 17.28).

14 **(e) New public water supply wells.** All applications for development approval must  
15 specify whether new protected wellheads will be required to service the  
16 development. When such new protected wellheads are required, the applicant  
17 shall demonstrate that:

- 18  
19 (1) There will be no significant adverse impact on minimum groundwater levels  
20 at the protected wellhead; and  
21 (2) There will be no significant adverse impact from saltwater intrusion at the  
22 protected wellhead.  
23 (3) The applicant shall provide notice to all non-residential zoned landowners  
24 within 500 feet or within a proposed 7-year time of travel protection area as  
25 to potential limitations regarding the use of their property due to the new  
26 potable well prior to the County approval process.

Comment [t18]: Advises public of potential land use restrictions associated with installation of new well. Provides a measure of protection for the County from Burt Harris claims from wellhead protection overlays. Cost will be dependent on number of impacted landowners.

27  
28 (f) **Area of water resources concern.** Whenever adverse groundwater withdrawal  
29 impacts have been identified through water quality monitoring activities, all  
30 development approvals that may contribute to increasing the use of impaired  
31 groundwater wells shall be coordinated with the NFWFMD and the ECUA and  
32 other public supply systems. Among other things, lower permit thresholds,  
33 maximum and minimum withdrawal levels, other stipulated conditions regarding  
34 water use, and any provisions of the Florida Administrative Code including  
35 relevant portions of § 40A-2.801 et seq. may be employed to regulate, control or  
36 restrict water resource withdrawal activities. [CP OBJ INF 5.1]  
37

38 **Sec. 4.5.10 Docks, Piers, and Marinas (Reference Chapter 2, Article 3 Docks,**  
39 **Piers, and Marinas DSM)**

40  
41 Setbacks required. Piers, docks, and marinas setback lines shall be ten percent  
42 of the waterfront at MHWL, but not less than five feet from a property boundary.  
43 Specific construction standards and additional setbacks are located in Chapter 2  
44 Article 3 of DSM [LDC 13.12, 7.05.00]

1 **Article 6 Historical and Archeological Resources.**

2 **Sec. 4-6.1 Purpose of article.**

3 This article establishes land use regulations that implement Comprehensive Plan  
4 policies requiring the identification and preservation of significant archeological and  
5 historic sites and structures. [FLU 1.2.2]

6 **Sec. 4-6.2 General provisions. [CP FLU 1.2.1]**

7 **(a) Identification of resources.** The potential for on-site historical and archeological  
8 sites shall be determined through review of the Florida Master Site File, Florida's  
9 official inventory of historical and cultural resources maintained by the Florida  
10 Department of State, and probability maps found in the technical manual.

11 **(b) Protection required.** To protect historical and archeological sites, land uses and  
12 development activities require prior county review and approval for compliance with  
13 the regulations of this article unless the use or activity is specifically identified in the  
14 LDC as exempt from these regulations. Additionally, these regulations apply to any  
15 historical or archeological artifact discovered during any phase of construction until  
16 such time as the artifact has been protected or proven insignificant. [LDC 12.10.01]

17 **(c) Cessation of activities.** Any time historical or archeological artifacts or resources  
18 are discovered during the process of construction or development activities, such  
19 activities impacting the artifact or resource shall immediately cease until such time  
20 as a determination of significance has been provided. [FLU 1.2.2] [LDC 12.10.03]

21 **(1) Partial cessation.** If the location of the artifact or resource is such that the area  
22 can be protected while construction or development activities continue elsewhere  
23 on the site, such protection shall be allowed. However, if the location or nature of  
24 the artifact or resource is such that any site disturbing activities would impact the  
25 artifact or resource, then activities on the entire site shall cease.

26 **(2) Extension of approval time.** If the cessation of construction or development  
27 activities goes beyond the time limits established by development orders,  
28 building permits or any other county approvals issued according to the provisions  
29 of the LDC, then the time for completion of such activities shall be extended to  
30 allow for the successful completion of the development or construction.

31 **(d) Determination of significance.**

32 **(1) Artifacts.** The determination of whether or not an artifact is of significant  
33 importance and afforded protection by federal or state regulation shall be  
34 concluded no later than ten business days after discovery and notification to the  
35 county. [LDC 12.10.01]

36 **(2) State approved.** The determination of the significance of any artifact or  
37 historical or archeological evidence found on any construction site or on any site  
38 listed on the Florida Master Site File shall be made by those persons, firms or  
39 corporations approved to make such determination by the Florida Department of  
40 State, Division of Historical Resources. [LDC 12.10.02]



1 **(e) Available resources.** The county shall use any available resources of the Florida  
2 Department of State, Division of Historical Resources, in the identification of historic  
3 structures within the county. The county will utilize guidance, direction and technical  
4 assistance received from the agency to insure protection of identified historic  
5 structures, sites and areas. Additionally, the county will utilize state assistance  
6 together with the assistance of the University of West Florida and others in  
7 identifying newly discovered historic or archeological resources. The identification  
8 will include an analysis to determine the significance of the resource. [FLU 1.2.1]  
9 [LDC 12.10.00]

10 **(f) Clustering provisions found in Article 5 may be utilized for this resource.**

**Comment [t19]:** Provides design flexibility if needed to avoid resource. Cost: N/A

DRAFT

1 **Article 7 Supplemental Use Regulations.**

2 **Sec. 4-7.1 Purpose of article.**

3 This article establishes land use regulations that implement Comprehensive Plan  
4 policies requiring the compatibility of adjacent uses. It is the intent of these regulations  
5 to ensure compatibility between uses that are not ensured by zoning district regulations  
6 alone. Unlike zoning and other location-based regulations, the requirements of this  
7 article regulate certain uses based on their characteristics and potential conflicts with  
8 other uses. These use-based regulations supplement and sometimes modify the  
9 provisions of the applicable zoning district. They are intended to objectively address the  
10 unique compatibility challenges of specific uses, allowing those uses by right and  
11 avoiding case-by-case discretionary conditional use approval.

12 **Sec. 4.7.2 General provisions.**

13 **(a) Approval required.** All land uses and development activities specifically identified  
14 within this article require county review and approval for compliance with the  
15 regulations of this article unless the use or activity is specifically identified in the LDC  
16 as exempt from these regulations.

17 **(b) Modification of regulations.** Variances to the strict application of the regulations of  
18 this article may only be granted according to compliance review processes of  
19 Chapter 2, and only if such modifications maintain the stated purposes of this article,  
20 are specifically allowed by its provisions, and comply with all stated conditions.

21 **Sec. 4.7-3 Accessory uses and structures.**

22 **(a) General conditions.** A use or structure that is subordinate in extent and purpose  
23 and is customarily incidental to the principal use or structure on the same lot shall be  
24 allowed as an accessory use or structure in compliance with the provisions of the  
25 applicable zoning district and this section.

26 **(1) Subordinate.** An accessory use shall demonstrate that it is a subordinate use  
27 and not simply a different, alternative or additional use. Multiple uses on a parcel  
28 may each be classified as a principal use, so the determination of subordinate  
29 uses shall, at a minimum, consider:

- 30 **a. Area.** The area devoted to the use in relation to the principal use. However,  
31 the fact that a use occupies less area does not necessarily make the use  
32 accessory.
- 33 **b. Time.** The time devoted to the use in relation to the principal use. For  
34 example, a seasonal activity may be accessory in relation to a year-round  
35 primary use, but a year-round use would not be subordinate to a seasonal  
36 primary use.
- 37 **c. Intensity.** The relative intensity of the use and the resulting impacts on the  
38 land and neighboring properties.
- 39 **d. Employees.** The number of employees assigned to a use. However, an  
40 accessory use need not always have fewer employees than the principal use.

- 1 (2) **Customarily incidental.** An accessory use shall demonstrate that it has  
2 commonly, habitually, and by long practice been established as reasonably  
3 associated with the primary use. A rare association of uses does not qualify as  
4 customary, but the uses need not be joined in a majority of the instances of the  
5 principal use. In addition to being subordinate, an incidental use must have a  
6 reasonable relationship to the principal use; clearly associated, attendant or  
7 connected. A use is customarily incidental when it is so necessary or so  
8 commonly to be expected in connection with the principal use that it cannot be  
9 reasonably supposed that the LDC intended to prevent it.
- 10 (3) **Establishment.** Unless otherwise specifically allowed by the provisions of the  
11 LDC, accessory uses and structures may only be established concurrently with  
12 or following the lawful establishment of a validating principal use or structure.
- 13 (4) **Structures.** Accessory structures shall be detached from principal structures  
14 and may be limited in location or size.
- 15 (a) **Locations.** Accessory structures are limited to side and rear yards except as  
16 allowed by the following or other LDC provisions: [LDC 2.10.07.G]
- 17 1. **On large lots.** Accessory buildings, including accessory dwelling units,  
18 on lots ten acres in size or larger may be located within front yards if not  
19 less than 60 feet from the front lot line.
- 20 2. **On waterfront lots.** Accessory buildings may be located in the front  
21 yards of waterfront lots if not less than 60 feet from the front lot line and  
22 granted conditional use approval by the Board of Adjustment (BOA).  
23 [LDC 2.10.07.B, 6.03.01.E]
- 24 3. **Encroachment by gas pumps.** Pumps and pump islands for retail fuel  
25 sales may be located within required front yards if they are not less than  
26 20 feet from any street right-of-way. [LDC 2.10.03.D]
- 27 4. **Encroachment by septic systems.** Whenever lots are to be served by  
28 on-site sewage treatment and disposal systems (e.g., septic tank and  
29 drain field), the systems may be located in any required yard as necessary  
30 to obtain sufficient open space, provided the system is no closer than five  
31 feet to any lot line. [LDC 2.10.01.E, 6.02.03]
- 32 (b) **Structures on Santa Rosa Island**
- 33 (1) In cases which involve the Coastal Construction Control Line (CCCL), a  
34 permit must first be obtained from the Florida Department of Environmental  
35 Protection, Bureau of Beaches and Coastal Systems, prior to issuance of  
36 SRIA development approval.
- 37 (2) No swimming pools or gazebo type structures may extend seawards of the  
38 state's 1975 CCCL or 50 feet landward of the crest of the primary dune line;  
39 whichever is the most restrictive.
- 40 (3) No temporary structures are allowed without approval of the SRIA board.  
41 Requests for approval to construct additional storage space may be  
42 submitted providing the construction is attached to the dwelling, and meets

1 building code requirements. Detached structures are allowed only in  
2 conformance with the following guidelines for detached/accessory structures.  
3 Detached/accessory structures are discouraged; however, requests may be  
4 considered by the SRIA board if the following standards are met:

- 5 a. The design of the detached/accessory structure must be  
6 compatible with the design of the residence.
- 7 b. The structure must comply with current FEMA construction  
8 guidelines.
- 9 c. All applicable building code and development code requirements must  
10 be followed.
- 11 d. The detached/accessory structure shall be constructed within  
12 established building setback lines.
- 13 e. The maximum area for detached elevated decks shall be 200 square  
14 feet. The maximum height shall be 35 feet. In no case may these  
15 structures exceed the height of the residence.
- 16 f. Detached/accessory structures on waterfront lots shall be considered  
17 on an individual basis.\* In no case may these structures extend  
18 further seaward than the adjoining residences.
- 19 g. The wall of a detached/accessory structure shall be no closer than six  
20 feet to the wall of the main structure. No part of a detached/accessory  
21 structure shall be closer than four feet to any part of the main  
22 structure.
- 23 h. An open covered walkway no more than six feet wide may connect  
24 the main structure to the detached/accessory structure.

25 \*Examples of detached/accessory structures: . (Subsequent to November  
26 1984 provisions of SRIA.) Private garages, storage buildings, children's  
27 playhouses, private swimming pools, bathhouses or cabanas, tennis  
28 courts, noncommercial greenhouses, uncovered decks, screened  
29 enclosures.

Comment [t20]: Find exact date and insert. See e

- 30 (4) When submitting plans for proposed shoreline or near shoreline  
31 projects, such as, retainer walls, seawalls, piers, bulkheads, groins,  
32 jetties, etc., a recent survey must be included to show relation of  
33 proposed project to property lines, structure, approximate mean high  
34 water line, vegetation line if any, and such structures on adjacent  
35 properties.
  - 36 (5) Subsequent to August 9, 1990 provisions of the SRIA. Prior approval  
37 by SRIA staff is required for installation of a satellite dish. Satellite  
38 dishes may not be installed on the street side of the dwelling.
- 39 (c) **Size in relation to single-family dwellings.** In addition to limits imposed by  
40 the site and building requirements of the applicable zoning district, accessory  
41 dwelling units and other structures accessory to a principal single-family  
42 dwelling are subject to the following size limits, excluding accessory

1 structures on farms or within agricultural zoning, or docks and piers:

2 [LDC 6.03.01.E]

3 **(1) Less than two acres.** On lots smaller than two acres, no individual  
4 accessory structure may exceed 50 percent of the gross floor area of the  
5 principal dwelling.

6 **(2) Two to five acres.** On lots two acres to five acres, no individual  
7 accessory structure may exceed 75 percent of the size of the gross floor  
8 area.

9 **Greater than five acres.** On lots larger than five acres, no individual  
10 accessory structure may exceed the size of the principal  
11 dwelling. Structures larger than the limits established here shall require  
12 variance approval from the BOA.

13 **(d) Carports.** All carports, attached or detached, are allowed as accessory  
14 structures regardless of their construction material, but shall comply with the  
15 following conditions: [LDC 6.03.01.G]

16 **(1)** The structure setbacks of the applicable zoning district are not exceeded,  
17 except that a carport may encroach into the required front yard provided it  
18 is not less than ten feet from the front property line.

19 **(2)** The carport is not prohibited by private deed restrictions.

20 **(3)** Minor site development approval is obtained for the structure and it  
21 complies with applicable building codes.

22 **(4)** A building permit is obtained for the structure unless it is a portable carport  
23 covering less than 400 square feet.

24 **(5)** The structure is not attached to a mobile home.

25 **(e) Chickens and single-family dwellings** The ownership, possession, and  
26 raising of live chickens (*Gallus gallus domesticus*) is an allowed accessory use  
27 for any single-family dwelling principal use, except on Perdido Key and Santa  
28 Rosa Island, regardless of any prohibition of farm animals or minimum lot area  
29 for farm animals established by the applicable zoning district. However, such  
30 keeping of chickens shall comply with the following standards: [LDC 6.03.01.I]

31 **(1) Limit by lot area.** No more than eight chickens shall be kept on any lot  
32 that is one quarter acre or less in size.

33 **(2) Roosters.** No rooster shall be kept less than 100 yards from any  
34 inhabited residence other than the dwelling of the person keeping the  
35 rooster.

36 **(3) Security.** Chickens may roam freely in the fenced rear yard of the  
37 principal dwelling from sunrise to sunset. During all other times the  
38 chickens shall be kept in secure coops, pens or enclosures that prevent  
39 access by predators.

- 1           **(4) Enclosure setbacks.** All chicken pens, coops, or enclosures shall be a  
2           minimum of 10 feet from rear and side property lines, and a minimum of  
3           20 feet from any residence located on an adjacent lot.
- 4           **(f) Docks and piers.** As an exception to the establishment of a principal use or  
5           structure for any accessory use or structure, docks and piers may be  
6           permitted as accessory structures on lots exclusively for single-family  
7           dwellings regardless of the establishment of any dwellings on the lots.
- 8           **(g) Family day care or foster homes.** A family day care home or family foster  
9           home is allowed as an accessory use wherever the host dwelling unit is  
10          allowed unless prohibited by the applicable zoning district.
- 11          **(h) Home occupations and home-based businesses.** Home occupations and  
12          home-based businesses are limited to the residents of a dwelling unit other  
13          than a manufactured (mobile) home, and allowed only as an accessory use to  
14          the residential use. A home occupation, or employment at home, is allowed  
15          wherever the host dwelling unit is allowed, but shall generally be unnoticeable  
16          to adjoining land uses. A home-based business, which is at a greater scale  
17          or intensity than a home occupation, is limited to the rural zoning districts  
18          (Agr, RR, RMU) and only allowed if impacts to adjoining land uses are  
19          minimal. Home occupations and home-based businesses shall comply with  
20          each of the following requirements: [LDC 6.03.00.B]
- 21          **(1) Licenses.** All required business, professional, or occupational licenses  
22          are obtained prior to commencement of the occupation or business and  
23          are maintained for the duration of the activity.
- 24          **(2) Exterior evidence.** For home occupations, there is no evidence visible  
25          from outside of the dwelling or accessory building that any part of a  
26          building is utilized for an occupation. For home-based businesses, any  
27          evidence visible from outside of the dwelling or accessory building that  
28          any part of a building is utilized for a business is minimal. Such exterior  
29          evidence includes any storage, display, or signage associated with the  
30          occupation or business. Signage is limited for both uses according to the  
31          signage provisions of Chapter 5.
- 32          **(3) Off-site impacts.** Occupations or business activities shall not create  
33          nuisances or adverse off-site impacts, including but not limited to noise,  
34          vibration, smoke, dust or other particulates, odors, heat, light or glare, or  
35          electromagnetic interference. In a residential neighborhood, no activities  
36          are allowed to alter the character of the neighborhood.
- 37          **(4) Structural alterations.** No structural alterations are made that would be  
38          inconsistent with the use of the dwelling exclusively as a residence or that  
39          would not customarily be associated with dwellings or their accessory  
40          buildings.
- 41          **(5) Employees.** Employment in a home occupation is limited to residents of  
42          the dwelling unit unless the applicable zoning district allows BOA  
43          conditional use approval of non-resident employees. Employment in a

1 home-based business may include no more than two non-resident  
2 employees.

3 **(6) Customers.** No customers shall visit the house nor shall there be any  
4 other additional traffic or an increase in demand for parking due to trucks  
5 or other service vehicles coming to the house.

6 **(7) Motor vehicles.** The manufacture or repair of motor vehicles or other  
7 transportation equipment is prohibited.

8 **(i) Small wind energy systems.** For the purposes of this section, a small wind  
9 energy system is an accessory use consisting of a wind turbine, structural  
10 support, and associated control or conversion electronics design to supply  
11 some of the on-site electrical power demands of a home, farm, or small  
12 business. A small wind energy system is allowed only if constructed and  
13 operated in compliance with each of the following requirements:  
14 [LDC 6.03.01.G]

15 **(1) System Height.** The height of the system is the minimum necessary to  
16 reliably provide the required power.

17 **(2) Prohibited use.** To protect the unique scenic view, the system is not  
18 installed within the Scenic Highway Overlay District.

19 **(3) Airport and military review.** If the installation of the system or additional  
20 turbines is within the Pensacola International Airport Planning District  
21 (PNSPD) or any military Airfield Influence Planning District (AIPD), the  
22 applicant has notified and obtained a response from the respective  
23 airport/airfield authority. If the authority has objections to the installation,  
24 the Planning Official shall consider them in any final determination and  
25 may impose approval conditions on the installation to address the  
26 objections.

27 **(4) Setback.** The center of the system tower base is no closer to any part of a  
28 dwelling outside of the system installation parcel than the total height of  
29 the system. Additionally, no part of the system structure, including any  
30 guy wires or anchors, is closer than five feet to the property boundary of  
31 the installation parcel.

32 **(5) Appearance.**

33 **a. Design and Location.** Towers are designed and located to minimize  
34 visual impacts. Colors and surface treatment of system components  
35 minimize visual distraction.

36 **b. Signs.** Signs on system components are limited to the manufacturer's or  
37 installer's identification and appropriate warnings.

38 **c. Lighting.** System structures are not lighted except to the extent required  
39 by the Federal Aviation Administration or other applicable authority.

40 **(j) Swimming pools and pool enclosures.** Screened enclosures for swimming  
41 pools may be erected no closer than five feet from the rear or side property

1 line. No pool enclosure shall be allowed on any easement unless authorized  
2 by the grantee of the easement through an encroachment agreement.  
3 [LDC 2.10.07.D]

4 **Sec. 4-7.4 Adult entertainment.**

5 **(a) General.** All adult entertainment, including adult theaters, adult bookstores, adult  
6 performance establishments, and other uses or activities regulated by the adult  
7 entertainment provisions of Chapter 18, *Businesses*, Part I, Escambia County Code of  
8 Ordinances, shall be located: [LDC 6.05.16.B.20]

- 9 (1) No less than 1000 feet from any existing adult entertainment facility.  
10 (2) No less than 300 feet from any existing commercial establishment that sells or  
11 dispenses alcoholic beverages in any manner for on-premises consumption.  
12 (3) No less than 1000 feet from any existing place of worship, child care facility, K-12  
13 educational facility, park or playground.  
14 (4) No less than 500 feet from any existing residential use or residential zoning  
15 district (RR, LDR, MDR, and HDR).

16 **Sec. 4-7.5 Alcoholic beverage sales.**

17 **(a) Zoning compliance.** Regardless of the sale of liquor, beer or wine as may be  
18 permitted by the applicable zoning district, no vendor shall sell alcoholic beverages,  
19 whether for on-premises or off-premises consumption, within 1000 feet of a place of  
20 worship, child care facility or K-12 educational facility, except as may be allowed by  
21 the provisions of this section. This prohibition does not apply to 1APS (beer only) or  
22 2APS (beer and wine only) licenses, or to ODP (one, two or three-day) temporary  
23 permits, as described in Florida Statutes. [LDC 7.14.01.A]

24 **(b) Measurement.** The distance required between the place of business selling  
25 alcoholic beverages and a place of worship, child care facility, or K-12 educational  
26 facility shall be measured along the shortest route of ordinary pedestrian travel  
27 within public rights-of-way, from the main entrance of the place of business to the  
28 main entrance of the place of worship or child care facility; or for an educational  
29 facility, to the nearest point of the grounds in use as part of the facility.  
30 [LDC 7.14.01.B]

31 **(c) License transfer.** If the county has issued alcoholic beverage zoning compliance  
32 confirmation for a specific location as prescribed in Chapter 2, it shall not thereafter  
33 be denied to the transferee of a license holder operating a business at the same  
34 location if the transferee applies to the county for zoning compliance confirmation  
35 within 60 days of the last day of business of the transferring license holder.  
36 [LDC 7.14.01.A]

37 **(d) Establishment of new conflicting uses.** Whenever a licensee has obtained a  
38 state license permitting the sale of alcoholic beverages on premises, the subsequent  
39 establishment of a place of worship, child care facility or educational facility within a  
40 distance otherwise prohibited by this section shall not be cause for the revocation of  
41 the license nor prevent the subsequent renewal or transfer of the license, or upgrade  
42 to a consumption-on-premises (COP) license. [LDC 7.14.01.C]



1 (e) **Conditional use.** The Board of Adjustment (BOA) may approve a conditional use  
2 for the sale of alcohol within 1000 feet of a place of worship or child care facility if it  
3 finds that all of the conditions prescribed in Chapter 2 for conditional use approval  
4 have been established. With regard to the condition of general compatibility, the  
5 BOA shall consider the extent to which: [LDC 7.14.01.E]

6 (1) The existing times of use of the places of worship or child care facilities coincide  
7 with the hours of operation of the subject business.

8 (2) The 1000-foot minimum distance is not achieved.

9 (3) The conflicting uses are visible to each other.

10 (4) Any on-premises consumption is outdoors.

11 (5) Any conditions or circumstances mitigate any incompatibility.

12 **Sec. 4-7.6 Borrow pits and reclamation.**

13 (a) **Approvals.** The extraction, removal and transportation of material excavated from  
14 borrow pits, and the filling or other reclamation of such pits after removal of usable  
15 materials, requires county site development plan approval. Approvals are subject to  
16 the additional requirements of applicable federal, state and regional regulatory  
17 authorities. County approval shall be coordinated with the borrow pit and  
18 reclamation provisions of Chapter 42, *Environment*, Part I, Escambia County Code  
19 of Ordinances. [LDC 7.07.07.E]

20 (b) **Excavation setbacks.** The commencement of slope into a borrow pit (the  
21 outermost edge of pit excavation) shall be set back a minimum of 25 feet from the  
22 boundaries of adjoining property or rights-of-way, with the following exceptions:  
23 [LDC 7.07.07.A]

24 (1) **Back to back pits.** The setback for slope commencement excludes property  
25 boundary lines between active pits using the same excavation area.

26 (2) **Slope angles.** Pits with a shallow excavation slope of 6:1 (horizontal to vertical)  
27 may reduce the 50-foot setback up to the 25-foot minimum required width for  
28 landscape screening and buffer requirements. Pits allowed to exceed the  
29 required 2:1 slope as provided in this section shall require a 100-foot setback.

30 (3) **Conditions of approval.** Increased setbacks may be required according to the  
31 conditions of county approval to protect environmentally sensitive lands or  
32 adjacent properties from adverse impacts.

33 (c) **Excavation slopes.** Excavation slopes shall be no greater than 2:1 (horizontal to  
34 vertical) unless a Florida registered professional engineer or professional geologist  
35 certifies that the proposed angle exceeding this slope will not increase the potential  
36 for erosion or slumping, considering the type of material excavated and other  
37 pertinent conditions. [LDC 7.07.07.C]

38 (d) **Traffic requirements.** Borrow pit access shall be limited to routes having the least  
39 impact on residential areas, and their use shall comply with all traffic capacity  
40 requirements of the LDC. [LDC 7.07.07.D]

- 1 **(e) Hours of operation.** [7.07.07.F]
- 2 **(1) Travel through residential areas.** Borrow pit and reclamation activities,  
3 including land clearing debris disposal, that require trucks and heavy equipment  
4 to pass through residential areas as their only access route to pit operations are  
5 limited to the hours between 6:00 a.m. and 6:00 p.m. Monday through Friday,  
6 between 8:00 a.m. and 2:00 p.m. on Saturday, and no Sunday operation.
- 7 **(2) No travel through residential areas.** Borrow pit and reclamation activities that  
8 access their operations without passing through residential areas (i.e., via  
9 principal and minor arterial roadways) are limited to the hours between 6:00 a.m.  
10 and 6:00 p.m. Monday through Saturday, with no Sunday operation.
- 11 **(3) Exceptions.** Exceptions to these operating hours may be authorized by federal,  
12 state, or county authorities in cases of emergency or when determined by such  
13 authorities to best serve the public interest. Any exceptions require written  
14 approval by the County Administrator specifying the reason and allowed period of  
15 time for the exception.
- 16 **(f) Fences and gates.** An effective security fence not less than six feet in height above  
17 grade with appropriate gates for access is required along the outer perimeter of the  
18 excavated area. Additional security features, such as barbed wire above the fence  
19 top, are encouraged. Gates for access shall be locked at all times during non-  
20 operating hours. Fences and gates shall be maintained in a reasonable condition to  
21 remain an effective barrier. [LDC 7.07.07.G]
- 22 **(g) Screening.** Those portions of a borrow pit visible from public right-of-way or  
23 adjoining residential use shall be screened with dense landscaping having at least  
24 75 percent opacity or achieving it within two years. The landscape screening shall  
25 be no less than ten feet in width at any given point and may be placed on either side  
26 of the required perimeter fence to achieve maximum dust and noise reduction and  
27 visible screening. Earthen berms with a minimum height of three feet can be placed  
28 within this buffer area. [LDC 7.07.07.H]
- 29 **(h) Buffers.** In addition to any required landscape screening, a minimum ten-foot wide  
30 buffer is required parallel to, and inside, the required borrow pit perimeter fence. No  
31 excavation, pit operations, parking, storage or disposal of debris is permitted within  
32 the screening or buffer areas. The setback area may not be used for truck or  
33 equipment traffic, except as necessary to maintain the setback area and perimeter  
34 fence. Pit access points shall be designed perpendicular to the buffer/screening  
35 width with the least disturbance to the buffer/screening zone that allows safe vehicle  
36 and equipment access to the operating site. [LDC 7.07.07.I]
- 37 **(i) Signs.** "No Trespassing" signs shall be permanently posted and maintained in  
38 legible condition at each borrow pit access and perimeter fence corner, and every  
39 250 feet or less along the fence. Sign lettering shall not be less than two inches in  
40 height. [LDC 7.07.07.J]
- 41 **(j) Reclamation activities.** Borrow pit reclamation activities shall comply with the  
42 applicable standards of this section until such time as complete reclamation has  
43 occurred in compliance with all federal, state, and county regulations, including

1 Chapter 42, *Environment*, Part I, Escambia County Code of Ordinances.  
2 Reclamation involving land clearing debris disposal shall only be permitted to the  
3 minimum height above ground level that allows for environmental safety and  
4 stormwater runoff consistent with the surrounding environment and intended post-  
5 mining land use, not to exceed six feet. Groundwater monitoring wells and/or air  
6 monitoring stations may be required for specific types of debris disposal per  
7 applicable federal, state, and local regulations and the terms of the required county-  
8 approved reclamation plan. [LDC 7.07.07.K]

9 **(k) Exceptions for existing pits and/or their reclamation.** [7.07.07.L]

10 **(1) Traffic.** Traffic requirements are waived for existing pits when strict application  
11 would deny access to pit operations.

12 **(2) Permits.** Permit requirements are established in Chapter 42, *Environment*, Part  
13 I, Escambia County Code of Ordinances.

14 **(l) Reclamation of existing pits involving land clearing debris disposal.** If  
15 reclamation activities involving land clearing debris disposal at existing pits already  
16 exceeds ground level as of the date of adoption of this ordinance (Ordinance 2005-  
17 23), no further increase in vertical height shall be permitted unless the height  
18 increase is certified by a Florida registered professional engineer in accordance with  
19 standard engineering practice to be necessary for stormwater considerations and/or  
20 environmental safety not to exceed the permitted height as of September 16, 2004.  
21 Any such certification for height increases above ground level shall be consistent  
22 with the surrounding environment and intended post-mining land use.  
23 [LDC 7.07.07.M]

24 **Sec. 4-7.7 Condo-hotels.**

25 **(a) General.** A hotel or motel under a condominium form of ownership (condo-hotel or  
26 condotel) shall contain only individual lodging units permanently dedicated to full-time  
27 public rental for transient occupancy and be entirely under the control, management and  
28 operation of a single entity. The management may, however, permit the owner of an  
29 individual unit to occupy the unit without rental charge for up to 12 weeks in any  
30 calendar year, provided that when not owner-occupied the unit is made available to the  
31 public by the operator for short-term transient rentals of less than 30 days. A condo-  
32 hotel shall also satisfy the following requirements: [A3]

33 **(1)** The facility is advertised and appropriately marked with signage identifying the  
34 condo-hotel as a hotel or motel.

35 **(2)** The facility is served by singly metered utility services and has central telephone  
36 and television systems serving all individual units.

37 **(3)** The operator shall be directed by the owners' association or board of directors to  
38 make the guest register available for inspection during business hours by  
39 authorized agents, officers and employees of the county to verify compliance.

40 **(4)** The operator shall be directed by the owners' association or the board of  
41 directors to provide access to all rental records, tax receipts or other documents

Comment [AM21]: Alcohol provision on for R3PK

Comment [t22]: Add alcohol provisions

1 and records necessary to allow authorized agents, officers and employees of the  
2 county to verify compliance with the requirements of this provision.

3 (5) The operator shall be directed by the owners' association or board of directors to  
4 retain the records referred to above, for a minimum of five years.

5 Condo-hotel units that are offered in fractional shares must have all unoccupied units  
6 available for daily transient rental by the operator or an exchange company.  
7

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1 **Sec. 4-7.8 Manufactured (mobile) homes.**

2 (a) **General.** When a manufactured (mobile) home is permitted for use in any district, it  
3 shall meet all minimum requirements for a detached single-family dwelling in the  
4 district. A manufactured home shall not be used for any purpose other than a single-  
5 family dwelling and shall not be stored or parked on any public right-of-way. Except  
6 for nonconforming uses, and emergency conditions as determined by the SIRA or  
7 BCC, manufactured homes are not permitted on Pensacola Beach or Perdido Key.  
8 [LDC 7.09.00.A]

9 (b) **As nonconforming use.** Any manufactured home as a nonconforming use may be  
10 replaced by another manufactured home of any size without being considered an  
11 increase in the extent of nonconformity if the replacement complies with all of the  
12 following conditions: [LDC 9.02.01]

13 (1) **Age.** Manufactured after July 13, 1994, and no older than the unit being  
14 replaced.

15 (2) **HUD compliance.** Constructed according to U.S Department of Housing and  
16 Urban Development (HUD) standards as documented by an attached HUD  
17 certification seal.

18 (3) **Setbacks.** Placed according to the setback requirements of the applicable  
19 zoning district and, if within a manufactured home park, at least ten feet from any  
20 other dwelling unit.

21 (c) **Setback modification.** Within an existing manufactured home park or subdivision  
22 the front and rear setbacks may be modified by the Planning Official to  
23 accommodate manufactured homes larger than those for which the development  
24 was originally designed if smaller units are no longer reasonably available.

25 (d) **Manufactured home parks.** A manufactured home park shall have a minimum of  
26 five manufactured home spaces, and no space may be occupied until at least five  
27 spaces are completed and ready for occupancy. Additionally, a park shall comply  
28 with all applicable state statutes and administrative rules. [LDC 7.09.00.C]

29 (e) **Manufactured home subdivisions.** A manufactured home subdivision shall  
30 comply with all subdivision regulations of the LDC and all site and building  
31 requirements of the applicable zoning district, except the minimum lot area may be  
32 4000 square feet if the subdivision provides sanitary sewer. [7.09.00.D]

33 **Sec. 4-7.9 Outdoor Storage.** [these are preliminary provisions to replace or  
34 supplement the current tables]

35 (a) **General.** Where the LDC allows any outdoor storage of equipment, goods, junk,  
36 material, or merchandise, the storage shall comply with the regulations of this  
37 section unless specifically identified in the LDC as exempt from these regulations.  
38 The regulations are intended to allow outdoor storage, including retail display, while  
39 assuring it is not a hazard to public health and safety, does not have a depreciating  
40 effect on adjacent property values, and does not create nuisance conditions. Unless  
41 specifically identified as a principal use, outdoor storage in all zoning districts is

1 limited to items accessory (subordinate and incidental) to a permitted principal use  
2 on the same parcel, and complying with the provisions of this section.

3 (b) **Exemptions.** The following storage is exempt from the regulations of this section:

4 **Construction and landscaping.** Construction and landscaping materials and  
5 equipment incidental to ongoing construction or landscaping activities within the  
6 parcel on which the materials and equipment are stored.

7 (c) **Residential uses.** Outdoor storage for all residential uses is limited to items  
8 accessory to the use of a dwelling, on the lot occupied by the dwelling, and  
9 complying with the following conditions:

- 10 (1) Rear or side yard storage of firewood for the purpose of consumption only by  
11 those residing on the premises.
- 12 (2) Recreational vehicle storage if the vehicle is the property of a person residing on  
13 the premises, is licensed and operable, and is stored no closer than five feet from  
14 a side or rear lot line. Additionally, such stored vehicles shall not encroach on a  
15 public right-of-way or public sidewalk.
- 16 (3) Items not intended for outdoor use or storage shall not be stored outdoors  
17 regardless of resistance to deterioration by the elements.

18 (d) **Retail display.** Outdoor retail display shall comply with the following standards:

- 19 (1) **Accessory.** The display shall be accessory to a permitted retail use on the  
20 same parcel.
- 21 (2) **Access.** The display shall not be located where it will interfere with any required  
22 vehicular or pedestrian access, including access to public rights-of-way, parking  
23 stalls, loading zones, driveways, drive aisles, fire lanes, hydrants, alarms,  
24 emergency exits, or sidewalks. Additionally, displays shall not interfere with any  
25 sight visibility triangles prescribed in Chapter 5, or any utilities, services or  
26 drainage systems.
- 27 (3) **Order.** Items displayed shall be maintained in a neat and orderly manner.
- 28 (4) **Height.** The height of items displayed shall not exceed the height of any  
29 required screening.
- 30 (5) **Condition of approval.** The location of permissible display area shall be  
31 established as a condition of any applicable county approval for a retail use.

1 To regulate outdoor storage and determine the proper screening requirements for such  
 2 storage, the following storage categories and standards are established: [6.04.19]

Class	Description for Outdoor Storage
Class 1	<ul style="list-style-type: none"> <li>• Construction materials on active construction sites.</li> </ul>
Class 2	<ul style="list-style-type: none"> <li>• Live plants not displayed for sale.</li> <li>• Goods incidental to agriculture or the provision of agricultural services.</li> </ul>
Class 3	<ul style="list-style-type: none"> <li>• Vehicles, including recreational, trailers, construction, and watercraft, at dealerships or a mini-warehouse.</li> <li>• Retail funerary sales.</li> </ul>
Class 4	<ul style="list-style-type: none"> <li>• Items outdoors during business hours.</li> </ul>
Class 5	<ul style="list-style-type: none"> <li>• Vehicles including recreational, trailers, construction, and watercraft excluding vehicles located at residential sites.</li> <li>• Hazardous or toxic substances.</li> <li>• The storage, sale, dismantling or other processing of used or waste goods or materials that are not intended for reuse in their original forms.</li> <li>• Materials or equipment.</li> <li>• Storage of vehicles or equipment for maintenance, repair or servicing.</li> <li>• Raw or finished materials incidental to manufacture, processing, fabrication, assembly, treatment, and packaging of products.</li> <li>• The storage incidental to homes or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles.</li> </ul>

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(A) Standard	(B) Class	(C) Class 2	(D) Class 3	(E) Class 4	(F) Class 5
Yard or driveway					
Rear yard unless the area is screened in accordance with LDC Section 7.01.06.E					
Standard A-2 but screening is required where abutting any residential district					
Screened in accordance with LDC Section 7.01.06.E.					

5

6 **Sec. 4-7.10 Recreational vehicles.**

7 Recreational vehicle are designed primarily as temporary living quarters for recreational,  
 8 camping, or travel use. Except under the disaster recovery temporary use provisions of  
 9 this chapter, the use of a recreational vehicle as living quarters for more than 14 days in  
 10 any calendar year is prohibited except in duly licensed campgrounds or mobile home  
 11 parks. All recreational vehicles located in residential districts, except for those being

1 stored and not occupied and located on the same lot with the principal structure, shall  
2 be removed within 60 days from notification.

3 **Sec. 4-7.11 Telecommunications towers.**

4 **(a)General.** In zoning districts where telecommunications towers are allowed, either  
5 generally as a “public utility structure” or specifically as a telecommunications tower,  
6 most require conditional use approval by the BOA to exceed the district or other height  
7 limit. Such approval is required of all towers in some districts. For the purposes of this  
8 section, a telecommunications tower is a pole or similar structure designed to support  
9 one or more antennas in a fixed location for transmitting or receiving commercial  
10 wireless communications signals. Towers limited to amateur radio, VHF marine, or  
11 similar non-commercial operations are not included. [LDC 7.18.00]

- 12 **(1) Antennas.** A commercial communication antenna may be located on an existing  
13 nonresidential structure without conditional use approval if the antenna and its  
14 supporting structure does not extend more than 50 feet above the existing  
15 structure and does not exceed the structure height allowed by the applicable  
16 zoning district.
- 17 **(2) Collocation.** To provide marketable services while limiting unnecessary  
18 telecommunication towers, approvals for all new towers are conditioned on the  
19 applicant providing for collocation. Specifically, if the telecommunication tower is  
20 150 feet or lower, collocation shall be provided for at least one other  
21 communication service provider; and if greater than 150 feet, collocation shall be  
22 provided for two or more additional providers. Additionally, all applicants for  
23 telecommunications towers shall submit evidence that reasonable efforts to  
24 collocate their equipment on existing structures have been made.
- 25 **(3) Setback from residential zoning.** No commercial communication tower shall  
26 be located closer than the height of the tower to a residential zoning district line.  
27 Additionally, in districts where commercial communications towers are allowed,  
28 all such towers that will exceed 150 feet in height and/or are located within 500  
29 feet of a residential use require conditional use approval by the BOA.
- 30 **(4) Lighting.** Ground or security lighting for commercial communication towers shall  
31 be shielded to prevent direct visibility from nearby residences.
- 32 **(5) Color.** Commercial communication towers not requiring FAA marking otherwise  
33 shall have either a galvanized finish or be painted gray or black.
- 34 **(6) Standards.** Commercial communication towers shall be designed and  
35 constructed in compliance with the latest revision of the telecommunication and  
36 electronic industries standards (TIA/EIA 222) representing the accepted industry  
37 practices in the design of antenna supporting structures.
- 38 **(7) Security.** A minimum six-foot fence or wall shall be required around all  
39 commercial communication tower sites. Access shall be through a locked gate  
40 and an appropriate anticlimbing device shall be installed on the tower. Fences in  
41 residential districts may not exceed a height of six feet; in commercial districts  
42 the maximum height is eight feet.



- 1 (8) **Screening.** Landscaping and buffering shall be provided as required by the  
2 LDC.
- 3 (9) **Emissions.** No location of a commercial communication tower or  
4 communication antenna shall be regulated on the basis of the environmental  
5 effects of radio frequency emissions, except to the extent that such towers and  
6 antennas comply with the FCC regulations concerning those emissions.
- 7 (10) **Abandonment.** The county shall consider any commercial communication tower  
8 whose use has been discontinued for a period of 12 months to be abandoned.  
9 The owner/operator of the tower shall have 180 days to reactivate the use of the  
10 tower, transfer the tower to another owner/operator, or dismantle and remove the  
11 tower.
- 12 (11) **Existing towers.** Existing lawfully erected towers may continue in use, including  
13 their routine maintenance. Additional antennas and other communication  
14 devices may be co-located on existing towers if the towers are structurally  
15 designed to accommodate them and the new combined height does not exceed  
16 district height allowed. If an existing tower is a nonconforming use, it can be  
17 replaced with a new tower of equal or lesser height on the site of the existing  
18 tower or on an alternative site within the same parcel. However, a replacement  
19 tower placed on an alternative site within the same parcel shall comply with the  
20 standards prescribed in this section. If the tower is nonconforming with regard to  
21 height, the requirements of the airport and airfield environs shall apply.
- 22 (12) **Airport/airfield environs.** Any tower located within the airport and airfield  
23 environs prescribed by the LDC shall be reviewed for compliance with the  
24 standards for those environs.
- 25 (13) **Conditional use.** Conditional use approval to allow a telecommunications tower  
26 of greater height does not additionally require a height variance. Where a tower  
27 requires conditional use approval, the reviewing board may only grant a  
28 conditional use upon a finding by the board that, in addition to the standard  
29 conditions, the tower complies with following conditions:
- 30 a. **Siting alternatives.** All other reasonable siting alternatives have been  
31 explored and the conditional use is necessary due to extenuating factors such  
32 as location of existing uses, trees, structures or other features on or adjacent  
33 to the property, or compatibility with existing adjoining uses or with the  
34 general character of the area.
- 35 b. **Environmentally sensitive land.** The proposed site of the tower avoids  
36 wetlands, habitat of threatened or endangered species, and historical sites to  
37 the greatest extent practical. Where adverse impacts have not been avoided  
38 they will be mitigated as required by the LDC or as may additionally be  
39 required by the approving board.
- 40 (14) **Application requirements.** Application for LDC compliance review of proposed  
41 telecommunication towers shall include the following completed documents for  
42 use in evaluating compliance, but applications for conditional use approval need  
43 not include the geotechnical report or environmental compliance checklist.

- 1 a. A geotechnical exploration report.
- 2 b. An FCC/NEPA environmental compliance checklist.
- 3 c. Letters indicating no objection to the tower from the Federal Communications
- 4 Commission, Federal Aviation Administration, Florida Department of
- 5 Transportation, and Escambia County Emergency Management.
- 6 d. Coverage maps for this tower.
- 7 e. Collocation information.

#### 8 **Sec. 4-7.12 Temporary uses and structures.**

9 **(a) General.** A use which is carried out or a structure which is in place for no more than  
10 180 consecutive days shall be considered a temporary use or structure and allowed  
11 according to the provisions of this section if not otherwise prohibited by law or  
12 ordinance. The LDC allows alternative periods of temporary use or placement, but  
13 temporary uses must be discontinued and temporary structures removed on or  
14 before the expiration of the allowed time.

15 **(1) Applicable uses and structures.** In addition to the time constraint, temporary  
16 uses and structure are limited to the following:

- 17 a. **Allowed uses.** Permitted or conditionally permitted uses within the  
18 applicable zoning district.
- 19 b. **Accessory uses.** Accessory uses to permitted or conditionally permitted  
20 uses within the applicable zoning district.
- 21 c. **Special events.** Special events which, for the purposes of this section, are  
22 outdoor uses or activities not specifically identified as allowed by the  
23 applicable zoning, but not otherwise prohibited by law or ordinance, and  
24 lasting no more than 14 consecutive days. Such uses and activities include  
25 art shows, sidewalk sales, festivals, school carnivals, church bazaars, classic  
26 car shows, tournaments, concerts, neighborhood fairs, haunted houses,  
27 pumpkin and Christmas tree sales, grand openings and similar short-term  
28 events intended or likely to attract crowds.
- 29 d. **Specified uses and structures.** Uses or structures specifically identified in  
30 this section as allowable temporary uses or structures within the applicable  
31 zoning.

32 **(2) Temporary uses.** A temporary use may be established within a permanent or  
33 temporary structure, or outdoors, as allowed by the applicable zoning district, but  
34 typically without the construction or alteration of any permanent structure. For  
35 the purposes of determining the expiration of a temporary use, cessation of the  
36 fundamental characteristics of the use or activity are required. For example, a  
37 change in the specific items sold at a sidewalk sale or grand opening would not  
38 begin a new temporary use.

39 **(3) Temporary structures.** A temporary structure may be erected on any lot,  
40 provided it complies with applicable zoning regulations and is used for a  
41 commercial, commercial amusement or recreational purpose, or for a special  
42 event.

1 The temporary structure may constitute the principal structure or use on the lot.  
2 Temporary structures include tents, portable shelters, wheeled structures,  
3 amusement rides, inflatable amusement structures, and constructed amusement  
4 structures. [LDC 6.04.16]

5 **(b) Specific uses and structures.**

6 **(1) Construction offices.** A construction office is allowed as temporary use and  
7 structure on or near a construction site while a building or other development is  
8 under construction. However, the temporary office shall be a State of Florida  
9 approved modular building and removed no later than 90 days from the date of  
10 issuance of a certificate of occupancy or other applicable final approval of the site  
11 construction.

12 **(2) Disaster recovery housing.** Disaster recovery housing is allowed as a  
13 temporary use and structure when a fire, flood, windstorm, or other natural or  
14 human caused disaster requires the temporary housing of a single-family  
15 residential use or a non-residential use to allow repair or replacement of a  
16 damaged structure. The following provisions apply to the temporary housing:  
17 [LDC 6.04.11]

18 **a. Permit contract.** To receive a permit for a temporary housing structure, the  
19 property owner shall enter into a written contract with the county that requires  
20 the property owner to remove the temporary structure from the property within  
21 ten days after a certificate of occupancy is issued for the new or rehabilitated  
22 structure, or upon expiration of the temporary use permit, whichever occurs  
23 first. Failure to do so shall authorize the county to remove the structure  
24 without further notice and at the expense of the permit holder or property  
25 owner. The County Administrator is authorized to execute the contract on  
26 behalf of the county. [LDC 6.04.11.D.2]

27 **b. Date of disaster.** If an official disaster declaration is issued, the date of the  
28 declaration shall be the date of the disaster for the purpose of permitting.

29 **c. Utilities required.** Electrical power, potable water, and sanitary sewer  
30 connections complying with the Florida Building Code shall be provided to  
31 the temporary structure. [LDC 6.04.11.D.1]

32 **d. Flood considerations.** Placement of the temporary structure shall comply  
33 with all floodplain management regulations. [LDC 6.04.11.D.3]

34 **e. Single-family dwelling.** During post-disaster rehabilitation or reconstruction  
35 of a single-family dwelling made unfit for human habitation, the Building  
36 Official may permit the use of a manufactured (mobile) home or recreational  
37 vehicle as temporary living quarters on the lot of the damaged dwelling,  
38 regardless of zoning district requirements. However, no more than one such  
39 temporary structure or vehicle may be permitted per lot, and the resident of  
40 the damaged dwelling must occupy it. Additionally, the applicant must apply  
41 for such permit within six months of the date of the disaster and the maximum  
42 length of the temporary use shall be 18 months after the date of the disaster.  
43 [LDC 6.04.11.C and D.6]

- 1 f. **Alternate residential sites.** When the lot of a damaged dwelling is not  
2 suitable for placement of a manufactured (mobile) home or recreational  
3 vehicle as temporary living quarters, the applicant for the temporary quarters  
4 may designate an alternate site for either type of quarters. However, a  
5 manufactured home must be a permitted use under the zoning of the  
6 alternate site and shall comply with the setback requirements for a accessory  
7 dwelling. When an alternate site is designated, both the person whose home  
8 has been made uninhabitable and the owner of the alternate site shall join in  
9 the application for the permit and the contract for removal. [LDC 6.04.11.D.5]
- 10 g. **Non-residential use.** During post-disaster rehabilitation or reconstruction of  
11 commercial or industrial use structures made unfit for business activities, the  
12 Building Official may permit the use of a State of Florida approved modular  
13 building as a temporary structure to carry out business activities on the lot of  
14 the damaged building. However, such temporary structures may be permitted  
15 only for use on the site of the damaged structure and only if there remains  
16 adequate parking (including handicap) based on the temporary structure.  
17 Additionally, the applicant must apply for such permit within six months of the  
18 date of the disaster and the maximum length of the temporary use shall be  
19 nine months after the date of the disaster. [LDC 6.04.11.C and D.4]
- 20 h. **Permit extension.** When any temporary use structure or vehicle permitted  
21 under this section is replaced due to damage from a subsequent disaster, the  
22 duration of the original temporary use permit shall not be extended unless the  
23 Building Official determines the subsequent disaster caused sufficient  
24 damage to the permanent structure to require additional repairs that will slow  
25 the rehabilitation or reconstruction process. [LDC 6.04.11.D.7]
- 26 (3) **Encroachments for construction or security.** Signs, lights, fences, and  
27 temporary power poles needed for construction or security activities are allowed  
28 as temporary structures to encroach the minimum yards required by the  
29 applicable zoning. However, the owner of such items shall be responsible for  
30 them and shall remove them at the request of the Planning Official or Building  
31 Official at no expense to the county. [LDC 6.02.03]
- 32 (4) **Medical hardship temporary living quarters.** A manufactured (mobile) home  
33 or park trailer is allowed as a temporary accessory use and structure within any  
34 mainland zoning district that does not otherwise allow such living quarters if  
35 approved by the Board of Adjustment (BOA) for use due to medical hardship in  
36 compliance with the provisions of Chapter 3. The following standards apply to  
37 the temporary use and structure: [LDC 2.05.06, 6.04.10]
- 38 a. **Maximum structure size.** The accessory living quarters shall not exceed  
39 1280 square feet in gross floor area. [LDC 2.05.06.B]
- 40 b. **Minimum lot size.** The lot where the accessory living quarters will be located  
41 shall be at least one-quarter acre if served by public sewer. If a septic tank is  
42 used, the lot shall be at least one-half acre. Additionally, the lot shall be  
43 sufficient in size to allow compliance with all zoning district lot coverage and  
44 setback requirements. [2.05.06.E]

- 1 c. **Location.** The accessory living quarters shall be located on the same parcel  
2 (same property identification number) as the primary residence.  
3 [LDC 2.05.06.C]
- 4 d. **Limited occupancy.** Only the caregiver and their immediate family, or the  
5 person in need of medical care shall occupy the accessory living quarters.  
6 [2.05.06.D]
- 7 e. **Hold harmless agreement.** Prior to temporary placement of the accessory  
8 living quarters on the approved lot, the landowner shall execute a "hold  
9 harmless agreement" acknowledging the county's right to remove the  
10 accessory use at the owner's expense if the owner, or his heirs and assigns,  
11 fails to remove the within the specified 60-day time period. [LDC 2.05.06.M]
- 12 f. **Building code compliance.** The installation of the accessory living quarters  
13 shall comply fully with the Florida Building Code and is subject to all  
14 associated compliance inspections. [LDC 2.05.06.F]
- 15 g. **Temporary status maintained.** Once the accessory living quarters is placed  
16 upon the property, the wheels and axles shall not be removed, and no  
17 additions to it shall be constructed except for handicapped access ramps.  
18 [LDC 2.05.06.H]
- 19 (5) **Mobile vending units.** A mobile vending unit is allowed as a temporary use in  
20 the Com, HC/LI, Ind, C-1PK, CCPK, CGPK, PRPK zoning districts, subject to the  
21 following restrictions: [LDC 6.04.17]
- 22 a. **License.** The owner of the mobile vending unit must obtain an occupational  
23 license from the Escambia County Tax Collector and affix a copy of the  
24 occupational license to the mobile vending unit in a conspicuous location.
- 25 b. **Waste.** The mobile vending unit shall include a waste receptacle and shall be  
26 designed and operated so as to prevent and eliminate the scattering of  
27 vending, beverage containers, paper products, etc.
- 28 c. **Placement.** The mobile vending unit shall not be placed within a parking lot  
29 drive aisle or required landscape area of a developed site used by another  
30 active use; within any driveway, sidewalk, or public right-of-way; in any  
31 location obstructing the line of sight for traffic; or in a location otherwise  
32 presenting a safety hazard.
- 33 (6) **Model homes and sales offices.** Within any residential subdivision for which a  
34 preliminary plat has been approved by the county, the construction of no more  
35 than two principal dwellings for temporary use as model homes or real estate  
36 sales offices may be permitted prior to final plat approval. For the "Parade of  
37 Homes" or other special circumstances the BCC may authorize at a public  
38 hearing the issuance of additional model home permits if additional assurances  
39 of infrastructure completion are provided. However, issuance of a model home  
40 permit does not authorize issuance of a certificate of occupancy, and no  
41 permanent certificate of occupancy may be issued for any dwellings until the final  
42 plat is approved by the BCC and recorded as prescribed in Chapter 3.

1 Additionally, the dwellings cannot be permanently occupied as residences until  
2 certificates of occupancy are issued. [4.01.03.E]

3 **(7) Portable storage containers.** On a lot where a portable storage container is not  
4 allowed as outdoor storage by the applicable zoning, the container may be  
5 allowed as a temporary use according to the following provisions:

- 6 a. The on-site use of a container for 30 days or less only requires notification to  
7 the Planning Official of the placement by the provider of the container, and  
8 tracking by the official for enforcement purposes.
- 9 b. The on-site use of a container for more than 30 days requires issuance of a  
10 90-day permit by the Planning Official after a reasonable demonstration by  
11 the applicant of temporary circumstances that make the additional on-site  
12 storage time necessary. Such circumstances may include damage to or  
13 destruction of the principle structure, remodeling, renovation, construction, or  
14 relocation. A weatherproof copy of the permit indicating the date of issuance,  
15 date of expiration, and address of the approved placement shall be attached  
16 to the container. [LDC 6.04.12]
- 17 c. Prior to expiration of the original permit and upon additional demonstration by  
18 the applicant of unforeseen circumstances, the Planning Official may grant  
19 not more than one 90-day extension to the permit for good cause shown. If  
20 granted, a weatherproof copy of the extension shall be attached with the initial  
21 permit. [LDC 6.04.12.A.6]
- 22 d. Applicants are generally limited to one portable storage container per  
23 principal use. For residential uses the limit is one container per dwelling unit.  
24 The use of more than one storage container per principal use may be  
25 approved by the Planning Official upon a demonstration of need, such as the  
26 scope of work or extent of construction. [LDC 6.04.12.A.1]
- 27 e. The exterior dimensions of a container shall not exceed nine feet in height, 20  
28 feet in length, and eight feet in width. [LDC 6.04.12.A.2]
- 29 f. The container shall not obstruct the line of sight for traffic or otherwise present  
30 a safety hazard. The placement of containers in fire lanes or public rights-of-  
31 way is prohibited. [LDC 6.04.12.A.3 ]
- 32 g. Front yard placement of a container may only be permitted where no  
33 alternative location on the parcel exists, or if placement at an alternative  
34 location would create an unreasonable hardship on the owner or occupant.  
35 [LDC 6.04.12.A.4]
- 36 h. The provider of a container shall be responsible to ensure that it is in good  
37 condition, free from evidence of deterioration, weathering, discoloration,  
38 graffiti, rust, rips, tears or other holes or breaks. [LDC 6.04.12.A.4]

39 **(8) Sales offices.** A sales office is allowed as a temporary use and structure on or  
40 near a construction site and can be authorized prior to the start of construction,  
41 provided a pre-application review of the construction project has been completed  
42 by the county. However, the temporary office must be a State of Florida

1 approved modular building and removed within 24 months of such preapplication  
2 if construction has not begun. One extension can be authorized by the Planning  
3 Official. Also, the owner or sales agent for a residential subdivision may  
4 temporarily use or occupy any house constructed within the subdivision as an  
5 office for the promotion and sale of lots or houses within the subdivision. The  
6 office use or occupancy shall cease when such sales in the subdivision have  
7 been completed. [LDC 6.04.05 and 06]

8 **Sec. 4-7.13 Zero lot line subdivisions.**

9 **(a)General.** Regardless of the applicable zoning district, zero lot line subdivision shall  
10 comply with the following standards: [7.10.00]

- 11 **(1) Minimum project area.** No minimum project area is required.
- 12 **(2) Minimum lot area.** Minimum lot area for each lot is 2000 square feet.
- 13 **(3) Structure setbacks.** Minimum setbacks for all dwelling units are 20 feet in front  
14 and 15 feet in rear. Each dwelling unit shall be placed on one interior side  
15 property line with no setback (the zero lot line), and with the side yard setback on  
16 the opposite side a minimum of ten feet. In no case shall a zero lot line dwelling  
17 be built closer than 15 feet of the lot line of a contiguous parcel that is zoned  
18 LDR, MDR, R-1PK or R-2PK and is not within the zero lot line lot development.
- 19 **(4) Minimum lot width.** The minimum lot width for all lots within a zero lot line  
20 development shall be 35 feet.
- 21 **(5) Maximum lot building coverage.** The total lot coverage permitted for all  
22 buildings on each lot shall not exceed 80 percent.
- 23 **(6) Building height.** The maximum building height shall not exceed 2 1/2 stories or  
24 35 feet above the habitable first floor.
- 25 **(7) Platting requirements.** Each dwelling shall be located on its own individual  
26 platted lot. The plat shall indicate the zero lot lines and appurtenant easements.
- 27 **(8) Openings on zero lot line side.** The wall of the dwelling located on the lot line  
28 shall have no windows, doors, air conditioning units or any other type of  
29 openings.
- 30 **(9) Corner lots.** Minimum side yards for corner lots shall not be less than ten feet  
31 from the lot line or the street right-of-way line, whichever is greater.
- 32 **(10) Atriums or courts.** Atriums or courts shall be permitted on the zero lot line side  
33 when the court or atrium is enclosed and a solid wall at least eight feet high and  
34 constructed of the same material as exterior walls of the unit is provided on the  
35 zero lot line.
- 36 **(11) Maintenance and drainage easements.** A perpetual four-foot wide wall  
37 maintenance and drainage easement shall be provided on the lot adjacent to the  
38 zero lot line property line, which, with the exceptions of walls and fences, shall  
39 be kept clear of structures. The easement shall be shown on the plat and  
40 incorporated into each deed transferring title to the property. The wall shall be

1 maintained in its original color and treatment unless otherwise agreed to in  
2 writing by the affected lot owners. Roof overhangs may penetrate the easement  
3 on the adjacent lot a maximum of 24 inches, but the roof shall be so designed  
4 that water runoff from the dwelling placed on the lot line is limited to the  
5 easement area.

6 **(12) Parking.** A minimum of one off-street parking space shall be provided on each  
7 platted lot.

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# Chapter 5

## GENERAL DEVELOPMENT STANDARDS

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3	Sec. 5-6.2	General provisions.
4	Sec. 5-6.3	Parking demand.
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8		
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11	Sec. 5-7.2	General provisions.
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17		
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33	Sec. 5-9.2	Adverse off-site impacts.
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36	Sec. 5-9.5	Corridor Preservation.
37		

1 **Article 1 General Provisions**

2 **Sec. 5-1.1 Purpose of chapter.**

3 **(a) General** This chapter establishes general county development standards  
4 necessary to implement Comprehensive Plan policies. Most chapter standards apply  
5 without regard to zoning district or location, but all require coordination with the site and  
6 building requirements of the applicable zoning district and additional location-based and  
7 use-based regulations as referenced in the Land Development Code (LDC).  
8 Compliance with the provisions of this chapter is evaluated by the administrative  
9 authorities described in Chapter 1 and is according to the compliance review processes  
10 prescribed in Chapter 2. More specifically, this chapter is intended to:

- 11 **(1)** Protect existing users of the essential public infrastructure and services by  
12 ensuring that adequate facilities are available when needed to support new land  
13 uses and development activities. [FLU 1.1.2]
- 14 **(2)** Promote sound communities and healthful living environments through  
15 appropriate regulation of the division of land. [FLU 1.1.2]
- 16 **(3)** Avoid congestion on public streets and reduce conflicts among motor vehicles,  
17 bicycles, and pedestrians through appropriate management of streets, site  
18 access, on-site circulation, and parking.
- 19 **(4)** Appropriately manage stormwater runoff to minimize damage from erosion and  
20 flooding and prevent adverse impacts to adjoining property and receiving waters.  
21 [CON 1.5.1]
- 22 **(5)** Recognize that a healthy, diverse, and well-managed urban forest is an important  
23 public asset, enhancing community character and providing substantial proven  
24 economic, environmental, and aesthetic benefits.[CON 1.6.1]
- 25 **(6)** Preserve the county as a desirable community in which to live, vacation, and  
26 conduct business through the regulation of signs, lighting, and adverse offsite  
27 impacts.[FLU 1.1.2]
- 28 **(7)** Require the correction of the nonconformity to the extent that sufficient land is  
29 available within parcels to make the corrections. [FLU 1.1.2, 9.04.03.A]

30 **Sec. 5-1.2 Purpose of article.**

31 This article establishes general provisions that apply broadly to all development  
32 standards within the chapter. The regulation of specific components or elements of land  
33 uses and development activities is determined by the applicable development standards  
34 prescribed in the remaining articles of this chapter. [7.00.00]

35 **Sec. 5-1.3 General conditions.**

36 **(a) Applicability.** The standards of this chapter apply to all land uses and development  
37 activities as established within each article and are independent of the review  
38 processes used to determine compliance with them.

- 39 **(1) New uses and structures.** Any new use that is established, including a  
40 change of use, or any building or other structure that is constructed, or a tract

1 of land developed, for any principal or accessory use allowed by the LDC, is  
2 subject to the standards of this chapter. [7.00.01.A & C]

3 **(2) Existing uses and structures.** Any existing use of land that is extended,  
4 enlarged, or moved or any existing building or other structure that is  
5 extended, enlarged, moved, structurally altered, or reconstructed, is subject to  
6 the standards of this chapter with respect to such changes and any existing  
7 nonconformity. [7.00.01.B]

8 **(b) Nonconformance with standards.** Lawfully established and maintained uses,  
9 structures, lots, and site conditions that no longer comply with one or more of the  
10 standards established in this chapter may continue in productive use, subject to the  
11 nonconforming provisions of the standards and Chapter 3. [FLU 1.4.1] [9.00.00,  
12 9.00.01]

13 **(c) Relief from standards.** Modification of the land use standards of this chapter is  
14 contrary to good development practices. The county recognizes that land is not  
15 uniform, and the same standard may not affect all sites equally. Accordingly, the  
16 chapter allows variances for a limited site-specific relief from some of the standards  
17 of this chapter through the planning official or the Board of Adjustment (BOA), or the  
18 Santa Rosa Island Authority (SRIA) for Pensacola Beach properties. The standard  
19 must be specifically identified as eligible, and the variance within the limits  
20 prescribed. [4.2.10]

21 For technical standards ( such as those found in the Design Standards Manual (DSM))  
22 not otherwise eligible for variances, chapter provisions will give the County Engineer  
23 discretion within accepted standards of engineering practice to allow modifications that  
24 maintain the stated purposes of the standards. No provisions of the chapter preclude  
25 the establishment of limits or conditions of approval for variances or other eligible  
26 modifications.

1 **Article 2 Adequate Public Facilities (Concurrency)**

2 **Sec. 5-2.1 Purpose of article.** [CMS 1.2 – 1.4]

3 This article establishes land development standards for public facilities that implement  
4 Comprehensive Plan policies requiring wastewater, solid waste, stormwater, and  
5 potable water, to be available when needed by proposed development. It is the intent of  
6 these standards that new development bears its fair share of the costs of providing  
7 adequate public facilities. The adequacy of these essential facilities shall be  
8 demonstrated in the ability to maintain their adopted levels of service concurrent with all  
9 existing and additionally proposed demands. [5.01.00, 5.04.00]

10 **Sec. 5-2.2 Evaluation of facility adequacy.**

11 **(a) Approval required.** All land uses and development activities that place demands  
12 on public facilities require prior county review and approval for compliance with the  
13 standards of this article unless the use or activity is specifically identified in the LDC  
14 as exempt from these standards. All affected public facilities shall have sufficient  
15 capacity at their adopted levels of service (LOS) within their respective service  
16 areas. No concurrency determination of adequate public facilities shall be issued  
17 without this demonstration of capacity. Public facility capacity shall be provided in  
18 coordination with the infrastructure standards of this chapter and the related  
19 provisions of county ordinances. [5.09.00, 5.14.00]

20 **(b) Exemptions.** Land uses and development activities exempt from concurrency  
21 review include the following: [5.08.00]

22 **Non-development.** Activities that do not constitute "development" as defined in  
23 Chapter 6 or are not regulated by the LDC.

24 **(1) Interior renovations.** Interior renovations to a building or structure when  
25 made to accommodate the same general use.

26 **(2) Single-family homes.** Except for the demand on hurricane evacuation  
27 routes, the construction of a single-family home on a lot of records, including  
28 the placement of a manufactured (mobile) home.

29 **(3) Facility-specific exemptions.** Other exemptions identified within this article  
30 specific to individual facilities. [5.08.00.D]

31 **(c) Modification of standards.** Variances to the strict application of the concurrency  
32 management standards of this article are not available from the Planning Official,  
33 BOA, or SRIA. Where the provisions of this article specifically allow for some  
34 facilities, the County Engineer has discretion within the accepted standards of the  
35 engineering practice to apply standards in a manner that maintains the stated  
36 purposes of the article. [4.2.10]

37 **(d) LOS and service areas.** The level of service standard defines the capacity in a  
38 public facility per unit of demand on that facility. It is an indicator of the extent or  
39 degree of service provided by the facility based upon the facility's operational  
40 characteristics. A service area represents the geographical limits of demand on a  
41 facility. In the quantitative evaluation of public facility adequacy to serve the

1 proposed land use or development activity, the demand for a facility shall be  
2 compared to its capacity within the prescribed service area. [5.06.00]

3 **(e) Service demands.** Service demands imposed on public facilities from proposed  
4 uses or activities, in addition to demands from existing development and the  
5 completion of previously approved development, shall be documented for the  
6 facilities as prescribed below:

7 **(1) De minimis.** When the demand on the facility is sufficiently minor as to be  
8 negligible, for most facilities, it may be considered a *de minimis* demand, which is  
9 concurrent with facility capacity. If a proposed land use or development activity  
10 is demonstrated under the provisions of this article to be *de minimis* for  
11 stormwater management facilities, it is considered to be *de minimis* for all  
12 facilities and, therefore, concurrent for all facilities. [5.12.03]

13 **(2) Substantial.** Review of development proposing substantial demands on  
14 facilities, such as developments of regional impact, shall be coordinated with the  
15 Florida Department of Transportation (FDOT), the West Florida Regional  
16 Planning Council (WFRPC), and other agencies as appropriate. [5.13.00]

17 **(3) Available capacity.** Public facility capacity shall be determined according to the  
18 methods prescribed in this article. Capacity may only be credited for facilities that  
19 are in place at the time of development approval or that, as a binding condition of  
20 the approval, will be in place when the demands of the development occur. If a  
21 redevelopment is proposed, facility capacity may be credited for a demonstrated  
22 reduction in demand created by the redevelopment. Even where credits are  
23 allowed, they shall only be based upon use or conditions of the redevelopment  
24 site within the 12 months preceding the capacity evaluation for the  
25 redevelopment. [5.13.00]

26 **(f) Capacity allocation period.** Public facility capacities shall be allocated upon final  
27 development plan approval according to the compliance review process of Chapter 2  
28 and subject to the following sunset provisions: [5.15.00]

29 **(1) Preliminary plats.** Capacities for a preliminary plat and construction plan shall  
30 remain allocated for a period of two years from the date of approval unless the  
31 approval is lawfully voided or extended.

32 **(2) Site plans.** Capacities for a site development plan shall remain allocated for a  
33 period of one year from the date of minor site plan approval and two years from  
34 the date of major site plan approval unless the approval is lawfully voided or  
35 extended.

36 **(3) Development agreements.** Capacities for longer-term projects or developments  
37 of regional impact (DRI) will remain allocated for the periods established in their  
38 enforceable development agreements.

39 **(4) Discontinuation.** If construction activity on an approved development ceases or  
40 does not continue in good faith, or if phased development falls behind any pre-  
41 established schedules for a period of one year, the county shall withdraw those  
42 allocated capacities and make them available to other developments. It shall be

1 the responsibility of the applicant to reapply for necessary capacity allocations if  
2 continuation of development is desired.

3 **(g) Deficient capacity options.** When it cannot be demonstrated that all public  
4 facilities affected by the proposed use or activity have sufficient capacity at their  
5 adopted levels of service, a decrease in demand and/or an increase in capacity is  
6 necessary to maintain LOS standards. Demand reductions include the scope or  
7 scale of the proposed use or activity or phasing its construction to coincide with the  
8 phased construction of the required facilities. [CMS 1.3.5] Capacity increases  
9 include construction of the necessary facilities such that their completion is a  
10 condition of development approval. [5.11.01.B.2] Other facility-specific demand and  
11 capacity options available to applicants are addressed by the facility in this article.

12 **(h) Technical guidance.** To provide appropriate technical guidance to applicants in  
13 their demonstration of adequate public facility capacity, the county shall maintain  
14 and make available a concurrency management system (CMS) procedural manual.  
15 The CMS manual shall contain any procedures and supplemental information  
16 necessary to implement the provisions of this article. [5.07.00]

### 17 **Sec. 5-2.3 Roadways.**

18 **General.** Escambia County does not require roadway concurrency for development; however,  
19 the county monitors and requires intersection analysis (see Concurrency Manual for additional  
20 information).

Comment [BP23]: Removed after the State allowed concurrency to be optional.

### 21 **Sec. 5-2.4 Mass transit.**

22 **(a) General.** The provisions of this section address concurrency for development that  
23 places the demand of additional ridership on mass transit.  
24

25 **(b) Level of service.** The LOS standard established in the Comprehensive Plan for the  
26 evaluation of mass transit facility capacities is a 60-minute maximum period of wait  
27 throughout the current Escambia County Area Transit (ECAT) service area and  
28 during the hours of service. [MOB 2.2.3]  
29

30 **(c) Area of service.** The concurrency service area for mass transit facilities shall be  
31 those lands located along the fixed routes of the ECAT system, as they may be  
32 established or revised. [5.06.00]  
33

34 **(d) Capacity and demand.** Quantitative methods shall be used to evaluate and  
35 determine if mass transit facilities have the available capacity at their adopted levels  
36 of service to accommodate the demands generated by proposed uses or activities. If  
37 total ridership is not greater than the service capacity, the development is concurrent  
38 for mass transit impacts, and no further analysis is necessary. The applicant shall  
39 rely on the Comprehensive Plan Annual Implementation Report or the annual report  
40 establishing projected available capacity as prepared by the director of ECAT.  
41 [5.10.02.D]  
42

1 **Sec. 5-2.5 Wastewater.**

2 **(a) General.** The provisions of this section address concurrency for development that  
3 places a demand of additional wastewater generation on sanitary sewage collection,  
4 treatment, and disposal facilities. Where a use or activity requires sewer service, but  
5 the means is unknown, the applicant shall contact the central sewer provider to  
6 determine and document the availability of the service. An existing or proposed  
7 septic tank or another on-site sewage treatment and disposal system requires  
8 evaluation by the Escambia County Health Department.

9 **(b) Level of service.** The LOS standard established in the Comprehensive Plan for the  
10 evaluation of wastewater system capacities is an average of 210 gallons per  
11 residential connection per day and a peak of 350 gallons per residential connection  
12 per day. For nonresidential uses, the LOS requirements shall be based upon an  
13 Equivalent Residential Connection (ERC), as may be recalculated by the service  
14 provider from time to time, and on the size of the nonresidential water meter. . [INF  
15 1.1.9]

16 **(c) Area of service.** The concurrency service area for wastewater shall be the service  
17 area of the franchised provider, Emerald Coast Utilities Authority (ECUA), or any  
18 other sanitary sewer provider that may be franchised by Escambia County. All new  
19 structures intended for human occupancy located south of Well Line Road shall  
20 connect to the ECUA sanitary sewer system unless ECUA has determined that it is  
21 not feasible to provide sanitary sewer service to the proposed structures. This does  
22 not apply to the ECUA retrofit mandatory connection program... [5.06.00][7.19.00]

23 **(d) Capacity and demand.** Quantitative methods shall be used to evaluate and  
24 determine if wastewater facilities have the available capacity at their adopted levels  
25 of service to accommodate the demands generated by proposed uses or activities. If  
26 total wastewater generation is not greater than the service capacity, then the  
27 development is concurrent for wastewater impacts, and no further analysis is  
28 necessary. The applicant shall obtain certification of service availability and facility  
29 capacity from the provider of wastewater services to the subject parcel in a form  
30 acceptable to the County (see CMS manual). If the project is not within the service  
31 area of a central sewer system or will not otherwise be served by such a system, the  
32 applicant shall submit to the County a valid permit for a septic tank, package plant,  
33 or another sewage treatment and disposal system. The permit shall be authorized  
34 by the Health Department or Florida Department of Environmental Protection  
35 (FDEP). [5.10.02.B]

36 **Sec. 5-2.6 Solid waste.**

37 **(a) General.** The provisions of this section address concurrency for development that  
38 places a demand of additional waste generation on solid waste disposal facilities.

39 **(b) Level of service.** The LOS standard established in the Comprehensive Plan for the  
40 evaluation of solid waste disposal capacities is six pounds per capita per day. [INF  
41 2.1.4]

42 **(c) Area of service.** The concurrency service area for solid waste disposal shall be  
43 county wide. [5.06.00]



1 **(d) Capacity and demand.** Quantitative methods shall be used to evaluate and  
2 determine if solid waste facilities have the available capacity at their adopted levels  
3 of service to accommodate the demands generated by proposed uses or activities. If  
4 total waste generation is not greater than the service capacity, the development is  
5 concurrent for solid waste impacts, and no further analysis is necessary. The  
6 applicant shall rely on the Comprehensive Plan Annual Implementation Report or the  
7 annual report establishing the projected available capacity as prepared by the  
8 county official responsible for solid waste management. [5.10.02.E]

9 **Sec. 5-2.7 Stormwater management.**

10 **(a) General.** The provisions of this section address concurrency for development that  
11 places a demand of additional stormwater runoff on stormwater management  
12 facilities.

13 **(b) Level of service.** The LOS standards established in the Comprehensive Plan for  
14 the evaluation of stormwater management facility capacities are the following:[INF  
15 3.1.9 and 5.10.02.A]

16 **(1) Run-off rates.** See DSM Chapter 1, Stormwater Quantity section[4.4.13]

17 **(2) Compliance.** See DSM Chapter 1, Stormwater Management Systems section for  
18 details.

19 **(3) Area-wide systems.** The contribution of the new development (or  
20 redevelopment) to any existing, functioning, area-wide drainage system shall not  
21 degrade the ability of the area-wide system to adequately retain/detain/store and  
22 control stormwater run-off.[5.06.00]

23 **(4) Channels under roads.** See DSM Chapter 1, Stormwater Management Systems  
24 section for details.[4.2.6]

25 **(c) Area of service.** The concurrency service area for stormwater management shall be  
26 a parcel or site where the proposed land use or development activity is located,  
27 unless it is connected to a larger, area-wide drainage system. When connected to  
28 an area-wide system, the service area shall be that of the larger system. For the  
29 purposes of this provision, "site" includes any area within an approved or proposed  
30 subdivision or any area within two or more parcels subject to a joint-use agreement  
31 or shared-facilities agreements. [5.06.00, 5.10.02]

32 **(d) Capacity and demand.**

33 **Methodology.** Quantitative methods shall be used to evaluate and determine that  
34 stormwater management facilities have the available capacity at their adopted levels  
35 of service to accommodate the demands generated by proposed uses or activities.  
36 If a Florida registered professional engineer develops the stormwater management  
37 plan and detailed construction plans and certifies that the design and methods of  
38 construction are in accordance with accepted standards of practice and comply with  
39 the stormwater LOS standards, and, if the plan is reviewed and inspected by the  
40 County, then the development is concurrent for stormwater impacts, and no further  
41 analysis is necessary.[5.11.00]

- 1 (e) **De minimis determinations.** See DSM Chapter 1, Stormwater Management  
2 Systems section.[\[5.12.03\]](#)  
3 (f) **Additional standards.** The provision of storm water management facilities shall be  
4 consistent with the stormwater management standards of Article 4 of this chapter.  
5

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1 **Sec. 5-2.8 Potable water.**

2 **(a) General.** The provisions of this section address concurrency for development that  
3 places a demand of additional consumption on potable water procurement,  
4 treatment, and distribution facilities.

5 **(b) Level of service.** The LOS standard established in the Comprehensive Plan for the  
6 evaluation of potable water system capacities is 250 gallons per residential  
7 connection per day. For non-residential uses, the LOS requirement is based upon  
8 an Equivalent Residential Connection (ERC) to be calculated by the service provider  
9 at the time of service application. Although not addressed by the LOS standard, fire  
10 safety codes and other considerations may require flow rates, pressure, and other  
11 attributes of potable water service to be addressed by proposed development.

12 **[INF 4.1.7]**

13 **(c) Area of Service.** The service area for potable water shall be the service area of the  
14 franchised provider - Cottage Hill Water Works, Peoples Water Service Co., Farm  
15 Hill Utilities, Central Water Works, Molino Utilities, Gonzales Utilities Assoc.,  
16 Escambia River Electric Coop., BratDavis Ville Water Works, Emerald Coast Utilities  
17 Authority (ECUA), or any other potable water provider that may be franchised by  
18 Escambia County. **[5.06.00]**

19 **(d) Capacity and demand.** Quantitative methods shall be used to evaluate and  
20 determine if potable water facilities have available capacity at their adopted levels of  
21 service to accommodate the demands generated by proposed uses or activities. If  
22 total water consumption is not greater than the service capacity, the development is  
23 concurrent for potable water impacts, and no further analysis is necessary. The  
24 applicant shall obtain certification of service availability and facility capacity from the  
25 provider of potable water services to the subject parcel in a form acceptable to the  
26 County (see CMS manual). If the project is not within the service area of a central  
27 water system or will not otherwise be served by such a system, the applicant shall  
28 submit to the County a valid well permit (extraction or consumptive use) issued by  
29 the Northwest Florida Water Management District or another state regulatory  
30 agency. **[5.10.02.C]**

31 **Article 3 Division of Land**

32 **Sec. 5-3.1 Purpose of article.**

33 This article establishes land development standards for the division of land that  
34 implement Comprehensive Plan policies requiring the uniform subdivision regulations  
35 that support and facilitate the desired development patterns. It is the intent of these  
36 standards to promote sound communities and healthful living environments as well as to  
37 require new development to bear its fair share of the costs of providing adequate public  
38 facilities and services. **[FLU 1.1.6] [4.01.01.F, H & I]**

39 **Sec. 5-3.2 General provisions.**

40 **(a) Approval required.** The division of land requires County review and approval for  
41 compliance with the standards of this article unless the division is specifically  
42 identified in the LDC as exempt from these standards.

1 **(b) Modification of standards.** Variances to the strict application of the standards of  
2 this article are not available from the Planning Official, BOA or SRIA. Where the  
3 provisions of this article specifically allow, the County Engineer has discretion within  
4 accepted standards of engineering practice to allow for modifications that maintain  
5 the stated purposes of the article.

6 **(c) Creation of new lots.** No lot shall be created which requires a variance or another  
7 exception to the requirements of the LDC to provide sufficient buildable area or other  
8 conditions necessary to use a lot for its intended purposes. Additionally, unless  
9 established through the family conveyance exception of this section, the creation of  
10 any new lot shall comply with the following:

11 **(1) Zoning compliant.** Each lot provides the minimum lot area and dimensions  
12 required by the applicable zoning district.

13 **(2) Right-of-way frontage.** Each lot fronts on a public or private right-of-way,  
14 whether improved or unimproved, which conforms to the definition of "street" in  
15 Chapter 6. Although such right-of-way typically affords the principal means of lot  
16 access, frontage along a right-of-way does not authorize or require access to that  
17 street.

18 **(3) Subdivision review.** The creation of lots by the division of a parcel into three or  
19 more contiguous lots shall comply with the subdivision standards of this article  
20 and shall be reviewed for compliance as prescribed in Chapter 2

21 **(d) Family conveyance exception.** The division of land need not comply with the other  
22 standards of this article if each additional lot created by the division is to be used  
23 solely as a homestead by an owner-applicant who is the grandparent, parent, step-  
24 parent, adoptive parent, sibling, child, step-child, adopted child, grandchild, aunt,  
25 uncle, niece, or nephew of the person who conveyed the lot to that owner-applicant.  
26 This family conveyance exception applies only once to any owner-applicant and  
27 does not apply to the division of a platted lot. Additionally, such conveyance is  
28 prohibited if it would increase any nonconformance of the source parcel or cause  
29 that parcel to become nonconforming in any way. Lots created for family  
30 conveyance need not comply with the density or other requirements of the  
31 applicable zoning district, except as included in the following:

32 **[4.01.02.D & E, 4.01.03.D] [FLU 1.1.12; 4.01.03.D & G]**

33 **(1) Uses.** Allowable uses of lots are limited to those of the applicable zoning.

34 **(2) Access.** Lots having less than 12 feet of street frontage shall provide dedicated  
35 vehicular access no less than 18 feet wide.

36 **(3) Area.** Lot area shall be the minimum required by the applicable zoning or at  
37 least one acre, whichever is less.

38 **(4) Setbacks.** All structures shall comply with the minimum setbacks of the  
39 applicable zoning.

40 **(5) Completion of platting.** Unless otherwise exempt under provisions of the LDC,  
41 before any lot may be sold or before any building permit is issued to construct  
42 improvements on any lot that makes reference to the final plat, the plat shall be

1 approved by the Board of County Commissioners (BCC) and recorded in the  
2 public records of Escambia County. [4.03.01]

3 **Sec. 5-3.3 Subdivision design and maintenance.**

4 **(a) Professional design.** A subdivision developer shall retain the services of a Florida-  
5 registered professional engineer to prepare construction plans and specifications in  
6 compliance with the subdivision design standards in this article and as it relates in  
7 the DSM, other applicable provisions of the LDC, and the *General Paving and*  
8 *Drainage Technical Specifications* of the county. All construction plans shall include  
9 applicable details taken from the county's standard detail sheets available from the  
10 County Engineer. [4.04.11.A.1]

11 **(b) Improvements and facilities.** A subdivision developer shall ensure the installation  
12 of the improvements and the facilities remain at or are constructed to the prescribed  
13 standards and at no expense to the county; paved roads, stormwater management,  
14 and other necessary improvements and facilities [FLU 1.1.6] [4.01.01.B]

15 **(c) Public access.** A subdivision developer shall provide adequate public paved  
16 access to the tract to be subdivided, including all necessary paved roads, ditches  
17 and rights-of-way, and drainage structures. The access shall lead to an established  
18 and publicly maintained street. The developer shall **prepare the** necessary deeds,  
19 agreements, and easements for the access and shall attempt to acquire such rights  
20 of easements. At the option of the applicant, the county may assist in the acquisition  
21 of such easements when the acquisition is in the public interest, governmental action  
22 is necessary to acquire the property, and the developer advances all costs and  
23 expenses incurred by the county in taking such an action. [4.04.04.B]

24 **(d) Innovations.** Innovations in the design and construction of subdivision  
25 improvements are encouraged. Such innovations shall be approved by the county if  
26 determined by the County Engineer to achieve the relevant and appropriate criteria  
27 or standards for subdivision improvements and if the developer warrants the  
28 improvements as required by the LDC. The developer may also be required to post  
29 additional negotiated financial surety based on the estimated costs of the total  
30 project improvements. [4.04.01]

31 **(e) Lots and blocks.** The lots of a subdivision shall comply with the requirements of  
32 the applicable zoning district. Lots and blocks shall comply as per the Chapter 3 of  
33 the LDC. [4.04.07] [4.04.03]

34 **(f) Subdivision name.** The proposed name of a subdivision shall not duplicate, or too  
35 closely approximate phonetically, the name of any other subdivision in the county  
36 except when the subdivision is an additional unit or section of another subdivision by  
37 the same applicant or his successors in title. [4.04.01 C]

38 **(g) Monuments.** The subdivision developer shall place Permanent Reference  
39 Monuments (PRMs) and Permanent Control Points (PCPs) as required by Florida  
40 Statutes (Ch. 177).

41 **Medians and entrance signs.** Medians within subdivision streets shall be privately  
42 owned and maintained. Signs may be installed at subdivisions' entrances in  
43 compliance with the standards of Article 8 of this chapter if placed within medians or

1 other privately owned land platted within the subdivision. Where medians or other  
2 entrance sign parcels are platted, the plat shall provide that each person ultimately  
3 owning land in the subdivision shall own an undivided part interest in the median and  
4 sign parcels, whether or not the interest is noted in the instrument conveying  
5 ownership of the subdivision. This requirement shall be included in any restrictive  
6 covenants of the subdivision. [4.04.10]

7 The developer shall note on the plat that ownership of entrance signs and medians  
8 and other entrance sign parcels is vested in a homeowner's association having the  
9 obligation to assess fees for the maintenance of the signs and land as well as for  
10 payment of property taxes pertaining to the land. Each person owning land within  
11 the subdivision shall be deemed to agree that the failure of the homeowner's  
12 association to maintain the signs or land or to pay taxes on the land shall cause the  
13 signs and land to revert to the undivided ownership of the persons owning land  
14 within the subdivision, whether or not a reversionary clause is noted in the  
15 instrument conveying ownership of subdivision land. [4.04.10]

16 **(h) Areas with high water tables.** Development of residential subdivisions in areas  
17 with high water tables shall comply with the requirements provided in the DSM  
18 Chapter 1 Roadway Design section. [4.04.09]

19 **(i) Infrastructure.** [2.13.2 C]

20 **(1) Stormwater management.** For any subdivision, the developer shall provide an  
21 adequate stormwater management system, including for erosion control, in  
22 compliance with the concurrency management stormwater management  
23 standards of this chapter and DSM Chapter 1, Stormwater Article.

24 **(2) Streets and access.** For any subdivision, the developer shall provide an  
25 adequate street network, including access, in compliance with the monitoring  
26 management and street and access standards of this chapter and DSM Chapter  
27 1, Transportation Article.

28 **(3) Bridges.** All bridges constructed for residential subdivisions, with the exception  
29 of pedestrian bridges, shall be dedicated to the county. If streets are to remain  
30 private, a minimum of 20 feet of the bridge approach sections on both sides shall  
31 be public.

Comment [BP24]: This was added to ensure public safety.

32 **(4) Underground utilities.** The developer is encouraged to place all subdivision  
33 utilities underground. In the event that underground utilities are provided, a gross  
34 density bonus of 10% (if allowed by the density limit of the applicable FLU) or a  
35 reduction in the minimum lot width of 10% shall be granted by the Planning  
36 Official upon the developer's request. [4.04.14]

37 **(5) Utility street crossings.** See DSM Chapter 1, Street Layout section for details  
38 regarding utility street crossings. [4.04.03]

39 **(6) Street lights.** The developer is encouraged to install street lights. A street  
40 lighting district may be established through the BCC for the installation,  
41 operation, and/or maintenance of lights according to the street lighting municipal  
42 services benefits units (MSBU) provisions of Chapter 70, *Local Public*  
43 *Improvements*, Part I, Escambia County Code of Ordinances. [4.04.14]

1 **(7) Easements.** Drainage easements and rights-of-way shall comply with the  
2 stormwater management provisions of this chapter and DSM, Chapter 1,  
3 Stormwater Management Systems - Conveyance Systems section and Chapter  
4 2, Roadway Design - Minimum Right-of-way widths section. [4.04.04.E, G & H]

5 **(8) Water supply and sewerage.** The subdivision developer shall maintain a valid,  
6 unexpired reservation of capacity for water and/or sewer service from the  
7 provider whose franchise area serves the subject property. Letters of capacity  
8 executed by the service provider shall be provided, and such letters or forms  
9 shall constitute documentation of reservation of capacity. [4.04.11]

10 **(9)** Provisions shall be made for the installation of fire hydrants and comply with the  
11 following: [4.04.12]

12 **a.** No residence in any subdivision shall be more than 500 feet from a fire  
13 hydrant on a six-inch water line. Locations of fire hydrants shall be noted on  
14 the subdivision construction plans; or

15 **b.** Where a four-inch water line is located at the entrance to a new subdivision,  
16 the developer shall be required to install a six-inch waterline within the new  
17 subdivision with flush hydrants so that they can be replaced with fire hydrants  
18 when service at the entrance becomes adequate.

19 **c.** If public or community water systems service is not available or the existing  
20 water line is less than four inches, the developer shall install a six-inch  
21 waterline with stub-outs for fire hydrants unless the engineer of record finds  
22 the larger main size to be detrimental to the water quality in the development.

23 **(j) Public dedication.** The county encourages developers of residential subdivisions  
24 to request the dedication of subdivision streets and stormwater management  
25 systems to the county, but those facilities may alternatively be dedicated to one or  
26 more owners of property within the subdivision. If the dedication of subdivision  
27 streets and stormwater management systems for public ownership and maintenance  
28 is proposed, the following conditions apply: [4.04.02.A & D]

29 **(1) Compliance.** The facilities shall be designed and constructed in compliance with  
30 the standards of this chapter.

31 **(2) All facilities.** The streets will not be accepted without the stormwater  
32 management system or the stormwater management system without the streets.  
33 The facilities shall be dedicated in their entirety to the county.

34 **(3) Permitting.** The facilities will not be accepted without appropriate permitting of  
35 those facilities from all applicable local, state, and federal agencies, or proof of  
36 exemption.

37 **(4) Lift stations.** No central private wastewater lift stations shall be proposed.

38 **(k) Private ownership.**

39 **(1) Maintenance and taxes.** If the streets and stormwater management system of a  
40 subdivision will remain in private ownership, the county shall not be responsible  
41 for the maintenance of those facilities or be the owner of an easement upon

1 them. The subdivision developer shall create a homeowner's association or an  
2 alternative organization of owners of property within the subdivision and assign it  
3 the responsibility for maintaining the streets and stormwater management system  
4 and any other privately owned improvements as well as for paying the property  
5 taxes due on those lands. [4.01.05.G, 4.04.13.A]

6 **(2) County authority.** Any agreements establishing the persons responsible for  
7 maintaining the streets, stormwater management system, and other privately  
8 owned subdivision improvements, and for paying property taxes on the lands of  
9 those improvements, shall vest in Escambia County the authority to assess  
10 reasonable fees upon those persons for the payment of maintenance costs and  
11 property taxes for those lands in the event that the improvements and their lands  
12 are not maintained or that the taxes on the lands are not paid. These provisions  
13 shall also be in any restrictive covenants binding the property. [4.04.13.A]

14 **(3) Covenants and restrictions.** Subdivision covenants and restrictions shall  
15 include the documents of the homeowner's association or an alternative  
16 organization of owners of property within the subdivision, identifying specific  
17 operation and maintenance responsibilities of the organization for streets, the  
18 stormwater management system, and all other privately owned improvements,  
19 including entrance signs and private recreation areas. [4.02.05.B.20,  
20 4.02.07.B.5.s]

21

DRAFT



1 **Article 4 Stormwater Management**

2 **Sec 5-4.1 Purpose of article.**

3 This article establishes land development standards for stormwater management that  
4 implement level-of-service and other Comprehensive Plan policies requiring  
5 development to properly manage any stormwater runoff it generates. It is the intent of  
6 these standards to allow landowners reasonable use of their property while protecting  
7 adjoining lands and resources from any detrimental impacts of stormwater produced by  
8 land uses and development activities. More specifically, this article is intended to: [INF  
9 3.1.7] [4.06.06.F; 7.15.01, 7.15.02]

- 10 (a) Prevent untreated stormwater runoff from adversely impacting receiving water  
11 bodies.
- 12 (b) Minimize the loss of valuable topsoil by erosion and prevent the sedimentation of  
13 streets and surface water bodies.
- 14 (c) Facilitate groundwater recharge.
- 15 (d) Protect and maintain the natural habitats of fish and wildlife and prevent damage to  
16 wetlands.
- 17 (e) Reduce capital expenditures for flood-proofing and storm drainage systems where  
18 feasible by routing runoff through swales or other natural retention/detention  
19 systems to increase stormwater infiltration, settle suspended solids, and remove  
20 pollutants.
- 21 (f) Require the approval and implementation of stormwater management plans for  
22 proposed development as necessary to achieve the purposes of this article.

23 **Sec. 5-4.2 Stormwater impact review.**

24 (a) **Approval required.** No land use or development activity may alter or disrupt  
25 existing stormwater runoff patterns or conditions without prior county review and  
26 approval for compliance with the standards of this article unless the use or activity is  
27 specifically identified in the LDC as exempt from these standards. Uses or activities  
28 that may alter or disrupt existing stormwater runoff sufficiently to require a  
29 stormwater management plan include the following: [7.15.03]

- 30 (1) **Land disturbance.** Grading, digging, cutting, scraping, or excavating of soil;  
31 placement of fill materials; substantial removal of vegetation; the drainage of  
32 land; and any other forms of land disturbance that would significantly change  
33 stormwater runoff. [7.15.03.A & E]
- 34 (2) **Lot coverage.** Construction of a structure or the non-*de minimis* alteration of the  
35 size of one or more structures; placement of aggregate and paving; and other  
36 constructed changes in the proportions of pervious, impervious, and semi-  
37 impervious lot coverage. [7.15.03.F]
- 38 (3) **Alterations.** Alteration of the shoreline or bank of any watercourse or surface  
39 waterbody; or alteration of any ditches, dikes, terraces, berms, swales, piping,

1 inlets, ponds, or other natural or manmade elements affecting the control or  
2 management of stormwater. [7.15.03.G & H]

3 **(4) Subdivision.** The subdivision of land, including the replatting of a recorded  
4 subdivision. [4.01.05.H; 7.15.03.D]

5 **(b) Exemptions.**

6 **(1) Stormwater management plan exempt.** A stormwater management plan need  
7 not be provided for the uses and activities listed in the *DSM Chapter 1,*  
8 *Stormwater Management Systems - Exemptions* section. In areas with  
9 documented drainage problems, the county may request a reduction in the  
10 proposed impervious lot cover or other on-site stormwater impact-reduction  
11 measures:

12 **a. New single-family dwellings.** Construction of a single-family dwelling on  
13 either a lot of record, a lot created in compliance with the family conveyance  
14 provisions of the LDC, or a lot verified as functionally conforming according to  
15 the provisions of Chapter 2. The construction shall comply with a county-  
16 approved lot grading plan, which provides the same lot information required  
17 by this article for subdivision grading and erosion control plans. Additionally,  
18 lots relying on conformance verification for stormwater plan exemption shall  
19 comply with the individual lot limits prescribed in this part for subdivision along  
20 existing streets. [4.02.06.D; 7.15.04.A]

21 **b. Subdivision along existing streets.** See DSM Chapter 1 Stormwater  
22 Management Systems - Exemptions section for details.

23 **c. Maintenance.** Maintenance of an existing stormwater structure, which will  
24 not change the discharge rate, volume, or treatment method of the structure  
25 or the stormwater runoff from the site on which the structure is located.  
26 [7.14.05 D]

27 **d. De minimis additions.** See *DSM Chapter 1, Stormwater Management*  
28 *Systems - Exemptions* section for details. [3.02.00]

29 **e. Emergencies.** Emergencies requiring immediate action to prevent material  
30 harm or danger to persons when obtaining a permit is impractical and would  
31 cause undue hardship in protection of property from fire, violent storms,  
32 hurricanes, and other hazards. The emergency action shall be reported to the  
33 county as soon as practical, and any permanent changes from the action may  
34 require the subsequent development and approval of a stormwater  
35 management plan to document any impacts from the changes.

36 [7.15.04.F]

37 **f. Other exemptions.** Stormwater plan exemptions for other structures, uses,  
38 or activities as may be determined by the County Engineer to be appropriate  
39 and consistent with accepted standards of engineering practice and the  
40 purposes of this article.

41 **(2) Stormwater Exempt Activities.** The following activities are exempt from all  
42 stormwater management standards of this article:

1 **a. Agriculture and silviculture.** Bona fide agricultural or silvicultural operations  
2 on land classified by the Escambia County Property Appraiser as  
3 “agricultural,” according to Florida Statutes, for ad valorem tax purposes, it is  
4 recommended that the Local offices of the Natural Resources Conservation  
5 Service and the Florida Forest Service be consulted regarding appropriate  
6 stormwater management for agricultural and silvicultural  
7 operations.[7.15.04.B]

8 **b. Mosquito drainage structures.** Maintenance work on existing mosquito and  
9 arthropod drainage structures for public health and welfare  
10 purposes.[7.15.04.C]

11 **(c) Modification of standards.** Variances to the strict application of the stormwater  
12 management standards of this article are not available from the Planning Official,  
13 BOA, or SRIA. Where the provisions of this article specifically allow, the County  
14 Engineer has discretion within accepted standards of engineering practice to allow  
15 modifications that maintain the stated purposes of the article.

#### 16 **Sec. 5-4.3 Control of erosion and sediment.**

17 Sediment shall be retained on the site of development. Erosion and sedimentation  
18 control measures shall be applied to stabilize barren areas and other unvegetated areas  
19 during and after construction. No clearing of land or other land-disturbing activity shall  
20 begin until the appropriate erosion and sedimentation control devices have been  
21 installed between the areas to be disturbed and adjacent lands, including waterbodies,  
22 watercourses, and wetlands. Such erosion and sediment control shall comply with the  
23 best management practices listed in the *DSM Chapter 1, Stormwater Management*  
24 *Plans - Content* section. [4.04.13.G; 7.15.05.K, 7.15.06.L; 12.01.01.E]

#### 25 **Sec. 5-4.4 Stormwater management plans.**

26 **(a) General.** Where a stormwater management plan is required, it is the responsibility of  
27 the applicant to include sufficient information in the plan for the county to evaluate  
28 the physical characteristics of the affected areas as required in the *DSM Chapter 1,*  
29 *Stormwater Management Plans* section.[4.01.05.E, 4.06.06.F; 7.15.06, 7.15.08.A &  
30 C]

31 **(b) Preparation.** The stormwater management plan shall be developed and/or  
32 reviewed as indicated in the *DSM Chapter 1.* Chapter 1 of the *DSM* contains the  
33 provisions for the content of the plan. The *DSM* also contains information regarding  
34 the existing conditions, proposed changes, and supporting documentation.

35 **(c)** Supporting information is regarded as other information that the applicant or the  
36 county believes is reasonably necessary for LDC compliance evaluation of the  
37 proposed stormwater management plan. : [4.02.06.F, 4.06.06.F.4; 7.15.05,  
38 7.15.08.B]

39 **(d) Plan adherence.** The applicant shall adhere to the stormwater management plan  
40 as approved and permitted. Any changes or amendments to the plan must be  
41 approved by the original approving authority. After completion of the subject

1 development, the engineer of record shall certify that the completed development  
2 complies with the approved plan and its specifications. [7.15.11]

3 **Sec. 5-4.5 Stormwater management systems.**

4 **(a) General design and construction.** The installation of all stormwater management  
5 facilities made necessary by new development, according to the provisions of this  
6 article, is the responsibility of the developer, including all necessary ditches, canals,  
7 greenbelts, outfalls, bridges, retention or detention structures, flow attenuation  
8 devices, etc. The general design and construction of all stormwater management  
9 systems shall be as indicated in the *DSM* Chapter 1, Stormwater Article and achieve  
10 the following objectives: [INF 3.1.8] [4.04.13.A]

11 **(1) Comply with regulations.** [4.02.06.F; 7.15.05]

12 **(2) Protect adjacent property.** [7.15.05.P]

13 **(3) Incorporate upland runoff.** [7.15.06.M]

14 **(4) Reduce pollution.**[4.06.06.F.1; 7.15.06.C]

15 **(5) Prevent hazards.** [7.15.05.D & E]

16 **(6) Encourage regional stormwater management system.**

17 **(b) Resource protection.** All stormwater management systems shall be designed and  
18 constructed to protect natural resources as per State requirements.

19 **(c) System maintenance.**

20 **(1) General.** All stormwater management facilities shall be designed for a minimum  
21 50-year life (where standards are available) have low maintenance costs, and  
22 have easy legal access for periodic maintenance. [7.15.05.B] [ERP AH]

23 **(2) Maintenance entity.** Stormwater management systems shall be maintained by  
24 the owner, except where the county selects certain systems for county  
25 maintenance. All areas and/or structures to be maintained by the county must be  
26 dedicated to the county by plat or separate instrument and accepted by the BCC.  
27 Systems to be maintained by the owner shall, nevertheless, have adequate  
28 easements to permit the county right-of-entry to inspect and, if necessary, take  
29 corrective action if the owner fails to maintain the system. When the owner fails  
30 to maintain his system, the county shall give the owner written notice of the  
31 nature of corrective action required. If the owner fails to take corrective action  
32 within 30 days from the date of the notice, the county may take the necessary  
33 corrective action, including placement of a lien on all property of the owner to  
34 recover the costs thereof. [7.15.12]

35 **(d) Inspections.** The owner shall initiate scheduling with the county for the following  
36 inspections: [7.15.13]

37  
38 **(1) Erosion control.** An erosion and sediment control inspection prior to any  
39 construction or other land disturbance, as may be required by county

1 development approval, to ensure effective controls are in place according to the  
2 provisions of this article. [7.15.13.A]

3  
4 **(2) Underground.** An inspection prior to the burial of any underground drainage  
5 structure to ensure appropriate materials and installation. [7.15.13 B]

6  
7 **(3) Final.** A final inspection after all work has been completed, including installation  
8 of all stormwater management system facilities, to ensure compliance with the  
9 county's approved plan. After inspecting the work, a county representative shall  
10 approve it or notify the applicant in writing of any failure to comply with  
11 requirements of the approved plan. Any portion of the work which does not  
12 comply shall be corrected by the applicant before final county authorization for  
13 use is issued. Failure to complete or correct the work as notified is subject to the  
14 penalty provisions of the LDC. [7.15.13.C]  
15

16 **Sec 5-4.6 Additional requirements for subdivisions.** [4.04.13]

17 **(a) General.** Stormwater management plans for subdivisions shall be developed in  
18 compliance with the additional subdivision requirements of this section and the DSM  
19 Chapter 1, Stormwater Article. [4.04.13.B]

20 **(b) Outfall.** The developer shall prepare any necessary agreements or easements for  
21 disposition of stormwater beyond the limits of the subdivision and shall attempt to  
22 acquire necessary rights of easements. The county may assist in the acquisition of  
23 such easements when it is in the public interest and where governmental action is  
24 necessary for the proper disposition of water, and the developer advances all costs  
25 and expenses incurred by the county. [4.04.13.A]

26 **(c) Detention/retention without positive outfall.** See DSM Chapter 1, Stormwater  
27 Quantity (attenuation) section. [4.04.13.A.2]

28 **(d) Subdrains, subsoil drains, and trench drains.** Subdrains, subsoil drains, and  
29 trench drains shall be required where soil and water conditions warrant. [4.04.13.]

30 **(e) Public dedication.** Consistent with the provisions of Article 3 of this chapter, a  
31 subdivision's stormwater management system cannot be dedicated for county  
32 ownership and maintenance without the concurrent public dedication of the  
33 subdivision streets. Additionally, a subdivision stormwater management system  
34 constructed for public ownership and maintenance shall comply with the following:

35 **(1) Completed permitting.** All required permitting of the system from applicable  
36 local, state, and federal agencies shall be complete and documented with the  
37 county, or proof of exemption shall be provided. [4.04.13.A.5]

38 **(2) Detention/retention structures.** The system detention and retention/detention  
39 structures shall provide side slopes, stabilization, and access as per the *DSM*.

40 **Screening.** Ponds shall be screened from view from the right-of-way with  
41 shrubs and/or other natural barriers within a minimum 10-foot-wide strip  
42 between the right-of-way and the pond. The County Engineer may reduce

1 the width if it is not feasible to provide in a sound engineering design. The  
2 screening may be eliminated if the pond is designed with specific amenity  
3 characteristics to be viewed. [4.04.13.A]

4 **(3) Plat or deed.** The stormwater system lands shall be dedicated to the county, or  
5 the county shall be provided with a warranty deed to the parcels involved. The  
6 plat or deed shall be approved for recording by the BCC prior to the acceptance  
7 of the stormwater management system for county maintenance. [4.04.13.A]

8 **(4) Municipal services benefit unit.** An ordinance creating a municipal services  
9 benefit unit (MSBU) to fund future county maintenance and operational expenses  
10 for the stormwater pond and related improvements shall be enacted by the BCC  
11 according to the stormwater pond MSBU provisions of Chapter 70, *Local Public*  
12 *Improvements*, Part I, Escambia County Code of Ordinances. [4.04.13.A.7]

13 **(f) Hold harmless agreement.** If the stormwater management system (and streets)  
14 will remain in private ownership the developer shall execute, on his behalf and on  
15 behalf of any landowners within the subdivision who are ultimately to have  
16 ownership of the stormwater management system, a hold harmless agreement that  
17 holds the landowners harmless from the effects of any waters that may flow into or  
18 about the system, and such other provisions as the county may require. [4.04.13.A]

19 **Sec. 5-4.7 Additional requirements for lakes, ponds and canals.**

20 **(a) Artificial lakes and ponds.** Artificial (manmade) lakes and ponds constructed for  
21 recreational, aesthetic or other purposes not primarily for stormwater management  
22 shall nevertheless comply with all applicable standards for wet detention structures.  
23 Additionally, the following standards apply:

24 **(1) Side slopes.** The bank slopes of artificial lakes and ponds shall be constructed  
25 according to the following standards:

26 **a. Low slopes.** For bank slopes of 6:1 (horizontal to vertical) or flatter,  
27 permanent slope protection or seawalls are not required. All disturbed areas  
28 must be stabilized with sod. [4.04.13.D.1]

29 **b. Moderate slopes.** For bank slopes steeper than 6:1 but flatter than 2:1, the  
30 entire bank slope from the design water surface to a point that is three feet  
31 beyond the berm line shall be sodded in a manner to guarantee a healthy  
32 growth of pangola, bahia, bermuda, centipede, or other suitable grasses.  
33 Slopes steeper than 2:1 shall not be permitted. [4.04.13.D.2]

34 **(2) Dammed watercourse.** The damming of a watercourse shall not be permitted if  
35 the Planning Official, in consultation with the County Engineer, determines that  
36 the volume of water in the impoundment area would be such that a breach of the  
37 control structure would pose a serious threat to life or property downstream. Any  
38 proposal to dam a watercourse shall include the following documentation for  
39 county review, certified by a Florida-registered professional engineer in  
40 accordance with standard engineering practice: [7.21.03.E.1]

41 **a. Site plan.** A site plan showing the area, depth, and volume of maximum  
42 impoundment.

- 1 **b. Construction drawings.** Construction drawings of the control structure  
2 indicating the maximum load specifications.
- 3 **c. Operational plan.** A plan for regulating the control structure such that the  
4 maximum area of impoundment and other design specifications are not  
5 exceeded. The plan shall also provide for restoring and maintaining the  
6 stream's flow at preconstruction rates.
- 7 **d. Capacity maintenance.** A hydrologic and hydraulic analysis assuring  
8 maintenance of flood-carrying capacity within the altered watercourse and  
9 compliance with all other applicable floodplain management provisions in  
10 Chapter 4.

11 **(3) Excavated soil.** Soil may be excavated and exported from the construction site  
12 of a lake or pond in compliance with the conditions of county approval, but any  
13 soil retained on site shall be graded and stabilized according to the erosion and  
14 sediment control provisions of this article. [\[7.21.03.E.2\]](#)

15 **(4) Construction traffic.** Construction traffic shall access the site by collector or  
16 arterial streets, but where such streets are not available; the county shall approve  
17 other routes for use during the period of the permit. All public streets shall be  
18 kept free of dirt, dust, and damage from construction vehicles. [\[7.21.03.E.4\]](#)

19 **(5) Construction time.** Construction time shall be limited by the conditions of  
20 county approval, but in no case shall it be longer than 180 days from the date of  
21 approval. [\[7.21.03.E.5\]](#)

22 **(6) Management and care.** Upon completion of construction, the property owner  
23 shall be responsible for the care and management of the lake or pond consistent  
24 with best practices. Piers, docks, and other structures in, on, or over the water  
25 shall be permitted as required by the Florida Building Code. [\[7.21.03.F\]](#)

26 **(b) Canals.** All canals shall be excavated to a width and depth sufficient to eliminate  
27 interruption to navigation or drainage that may result from minor shoaling caused by  
28 bank erosion. Canal bank slopes shall comply with the slope requirements for lakes  
29 and ponds. [\[4.04.13.D.4\]](#)

1 **Article 5 Streets and Access**

2 **Sec. 5-5.1 Purpose of article.**

3 This article establishes land development standards for streets as well as access to and  
4 from streets that implement level-of-service and other Comprehensive Plan policies  
5 requiring development to properly address its transportation impacts. It is the intent of  
6 these standards to provide safe, convenient, efficient, and cost-effective travel ways for  
7 motor vehicles, bicycles, and pedestrians for the movement of people, goods, and  
8 services. [4.01.01.D] [7.11.01]

9 **Sec. 5-5.2 General provisions.**

10 (a) **Approval required.** The design and construction of streets and driveways requires  
11 prior county review and approval for compliance with the standards of this article,  
12 unless such travel and access ways are specifically identified in the LDC as exempt  
13 from these standards.

14 (b) **Minimum design standards.** All streets and driveways shall be designed and  
15 constructed according to the design standards in the most recent edition of *A Policy*  
16 *on Geometric Design of Highways and Streets*, American Association of State  
17 Highway Transportation Officials (AASHTO), the *Manual of Uniform Minimum*  
18 *Standards for Design, Construction and Maintenance for Streets and Highways*  
19 (“Florida Greenbook”), Florida Department of Transportation (FDOT), and the  
20 *General Paving and Drainage Technical Specifications* of the county. All traffic  
21 control devices shall be designed and installed according to the most recent editions  
22 of the *Manual on Uniform Traffic Control Devices*, U.S. Department of  
23 Transportation, and *Roadway and Traffic Design Standards*, FDOT. [4.04.15,  
24 7.11.02.A, 7.11.06.A]

25 (c) **Modification of standards.** Variances to the strict application of the standards of  
26 this article are not available from the Planning Official, BOA or SRIA. Where the  
27 provisions of this article specifically allow, the County Engineer has discretion within  
28 the accepted standards of engineering practice to allow modifications that maintain  
29 the stated purposes of the article.

30 **Sec. 5-5.3 Street design.**

31 (a) **General layout.** The layout of streets, including private streets, shall be in general  
32 conformance with a plan that is most advantageous for the development of adjoining  
33 lands. See *DSM* for details. [4.04.03.A and A.1]

34 (b) **Connectivity.**

35 (1) **Extension to boundary.** See *DSM Chapter 1, Roadway Design - Street Layout*  
36 section for details. [4.04.03.A.2]

37 (2) **Large-scale development.** Developments with a proposed density of 3 or more  
38 dwelling units per developable acre and over 300 lots shall provide a highly  
39 interconnected system of complete streets/pathways (for pedestrians/sidewalks),

**Comment [BP25]:** As per the Mobility Element MOB 1.1.3  
  
Justification. The requirement for 200 acres was too broad and restrictive so the dwelling units requirement was added. The new requirement provides more clarity on the actual size of the developmet and it is easier to define. In addition, it is less restrictive because it allows the developer to adjust units per acre..



bicycles, and motor vehicles) to promote the reduction of automobile use, trips, and trip lengths. [\[MOB1.6.2 a\]](#)

### (3) Subdivisions.

**Connection to undeveloped property.** See DSM Chapter 1, Roadway Design - Street Layout section. [\[C. Curb, 2006\]](#)

**(c) Ingress and egress.** See DSM Chapter 1, Transportation article for details.

**(d) Cul-de-sacs.** See DSM Chapter 1, Roadway Design - Street Layout section for details.

**(e) Right-of-way widths.** Right-of-way widths shall be provided as indicated in the DSM Chapter 1, Roadway Design - Minimum Right-of-way widths section. The DSM shall detail right-of-way widths as it relates to arterials, collectors, local streets, turning circles, alleys, and partial widths [\[4.04.04.A-F\]](#)

**(1) Programmed widening.** If a tract to be subdivided abuts any part of an arterial or collector street and the street is contained in an adopted capital improvement plan of the state or county and has a programmed widening by the state or county, the part of the public right-of-way necessary to comply with that programmed plan shall be set aside by the developer for dedication, unless the county chooses to negotiate mitigation measures, as requested by the developer. [\[MOB 1.5.4\] \[4.04.02.A, 4.06.06.C.7 & H\].](#)

**(2) Non-Standard right-of-way donation.** If a tract to be developed abuts any part of an arterial collector or local street (not meeting section 7 criteria) that does not meet the minimum ROW requirements, the developer shall set aside 50% of right-of-way necessary to comply with county ROW requirements. [\[4.04.02\]](#)

**(f) Pavement widths.** Details regarding pavements widths as it relates to local streets, turning circles, and alleys are provided in the DSM Chapter 1, Roadway Design - Minimum pavement widths section. [\[4.04.05\]](#)

**(g) Intersections.** The DSM provides criteria for intersection design, which contains specific requirements for angles, radii, visual clearance, and offsets. See DSM Chapter, Roadway Design - Intersections section. [\[4.04.06\]](#)

**(h) Design speed.** Local streets shall be designed with a minimum design speed of 15 miles per hour (mph). Residential subdivision streets that service the cumulative development of 100 lots or more shall be designed with a minimum design speed of 20 mph. [\[4.04.11 C\]](#)

**(i) Crown elevation.** - See DSM Chapter 1, Roadway Design - Roadway Elevations section for details.

### (j) Bridges.

**(1) Design and construction.** Bridges shall be designed and constructed according to the latest editions and revisions of AASHTO LRFD Bridge Design Specifications (load-and-resistance factor design), FDOT Structures Design Guidelines and any approved interim specifications, and the FDOT "Florida Greenbook."

1 **(2) Public.** All public bridges shall be built with a minimum of 20 feet between  
2 abutments.

3 **(3) Inspection.** Each bridge dedicated to the public shall be inspected by the  
4 FDOT, according to the *National Bridge Inspection Standards* (NBIS), 23 U.S.C.  
5 151, and Florida Statutes (§ 335.074).

6 **(k) Dedication.** Consistent with the provisions of Article 3 of this chapter, subdivision  
7 streets cannot be dedicated for county ownership and maintenance without the  
8 concurrent public dedication of the subdivision stormwater management system. .  
9 [\[4.04.02 A\]](#)

#### 10 **Sec. 5-5.4 Site access.**

11 **(a) General.** Vehicular access to an adjoining public street shall be accomplished by  
12 means of an improved access facility, such as a driveway or private street, designed  
13 and controlled to provide safe and convenient access to the street. Neither  
14 unimproved nor unrestricted access is permitted. Site access shall comply with the  
15 standards of this section to accommodate vehicles and pedestrians as well as to  
16 provide traffic control. Unless otherwise specifically provided, the standards of this  
17 section do not apply to driveways for single-family dwellings. [\[4.06.06.C.1, 7.11.02\]](#)

18 **(b) County requirements.** There is no intent to conflict with or duplicate state highway  
19 access permitting, but connections to the state highway system will be evaluated  
20 during LDC compliance review for consistency with county requirements. [\[4.04.02 A\]](#)

21 **(c) Visual clearance.** See *DSM Chapter 1, Roadway Design –Intersections* section for  
22 details. [\[7.01.08\]](#)

23 **(d) Access Location.** Driveways proposed to access a street shall either be aligned  
24 with, or offset from, existing and planned driveways, median openings, and streets  
25 on the same and/or opposite sides of the street to be accessed. See DSM Chapter  
26 1, Roadway Design – Access Location for more details. . [\[7.11.02 B\]](#)

27 **(e) Driveway paving.** Driveways that connect to a paved street shall be paved to the  
28 right-of-way. [\[7.11.02.D\] \[8-15-12 rev\]](#)

29 **(f) Internal access.** Proposed development along arterial or collector streets shall  
30 provide access routes within the development for all uses such that a return to the  
31 arterial or collector street is not necessary to access another use within the  
32 development. [\[4.04.03.A.1\]](#)

33 **(g) Multiple street frontages.** When a lot or parcel is located at a street intersection or  
34 otherwise fronts more than one street, vehicle access for all uses on the lot,  
35 including single-family dwellings, may be limited to the roadway with the lowest  
36 traffic volume, least operational impact, or lowest functional classification, provided  
37 that the restriction is consistent with existing FDOT standards. Potential traffic  
38 impacts to residential neighborhoods shall be considered when applying this  
39 restriction. Non-access easements may be required on site plans and plats to  
40 implement this restriction. [\[7.11.04\]](#)

41 **(h) Modification of existing access.** [\[7.11.07\]](#)

- 1 **(1) Unused access.** See *DSM Chapter 1, Access Management - Modification of*  
 2 *Existing access section* for details. [7.11.07.A]
- 3 **(2) Additions.** See *DSM Chapter 1, Access Management - Modification of Existing*  
 4 *access section* for details. [7.11.07.B]
- 5 **(3) Change of use.** See *DSM Chapter 1, Access Management - Modification of*  
 6 *Existing access section* for details [7.11.07.C]
- 7 **(i) Commercial traffic in residential areas.** See *DSM Chapter 1, Access*  
 8 *Management - Commercial Traffic in Residential Areas section* for details regarding  
 9 proposed zoning districts. [7.11.09]
- 10 **(j) Fire department access.** Fire department access shall be provided and maintained  
 11 for every use according to the current standards of the National Fire Protection  
 12 Association (NFPA) as administered by the Escambia County Fire Marshal.
- 13 **(k) Cross access easements.** All new commercial developments along roadways with  
 14 an approved access management plan shall provide cross-access easements and  
 15 connections to adjoining commercial properties. [MOB 1.1.11]
- 16 **Sec. 5-5.5 Traffic Control.** [7.11.06]
- 17 **(a) Controls required.** Site plans, subdivision construction plans, and other  
 18 development approvals shall require the reasonable placement of traffic control  
 19 signs, pavement markings, traffic signals, and other traffic control devices along any  
 20 street, at any driveway, or within any development, as detailed by the *DSM*.
- 21 **(b) Traffic signals.** *DSM Chapter 1, Access Management - Traffic Control section*  
 22 contains information regarding the assignment of responsibility for traffic signals.  
 23 The *DSM* also contains including provisions for signal study, construction costs'  
 24 responsibility, and optional signal criteria.
- 25 **(c) Turn restrictions.** See *DSM Chapter 1, Access Management - Traffic Control*  
 26 *section* for details.
- 27 **(d) Median openings.** See *DSM Chapter 1, Access Management - Traffic Control*  
 28 *section* for details.
- 29 **(e) Right Turn lanes.** The developer shall construct right-turn lanes on a county  
 30 roadway to serve right-turning movement entering a development when the  
 31 estimated volume of such movement is 20 or more vehicles during any peak hour  
 32 (for a two-lane segment) and more than 15 or more vehicles during any peak hour  
 33 (for a four-lane segment). Such turn lanes shall be provided by the developer at no  
 34 cost to the county and meet all county standards as indicated in the *DSM Chapter 1,*  
 35 *Traffic Control section.* *DSM Chapter 1, Access Management - Traffic Control*  
 36 *section* provides design criteria for turn lanes on county roads and deceleration  
 37 lanes.
- 38 **(f) Left Turn lanes.** The developer shall construct left-turn lanes on a county roadways  
 39 to serve left-turning movement entering a development when the estimated volume  
 40 of such movement is 40 or more vehicles during any peak hour. Such turn lanes  
 41 shall be provided by the developer at no cost to the county and meet all county

**Comment [BP26]:**  
**TURN LANE REQUIREMENTS**

Justification  
 Old LDC (7.11.06 e) - 60 vehicles per peak hour (Approx 198 Lots)

New LDC (5-5.5 e)  
 ... Right Turn  
 ... 20 vehicles per peak hour (2 lane)  
 ... 15 vehicles per peak Hour (4 lane)  
 ... Left Turn  
 ... 40 vehicles per peak hour (Approx 128 Lots)

Support  
 • Adding left turn lane - General 21% Crash reduction  
 ○ US DOT has developed the Crash Modification Factors used to compute the reduction of expected numbers of crashes after implementing the countermeasure (left turn lane).  
<http://www.cmfclearinghouse.org/index.cfm>

• Significant congestion reduction  
 • Santa Rosa County Requirements – see table

Cost  
 • Rural 300' Left Turn Ln = \$221,000  
 • Rural 300' Right Turn Ln=\$190,000  
 • Urban (curb & gutter) 300' Left Turn Ln=\$302,000  
 • Urban (curb & gutter) 300' Right Turn Ln=\$258,000

From FDOT D3 Cost Estimates.

standards as indicated in the DSM Chapter 1, Access Management - Traffic Control section. *DSM Chapter 1, Access Management -Traffic Control* section provides design criteria for turn lanes on county roads and deceleration lanes.

**Sec. 5-5.6 Sidewalks and bikeways.** [MOB 1.1.14, 1.1.15, 1.3.2] [7.11.05]

See PSF 1.45 & 1.4.6

(a) Sidewalks and bikeways will be installed in conformance with current ADA standards and all applicable guidelines (to include but not be limited to the latest editions of the FDOT Transit Facilities Guidelines and FDOT Roadway Standard Specifications). This is to support adopted bicycle and pedestrian plan routes and/or applicable grant programs to provide connectivity with existing sidewalks or as required by Florida Department of Transportation (FDOT). [MOB 1.6.2 b] [4.06.06.C.2]

**(1) Sidewalks**

a. **Site Frontage.** Sidewalks along the site frontage of a development site parcel are required as indicated in the DSM for all applicable commercial and residential developments. Sidewalks will be installed in conformance with current ADA standards and all applicable guidelines (to include but not be limited to the latest editions of the FDOT Transit Facilities Guidelines and FDOT Roadway Standard Specifications) and shall be constructed according to conditions specified in the *DSM Chapter 1, Access Management - Pedestrian Access section*. The developer has the option to either build the required sidewalk along the affected parcel frontage or contribute funds to the county for construction at a later date at the county's discretion (at the developer's request). Contributed funds shall be based on the county's latest pricing agreement.

b. **Within a Residential Development.** Sidewalks will be installed in conformance with current ADA standards and all applicable guidelines (to include but not be limited to the latest editions of the FDOT Transit Facilities Guidelines and FDOT Roadway Standard Specifications) and shall be required, designed and constructed according to conditions specified in the DSM Chapter 1, Access Management - Pedestrian Access section.

c. **Transit Stop.** For any development with an entrance located 200 feet (immediately adjacent) of an existing and fixed transit stop, a sidewalk must be constructed from the entrance of the development to the existing and fixed transit stop. The newly constructed sidewalk will be installed in conformance with current ADA standards and all applicable guidelines (to include but not be limited to the latest editions of the FDOT Transit Facilities Guidelines and FDOT Roadway Standard Specifications). In addition, to meet ADA standards, the sidewalk must be connected to any existing/planned sidewalks within the development.

(b) Large-scale development. See DSM Chapter 1 – Pedestrian Access for details

(c) Bikeways. See DSM Chapter 1, Access Management - Pedestrian Access section for details. [7.11.05.B]

**Comment [BP27]:** If any portion of a developments property is within 200' walking distance from an existing bus stop, ADA sidewalk and accessible amenities are to be constructed

Support

- Promoting a walkable community and reducing the required Vehicle Miles Traveled as more citizens have better access to, and use, Public Transportation.
- We have a large contingency of Disabled that live and work in our community. We want to provide them accessibility to the great Public Transportation (Escambia County Area Transit - ECAT) in our community as well as be a good steward of the tax payers dollars.
  - Currently the Fixed Route Service (ECAT) costs approximately \$5.30 per rider. ECAT charges a farebox rate of \$1.25 per rider. This costs the County approximately \$4.05 per rider.
  - If a disabled rider that lives / works within ¼ of a mile of a fixed route and cannot access a bus stop, they will qualify for the ADA Service (individual pickup provided by Escambia County Community Transportation - ECCT). This service costs \$17.50 + \$2.13 per mile per rider. ECCT charges \$3.50 per rider. This type service costs the County approximately \$14.00 + \$2.13 per mile per rider.
  - Because of the cost differential of \$9.95 + \$2.13 per mile per rider to be paid by the tax payer, it is good stewardship to require the developments within our community to install these sidewalks. This will allow the County to minimize the ECCT service which, in turn, allows the County to provide more and better service to all the citizens of Escambia County.

Cost

- \$55 per linear foot of 5' sidewalk and \$1500.00 per handicap ramp

**Comment [m28]:** As per the Mobility Element MOB 1.1.3

Justification. The requirement for 200 acres was too broad and restrictive so the dwelling units requirement was added. The new requirement provides more clarity on the actual size of the developmet and it is easier to define. In addition, it is less restrictive because it allows the developer to adjust units per acre. ....

1 **(d) Repair.** See *DSM* Chapter 1, Access Management - Pedestrian Access section for  
2 details.[\[7.11.05.C\]](#)

DRAFT

1 **Article 6 Parking and Loading**

2 **Sec. 5-6.1 Purpose of article.**

3 This article establishes land development standards for off-street vehicle parking and  
4 loading that implement Comprehensive Plan policies requiring development to provide  
5 safe and convenient on-site vehicle circulation and sufficient parking to accommodate  
6 the demand that it creates. It is the intent of these standards to avoid congestion on  
7 surrounding streets and promote the safety and mobility of pedestrians, bicycles, and  
8 motor vehicles. [MOB 1.1.3] [7.02.00]

9 **Sec. 5-6.2 General provisions.**

10 **(a) Approval required.** Any land use or development activity that establishes or  
11 increases a variable that is determinative of vehicle parking demand (e.g., floor area,  
12 dwelling units, seats, etc.) requires prior county review and approval for compliance  
13 with the standards of this article unless the use or activity is specifically identified in  
14 the LDC as exempt from these standards. The standards apply to both ground-level  
15 parking and multi-level parking structures. [MOB 1.1.3] [7.02.00]

16 **(b) Modification of standards.** Variances to the strict application of the standards of  
17 this article may be granted according to the applicable variance criteria and  
18 compliance review processes of Chapter 2 if such modifications maintain the stated  
19 purposes of this article and are not otherwise excluded by its provisions. Any  
20 modifications to these parking and loading standards shall be guided by published  
21 professional architectural, engineering, or planning design standards. [7.02.00.H.3]

22 **(c) Handicap spaces.** Handicap parking spaces shall be provided for uses as part of  
23 the total number of off-street spaces required by this article according to the latest  
24 edition of the *Florida Accessibility Code for Building Construction*. Handicap parking  
25 is not eligible for any modifications that are not otherwise allowed in the prevailing  
26 accessibility standards. [7.02.01 F]

27 **(d) Use of required areas.** Required off-street parking and loading areas are to be  
28 used solely for the parking of licensed motor vehicles in operating condition. Only  
29 spaces in excess of the spaces required by this article may be used for display or  
30 storage and only in compliance with the provisions of Chapter 4. [7.02.01 G]

31 **(e) Tree preservation.** The number of required parking spaces may be reduced as  
32 necessary to more effectively preserve protected trees. [7.01.05 E]

33 **(f) Nonconformance.**

34 **Sec. 5-6.3 Parking demand.**

35 **Quantity.** See *DSM Chapter 1, Parking and Loading - Parking Demand* section for  
36 details regarding the determination of the number of parking spaces for  
37 development. Other details regarding parking include computation of parking  
38 spaces, information regarding increase and reduction of parking spaces, and  
39 computation of parking spaces for unlisted uses. Furthermore, ineligible spaces  
40 details are also provided in the *DSM*. [7.02.00.C]

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**Sec. 5-6.4 Stall and aisle design.**

**General.** The design and arrangement of parking stalls and drive aisles shall comply with the standards provided in the DSM, except that parking for single-family and two-family dwellings need only comply with the minimum stall dimensions. In addition, criteria and guidelines regarding turnarounds, encroachment, delineation, traffic control, pedestrian entrances, surface materials, and drive-through stacking will be provided in thuds.[\[7.02.01 H\]](#)

**Sec. 5-6.5 Off-site and joint use parking.** Items regarding off-site and joint-use parking are contained with the DSM Chapter 1, Off-Site and Joint Use Parking section.

**Sec. 5-6.6 Loading and unloading.** See *DSM Chapter 1, Parking and Loading-Loading and Unloading* section for details.

**Article 7 Landscaping**

**Sec. 5-7.1 Purpose of article.**

This article establishes land development standards for landscaping that implement Comprehensive Plan policies requiring development to apply professional practices for landscaping and tree protection. It is the intent of these standards to promote the environmental and community benefits of a healthy, diverse, and well managed urban forest. More specifically, this article is intended to accomplish the following:  
[\(CP CON 1.6.1\)](#)

- (1)** Improve the appearance, character, and value of developed lands through landscaping that enhances, shades, screens, and buffers the built elements and that appropriately includes and preserves existing trees.[\[LDC 7.01.01\]](#)
- (2)** Require that the type, quality, and installation of trees and other vegetation planted to fulfill county landscaping requirements prevent the unnatural decline of trees by requiring effective measures to protect them from damaging acts or practices, especially during site development, and establishing penalties to discourage violations. [\(CP CON 1.6.1\)](#)
- (3)** Allow and encourage the appropriate removal of trees through an objective criterion-based review but compensate for the lost benefits of removed healthy trees by requiring sufficient replacement planting of quality trees.[\(CP CON 1.6.3\)](#)
- (4)** Emphasize the use of native species for reduced irrigation needs and improved plant establishment, survival, and vitality.[\(CON 1.8.1.b\)](#)
- (5)** Increase the diversity of age and species among trees for long-term urban forest health and stability and increase the proportion of wind-resistant trees to make future storms less devastating.[\(CP CON 1.6.4\)](#)

1                   **Sec. 5-7.2       General provisions.**

2 **(a) Approval required.** All land uses and development activities require prior county  
3 review and approval for compliance with the standards of this article, unless the use  
4 or activity is specifically identified in the LDC as exempt from these standards.  
5 These standards are in addition to any required vegetative control of erosion and  
6 sediment from land disturbance or landscaping required by any other conditions of  
7 county approval.

8 **(b) Disclaimer.** Nothing in this article shall be understood to impose any liability for  
9 damages or a duty of care or maintenance upon the county or any of its officers or  
10 employees, nor to relieve the owner of any private property from the duty to keep  
11 any tree, shrub, or other plant on his property or under his control in such a condition  
12 as to prevent it from constituting a hazard or an impediment to travel or vision along  
13 any street or public place.

14 **(c) Landscape plans.** Prior to any county authorization of land development requiring  
15 site landscaping, a landscape plan shall adequately document compliance with all  
16 applicable landscaping standards of this article and the *DSM* Chapter 2,  
17 Landscaping Article. The plan shall include all calculations, dimensions, notes, and  
18 details necessary to describe the landscape elements and their relation to the site  
19 boundary and site improvements. Any landscaping proposed solely at the owner's  
20 discretion shall be distinguished from that required by the county. Additionally, the  
21 plan shall include owner notification of the responsibility for the establishment of  
22 newly planted trees and shrubs and the continuing obligation of maintenance of all  
23 landscape elements. (LDC 7.01.03.A)

24 **(d) Landscape design.** Site landscape design shall evidence consideration of existing  
25 protected trees, site soils, including plants adaptable to site conditions and practical  
26 use of turf grass. Established trees and other areas of vegetation shall be  
27 incorporated where it is practical to lower the adverse impacts of development,  
28 including the need for irrigation. If adequate on-site vegetation does not exist or  
29 cannot be preserved to meet minimum landscape requirements, plants shall be  
30 selected and installed according to the provisions of this article. The assistance of a  
31 landscape professional in planning and design is encouraged.

32 **(e) Tree types.** The *DSM* Chapter 2, Tree Removal and Replacement section  
33 establishes the standards for a tree determination, including the criteria for the  
34 understory, canopy, evergreen trees, and deciduous plants.

35 **(f) Exemptions.** The *DSM* Chapter 2, Landscaping -Tree Protection and Preservation  
36 section provides the criteria for invasive trees. (LDC 7.01.04.B)

37  
38 **Sec. 5-7.3   Landscape areas and quantities.** See *DSM Chapter 2, Landscape*  
39 *Areas and Quantities* section for details regarding landscape areas and quantities.

40 **Sec. 5-7.4   Tree protection and preservation.**

41 **(a) General.** Tree protection and preservation requires reasonable assurance through  
42 the application of professional arboriculture standards that a healthy tree will remain



1 so. Adverse changes in natural site conditions are often unavoidable, but the  
2 provisions of this section consolidate and simplify standards needed to achieve  
3 meaningful tree protection and preservation within the development. The *DSM*  
4 Chapter 2, Tree Protection and Preservation section establishes the provisions for  
5 the tree approval, prohibited acts, tree preservation, and tree protection areas. (LDC  
6 7.01.04)

7 **(b) Violations.** All applicable tree protection and preservation standards of this article  
8 shall be documented on county-approved development plans. Failure to comply  
9 with such standards will subject the development to site inspection failures, code  
10 enforcement citations and penalties. All penalties resulting from the enforcement of  
11 the provisions of this article shall be deposited in the Tree Restoration Fund in the  
12 same manner and for the same purposes prescribed for unplanted mitigation. (LDC  
13 7.01.09)

14 Regardless of the association with any proposed or approved development,  
15 complaints of violation of the standards of this article will be investigated by county  
16 Code Enforcement officials who have the authority and responsibility to enforce the  
17 provisions of the LDC through the issuance of written citations according to the  
18 provisions of Chapter 30, *Code Enforcement*, Part I, Escambia County Code of  
19 Ordinances. (LDC 7.01.09.B)

20 **(1) Tree removal.** The penalty for the unauthorized removal of a protected tree,  
21 including its effective removal by irreparable injury causing an unnatural decline,  
22 shall be the cost necessary to replace the total tree trunk diameter (DBH) inches  
23 removed with the same total caliper inches of standard replacement trees  
24 according to the current adopted fee schedule. Where the actual DBH of the  
25 removed tree cannot be directly measured, county officials may estimate the size  
26 from any tree remains, photographs, or other reliable evidence. Additionally, if a  
27 standard arboricultural assessment of the pre-removal tree conditions warrants,  
28 county officials may reduce the penalty accordingly but to no less than the fee  
29 schedule cost of one standard replacement tree. (LDC 7.01.09.C.2)

Comment [BP29]: Current code requires double mitigation + fine. Director recommends revising structure to mitigation based on caliper inches according to proposed mitigation schedule. Mitigation can be reduced through utilization of an arborist assessment documenting a sub-average condition tree.

Cost: N/A

30 **(2) Tree damage.** If a protected tree has sustained irreparable damage to its normal  
31 growth character by topping, "hat racking," or other pruning exceeding 30% of  
32 total canopy, the fine may be based on the total caliper inches of limbs removed,  
33 up to the trunk diameter (DBH) and full tree replacement may be required. If a  
34 standard arboricultural assessment of the pre-damage tree conditions warrants,  
35 county officials may reduce the penalty accordingly. (LDC 7.01.09.C.2)

36 **(3) Protection barriers.** The penalty for the failure to install or maintain one or more  
37 tree protection barriers required by county development approval shall be the  
38 cost of one standard replacement tree according to the current adopted fee  
39 schedule. Subsequent citations on the same site for failure to install or maintain  
40 the required barriers shall be the cost of a standard replacement tree for each  
41 uninstalled or unmaintained barrier. [LDC 7.01.09.C.1]

Comment [BP30]: Note – Director recommends enhancement of penalty associated with unpermitted damage to protected trees during the construction phase. Current code does not address a penalty for a 1<sup>st</sup> offence failing to install protective barriers.

Cost: N/A – current code requires barriers to be installed.

42 **Sec. 5-7.5 Tree inventory and assessment.** The *DSM* Chapter 2, Tree Inventory  
43 and assessment section contains provisions for any land use or development activity

1 application required to inventory on-site protected trees. If no protected trees exist on  
2 the site, that condition shall be identified in the application documents.(LDC 7.01.03)

3 **Sec. 5-7.6 Tree removal and replacement.**

4 **General.** Existing healthy trees shall be preserved to the greatest extent practical to  
5 sustain an age-diverse urban forest and to minimize tree canopy cover losses.  
6 Removal of protected trees shall be avoided when possible and shall be minimized and  
7 mitigated when unavoidable. The provisions for the removal criteria are provided in the  
8 *DSM Chapter 2, Tree Removal and Replacement- Removal Criteria section.*[7.01.04]

9 **Sec. 5-7.7 Plant selection, installation, and maintenance.**[CON 1.6.4]

10 **(a) Selection.** Appropriate selection of landscaping plants is essential for long-term  
11 survival and allows their buffering, aesthetic, erosion control, mitigation, and other  
12 benefits to be realized as early as practical. Planting a variety of trees and shrubs  
13 helps maintain a diverse urban forest. The *DSM Chapter 2, Plant Selection,*  
14 *Installation, and Maintenance* section containing provisions in the selection criteria  
15 for the provisions of quality, species, trees, and other landscape vegetation.

16 **(b) Installation.** For information regarding plant installation, see *DSM Chapter 2, Plant*  
17 *Selection, Installation, and Maintenance– Installation* section.

18 **(c) Irrigation.** Irrigation systems are encouraged, as they are reliable components of  
19 plant maintenance, especially during critical periods of establishment after planting.

20 [LDC 7.01.05.C1-3 Quality][LDC 7.01.05.H Maintenance][LDC 7.01.05.A Installation]

22 **Article 8 Signs. Section 1 of Ord. No. 2007-27, adopted May 24, 2007**

23 **Sec. 5-8.1 General principles.** In order to preserve the county as a desirable  
24 community in which to live, vacation and do business, a pleasing visually attractive  
25 urban, suburban, rural and resort environment is of foremost importance. The regulation  
26 of signs within the county is a highly contributive means by which to achieve this desired  
27 end. These sign regulations are prepared with the useful intent of enhancing the  
28 environment and promoting the continued well-being of the county.

29 **Sec. 5-8.2 Purpose.** It is the purpose of this division to promote the public health,  
30 safety and general welfare through a comprehensive system of reasonable, consistent  
31 and nondiscriminatory sign standards and requirements. These sign regulations are  
32 intended to:

33 **(a)** Enable the identification of places of residence and business.

34 **(b)** Allow for the communication of information necessary for the conduct of commerce.

35 **(c)** Lessen hazardous situations, confusion and visual clutter caused by proliferation,  
36 improper placement, illumination, animation and excessive height, area and bulk of  
37 signs that compete for the attention of pedestrian and vehicular traffic.

**Comment [BP31]:** Director recommends adding diversity of planting material to address Comp Plan (CON 1.6.1). Diversity of plant materials lessen likelihood of catastrophic

- 1 (d) Enhance the attractiveness and economic well-being of the county as a place to live,  
2 vacation and conduct business.
- 3 (e) Protect the public from the dangers of unsafe signs.
- 4 (f) Permit signs that are compatible with their surroundings and aid orientation, and  
5 preclude placement of signs in a manner that conceals or obstructs adjacent land  
6 uses or signs.
- 7 (g) Encourage signs that are appropriate to the zoning district in which they are located  
8 and consistent with the category of use to which they pertain.
- 9 (h) Curtail the size and number of signs and sign messages to the minimum reasonably  
10 necessary to identify a residential or business location and the nature of any such  
11 business.
- 12 (i) Establish sign size in relationship to the scale of the lot and building on which the  
13 sign is to be placed or to which it pertains.
- 14 (j) Preclude signs from conflicting with the principal permitted use of the site or  
15 adjoining sites.
- 16 (k) Regulate signs in a manner so as to not interfere with, obstruct vision of, or distract  
17 motorists, bicyclists or pedestrians.
- 18 (l) Require signs to be constructed, installed and maintained in a safe and satisfactory  
19 manner.
- 20 (m) Preserve and enhance the natural and scenic characteristics of this community.

21

## 22 GRAPHIC LINK: SIGN TYPES

23

### 24 Sec. 5.8-3 Sign permits.

- 25 (a) **Permit required.** Except as provided for in this article, it shall be unlawful for any  
26 person to erect, construct, alter or relocate within the unincorporated area of  
27 Escambia County, Florida, any sign without having first obtained a land use  
28 certificate and/or a building permit issued by department of growth management  
29 (department).
- 30 (b) **Application for permit.** Each application for a permit, with the required fees, shall  
31 be filed with the department on a form furnished for that purpose. Application for  
32 such permit, describing the work to be done, shall be made in writing to the  
33 department by the person, firm, or corporation installing the work, and the permit  
34 when issued shall be to such applicant. Only authorized employees or officers of a  
35 company or corporation that is qualified as a sign erection contractor can sign for  
36 permits by that holder. The holder of the sign erection contractor's certificate shall  
37 provide a letter of authorization for such employees or officers. The application shall  
38 indicate the location, sign dimensions, and contain such other information as may be  
39 required by the department.

1 State law requires construction to be done by licensed contractors; however, the  
2 owner of the particular property in question may sign an owner builder disclosure  
3 statement. This allows the owner of the property to act as his/her own contractor in  
4 accordance with Florida Statue. Upon receipt of a completed application, the  
5 department shall approve or deny the application within 15 days. An applicant who  
6 does not receive either a permit or denial within 20 days of submission of a  
7 completed application may file an administrative appeal as set forth in this Code. An  
8 applicant who is denied a permit may seek prompt judicial determination of such  
9 denial.

10 **(c) Review criteria for multitenant centers.** For all new construction of multitenant  
11 centers, a master sign plan must be submitted as part of the development review  
12 process. This plan must include in it the building elevations of the proposed project,  
13 the square footage of signs (both freestanding and wall signs). The location and size  
14 of each sign allotted to the individual occupants must be determined. Once the  
15 criteria have been established for a multitenant center or complex, the criteria shall  
16 apply to the entire center, as well as each individual occupant, and shall remain as  
17 long as the center exists, regardless of change of ownership or management. The  
18 criteria may only be changed if:

- 19 **(1)** All signs in the center are changed to conform to the new approved criteria; and  
20 **(2)** Written consent to the plans and criteria are provided by the owner of the building,  
21 structure or land to which or on which the sign structure is to be erected,  
22 relocated, maintained or altered.

23 **(d) Permit fees.** A permit fee shall be charged and collected in accordance with a  
24 schedule of development permit fees established by resolution of the board of  
25 county commissioners. A permit shall not be valid until the prescribed fees have  
26 been paid. An amendment to a permit will not be approved until the additional fees, if  
27 any, have been paid.

28 **(e) Failure to obtain permit.** If any person commences work on an installation before  
29 obtaining the necessary permit from the department, the permit fee established by  
30 resolution of the board of county commissioners shall be tripled.

31 **(f) Lapse of sign permit.** A continuing sign permit shall lapse automatically if the  
32 business license for the premises lapses, or is revoked or is not renewed. A sign  
33 permit shall also lapse if the business activity on the premises is discontinued for a  
34 period of 180 calendar days or more and is not renewed within 30 days of notice  
35 from the county to the last permit, sent to the premises, that the sign permit will  
36 lapse if such activity is not renewed.

37 **(g) Changes.** In those cases where the corporate entity which originally applied for  
38 land use approval transfers the application to another corporate entity, notification of  
39 that change must be provided to the department prior to issuance of the permit. This  
40 notification must take the form of a certified letter to the director advising of the  
41 transfer of the application. Alternatively, the corporate entity may submit a new  
42 application for land use. The permit when issued shall be for such installation as is  
43 described in the application and no deviation shall be made from the installation so

1 described without the written approval of the director. Permits, when issued and  
2 work commenced, may not be canceled or another permit issued for the same work  
3 except by mutual consent of the permit holder and owner and/or builder or by court  
4 order.

5 **(h) Revocation.** The permit, when issued, shall become invalid if no work is started  
6 within 180 calendar days after its issuance, or if the work authorized by such permit  
7 is suspended or abandoned for a period of 180 calendar days after the time work  
8 has commenced. An extension of time, for a period not to exceed 90 days, may be  
9 allowed for the permit provided the extension is requested in writing and justifiable  
10 cause is demonstrated.

11 **(i) Construction specifications.** All signs shall comply with the appropriate detailed  
12 provisions of the Southern Standard Building Code relating to design, structural  
13 members and connections. Signs shall also comply with the provisions of the  
14 applicable electrical and building codes and the additional construction standards  
15 hereinafter set forth in this section. These sign regulations are intended to  
16 complement the requirements of the building and electrical codes adopted by the  
17 county. Wherever there is inconsistency between these regulations and the building  
18 and electrical code, the more stringent requirement shall apply.

19 **(j) Identification of signs.**

20 **(1) Identification plate:** Each sign hereafter erected or remodeled shall bear, in a  
21 permanent position thereon, a clearly legible identification plate stating the name  
22 and address of the owner of the sign, and the person, firm or corporation  
23 responsible for its construction, erection and the date of erection. Electrical signs  
24 shall be marked with input amperages at the full load. Every electric sign of any  
25 type shall be listed and installed in conformance with that listing.

26 **(2) Permit sticker:** Each sign shall have a sticker placed on one of the faces of the  
27 sign that identifies the permit number that was originally issued by the  
28 department; these will be color coded to indicate any nonconformance at the time  
29 of erection of the sign.

30 **(k) Limit to the number of freestanding signs.** For all zone lots with multiple uses or  
31 multiple users, there shall be a limit to the number of freestanding signs of one for  
32 each street on which the zone lot has frontage and shall provide for shared or  
33 common usage, except for as provided inspections 5.8-5 and 5.8-7 of this article.

34 **(l) Permitting of billboards.** On new roadways which meet the criteria of section 5.8-  
35 6, permits for billboards will not be issued until the commencement of general traffic  
36 flow on the roadway or until the road has been appropriately classified through the  
37 Comprehensive Plan amendment process, whichever occurs first. Permits will  
38 generally be issued on a first-come, first-served basis. In those instances where two  
39 applicants simultaneously apply for a location or locations which, due to their  
40 proximity, would allow only one of the billboards to be constructed, the applicant  
41 whose state permit was issued first will be granted the permit for construction.

1 **Sec. 5.8-4 Exempt and prohibited signs.**

2 **(a) Exempt signs.** The following signs are exempt from the permitting requirements of  
3 this article. Exempt signs shall be safely constructed, situated and maintained in  
4 such manner as to not create a hazard or nuisance to the public.

- 5 **(1)** "No Trespassing" or "No Dumping" signs of three square feet or less.
- 6 **(2)** Identification signs of three square feet or less.
- 7 **(3)** Private informational signs or public signs for traffic control, street designation or  
8 direction to public facilities. Directory signs at door or in courtyard of multitenant  
9 building.
- 10 **(4)** Governmental flags and decorative flags or wind socks on a residence.  
11 Corporate flags are a sign and are allowed as part of the allowed square footage  
12 for a zone lot.
- 13 **(5)** Holiday or special event decorations, incidental to a business and/or residence  
14 and customarily associated with a holiday or a special event.
- 15 **(6)** Credit card window signs of three square feet or less, one for each business.
- 16 **(7)** Menu boards or price lists for drive-through facilities of no more than 40 square  
17 feet each. Such signs shall be located adjacent to and oriented toward the drive-  
18 through area.
- 19 **(8)** Graphics and trademarks on vending machines, gas pumps and other machinery  
20 customarily used for sales outside of a building.
- 21 **(9)** Signs required or authorized by federal, state, or county law, including official  
22 highway beautification signs.
- 23 **(10)** House address numbers and family name signs of two square feet or less in  
24 residential districts.
- 25 **(11)** Garage/yard sales/open house signs four square feet or less, not more than  
26 three feet above ground level. Sign must be removed after sales or open house  
27 concludes.
- 28 **(12)** Window signs.
- 29 **(13)** Special event banner sign for businesses.
- 30 **(14)** Flutters, pennants, and other signs referred to as wind signs, consisting of  
31 material or objects and fastened in such a manner as to move upon being  
32 subjected to pressure by the wind. When these items have deteriorated or lost at  
33 least 20 percent of their original volume, they must be removed or replaced.
- 34 **(15)** Political signs subject to the restrictions of section 5.8-6.
- 35 **(16)** Community Redevelopment Area gateway signs.

36  
37 **(b) Prohibited signs.** It shall be unlawful to erect or maintain any sign described as  
38 follows:

1 **(1)** Traffic or pedestrian hazards. Any sign which constitutes a traffic hazard or a  
2 detriment to traffic safety by reason of its size, location, movement, coloring or  
3 method of illumination. No sign shall obstruct vehicular vision between three feet  
4 and 9 1/2 feet measured vertically from the street level at the base of the sign.  
5 Any sign which obstructs the vision between pedestrians and vehicles using the  
6 public right-of-way including, but not restricted to, those not meeting visibility  
7 standards in this Code. Specifically prohibited are signs using:

- 8 **a.** Animated or moving sign structures, flashing signs, or stroboscopic lights,  
9 except electronic message centers that meet the provisions of section 5.8-9.  
10 **b.** Bare bulbs, defined as clear or fully transparent enclosure of the bulb  
11 filament; and  
12 **c.** Words and traffic control so as to interfere with, mislead, or confuse traffic,  
13 such as "stop," "look," "caution," "danger" or "slow."

14 **(2)** Signs in the right of way except federal, state or county- authorized signs, including  
15 CRA gateway signs and wayfinding signs authorized by a governmental entity.  
16 This exception shall not be construed to authorize any signage without necessary  
17 local, state or federal licenses or permits.

18 **(3)** Abandoned signs.

19 **(4)** Portable signs except when authorized as a temporary sign.

20 **(5)** Signs made of combustible materials that are attached to or in close proximity to  
21 fire escapes or firefighting equipment.

22 **(6)** Handbills, posters and commercial or non-commercial notices that are attached in  
23 any way upon telephone poles, utility poles, fences (except as allowed in this  
24 article), bridges, sidewalks, trees or other natural objects.

25 **(7)** Projecting signs that project into the public right-of-way or the site triangle of  
26 motorists or do not maintain a minimum clear height of 9 1/2 feet above ground.

27 **(8)** Signs that are in violation of the building code or electrical code.

28 **(9)** Blank temporary signs.

29 **(10)** Any other signs that are not specifically permitted or exempted by this article.

### 30 **Sec. 5.8-5 Temporary signs.**

31 The following signs shall be allowed temporarily and permit requirements are as  
32 specified below. A land use certificate shall be required, where applicable, and this may  
33 be accomplished by facsimile, with proper prearrangement for fee collection. Any  
34 temporary sign must be at all times maintained off the right-of-way. A temporary sign  
35 may not be an electric sign.

36 **(1) Portable signs.** Portable signs, with a maximum size of 45 square feet are  
37 allowed with permits. The number of such portable signs shall be limited to one for  
38 each business, one at a time and are allowed for the following on-premises uses:

- 39 **a. Interim sign:** A new business or a business in a new location whose allowable  
40 freestanding sign has not yet been erected may utilize a conforming portable  
41 sign for a period of not more than three years or until installation of the  
42 allowable freestanding sign, whichever shall occur first.  
43

1 **b. Grand opening sign:** A new business including those with permanent  
2 signage may utilize a portable sign one time for a maximum of 30 consecutive  
3 days in conjunction with a grand opening.

4  
5 **c. Promotional sign:** A business may utilize one portable sign 30 days during a  
6 calendar year for promotional uses.

7  
8 **(2) Banners.** A maximum of two banner signs are allowed per business at any time,  
9 without permit. The maximum size allowed is 60 square feet.

10 **(3) Real estate and construction signs.** Real estate and construction signs are  
11 allowed without permit under the following conditions:

- 12  
13 **a.** One nonilluminated sign of each type shall be allowed on each street frontage  
14 of the subject property only. Except when the subject property has a linear  
15 frontage of 300 feet or more, then two signs shall be allowed on that frontage  
16 and where the property contains at least 1,000 feet of frontage on a roadway  
17 then three signs shall be permitted on that roadway.

18 **b.** The following dimensional standards shall be met:

19 Maximum sign height:  
20 Residential districts . . . 6 feet  
21 All other districts . . . 15 feet

22  
23  
24 Maximum sign area:

25

	Real Estate	Construction
Residential districts	6 sq. ft.	6 sq. ft.
Other districts	32 sq. ft.	50 sq. ft.
Perdido Key	32 sq. ft.	32 sq. ft.

26  
27 **c.** Construction signs shall not be erected more than 60 calendar days prior to  
28 the beginning of construction and shall be removed immediately if  
29 construction has not begun after 60 calendar days or if construction is halted  
30 thereafter for a period of more than 30 calendar days.

31 **d.** Real estate signs shall be removed within 30 calendar days following the sale  
32 or rental of subject property.

33 **(4) Political signs.** Temporary political campaign signs are allowed without permit  
34 in all zoning districts subject to the following restrictions: The following  
35 dimensional standards shall be:

36 Residential districts, maximum size per sign . . . 12 sq. ft.

37 All other districts, signage per zone lot . . . 32 sq. ft.



1 Each candidate for political office shall remove, or be responsible for the removal  
2 of all of his/her political campaign advertisements within 30 calendar days after:

3 Withdrawal of candidacy;  
4 Having been eliminated as a candidate; or  
5 Being elected to office.

6 A candidate is not expected to remove those political campaign advertisements  
7 that are in the form of a billboard erected by an outdoor advertising business.

8 **Sec. 5.8-6 Off-premises signs.**

9 **(a) Bench signs and bus shelters.** Bench signs or bus shelters are allowed, provided  
10 the shelters have approvals from the Escambia County Transit Authority and the  
11 division of traffic safety and meet the following conditions:

12 **(1)** They are only placed at bus stops along the route of the Escambia County  
13 Transit System.

14 **(2)** A maximum of one bench sign or shelter may be placed at each stop.

15 **(3)** All benches must be placed inside the road right-of-way but cannot create  
16 hazardous sight lines near curb cuts or block sidewalks. All benches and shelters  
17 must conform to traffic safety division placement requirements.

18 **(4)** All nonconforming bench signs or shelters shall be removed within 90 calendar  
19 days after the effective date of this article.

20 **(b) Baseball fields and similar recreational facilities.** Off-premises signs placed on  
21 fences around play fields or areas concerned with youth and school activities are  
22 allowed without permit. All other signs placed in such a manner as to front the  
23 adjacent roadways are prohibited unless they are permitted as off-premises signs  
24 and meet all requirements specified in this article. Existing signs shall be subject to  
25 the provisions of section 5-8.11.

26  
27 **(c) Billboards.**

28 **(1) Cap and replace restrictions.**

29 **a.** Maximum number of permitted billboards. The maximum number of  
30 permitted billboard structures allowed within Escambia County shall be limited  
31 to those existing, or having received county site inspection approval as of  
32 December 12, 2001, and those additional billboards necessary for  
33 implementation of item c below.

34 **b.** New billboards. A building permit for the construction of a new billboard  
35 structure may only be issued after the removal of one existing billboard  
36 structure. Confirmation of removal of an existing billboard shall be on file in  
37 the building inspections department prior to issuance of a building permit to  
38 construct a new billboard structure. Such confirmation may be in the form of a  
39 photograph submitted by the applicant or a site inspection by county staff.

40 Upon confirmation of the removal of a billboard structure, a certificate shall be  
41 issued by the building inspections department to the owner of a removed

1 billboard structure for each billboard structure removed. The owner of the  
2 certificate may choose to hold the certificate, redeem it for a building permit to  
3 construct a new billboard structure, or convey the certificate to a third party.

4 **c.** Replacement of billboards on scenic highways. Notwithstanding the  
5 maximum number of permitted billboards, the removal of an existing billboard  
6 on a designated scenic highway will entitle the owner of the removed billboard  
7 structure to purchase building permits for construction of two new billboard  
8 structures.

9 **(2) Billboard inventory.**

10 **a. Inventory.** The building inspections department will maintain an inventory of  
11 billboards within the county.

12 **b. Annual audit.** The building inspections department will conduct an annual  
13 audit of permits issued for billboards to determine the current number of  
14 billboards within the county. The results of the annual audit will be presented  
15 to the board of county commissioners in the Comprehensive Plan annual  
16 report.

17 **(3) Dimensions and location.** Freestanding off-premises signs are permitted in  
18 HDMU, Com, HC/LI and Ind zoning districts in accordance with the following area  
19 and height maximums. Freestanding off-premises signs are prohibited in all other  
20 zoning districts.

21 Area maximum:

22 Interstate highway frontage . . . 378 sq. ft.  
23 Arterials and four-lane roads . . . 378 sq. ft.  
24 Other streets . . . 100 sq. ft.

25 Height maximum\*:

26 Interstate highway frontage\*\* . . . 50 ft.  
27 Arterials and four-lane roads . . . 35 ft.  
28 Other streets . . . 20 ft.

29 \* Measured from the crown of the road adjacent to the location of the sign.

30 \*\* Measured from elevation of closest interstate through traffic lane.

31 **(4) Spacing.**

32 **a. Placement:** No sign shall be located within 100 feet of any residentially  
33 zoned property as measured along the right-of-way. Setback is 15 feet.

34 **b. Arterial and four-lane road frontage:** For off-premises signs other than  
35 those adjacent to and facing interstate highways, 1,000 feet from any other  
36 off-premises nonaccessory signs on the same side of the road right-of-way  
37 measured from the closest parts of any two signs. V-type or back-to-back  
38 outdoor advertising signs on the same structure with an angle between them  
39 of not more than 90 degrees shall be considered one sign.

40 **c. Interstate highway frontage:** Off-premises advertising signs adjacent to or  
41 facing interstate highways, 2,000 feet from any other off-premises signs on  
42 the same side of the highway right-of-way, measured from the closest parts of

1 any two signs. No structure may be located adjacent to or within 500 feet of  
2 an interchange, intersection at grade, or safety rest area, said 500 feet to be  
3 measured along the Interstate from the beginning or ending of pavement  
4 widening at the exit from or entrance to the main-traveled way.

5 **d. Scenic highways:** No billboard shall be located within 500 feet or within the  
6 line of sight, whichever is less, of the nearest edge of a scenic highway, other  
7 roadways classified as scenic in the Escambia County Comprehensive Plan,  
8 on Perdido Key, or that can be seen from scenic highways within  
9 unincorporated Escambia County, specifically including Scenic Highway and  
10 Perdido Key Drive, and any scenic highway as designated by the State of  
11 Florida.

12 **(5) Noncomplying billboards.** Any billboard in existence or fully permitted but not  
13 yet constructed as of the date of that notice of intent to enact this ordinance is  
14 first published, or billboards which had applied for, but not completed, the state  
15 and county permitting process prior to December 12, 2001, shall be deemed to  
16 be a conforming structure. Applications for permits received after such date must  
17 comply with the requirements of section 2 of this ordinance or the permit will be  
18 denied.

19 **(d) Off-premises signs on Perdido Key.** Off-premises signs shall be allowed on  
20 Perdido Key only through a county-based informational and lease/sale based  
21 signage program. The county shall design, construct, maintain and lease or sell  
22 space for informational signs on Perdido Key Drive for the sole purpose of providing  
23 directional information to the developments that do not have frontage on Perdido  
24 Key Drive.

25 **(1) Size.** The rental/sale space for individual businesses or developments shall not  
26 exceed three square feet per sign. Lease/sale agreements for more than one  
27 sign location are permitted.

28 **(2) Information allowed.** Information allowed on signs shall be limited to identifying  
29 the name and location of a business/development through items such as logos,  
30 the specific name of the entity and numerical distance to the location, including  
31 directional arrows. These signs shall not permit leading advertisements.

32 **(3) Location.** The locations are limited to one sign at each county road intersecting  
33 Perdido Key Drive.

#### 34 **Sec. 5.8-7 On-premises signs.**

35 **(a) Single-family zones.** The following permanent on-premises signs shall be allowed,  
36 with permits, in residential zones LDR, R-1PK, R-2PK, MDR, RR, and in RMU and  
37 Agr. One sign per zone lot, such a sign may be a ground or wall sign.

38 **(1) Nonresidential uses.** Includes houses of worship, educational institution,  
39 library, community center and civic organization and other permitted  
40 nonresidential uses. (Note: Home occupations are accessory to the principal  
41 activity and signage is specifically not allowed.

42 Permitted signs are:

1 One sign:  
2 Area maximum, freestanding . . . 32 sq. ft. OR  
3 Area maximum, wall . . . 10% of the wall surface facing the  
4 roadway not to exceed 200 sq. ft.  
5 Height maximum . . . 6 ft. From grade  
6 Setback minimum . . . 10 ft.

7 **(2) Identification signs:** Two identification signs per residential subdivision or  
8 development entrance.

9 Area maximum . . . 32 sq. ft.  
10 Height maximum . . . 6 ft. From grade  
11 Setback minimum . . . 10 ft.

12 **(b) Multifamily zones.** The following permanent on-premises signs shall be allowed,  
13 with permits in residential zones, including R-3PK, R-4, R-5, and SDD:

14 **(1) Nonresidential uses:** Includes house of worship, educational institution, library,  
15 community center and civic organization, plus R-4 office uses and other  
16 permitted nonresidential uses.

17 Permitted signs are:

18 One sign:  
19 Area maximum, freestanding . . . 32 sq. ft. OR  
20 Area maximum, wall . . . 10% of the wall surface facing the roadway not to  
21 exceed 200 sq. ft.  
22 Height maximum . . . 15 ft. From grade  
23 Setback minimum . . . 10 ft.

24 **(2) Residential complexes:** Two identification signs per residential subdivision or  
25 development entrance.

26 Area maximum . . . 32 sq. ft.  
27 Height maximum . . . 6 ft. from grade  
28 Setback minimum . . . 10 ft.

29 **(3) Office center:** A building complex with two or more establishments is authorized  
30 to have a maximum combined sign area of not more than 200 square feet. If the  
31 center has more than one street frontage, then an additional 32 square foot  
32 identification sign is allowed for other frontages.

33 **(c) Commercial and industrial zones.** The following permanent on-premises signs  
34 shall be permitted in commercial and industrial zones including Com, C-1PK, HC/LI,  
35 Ind, and in HDMU for commercial establishments only:

1 **(1) New commercial buildings.** Total allowable square footage of signage per  
 2 zone lot: 1.5 square feet of signage (wall and freestanding) per lineal foot of  
 3 addressed street frontage. Minimum allowable sign area per zone lot is 100  
 4 square feet (\*see note on corner lot signage). A master sign plan must be  
 5 submitted to the development review committee as part of the overall approval  
 6 process.

7 **(2) Existing commercial buildings.** Total allowable square footage of freestanding  
 8 signs and wall signs are calculated separately. Freestanding signs: The  
 9 maximum square footage of freestanding sign signs per zone lot is 1.0 square  
 10 feet of signage per lineal foot of the addressed street frontage. Minimum  
 11 allowable sign area per zone lot is 100 square feet.

12 **a.** Freestanding or projecting sign: Height shall be measured from the crown of  
 13 the road adjacent to the location of the sign or from the ground at the base of  
 14 the sign supports to the top of the sign, whichever is higher in elevation. One  
 15 additional changeable copy sign or electronic message center, with no more  
 16 than 32 square feet, is allowed as part of the allowable sign area, provided it  
 17 shares the support structure of the one pole sign allowed for the zone lot and  
 18 the primary sign that shares the structure has no movable lettering.

19 **GRAPHIC LINK: Freestanding Sign with Moveable Letter Sign 32 Square**  
 20 **Feet Maximum**

21 **b.** Maximum sign area of an individual freestanding sign is not to exceed:

22 **TABLE INSET:**

		>8 Developed acres
Vicinity of the interstate	250 sq. ft.	375 sq. ft.
Arterial	200 sq. ft.	300 sq. ft.
Collector	150 sq. ft.	225 sq. ft.
Other	100 sq. ft.	150 sq. ft.

23 **c.** Freestanding sign height maximum:

24 **TABLE INSET:**

Vicinity of the interstate	50 ft.
Arterial	35 ft.
Collector	25 ft.
Other	20 ft.

25 **d.** Number of signs permitted:

26 **1.** Two acres and smaller--One freestanding sign only per street frontage.

1 2. One additional freestanding sign will be allowed for each full acre in parcel  
2 size above two acres. All signs on a single parcel must have a minimum  
3 spacing between signs of 200 feet measured continuously along the  
4 rights-of-way through common point or points, from the closest parts of  
5 any two signs. The maximum total number of freestanding signs per zone  
6 lot is four.

7 **(3) Signs on a corner lot.** If the zone lot in question is a corner lot, the applicant  
8 may increase the size of the freestanding sign by one-third or by two-thirds if the  
9 applicant chooses to have only one freestanding sign and the location of the  
10 zone lot is on the corner of the following intersections:

11 **a. Collector/collector**--Allowed to increase the freestanding sign by one-third of  
12 the secondary street frontage.

13 **b. Arterial/collector**--Allowed to increase the freestanding sign by one-third of  
14 the secondary street frontage.

15 **c. Arterial/arterial intersections**--Allowed to increase the freestanding sign by  
16 two-thirds of the secondary street frontage (see example below).

17 **GRAPHIC LINK: Arterial/Arterial Intersections**

18 **(d) Corner lot signage.**

19 **(1) Footage allowed:**

20 Collector/collector frontage or arterial/collector frontage:

21  $150' + 1/3(75') = 175'$   $175' \times 1.5 = 262.5'$

22 Arterial/arterial frontage:

23  $150' + 2/3(75) = 200'$   $200' \times 1.5 = 350'$

24 **(2)** Perdido Key is allowed 50 percent of the sign allowance by the formula in this  
25 Code for commercially zoned properties, with a maximum size freestanding sign  
26 of 100 square feet allowed and all freestanding signs on a zone lot must have a  
27 minimum spacing between signs of 300 feet measured continuously along the  
28 rights-of-way through a common point or points, from the closest parts of any two  
29 signs.

30 **(3)** Two banner signs are allowed per business. The maximum size allowed is 60  
31 square feet and the banners are exempt from permitting.

32 **(4)** Setbacks: All freestanding signs shall be set back from the street right-of-way ten  
33 feet or more, measured from the forward-most edge of the sign. For those signs  
34 placed on a corner, the side setback will be determined by measuring 35 feet  
35 along the intersection of the two public rights-of-way.

36 **GRAPHIC LINK: Sight Triangle**

37 **(5)** A sign may be located within the required setback area, up to one foot of the  
38 property line, if the owner executes an agreement (in a form acceptable to the  
39 county attorney) that provides for the following:

- a. Indemnification of the county from all claims arising in connection with the sign;
- b. Agreement that all existing signs on the zone lot have been brought into agreement with this article; and
- c. Forfeiture of rights to compensation for removal necessitated by government action.

OR

- d. The owner must apply to the board of adjustments for a variance to the required setback and submit a plan that demonstrates that the proposed location for the sign will not obstruct vehicular vision.
- e. If the applicant requests to place a freestanding sign less than the required ten feet (i.e., <10' from the property line), in addition to the hold harmless agreement or the approval of a variance, for every one foot increment from the setback to the property line, the maximum sign height allowed is reduced by two feet. No sign shall obstruct vehicular vision between three feet and 9 1/2 feet measured vertically from the street level at the base of the sign.

**GRAPHIC LINK: No Signage Area**

**(e) Wall signs.** The maximum square footage for a wall sign shall not exceed ten percent of the wall surface facing the addressed street. For those businesses with more than one store front, the maximum square footage for a wall sign shall not exceed 15 percent of the wall surface facing the addressed street. Any one sign shall not exceed 200 square feet. The wall surface shall be measured by determining the total vertical wall surface and the horizontal wall surface and can include the roof surface when the roof slope is steeper than 45 degrees. Signs painted on the wall surface shall require a land use certificate but shall not require a building permit.

**(1) New commercial businesses.** The square footage of wall signs are deducted from the total allowable square footage permitted for the zone lot (see section 5.8-9).

**(2) Existing commercial businesses.** The square footage of wall signs is calculated by using the elevation of each individual store front. The square footage is calculated separately from freestanding signs.

Note: The square footage authorized under this provision may be allocated to one or more wall signs mounted on the vertical wall surface or the sloped roof surface.

Typical Building with Roof Slope Steeper Than 45 Degrees

1 **GRAPHIC LINK: Typical Building with Roof Slope Steeper Than 45**  
2 **Degrees**

3 Typical Building with Roof Slope  
4 Less Than 45 Degrees

5 **GRAPHIC LINK: Typical Building with Roof Slope Less Than 45 Degrees**

6 **(3) Awning, canopy and marquee signs:** Such signs may be substituted for all or  
7 part of the allowed wall sign, and measured by the copy in the sign area.

8 **(4) Architectural accents, murals, roof signs and historic signs:** Such signs  
9 shall be permitted only as a conditional use.

10 **(f) Conditional use.**

11 **(1) Industrial:** Signs for industrial uses and in industrial zones only, in excess of the  
12 above, can be approved as a conditional use, with the approval of the BOA.

13 **(2) Scenic roadways:** Because of the unique character and related historic and  
14 tourist significance, all signage along these roadways should reflect the unique  
15 scenic qualities of their environment.

16 **(3) Architectural accents:** Must conform to the scale and architecture of the  
17 building plus the urban design character of the immediate area.

18 **(4) Murals:** Sign must be professionally painted and conform to the urban design  
19 character of the immediate area.

20 **(5) Roof sign:** Sign must conform to the scale and architecture of the building plus  
21 the urban design character of the immediate area.

22 **(6) Historic Sign:** Sign must be officially designated historic by the appropriate  
23 federal, state, or local historic entity or otherwise constitute a local landmark as  
24 determined by the BOA.

25 **Sec. 5.8-8 Design and performance standards.**

26 **(a) Illuminations:** In the case of external lighting such as floodlights, thin line and  
27 goose neck reflectors, these are permitted, provided that the light source is directed  
28 on the face of the sign and is effectively shielded so as to prevent beams or rays of  
29 light from being directed onto any portion of any right-of-way. Internally lit signs are  
30 permitted. All signs shall comply with the provisions of the applicable electrical and  
31 building codes and must be listed and installed in conformance with that listing.

32 **(b) Traffic safety:** No sign may:

33 **(1)** Project into the line of vision of any traffic control signal from any point in a  
34 moving traffic line within 660 feet of the signal.

35 **(2)** Attempt or appear to regulate, warn, or direct the movement of traffic or interfere  
36 with, indicate, or resemble any official traffic sign.

37 **(c) Electronic messages and displays:** Electronic message centers are subject to the  
38 following requirements:



- 1 (1) **Operational limitations.** Such displays shall be limited to static displays,  
2 messages that appear or disappear from the display through dissolve, fade[,]  
3 travel or scroll modes, or similar transitions and frame effects that have text,  
4 animated graphics or images that appear to move or change in size, or be  
5 revealed sequentially.
- 6 (2) **Minimum display time.** Each message on the sign must be displayed for a  
7 minimum of five consecutive seconds.
- 8 (3) **Dimmer control required.** No electronic message center shall be erected  
9 without a dimmer control device for regulating brightness and illumination of the  
10 display.
- 11 (4) **Percent/period sign to be dimmed.** Display shall be dimmed to 30 percent of  
12 maximum illumination brightness from dusk until dawn.

13 **(d) Maintenance.**

- 14 (1) **Standards:** Every sign, including those specifically exempt by this Code in  
15 respect to permits and permit fees, shall be maintained in good structural  
16 condition at all times. All signs shall be kept neatly painted, including all metal  
17 parts and supports thereof that are not galvanized or of rust-resistant material.  
18 Double-faced signs shall be fully enclosed. The vegetation around, in front of,  
19 behind, and underneath the base of signs for a distance of ten feet shall be  
20 neatly trimmed and free of unsightly weeds, and no rubbish or debris that would  
21 constitute a fire or health hazard shall be permitted under or near the sign.
- 22 (2) **Necessary maintenance and repairs:** These repairs may be made to  
23 nonconforming sign to maintain their structural integrity, provided that repair or  
24 replacement of structural elements or electrical wiring does not exceed 35  
25 percent of the appraised or fair market replacement value of such sign in any 12-  
26 month period, provided that any normal maintenance or repair of the sign or sign  
27 structure or copy in any way does not expand the nonconformance whereby the  
28 sign shall lose its nonconforming legal status.
- 29 (e) **Development site plan requirements.** All existing and proposed sign locations for  
30 development projects must be shown on the site plan when reviewed by the  
31 development review committee. Locational criteria will be reviewed to determine if  
32 setback and conformance requirements have been addressed.
- 33 (f) **Enforcement and penalties.** This article may be enforced in any manner, allowed,  
34 authorized or provided by law or ordinance, and as otherwise provided herein.  
35 Violations of this article shall be subject to the penalties provided by applicable law  
36 or ordinance.

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1 **Sec. 5.8-9 Nonconforming signs.**

2 **(a) Replacement.** When any sign is substantially damaged, destroyed or removed, it  
3 must be replaced or rebuilt in accordance with this article.

4 **(b) Alteration.** An existing nonconforming sign shall not be structurally altered so as to  
5 prolong the life of the sign or so as to change the shape, size, type or design of the  
6 sign or in any way expand the nonconformance.

7 **(c) Discontinuance of use.** The advertising display area of an existing nonconforming  
8 sign shall be brought into conformance or removed and not be reestablished after  
9 the activity, business or usage to which it relates has been discontinued for 90  
10 calendar days. Once notified, the period of time to remove or bring the sign into  
11 conformance is 30 calendar days.

12 **(d) Time of compliance.** Nonconforming signs and signs without permits except as  
13 otherwise provided herein; the owner of any zone lot or other premises on which  
14 exists a sign that does not conform with the requirements of this article or for which  
15 there is no current and valid sign permit shall be obligated to remove such sign or to  
16 bring it into conformity with the requirements of this article.

17 **(e) Nonconforming existing signs, permits and terms.** A sign which was in  
18 existence on the date of adoption of this article and which was constructed in  
19 accordance with the articles and other applicable laws in effect on the date of its  
20 construction, but which by reason of its size, height, location, or design is not in  
21 conformance with the requirement of this article, shall be issued a nonconforming  
22 sign permit (sticker). A change in the information on the face of the sign is allowed.  
23 Any nonconforming sign shall either be eliminated or made to conform to the  
24 requirements of this section when any proposed change, repair, or maintenance  
25 would constitute an expense of more than 35 percent of the lesser of the original  
26 value or replacement value of the sign.

27 **(f) Lapse of nonconforming sign permit.** A nonconforming sign permit shall lapse  
28 and become void under the same circumstances as those under which any sign  
29 permit may lapse and become void.

30 **(g) Sign removal required.** A sign that was constructed, painted, installed, or  
31 maintained in conformance with a permit under this article, but for which the permit  
32 has lapsed or not been renewed, shall forthwith be removed without notice or action  
33 from the county.

34 **(h) Amortization.** Any nonconforming sign existing on the date of adoption of this sign  
35 code may continue to exist for periods specified below by type.

36 **(1)** On-premises signs . . . 10 years

37 **(2)** Portable signs . . . 5 years

38 **Sec. 5-8.10 Message substitution.**

39 Subject to the landowner's consent, a noncommercial message of any type may  
40 be substituted for any duly permitted or allowed commercial message or any duly  
41 permitted or allowed noncommercial message; provided that the sign structure or

1 mounting device is legal without consideration of message content. Such  
2 substitution of message may be made without any additional approval or  
3 permitting. This provision prevails over any more specific provision to the  
4 contrary within this article. The purpose of this provision is to prevent any  
5 inadvertent favoring of commercial speech over noncommercial speech, or  
6 favoring of any particular noncommercial message over any other  
7 noncommercial message. This provision does not create a right to increase the  
8 total amount of signage on a parcel, nor does it affect the requirement that a sign  
9 structure or mounting device be properly permitted.

#### 11 **Sec. 5-8.11 SRIA - Regulation of signs and outdoor displays**

12 **General.** No sign of any character shall be erected, pasted, posted or displayed  
13 upon or about any lot or parcel or anywhere on the island without prior written  
14 permission of the SRIA staff, AEC, or SRIA Board as applicable and the SRIA Board  
15 shall have the right to summarily remove all unauthorized signs.

16 **(a)** Standards and guidelines for design, erection and maintenance of signs.

17 **(1)** Design guidelines for signs and outdoor displays.

- 18 **a.** Sign structure shall be weather resistant material. Main lettering and  
19 background shall be in the colors recommended by the SRIA to match the  
20 color and texture of the structure
- 21 **b.** All permanent signs shall incorporate the use of attached lettering. The use of  
22 duraply or other exterior plywood, together with painted on lettering, is not  
23 approved.
- 24 **c.** Up to one-third of the sign area may include the logo, which may include the  
25 name, or special color scheme of that business.
- 26 **d.** Signs shall be located on the landward side of structures, when possible.  
27 Signs that must be placed on the seaward side of structures shall be  
28 positioned such that they are not in line of sight of the beach and shall be  
29 mounted perpendicular to the beach. If placement of signs within line of sight  
30 of the beach is unavoidable, long-wavelength lighting shall be required.
- 31 **e.** Signs may not be illuminated utilizing up-lighting.
- 32 **f.** All illuminated signs shall be "face-lighted" or "shadow-lighted."  
33 Face-lighting means the light source is operated from the sign surface by  
34 means of spotlighting or similar fixtures. Shadow-lighting is an indirect,  
35 concealed light source which is attached directly to the face of the sign. Each  
36 element to be lighted must have an opaque surface such that the light does  
37 not shine through the element. No exposed neon is allowed. Lighted canopies  
38 displaying the name of the business will be allowed, but in each case a color  
39 rendering of the proposed canopy, with the dimensions of the canopy and the  
40 building to which it will be attached, must be presented to the architectural  
41 and environmental committee for approval.
- 42 **g.** Signs with reader boards containing changeable wording will be considered if  
43 the reader board is restricted to not more than one-third of the sign area, is  
44 incorporated into the main sign and otherwise conforms to the color and  
45 illumination requirements of the sign regulations.

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- h.** Signs for any establishment may be freestanding or attached or a combination of both.
  - i.** Free-standing signs are defined as those located on the leasehold premises, but not a part of the main building structure.
    - 1.** Freestanding signs are encouraged to be low and horizontal in character. The top and bottom of the sign may not exceed 14 feet and six feet, respectively, above the crown of the nearest street/road.
    - 2.** Freestanding signs shall be mounted in or directly adjacent to a required landscaped area which shall not be smaller than the face area of the sign itself.
    - 3.** Freestanding signs may not exceed 65 square feet in area and may be single or double-sided. If a double-sided sign is identical on both sides, its size will be calculated as that of a single face. Supports and landscaping are excluded from sign area calculations as long as they do not include lettering or other symbols.
    - 4.** Businesses that are 750 feet or more from the road right-of-way may have freestanding signs that do not exceed 18 feet above the crown of the road.
  - k.** Attached signs are defined as those which are attached to or incorporated into a building.
    - 1.** Attached signs may not extend above the facade of a building (which may include mansards).
    - 2.** Wall Signs. The maximum square footage for a wall sign shall not exceed 10 percent of the wall surface facing the addressed street. For those businesses with more than one store front, the maximum square footage for a wall sign shall not exceed 15 percent of the wall surface facing the addressed street. Any one sign shall not exceed 200 square feet. The wall surface shall be measured by determining the total vertical wall surface and the horizontal wall surface and can include the roof surface when the roof slope is steeper than 45 degrees.

Note: The square footage authorized under this provision may be allocated to one or more wall signs mounted on the vertical wall surface or the sloped roof surface.
  - l.** Where several businesses are incorporated into an identifiable entity operating under a master lease and a tenant's association, the following regulations will apply:
    - 1.** The main freestanding sign identifying the complex shall not exceed 65 square feet and shall comply with other sign regulations.
    - 2.** Informational or directory signs are limited to 16 square feet.
    - 3.** Individual businesses within the complex having exterior walls fronting a street or parking lot, or facing the water, may display attached signs on said walls not to exceed 16 square feet in size.
    - 4.** Individual businesses inside the complex may display attached signs not to exceed four square feet, near the entrance to their building, on walls other than those described in item 3, above.
  - m.** Should any portion of the exterior of a structure deviate in color from the main part of the structure, whether structural or not, and said deviation

1 represents that company's color scheme or logo, it is considered to be  
2 signage. Any proposed deviation submitted for approval will be considered  
3 on its own merit.

- 4 n. Any vehicle which displays a sign, logo or other advertising related to a  
5 business located within the jurisdiction of the Santa Rosa Island Authority  
6 must be parked in the rear of the business or in an inconspicuous place, out  
7 of view of the public street facing the business.  
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9 **(b) Signs exempt from SRIA development approval.** The type of signs listed below  
10 do not require development approval by the SRIA, provided they are prepared,  
11 posted and maintained in accordance with the provisions of prescribed codes and  
12 providing that the intent of the codes are met in the usage and display of such signs.

13 Note: The following provisions for display of certain signs without obtaining  
14 development approval by the SRIA does not supersede or cancel the provisions  
15 contained in the General Covenants and Restrictions of legally executed lease  
16 agreements relative to obtaining written permission from the SRIA Board before  
17 displaying such signs, nor do these provisions supersede or cancel any  
18 references to the display of signs contained in any lease agreement or restrictive  
19 covenants which pertain to a specific subdivision.

- 20 **(1) Bulletin boards.** One bulletin board per street frontage not over 20 square feet  
21 in area for public, charitable or religious institutions, or places of worship where  
22 the same are located on the premises of said institutions.
- 23 **(2) Contractor signs.** Not more than 12 square feet in area naming the contractor  
24 engaged in the construction on the premises where the sign is located, but only  
25 during such period in which actual construction is taking place.
- 26 **(3) Memorial signs.** Memorial signs or tablets, names or buildings, and dates of  
27 erection when cut into any masonry surface or inlaid so as to be part of the  
28 building, or when constructed of bronze or other incombustible material.
- 29 **(4) Occupant signs.** Signs limited in content to name of occupant, address of  
30 premises, and signs of danger or a caution nature which are limited:  
31 a. Wall and ground signs;  
32 b. No more than two per street front;  
33 c. No more than three square feet per sign in area;  
34 d. No more than ten feet in height above grade;  
35 e. Signs which may be illuminated only from a concealed light source which does  
36 not flash, blink, or fluctuate; and  
37 f. Signs which are not animated.

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39 **(5) Professional signs.** Name plate signs not more than two square feet in area  
40 which are fastened directly to the building and do not project more than six  
41 inches beyond the property line.

42 **(6) Public signs.** Signs required or specifically authorized for a public purpose by  
43 any law, statute or ordinance, which may be of any type, number, area, height  
44 above grade, locations, illumination or animation authorized by the law, statute or  
45 ordinance under which the signs are erected.

1 The Santa Rosa Island Authority, as a matter of policy, extends for itself the  
2 exemption pertaining to public signs, as contained in the SRIA sign regulations,  
3 and declares that any sign of a public information nature which is deemed  
4 necessary by the SRIA Board may be erected without development approval by  
5 the SRIA and may be of such type, number, size, color, height above grade,  
6 illumination and at such location as the SRIA Board deems appropriate.

7 **(7) For sale/rent/lease signs.** Any sign for sale, rent or lease of real property must  
8 be approved by the SRIA prior to use on the island. Thereafter a sign may be  
9 erected upon the offered property which shall not exceed six square feet per face  
10 for residential and 12 square feet per face for commercial property. Signs are to  
11 be located upon the premises and shall be maintained in good condition as long  
12 as displayed.

13 **(8) Signs in display windows.** Signs in the display window of a business which are  
14 incorporated with a display of merchandise or a display relating to services  
15 offered, but which are not affixed to the window.

16 **(9) Political signs.** Not more than two political sign faces, each to be no larger than  
17 two feet by four feet, may be displayed on any leasehold property. Signs must  
18 be posted within the area of the leased property, and shall be removed within 72  
19 hours after the polls close for that particular election. Signs for candidates who  
20 face another election may remain until not later than 72 hours after the polls  
21 close for that election, or until their condition warrants removal/replacement,  
22 whichever occurs first. Political signs may not be put on display sooner than 60  
23 days prior to the first election.

24 **(10) Signs within a building.** Any sign placed inside a building may be erected  
25 without development approval by the SRIA, but is subject to the safety  
26 regulations of the Building Code.

27 **(11) Information signs.**

- 28 a. Signs not exceeding two square feet that contain only non-commercial  
29 messages including designation of rest room, telephone locations, restrictions  
30 on smoking, door openings and private traffic control and parking signs.  
31 b. Permanent signs on vending machines, gas pumps or ice containers indicating  
32 only the contents of such devices. Vending machines must be placed inside  
33 building; or, if placed outside, must be effectively screened from public view  
34 from the street. Vending machines may not be placed on public property.  
35 c. One sign per parking lot not exceeding three square feet per sign face and six  
36 feet in height identifying the business and providing driving and parking  
37 information.

38 **(12) Others.** Pennants and banners may only be displayed for a grand opening or  
39 special event, and must be approved by the Santa Rosa Island Authority staff.  
40 Pennants and banners may be approved by staff for a period not to exceed 14  
41 days provided the request is made ten days prior to the date pennants or  
42 banners are to be displayed. Any other sign, pennant, banner or notice  
43 specifically approved by the Architectural Environmental Committee for a  
44 temporary display not to exceed 30 days may be erected without development  
45 approval by the SRIA.

- 1 **(c) Prohibited signs.** The following signs, street graphics and/or sign structures are  
2 prohibited:
- 3 **(1)** Signs or sign structures which, by coloring, wording or location resemble or  
4 conflict with a traffic control sign or device.
  - 5 **(2)** Signs or lights that rotate, move, glare, flash, change, reflect, blink or appear to  
6 do any of these things.
  - 7 **(3)** Signs that create a safety hazard by obstructing clear view of pedestrians or  
8 vehicular traffic.
  - 9 **(4)** Roof signs erected, constructed, or maintained above the fascia or eave line of  
10 the roof.
  - 11 **(5)** All forms of poster-type signs and notices (except yard sale signs).
  - 12 **(6)** Signs that identify or advertise a product or business no longer located at a  
13 premise.
  - 14 **(7)** Bench signs.
  - 15 **(8)** Billboards.
  - 16 **(9)** Signs that display a message or graphic representation that are lewd, indecent or  
17 otherwise offensive to public morals.
  - 18 **(10)** Signs on public property or designated easements and rights-of-way.
  - 19 **(11)** Signs painted directly on a fence or any part of a building's exterior.
  - 20 **(12)** Flagging and pennants, except when approved by SRIA.
  - 21 **(13)** Devices which produce movement achieved by normal wind currents, or which  
22 give appearance of movement.
  - 23 **(14)** Attention getting devices, including searchlights, banners, propellers, spinners,  
24 streamers, balloons and similar devices or ornamentation designed for purposes  
25 of attracting attention, promotion or advertising, including audio devices.
  - 26 **(15)** Bare bulb illumination around the perimeter of a sign.
  - 27 **(16)** All forms of advertising statuary.
  - 28 **(17)** Off-premise signs except as specifically approved by the SRIA on a temporary  
29 basis.
  - 30 **(18)** Free standing "A" frame signs of any type.
  - 31 **(19)** Portable signs of the type usually leased by sign companies which can be  
32 moved on wheels from place to place, and on which the sign copy can be readily  
33 changed.
  - 34 **(20)** Back lighted or plastic signs.
  - 35 **(21)** Murals.
- 36 Note: Consideration by the SRIA will be given to a request for the display of a  
37 sign as described in "R" above, but only for a specified period of time and only  
38 when it is deemed appropriate; as in the case of a new business establishment  
39 which has made provision for a permanent sign, but said sign has not yet been  
40 provided. Seasonal displays may be approved by staff on an individual basis for  
41 limited periods of time providing request is made ten days prior to date display is  
42 to be erected.
- 43 **(d) Other provisions.**
- 44 **(1) Conformance generally** All signs at Pensacola Beach must conform to these  
45 regulations.
  - 46 **(2) Existing signs**

- 1 a. All signs as described in items 5-8.12 C (1,2 and 3) must be removed not later  
2 than 30 days after notification by SRIA.  
3 b. If lease agreement is modified for any reason, the lessee shall comply with  
4 requirements of the current sign regulations.  
5 c. Sign and sign structures will be removed within thirty (30) days after a  
6 business closes permanently or changes hands, if it is a non-conforming sign.

7 **(3) Interior electric signage used for exterior advertising.** Interior electric signage  
8 used for exterior advertising shall be limited to six square feet per business  
9 unless specifically approved by the SRIA.

10 **(4) Sign inspection.** All signs may be inspected by the SRIA staff as deemed  
11 necessary.

12 **(5) Unsafe signs.** Should any sign become insecure or in danger of falling or  
13 otherwise unsafe in the opinion of the SRIA staff, the Lessee thereof, or the  
14 person or firm maintaining the same, shall, upon written notice from the SRIA  
15 staff, forthwith in the case of immediate danger and in any case within ten days,  
16 remove such sign or secure the same in a manner to be approved by the SRIA  
17 staff, in conformity with the provisions of the Code. If such order is not complied  
18 within ten days the SRIA staff shall remove such sign at the expense of the  
19 Lessee.

20 **(6) Location restrictions.** An outdoor advertising display sign shall not be erected,  
21 constructed or maintained so as to obstruct any fire escape or any window or  
22 door or opening used as a means of egress or so as to prevent free passage  
23 from one part of a roof to any other part therefore. A sign shall not be attached in  
24 any form, shape or manner to a fire escape, nor be placed in such manner as to  
25 interfere with any opening required for legal ventilation.

26 **(7) Design required for development approval.** Before development approval by  
27 the SRIA shall be granted, the erector of every outdoor advertising sign, with the  
28 exception of shingle signs and light cloth temporary signs, shall, if requested by  
29 the SRIA staff, submit to the SRIA staff a design and stress diagram or plan,  
30 containing the necessary information to enable the SRIA staff to determine that  
31 such sign complies with all the applicable regulations of the Standard Building  
32 Code. (Design must comply with structural requirement of the Code.

33 **(8) Wind pressure.** In the design and erection of all permanent outdoor advertising  
34 display signs, the effect of wind shall be carefully considered. All such signs  
35 shall be constructed to withstand 160 mph wind pressure, as required for other  
36 structures.

37 **(9) Freestanding signs.** Every freestanding sign shall provide rigid construction to  
38 withstand wind action from any direction.

39 **(10) Anchors or supports.** Wherever anchors or supports consist of wood  
40 embedded in the soil, the wood shall be pressure treated with an approved  
41 preservative.

42 **(11) Attached signs.** Signs attached to exterior walls of solid masonry, concrete or  
43 stone, shall be safely and securely attached by means of metal anchors, bolts or  
44 expansion screws of not less than three- eighths inch diameter and shall be  
45 embedded at least five inches. Wood blocks shall not be used for anchorage,



1 except in the case of signs attached to building with walls of wood. An attached  
2 sign shall not be supported by anchorages secured to an unbraced parapet wall.

3 **(12) Requirements/procedures for obtaining SRIA development approval.**

4 **a.** A completed application and three sets of detailed drawings (one of which  
5 must be in color to represent as closely as possible the proposed sign) must  
6 be received at the SRIA office.

- 7 **1.** If proposal conforms to SRIA regulations in all respects, development  
8 approval may be approved and issued at staff level.
- 9 **2.** If proposal deviates from SRIA regulations, or if staff feels there is a need  
10 for clarification, the proposal will be submitted to the Sign Review  
11 Committee and/or the AEC for approval. Applicant will be notified of times  
12 and dates on which proposal will be considered.
- 13 **3.** Any proposal requiring a variance of regulations must be approved by  
14 both the AEC and the full SRIA Board. Upon the required approval by the  
15 SRIA staff, AEC and/or SRIA Board, the proposed sign must be submitted  
16 for review and permit issuance by Escambia County.

17  
18 **b.** Drawings and information submitted must include:

- 19 **1.** Detailed face view.
- 20 **2.** Detailed section view (including foundation details if a free-standing sign).
- 21 **3.** Full color rendering of a copy of the three submitted.
- 22 **4.** Description of all materials used.
- 23 **5.** Method of lighting, if any.
- 24 **6.** Dimensions of sign and reader board, if any.
- 25 **7.** Height of top of sign above crown of nearest street, if freestanding.
- 26 **8.** Height of bottom of sign above crown of nearest street, if freestanding and  
27 elevated.
- 28 **9.** Size of sign in square feet.
- 29 **10.** If double-faced, indicate if both sides are identical.
- 30 **11.** If attached sign, show calculations for computing size.
- 31 **12.** If free-standing sign, include three copies of a scaled site plan or a  
32 survey, if deemed necessary, showing proposed sign location and exact  
33 distances to structure on premises, to front and nearest side lot lines and  
34 to street right-of-way and/or easement lines.
- 35 **13.** If freestanding sign, show dimensions of proposed landscaped area.  
36 NOTE: The full color rendering drawing submitted will be retained by  
37 SRIA and becomes its property.

1 **Article 9 Miscellaneous standards.**

2 **Sec.5-9.1 Purpose of article.**

3 This article establishes additional land development standards that implement  
4 Comprehensive Plan policies for minimizing the adverse impacts of development on  
5 adjoining uses and resources, and various implementing standards not otherwise  
6 provided in this chapter.

7 **Sec. 5-9.2 Adverse off-site impacts.[7.07.00]**

8 **(a) Noise.**

9 **(1) Prohibitions.** It shall be unlawful, except as expressly permitted herein, to  
10 make, cause, or allow the making of any noise or sound which exceeds the limits  
11 set forth in this article or the county noise ordinance within the Code of  
12 Ordinances.[7.07.01 A]

13  
14 **(2) Maximum permissible sound levels.** No manufacturing or commercial use  
15 shall operate or cause to be operated any source of sound in such a manner as  
16 to create a sound level which exceeds the limits set forth below at the time of  
17 land use certificate/site plan review, the applicant may be asked to certify the  
18 intent to meet the specified standard:

19 **Sound Level Limits**

Use Occupancy	Time	Sound Level Limit dB
Commercial/ tourist	7:00 a.m.--10:00 p.m.	75
	10:00 p.m.-- 7:00 a.m.	70
Manufacturing ID-P	At all times	60
ID-1 or ID-2	6:00 a.m.--10:00 p.m.	95
	10:00 p.m.-- 6:00 a.m.	85

20 [7.07.01 C]

21  
22 **(3) Hours of operation. [7.07.01 D]**

23 **a.** Mining, borrow pit, resource extraction, and reclamation activities (including  
24 land clearing debris disposal) that require trucks and heavy equipment to  
25 traverse through residential areas as their only access path to pit operations  
26 are limited to the hours between 6:00 a.m. and 6:00 p.m. Monday through  
27 Friday and between 8:00 a.m. and 2:00 p.m. on Saturday.

28 **b.** Mining, borrow pit, resource extraction, and reclamation activities (including  
29 land clearing debris disposal) that access their operations without traversing  
30 through residential areas (i.e., via principal and minor arterial roadways) are  
31 limited to the hours between 6:00 a.m. and 6:00 p.m. Monday through  
32 Saturday.

1 c. Exceptions to the above noted operating hours may be authorized by federal,  
2 state, and/or county authorities in cases of emergency or when determined by  
3 such authorities to best serve the public interest. Any exceptions require  
4 written approval by the county administrator, or his/her appointed designee,  
5 specifying the reason and allowed timeframe(s) for the exception.

6 **(4) Exemptions.** The following uses or activities are exempt from the noise level  
7 regulations noted above, and chapter 1-20.3: **[7.07.01 E]**

8 a. Construction operations for which building permits have been issued,  
9 provided that such operations are limited to the hours between 5:00 a.m. and  
10 one hour after sunset, except that on Pensacola Beach:

- 11 1. No outside construction may begin before 6:30 a.m., if within 200 ft of an  
12 occupied residence; and
- 13 2. Owner-occupied single-family detached houses are exempt from the  
14 above restriction.

15 b. Safety signals, warning devices, bells and chimes of churches.

16 c. Noise from emergency vehicles, or noises resulting from emergency works.

17 d. All noises coming from the normal operation of trains, aircraft, or vessels  
18 operated upon the waters within or adjacent to Escambia County.

19 e. Activities at Five Flags Speedway and/or other legally constructed and  
20 operated tracks or courses for competitive motor sports.

21 **(a) Vibrations.** Every use, excluding initial construction activities, shall be so operated  
22 that ground vibration inherently and recurrently generated is not perceptible, without  
23 instruments, at any point on the property line of the property on which the use is  
24 located. **[7.07.02]**

25 **(b) Air pollutants. [7.07.03 A, B, AND C]**

26 **(1) Smoke.** Every use shall be operated so as to prevent the emission of smoke as  
27 specified in F.A.C. Ch. 17-2, as amended, "Rules of Department of Environment  
28 Regulations: Air Pollution."

29 **(2) Particulate matter including dust.** Every use shall be operated so as to  
30 prevent the emission into the air of dust or other solid matter as specified in  
31 F.A.C. Ch. 17-2, as amended, "Rules of Department of Environmental Protection:  
32 Air Pollution."

33 **(3) Odor.** Every use shall be operated so as to prevent the emission of  
34 objectionable or offensive odors in such concentration as to be readily  
35 perceptible at any point at or beyond the lot line of the property on which the use  
36 is located, as specified in F.A.C. Ch. 17-2, as amended, "Rules of the  
37 Department of Environmental Protection: Air Pollution."

38 **(c) Fire and explosive hazards.** All operations, activities and uses shall be conducted  
39 so as to comply with the rules and regulations of the National Fire Code published  
40 by the National Fire Protection Association as well as F.A.C. Ch. 4A, as amended,

1 "Rules of the Marshal." If there is a conflict between the two, the more stringent  
2 regulation applies. In no case shall hazardous or potentially hazardous materials be  
3 stored or located in residential zones or within 500 feet of any residential zone.

4 [7.07.04]

5 **(d) Glare.** No operation or activity shall be conducted so as to cause or create glare in  
6 excess of 0.5 foot-candles in a residential district, whether from a direct or indirect  
7 light source. No operation or activity shall create safety hazards through the  
8 impairment of motorist's vision or simulation of traffic control devices (including  
9 strobe lights and any outside display, sign, window display or other device), or  
10 otherwise interfere with the safety of the traveling public. Tri-changing signs and  
11 electronic message centers are allowed provided such signs comply with the  
12 standards of Article. [7.07.05]

13 **(e) Solid waste.** Refuse and waste removal areas shall be buffered and/or screened  
14 from adjacent properties and public ways by appropriate fences, wall or hedges. In  
15 cases where dumpsters must be located in areas highly visible from any public right-  
16 of-way, the Planning Official shall be authorized to require appropriate vegetative or  
17 structural screen to shield an unsightly condition. [4.06.06 B 2]

18 **(f) Nuisances.** The following conditions, existing, permitted, maintained, or caused on  
19 real property in Escambia County shall be prohibited. The existence of such  
20 conditions shall constitute prima facie evidence of maintaining a nuisance, injurious  
21 to health and such conditions shall not be deemed to be all inclusive.

22 **(1)** The creation or maintenance of any condition capable of breeding flies,  
23 mosquitoes, or other arthropods capable of transmitting diseases directly or  
24 indirectly to humans.

25 **(2)** The accumulation of rubbish, trash, garbage, or solid waste materials in violation  
26 of any state law, regulation or ordinance of Escambia County.

27 **(3)** The existence of any building or other structure or real property, or premises on  
28 which a structure is located, which is unsafe and a menace to the health, safety,  
29 or general welfare of the residents of Escambia County, or which is deteriorated  
30 or dilapidated.

31 **(4)** The accumulation of in excess of one inoperable vehicle on an individual lot or  
32 parcel at any one time. Exempt from this provision shall only be duly licensed  
33 junk or salvage yards and vehicles under repair at a duly licensed automotive  
34 repair shop. Also, exempt from this provision are duly permitted used car lots,  
35 provided that any inoperable vehicles, in excess of one such vehicle, are not  
36 visible from the public right-of-way or adjacent property.

37 [7.07.06]

### 38 **Sec. 5-9.3 Exterior lighting.[7.03.00]**

39 **General.** Exterior lighting in and around buildings and in parking lots is permitted in all  
40 districts. Lighting is to be located for safety and visual effect. With the exception of  
41 street lights, it shall be installed so as not to shine directly on adjacent property. Lighting

1 shall avoid annoyance from brightness and glare. Artificial beachfront lighting should be  
2 designed as per the *LDC Chapter 4, Article 5, Section 4-5.8*

3 **Sec. 5-9.4 Fences. [7.04.02, .03,04, AND .05]**

4 **(a) Fence heights in residential districts.** Maximum heights for fences  
5 constructed in residential districts, except those on Pensacola Beach, shall be:  
6

	Opaque Materials	Transparent Materials Which Do Not Obstruct Light, Air and Visibility
Front yard	3 feet	4 feet
Side yard	8 feet	8 feet
Rear yard	8 feet	8 feet

7 Barbed wire and electrified fences are permitted in A RR and RMU rural districts.  
8 Below-ground electrified fences are permitted in all residential districts. Above-  
9 ground electrified fences are permitted in residential districts provided that such  
10 fences are located inside, are completely enclosed and do not come in contact with  
11 a perimeter fence erected according to the height standards above. Electrified  
12 fences in residential districts shall be of the type that are permitted under the  
13 electrical building code listing and shall also meet fence height standards for regular  
14 fences.

15 Height shall be measured and averaged at regular intervals along the property line.  
16 The final height shall be determined by averaging the dimensions obtained at 8-foot  
17 intervals along the property line. Height includes height of the berm and sloping  
18 grounds.

19 **(b) Fence setbacks.** Fences shall be permitted to the street right-of-way or marine/  
20 estuarine/riverine setback (MERS) line and common property lines. No fence shall  
21 be permitted to obstruct visual clearance along a right-of-way. See "Visual  
22 Clearance Along Rights-of-Way and at Sight Triangle Intersections." No fence or  
23 hedge shall be constructed or installed in such a manner as to interfere with  
24 drainage on the site.

25 **(c) Permitted fence materials.** Suitable fence materials are as follows: masonry, chain  
26 link, chain link with slatting, wood, cast iron, aluminum, plastic, and precast concrete.

27 **(d) Fence heights in commercial and industrial districts.** There is no maximum  
28 height for fences in commercial districts except that barbed wire is permitted only on  
29 top of a solid or chain link fence at least six feet in height. Where a commercial  
30 district borders a residential district, a fence may be constructed to a maximum  
31 height of eight feet on the property line contiguous to the residential district. The  
32 method of measurement shall be the same as for residential district fences.

33 **(e) Fences on Pensacola Beach.**

34 **(1) Responsibility.** Lessee assumes full responsibility for all fences and walls  
35 erected on leasehold property.  
36  
37

1 **(2) Location.** Fences, walls, and similar construction may be erected outside  
2 building setbacks, provided such construction shall not interfere with the  
3 exposure or view, or reasonable privacy of adjoining or facing property, as shall  
4 be determined by the architectural environmental committee.

5  
6 **(3) Height.** Fences shall not exceed the maximum heights as follows. The overall  
7 height of the fence is measured from the average elevation of the finished grade.

8 a. Front yard - three feet.

9 b. Side yard - eight feet.

10 c. Rear yard - eight feet.

11 **(4) Waterfront.** Fences to be erected on lots having water frontage must be  
12 approved by the AEC prior to construction. Each proposal will be considered on  
13 its own merit. Fences to be erected seaward of the coastal construction control  
14 line must have FDEP permit.

15 **(5) Design.** All such structures shall be in harmony with surrounding property.

16 **(6) Standards for solid wooden fences.**

17 a. Palings to be not less than three-quarter-inch actual thickness and attached  
18 with two galvanized nails per connection (no staples).

19 b. Stringers to be No. 2 grade or better; two by four inch nominal size pressure  
20 treated pine; and three stringers to be used with fences more than three feet  
21 in height.

22 c. Posts to be not less than four inches by four inches (square) nominal size or  
23 six inches in diameter (round) and treated for below grade penetration;  
24 spaced not more than eight feet apart; and not less than four-foot penetration,  
25 or 2.5 feet penetration below grade if set in concrete.

26 **(7) Approval.**

27 a. Applications for fence approvals shall include fence details showing cross  
28 sections, elevations and materials to be used.

29 b. If survey by registered Florida surveyor is not furnished to the county, such  
30 fence is erected at lessee's own risk.

31 c. Fence construction shall require a final inspection by SRIA staff  
32

33 **Sec. 5-9.5 Corridor Preservation. [OBJ MOB 1.5/ CURRENT 1.4]**

34 **(a) Standard Right-of-way.** Within any Project Development and Environmental  
35 Impact study for a capacity improvement project, standard right- of-way shall be  
36 considered as follows:

Major Collectors	80'
Major Arterials	125'
Beltways	300'

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**(b) Setback Regulation.** Escambia County shall, through zoning district provisions in the CPA 2007-02D Transportation Corridor Preservation Ordinance, apply setbacks that will aid in the protection of existing and future rights-of-way, including transportation corridors, from building encroachments.

**(c) Density and Intensity Regulation.** Escambia County shall regulate density and intensity within the existing or designated transportation corridor areas that may interfere with right-of-way needs.

**(d) Right-of-way Set Aside.** Escambia County may require the set aside of right-of-way necessary to comply with programmed roadway widening or, as necessary, for proposed transportation corridors.

**(e) Scenic Roadway Designation.** Because of the unique scenic character and related historic and tourist significance, Scenic Highway(SR-10A) and Perdido Key Drive(SR 292) are designated "scenic roadways." Parcels adjacent to these rights-of-way shall be the subject of specific sign controls in the CPA 2007-02D Transportation Corridor Preservation Ordinance.

DRAFT

## Chapter 6 DEFINITIONS

- Sec. 6-0.1 Purpose of chapter.
- Sec. 6-0.2 Definitions established.
- Sec. 6-0.3 Terms defined.

### Sec. 6-0.1 Purpose of chapter.

This chapter establishes the definitions of selected terms used within the Land Development Code (LDC) necessary for the intended and consistent application of its provisions to all land uses and development activities within Escambia County. The definitions correspond to those of related regulations where possible, but they are established only for the purposes of the LDC and are not necessarily the same as definitions established for the purposes of building codes, state licensing, or other regulations.

### Sec. 6-0.2 Definitions established.

**(a) Generally.** The definitions of terms established within the LDC are typically in general use for the practice of growth management, land use planning, zoning, engineering, environmental science, and related professional practices. Sources for these definitions include Florida Statutes, Florida Administrative Code, the Escambia County Comprehensive Plan, publications of the American Planning Association, and model ordinances.

Once defined in the LDC a term's use shall be consistent with that definition throughout the code. Terms not defined in the LDC, or not having acquired a meaning by other applicable regulatory definition or judicial construction, shall be understood according to their usual, ordinary, and customary meanings.

**(b) Amending definitions.** The addition, modification, or deletion of definitions within the LDC shall be according to the text amendment process prescribed in Chapter 2 and the following guidelines:

**(1) When to define.** A term intended to be understood according to its usual, ordinary, and customary meaning needs no further definition within the LDC.

**(2) Where to define.** A term used once or only in one section of the LDC should be defined in context where used, but if used in several sections or throughout the LDC it should be defined within this chapter.

**(3) Different meanings.** The definition of a term should include all intended meanings and distinguish them as needed with such phrases as "for the purposes of . . ." and "as used in this section . . ."

**(4) No regulation.** A definition should only explain the meaning of a term. Regulations regarding the term are established separately within the LDC.



1 **Sec. 6-0.3 Terms defined.**

2 As used within the LDC, the following terms have the meanings established here:

3 **- A -**

4 **Abandoned sign.** Any sign face which advertises a business no longer conducted or  
5 product no longer sold. In making the determination that a sign advertises a  
6 business no longer being conducted, the enforcement official shall consider the  
7 existence or absence of a current occupational license, utility service deposit or  
8 account, use of the premises and relocation of the business. An abandoned sign is  
9 prohibited and shall be removed by the owner of the premises when there is a lack  
10 of maintenance or sign faces are missing, or as otherwise provided for in this article.

11 Any sign structure which has not been used for business purposes for over 90 days,  
12 and is nonconforming as to existing codes regarding height, setback or  
13 maintenance.

14 Any previously permitted portable or temporary sign for which the permit has  
15 expired.

16  
17 **Accessory structure.** A building or other structure that is subordinate in extent and  
18 purpose and customarily incidental to the principal structure on the same lot, and is  
19 typically detached from it.

20 **Accessory dwelling unit.** A dwelling unit that is an accessory structure to a single-  
21 family dwelling.

22 **Accessory use.** A use of land or structure that is subordinate in extent and purpose,  
23 and is customarily incidental to the principal use on the same lot. The term "accessory  
24 use" includes support services and functions for employees, customers, tenants and  
25 visitors customarily associated with the principal use.

26 **Act of God.** An act caused by the direct, immediate, and exclusive operation of the  
27 forces of nature, uncontrolled and uninfluenced by the power of man, without human  
28 intervention, and of a character that it could not have been prevented or escaped from  
29 by any amount of foresight or reasonable degree of care or diligence.

30 **Addition.** As applicable to building construction, any walled and roofed expansion of a  
31 building that increases the existing building height, length, width, floor area, or site  
32 coverage. If an expansion is connected to a building by a firewall, or is separated by  
33 independent perimeter load-bearing walls, it is considered new construction and not an  
34 addition.

35 **Adult day care center.** A state licensed facility, whether operated for profit or not,  
36 which provides basic services for part of a day to three or more persons who are 18  
37 years of age or older, who are not related to the facility owner or operator, and who  
38 require such services. As used here, basic services include providing a protective  
39 setting that is as non-institutional as possible, therapeutic programs of social and health  
40 activities and services, leisure activities, self-care training, rest, nutritional services, and  
41 respite care. [FS 429.901]

1 **Adult entertainment establishment.** An adult theater, adult bookstore, adult  
2 performance establishment, or other adult use or activity as defined in the *Adult*  
3 *Entertainment Code* of Chapter 18, *Businesses*, Part I, Escambia County Code of  
4 Ordinances.

5 **Adult family-care home.** A state licensed, full-time, family-type living arrangement in a  
6 private home under which a person who owns or rents the home provides room, board,  
7 and personal care on a 24-hour basis for no more than five disabled adults or frail  
8 elders who are not relatives. An adult family-care home is a form of household living.  
9 [\[FS 429.65\(2\)\]](#)

10 **Affordable housing.** Housing with monthly rents or monthly mortgage payments,  
11 including taxes, insurance, and utilities, that do not exceed 30 percent of that amount  
12 which represents the percentage of the median adjusted gross annual income  
13 established by the state for extremely-low-income, very-low-income, low-income, and  
14 moderate-income households as applicable. [\[FS 420.602\]](#)

15 **Agent.** A person authorized by contract or other valid authority to act for and under the  
16 direction of another person, the agent's principal, when dealing with third parties, and  
17 who can enter into binding agreements on the principal's behalf.

18 **Agricultural-related activity.** An activity in support of or accessory to agriculture.

19 **Agricultural processing, major.** Activities involving a variety of processing operations  
20 on crops after harvest, or on livestock, which typically generate dust, noise, odors,  
21 pollutants, or visual impacts that can adversely affect adjacent properties. Such  
22 activities include feedlots, slaughterhouses, rendering plants, large-scale mills,  
23 refineries, canneries, and milk processing plants.

24 **Agricultural processing, minor.** Activities involving a variety of processing operations  
25 on crops after harvest to prepare them for market, or for further processing or packaging  
26 out of the agricultural area, and which cannot be characterized as major agricultural  
27 processing. Such activities include cleaning, sorting, drying, roasting, hulling, shelling,  
28 baling, custom milling, cotton ginning, packing and storing.

29 **Agriculture or agricultural use.** The active production of plants, animals or their  
30 products through cultivation of soil, growing and harvesting of crops, or raising of  
31 livestock. Agricultural crops include grains, legumes, oil seeds, roots and tubers, fibers,  
32 fruits, nuts, vegetables and forages. Agricultural livestock includes dairy and beef  
33 cattle, sheep, goats, pigs, poultry and horses. The terms "agriculture" or "agricultural  
34 use" also include bees and apiary products, plant nursery and greenhouse products, the  
35 breeding of animals, the storage of harvested products, and land devoted to soil  
36 conservation. However, the terms do not include agricultural processing or packaging,  
37 waste composting, silviculture or timber harvesting, aquaculture, or farm worker housing.

38 **Airfield.** Any area of land or water that is designed and set aside for the landing and  
39 taking off of military aircraft.

40 **Airport.** Any area of land or water that is designed and set aside for the landing and  
41 taking off of civilian aircraft.

1 **Airport or airfield hazard.** Any structure, object of natural growth, or use of land which  
2 would exceed federal obstruction standards, which obstructs the airspace required for  
3 the flight of aircraft in taking off, maneuvering, or landing, and for which no person has  
4 previously obtained a permit or variance according to Florida Statutes. [FS 333.01]

5 **Alcoholic beverage.** Any liquor, beer, wine, or other distilled spirits or beverages  
6 containing one-half of one percent or more alcohol by volume. [FS 561.01]

7 **Alley.** A public or private right-of-way that affords a secondary means of access to the  
8 back or the side of a lot otherwise abutting a street, and not intended or used for  
9 general traffic circulation.

10 **All-weather surface.** A hard driving surface (e.g., asphalt, concrete, compacted gravel  
11 or shell) designed and constructed to ensure adequate runoff of stormwater under  
12 normal rainfall conditions and capable of withstanding normal weather conditions during  
13 ordinary use without substantial deterioration.

14 **Alteration.** For the purpose of regulating structures, any change or modification that  
15 would result in a change in height or lateral dimensions of an existing structure,  
16 including cosmetic improvements, repairs, remodeling, and structural support changes.

17 **Amusement, commercial.** Any facility that is maintained or operated for the provision  
18 of amusement, entertainment or recreation to the general public for a fee. Indoor  
19 amusements include pinball machines, video games, and other games of skill or scoring  
20 such as billiards. Outdoor amusements include miniature golf, automobile race tracks,  
21 waterslides and amusement rides.

22 **Amusement arcade.** A business establishment open to the public and offering games,  
23 rides, shows, or similar facilities and devices, typically operated by coin or token, for  
24 entertainment or amusement purposes only. Such facilities and devices do not include  
25 bingo games, gambling devices, or any devices prohibited by law.

26 **Animal grooming service.** A business providing bathing, clipping, combing or similar  
27 grooming services to enhance the appearance or health of domestic animals, but not  
28 including any overnight boarding of animals.

29 **Animal shelter.** A facility used to house or board stray, homeless, abandoned or  
30 unwanted animals and that is operated by a public agency or a recognized non-profit  
31 organization devoted to the welfare, protection, and humane treatment of animals.

32 **Applicant.** Any person, including the person's agent, who submits an application to the  
33 county requesting development approval or other consideration according to any of the  
34 compliance review processes prescribed by the LDC.

35 **Aquaculture.** The growing and harvesting of freshwater and saltwater populations of  
36 aquatic organisms such as fish, crustaceans, mollusks, and aquatic plants under  
37 controlled conditions.

38 **Aquifer.** A groundwater bearing geologic formation that contains enough saturated  
39 permeable material to yield significant quantities of water.

1 **Arcade amusement center.** A place of business operating as an arcade amusement  
2 center in compliance with Florida Statutes and any county ordinances that define or  
3 regulate such businesses.

4 **Area of special flood hazard.** The land within a floodplain subject to a one percent or  
5 greater chance of flooding in any given year (the base flood), designated on the  
6 community's Flood Insurance Rate Map (FIRM) as zone A, AE, AO, AH, V, or VE.

7 **Assisted living facility.** Any state licensed private home, boarding home, home for the  
8 aged, or other residential facility, whether operated for profit or not, which provides  
9 housing, meals, and one or more personal services for a period exceeding 24 hours to  
10 one or more adults who are not relatives of the owner or administrator. As used here,  
11 personal services means direct physical assistance with or supervision of the activities  
12 of daily living, the self-administration of medication and other services which the state  
13 may define, but not the provision of medical, nursing, dental, or mental health services.  
14 An assisted living facility may be either household living or group living, according to the  
15 type of facility and form of residential occupancy and may also be known as personal  
16 care or residential care. [FS 429.02(5)] [ITE]

17 **Automobile rental.** The renting or leasing of passenger cars, vans, or light trucks  
18 (gross vehicle weight rating no more than 8500 lbs), without drivers, for purposes of  
19 routine conveyance of passengers, generally for short periods of time. Rental facilities  
20 may include incidental storage or parking, and washing and servicing of vehicles for rent  
21 or lease.

22 **Automobile sales.** The use of any building or land for the display and sale of new or  
23 used passenger cars, vans, or light trucks (gross vehicle weight rating no more than  
24 8500 lbs). Sales facilities may include vehicle preparation, repair work, rental, or  
25 leasing conducted as an accessory use.

26 **Avigation easement.** An easement that gives a clear property right to maintain aircraft  
27 flight operations in the airspace above the property. [CP]

28 **Awning.** A roof-like structure that projects from the wall of a building, cantilevered or  
29 otherwise entirely supported from the building, and composed of a lightweight rigid or  
30 retractable skeleton over which a cover is attached, typically to protect a doorway or  
31 window from the elements. [FBC]

32 **Awning, canopy or marquee sign.** A sign that is mounted or painted on, or attached  
33 to, an awning, canopy, or marquee that is otherwise permitted by county ordinance. The  
34 sign shall not project above, below or beyond the awning, canopy or marquee.

35 - B -

36 **Banner sign.** Any sign with characters, letters, illustrations or ornamentation applied to  
37 cloth, paper, flexible plastic or fabric of any kind that is not permanently attached to a  
38 solid backing of wood, plastic, metal, masonry, or similar rigid material. Maximum size  
39 allowed is 60 square feet.

40

1 **Bar.** An establishment or part of an establishment whose primary activity is the sale or  
2 dispensing of alcoholic beverages by the drink to be consumed on the premises, but  
3 where food or packaged liquors may also be sold or served. The term "bar" includes  
4 tavern, cocktail lounge, nightclub, and bottle club.

5 **Base flood.** A flood having a one-percent chance of being equaled or exceeded in any  
6 given year. The base flood is commonly referred to as the 100-year flood, the  
7 one-percent annual chance flood, or the regulatory flood. [MO]

8 **Base flood elevation.** The elevation of the base flood, including wave height, relative  
9 to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum  
10 (NAVD) or other datum specified on the Flood Insurance Rate Map (FIRM). [MO]

11 **Batch plant.** An industrial facility which produces or processes asphalt or concrete, or  
12 asphalt or concrete products, for use in construction. Batch plants include facilities and  
13 areas for the stockpiling of bulk materials used in production, or of finished products, but  
14 not the retail sale of those products.

15 **Beach.** The area of unconsolidated geologic material that extends landward from the  
16 mean low waterline to the place where there is a marked change in physiographic form  
17 or material, or to the line of permanent vegetation, or to the waterward toe of the  
18 primary dune, whichever is most waterward when not coterminous. The term "beach" is  
19 limited to gulf, bay, sound, and estuarine shorelines.

20 **Bed and breakfast inn.** A family home structure with no more than 15 sleeping rooms  
21 which has been modified to serve as a transient public lodging establishment, which  
22 provides accommodations and only morning meal service to overnight guests, which is  
23 typically the residence of the owner, and which is recognized as a bed and breakfast inn  
24 by the hospitality industry. [FS 509.242]

25 **Billboard.** See "Off-premises sign."

26 **Bingo facility.** A facility where participants engage in lawful games of bingo in  
27 compliance with Florida Statutes and any county ordinances that define or regulate  
28 such games and facilities.

29 **Board of Adjustment (BOA).** The administrative board appointed by the Board of  
30 County Commissioners to conduct quasi-judicial public hearings for LDC compliance  
31 review of applications asserting special conditions or circumstances as prescribed in the  
32 LDC; to make findings based on the evidence presented at those hearings; and to  
33 approve, approve with conditions, or deny the applications.

34 **Board of County Commissioners (BCC).** The legislative body of the unincorporated  
35 area of Escambia County, Florida.

36 **Boarding house or rooming house.** A public lodging establishment which provides  
37 rooms to guests by prearrangement for definite periods, but not open to overnight  
38 guests and not considered any other type of public lodging defined by the LDC. A  
39 boarding house provides meals and rooms, as distinguished from a rooming house that  
40 provides only rooms.

1 **Boardwalk.** An elevated pedestrian walkway typically constructed over or along a  
2 waterfront, beach, or environmentally sensitive land, but not extending past the mean  
3 high water line.

4 **Bond.** Any form of security, such as a cash deposit, surety bond, or instrument of  
5 credit, in an amount and form satisfactory to the Board of County Commissioners.

6 **Borrow pit.** A location where soils, clays, gravel or other natural deposits on or in the  
7 earth are removed, or have been removed, for use elsewhere, typically with no  
8 processing except for screening to remove debris. A borrow pit may also be referred to  
9 as a mining site or a mineral or resource excavation or extraction site. [Sec.82-1] [ERP  
10 Vol I]

11 **Bridge.** A structure, including supports, erected over a depression or an obstruction  
12 such as water or a highway or railway; having a track or roadway for carrying traffic or  
13 other moving loads; and having an opening, measured along the center of the roadway,  
14 of more than 20 feet between under copings of abutments, spring lines of arches, or  
15 extreme ends of openings of multiple boxes or pipes (culverts) where the clear distance  
16 between contiguous openings is less than half of the interior width or diameter of the  
17 smallest of such contiguous openings. [FS 334.03]

18 **Broadcast station.** A facility for over-the-air, cable, or satellite transmission of radio or  
19 television programs to the public and which may include studios, offices, and related  
20 broadcast equipment.

21 **Buffer.** A designated area with natural or manmade features functioning to minimize or  
22 eliminate adverse impacts on adjoining land uses, including environmentally sensitive  
23 lands.

24 **Buildable area.** The portion of a lot, exclusive of required yards, setbacks, buffers,  
25 open space, or other regulatory limits, within which a structure may be placed.

26 **Building.** Any structure having a roof supported by columns or walls.

27 **Building coverage.** The total horizontal area measured within the outside of the  
28 exterior walls or columns of the ground floor of all principal and accessory buildings.

29 **Building line.** The innermost edge of any required yard or setback.

30 **Building Official.** The representative of the county appointed by the Board of County  
31 Commissioners to administer applicable building codes.

32 **Building permit.** A document issued by the Building Official authorizing the erection,  
33 construction, reconstruction, restoration, alteration, repair, conversion, or maintenance  
34 of any building or other structure in compliance with applicable building codes.

35 **Bulk storage.** Large capacity storage, as in warehouses, silos, and tanks, for massed  
36 quantities typically not divided into parts or packaged in separate units.

37 **Bulletin board/directory sign.** A sign which identifies an institution or organization on  
38 the premises of which it is located and which contains the name of the institution or  
39 organization or the names of individuals connected with it, and general announcements  
40 of events or activities occurring at the institution or similar messages.

1 **Bus leasing/rental facility.** A facility for the transient parking, storing, repairs,  
2 servicing, leasing, and/or rental of passenger buses or motor coaches.  
3 **Business.** Any commercial endeavor engaged in the production, purchase, sale, lease,  
4 or exchange of goods, wares, or merchandise or the provisions of services.  
5 **Business day.** Any calendar day, not including Saturdays, Sundays, or legal holidays  
6 observed by the county, on which the offices of Escambia County are open for regular  
7 business. A business day may also be referred to as a work day or working day.

8  
9 - C -

9 **Caliper.** A standard measure of tree trunk diameter in inches applicable only to newly  
10 planted trees and nursery stock. Trunk caliper is measured six inches above the  
11 ground on trees four inches in diameter and smaller, and 12 inches from the ground for  
12 larger trees. See "*Diameter at breast height (DBH)*" for the appropriate measure of  
13 established trees.  
14 **Campground.** A place where one or more buildings, tents, recreational vehicles, or  
15 other accommodations are established, operated, or used as temporary living quarters  
16 for five or more resident members of the public for recreational purposes. See also  
17 "*Recreational vehicle park.*" [FS 513.01(8)]  
18 **Canopy.** A fixed roof-like structure typically constructed to provide protection from the  
19 elements, but not retractable like an awning, and which may be cantilevered from a  
20 building, partially self-supporting, or completely freestanding. A tree canopy is the  
21 structure of branches and leaves that spread out at the top of a tree to form a cover that  
22 intercepts sunlight and rainfall.  
23 **Capital improvement.** Physical assets constructed or purchased to provide, improve,  
24 or replace a public facility and which are typically large scale and high in cost. The  
25 costs are generally nonrecurring and may require multiyear financing. Physical assets  
26 that have been identified within the Comprehensive Plan as existing or projected needs  
27 shall be considered capital improvements. [FS 163.3164(7)]  
28 **Capital improvement program or plan.** A proposed schedule of future capital  
29 improvement projects listed in order of construction priority, together with cost estimates  
30 and anticipated means of financing for each project where appropriate, promulgated by  
31 local, regional, state, or federal agencies with operational or maintenance  
32 responsibilities within Escambia County.  
33 **Caretaker residence.** A dwelling unit located on the premises of and accessory to a  
34 non-residential principal use, and occupied as a residence by a caretaker or security  
35 guard employed on the premises. The residence may be within a building housing the  
36 non-residential use or separate from it.  
37 **Carnival-type amusement.** One or more devices or elements which carry, convey, or  
38 direct passengers along, around, over, or through a fixed or restricted course or in a  
39 defined area for the primary purpose of giving the passengers amusement or  
40 entertainment. The term "carnival-type amusement" includes carousels, bumper cars,  
41 go-carts, roller coasters, and Ferris wheels; and water slides and inflatable attractions

1 exceeding 15 feet in height. The term does not include unpowered playground  
2 equipment.

3 **Carport.** An accessory structure providing limited protection from the elements for  
4 motor vehicles, boats, recreational vehicles, etc. The structure can be either  
5 freestanding or attached to the principal structure as allowed by applicable building  
6 codes.

7 **Cemetery.** A place dedicated to and used or intended to be used for the permanent  
8 interment of human remains or cremated remains. A cemetery may contain earth  
9 interment; mausoleum, vault, or crypt interment; a columbarium, scattering garden, or  
10 other structure or place used or intended to be used for the interment or disposition of  
11 cremated remains; or any combination of such structures or places. The term  
12 "cemetery" includes incidental management and maintenance facilities, but does not  
13 include funeral establishments or cinerators. [FS 497.005]

14 **Cemetery, family.** A private, nonprofit cemetery owned for the benefit of and devoted  
15 to the interment of members of a family, or relatives bound by family or similar personal  
16 ties, to the exclusion of the public.

17 **Certificate of Concurrence.** A formal certification by the county that a development  
18 plan complies with all level of service standards for the provision of adequate public  
19 facilities concurrent with the proposed demands on those facilities.

20 **Certification.** A written statement by an agency or individual which provides  
21 reasonable assurance of the existence of some fact or circumstance, but is not a  
22 warranty or guarantee of performance, expressed or implied.

23 **Certification, as built.** Certification that post-construction conditions as of the date of  
24 certification conform to the approved plans, and that the "as built" documents convey all  
25 revisions and represent the actual construction site conditions.

26 **Change of use.** Any use of a structure or land that substantially differs from the  
27 previous use, regardless of any change of ownership or tenancy.

28 **Changeable copy sign.** A sign that is designed so that characters, letters, or  
29 illustrations can be manually changed or rearranged without altering the face or surface  
30 of the sign.

31 **Child care facility.** Any state licensed child care center or child care arrangement  
32 which provides child care for more than five children unrelated to the facility operator  
33 and which receives a payment, fee, or grant for any of the children receiving care,  
34 whether operated for profit or not. As used here, child care means the care, protection,  
35 and supervision of a child for a period of less than 24 hours a day on a regular basis  
36 which supplements parental care, enrichment, and health supervision for the child.  
37 Child care facilities do not include summer camps, Bible schools conducted during  
38 vacation periods, and transient public lodging establishments providing child care  
39 services solely for their guests, and generally do not include public or nonpublic schools  
40 or their integral programs. [FS 402.302]

41 **Cinerator.** A facility where human remains are subjected to cremation. As used here,  
42 cremation means any mechanical or thermal process whereby such remains are



1 reduced to ashes and bone fragments. Cremation also includes any other mechanical  
2 or thermal process whereby human remains are pulverized, burned, recremented, or  
3 otherwise further reduced in size or quantity. [FS 497.005]

4 **Club, civic or fraternal.** A facility owned or operated by a group for social, cultural,  
5 religious, educational, or recreational purposes, and to which membership is required  
6 for participation, but not primarily operated for profit or to provide a service customarily  
7 provided by a business.

8 **Clustering.** The grouping of dwellings within a development, primarily to reduce its  
9 adverse impacts on the land and preserve additional open space.

10 **Coastal construction control line (CCCL).** The line established by the State of  
11 Florida according to Florida Statutes, and recorded in the official records of Escambia  
12 County, which defines that portion of the beach-dune system subject to severe  
13 fluctuations based on a 100-year storm surge, storm waves or other predictable weather  
14 conditions. [MO]

15 **Coastal high-hazard area (CHHA).** The area below the elevation of the category 1  
16 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes  
17 (SLOSH) computerized storm surge model. For the specific purposes of floodplain  
18 management, a coastal high-hazard area is a special flood hazard area extending from  
19 offshore to the inland limit of a primary frontal dune along an open coast, and any other  
20 area subject to high velocity wave action from storms or seismic sources. Such coastal  
21 high-hazard areas may also be referred to as velocity zones or high hazard areas  
22 subject to high velocity wave action and are designated on the Flood Insurance Rate  
23 Maps (FIRM) as flood zones V or VE. [FS, CFR & MQ]

24 **Columbarium.** A building or other structure that is substantially exposed above the  
25 ground and intended to be used for the inurnment of cremated remains. [FS 497.005]

26 **Commercial use.** Any non-residential use or activity that is typically carried out for the  
27 purpose of monetary gain, including any business use or activity at a scale greater than  
28 a home occupation. As a land use category, the term “commercial use” refers to land  
29 dedicated to non-industrial business uses, including retail sales, office, service, and  
30 entertainment facilities.

31 **Common ownership.** Ownership by the same person, corporation, firm, entity,  
32 partnership, or unincorporated association.

33 **Community Redevelopment Area (CRA) Gateway Sign.** A sign located within the  
34 right-of-way providing the name, location, and direction of the CRA.

35 **Community residential home.** A dwelling unit licensed by the state to serve elderly,  
36 disabled, juvenile or other state approved clients and which provides a living  
37 environment for seven to 14 unrelated residents who operate as the functional  
38 equivalent of a family, including such supervision and care by supportive staff as may  
39 be necessary to meet the physical, emotional, and social needs of the residents. A  
40 community residential home is a form of household living [FS 419.001(1)(a)]

41 **Community service facility.** A public or nonprofit facility generally open to the public  
42 for assembly and participation in community activities. Community service facilities

1 include auditoriums, libraries, museums, senior centers, union halls and neighborhood  
2 centers, but do not include places of worship, for-profit clubs, sports complexes, parks,  
3 or offices other than those on-site for administration of the facility.

4 **Compatible.** A condition in which land uses, activities or conditions can coexist in  
5 relative proximity to each other in a stable fashion over time such that no use, activity,  
6 or condition is unduly negatively impacted directly or indirectly by another use, activity,  
7 or condition. [FS163.3164(9)]

8 **Comprehensive Plan.** The Comprehensive Plan of Escambia County (Part II,  
9 Escambia County Code of Ordinances) prepared by the local planning agency and  
10 adopted by the Board of County Commissioners according to Florida Statutes, and any  
11 subsequent amendments to that plan.

12 **Concurrency.** The condition or circumstance that, at the time new demands are placed  
13 on public facilities, facility capacities will meet or exceed the adopted level of service  
14 (LOS) standards.

15 **Conditional Use.** A use that, because of its special requirements or characteristics,  
16 may be allowed in a particular zoning district on a specific site only after the Board of  
17 Adjustment confirms compliance with all conditions prescribed by the LDC as necessary  
18 to ensure compatibility with surrounding existing or permitted uses.

19 **Condominium.** A form of ownership of real property, created according to Florida  
20 Statutes, which is comprised entirely of units that may be owned by one or more  
21 persons, and in which there are jointly owned and shared areas and facilities. [FS 718]

22 **Condo-hotel or condotel.** A hotel or motel under a condominium form of ownership,  
23 containing only individual lodging units permanently and wholly dedicated to full-time  
24 public rental for transient occupancy, and permanently dedicated in its entirety,  
25 including all common elements, to the complete control, management, and operation of  
26 a single person or corporation. Such management may, however, permit the owner of  
27 an individual unit to occupy the unit without rental charge for limited periods within a  
28 calendar year.

29 **Conforming use.** Any use of land or structures that complies with all applicable  
30 regulations of the LDC and the Comprehensive Plan.

31 **Construction.** The act of building, filling, excavation, or substantial improvement in the  
32 size of any structure or the appearance of any land. When appropriate to the context,  
33 the term "construction" refers to the act of construction or the result of construction and  
34 may include vertical or horizontal improvements to land or structures.

35 **Construction and demolition debris.** Discarded materials regulated by the state as  
36 construction and demolition debris, generally considered to be nonhazardous and not  
37 water-soluble in nature, including steel, glass, brick, concrete, asphalt roofing material,  
38 pipe, gypsum wallboard, and lumber from the construction or destruction of a structure;  
39 and rocks, soils, trees, and other vegetative matter that normally results from land  
40 clearing or land development operations. The term "construction and demolition debris"  
41 does not apply to any mixture of construction and demolition debris with other types of  
42 solid waste. [FS 403.703]

1 **Construction sign.** A temporary sign erected on the premises on which construction is  
2 taking place, during the period of such construction, indicating the names of the  
3 architects, engineers, landscape architects, contractors or similar artisans, and the  
4 owners, financial supporters, sponsors, and similar individuals or firms having a role or  
5 interest with respect to the structure or project.

6 **Convenience store.** A small-scale retail establishment, typically with extended hours  
7 of operation, that sells a limited line of groceries, household items, and other  
8 convenience goods, and which may also sell automotive fuels.

9 **Correctional facility.** A public or privately operated facility for the detention or  
10 confinement of persons arrested or convicted for the violation of civil or criminal law.  
11 Correctional facilities include adult and juvenile detention centers, jails, and prisons.

12 **Country club.** A facility primarily for social and outdoor recreation purposes, usually  
13 restricted to members and their guests, and which typically includes a clubhouse, dining  
14 facilities, pro shop, locker rooms, and recreational facilities such as a golf course,  
15 swimming pool, and tennis courts.

16 **County.** Escambia County, Florida, excluding those areas within the county that are  
17 incorporated as the City of Pensacola or Town of Century, unless the context clearly  
18 indicates otherwise.

19 **County Attorney.** An attorney licensed to practice law in the State of Florida and  
20 appointed by the Board of County Commissioners to serve as the attorney for Escambia  
21 County.

22 **Cul-de-sac.** A local street with one end open to traffic and the other end terminated by  
23 a vehicular turnaround. For the purposes of determining required minimum lot width,  
24 the term "cul-de-sac" refers only to the vehicular turnaround at the closed end of the  
25 street.

26 - D -

27 **Day care.** The provision of care, protection, and supervision for children or adults on a  
28 regular basis away from their primary residence. Care is typically provided to a given  
29 individual for fewer than 18 hours each day, although the day care facility may be open  
30 24 hours each day. See "Adult day care center" and "Child care facility."

31 **dBA.** The unit of filtered or corrected noise level measured in accordance with the  
32 A-weighted scale to more closely replicate the sound frequency response of the human  
33 ear and measuring approximately the relative "noisiness" or "annoyance" of common  
34 sounds.

35 **Decibel (dB).** A standard unit for measuring the relative loudness of sound, or sound  
36 pressure, and approximately equal to the smallest degree of difference of that loudness  
37 or pressure ordinarily detectable by the human ear.

38 **De minimis.** A level of risk that is too small to be concerned with, or a difference that is  
39 too small to matter or be taken into consideration. For the purposes of services  
40 provided by public facilities having established level of service (LOS) standards, the

1 term “*de minimis*” refers to a negligible or insignificant demand by a use on a level of  
2 service that generally allows the use to be considered concurrent for that facility.

3 **Density.** An objective measure of development used to quantify population per unit of  
4 land, such as people, dwelling units, or lodging units per acre. The term “density” refers  
5 to units per gross acre unless other measures or units are clearly indicated.

6 **Developer.** An applicant, builder, contractor, landowner, subdivider, or other person  
7 who undertakes development activities regulated by the LDC.

8 **Development.** The carrying out of any building activity or mining operation, the making  
9 of any material change in the use or appearance of any structure or land, or the dividing  
10 of land into three or more parcels (subdivision). The term “development” does not  
11 involve the use of land for bona fide agricultural or silvicultural purposes, including  
12 growing crops, trees, and other agricultural or forestry products, or raising livestock.  
13 Other specific activities or uses involving or excluded from development are defined in  
14 Florida Statutes (Ch. 380). For the purposes of floodplain management, development  
15 means any man-made change to improved or unimproved real estate, including  
16 buildings or other structures, tanks, temporary structures, temporary or permanent  
17 storage of equipment or materials, mining, dredging, filling, grading, paving,  
18 excavations, drilling operations or any other land disturbing activities. [MO]

19 **Development agreement.** An agreement between a developer and the county for  
20 development approval or any other purpose according to Florida Statutes, the  
21 Comprehensive Plan, and the LDC, and in a form approved by the county.

22 **Development approval.** Written authorization from the county permitting development  
23 subsequent to a demonstration of compliance with the provisions of the LDC and the  
24 Comprehensive Plan by the applicant for development approval.

25 **Development, multi-family.** Development in which any combination of single-family,  
26 two-family, or multi-family dwellings provide three or more dwelling units on a single lot.

27 **Development, single-family.** Development in which only one single-family dwelling is  
28 allowed per lot, attached or detached, except where an accessory dwelling unit is  
29 allowed with the principal single-family dwelling.

30 **Development, two-family.** Development in which only two single-family dwellings or  
31 one two-family dwelling is allowed per lot.

32 **Development order.** Any order granting, denying, or granting with conditions an  
33 application for a building permit, site development, subdivision, rezoning, certification,  
34 variance, conditional use, or any other official action of the county having the effect of  
35 permitting the development of land. [FS163.3164(16)]

36 **Development parcel.** A lot of record, or a conforming lot verified according to the lot  
37 conformance verification process of the LDC, or a lot created in compliance with the  
38 family conveyance provisions of the LDC, or any number of such lots, contiguous and in  
39 single ownership or under unified control for the purposes of development.

40 **Diameter at breast height (DBH).** A standard measure of tree trunk diameter in inches  
41 applicable to established trees and measured four and one-half feet above the surface  
42 of the ground at the base of the tree. For trees that lean, grow on slopes, fork at or

1 below DBH height, are multi-trunked, or present other difficulties in measurement, DBH  
2 shall be determined according to International Society of Arboriculture (ISA) standards.  
3 See "*Caliper*" for the appropriate measure of newly planted and nursery stock trees.

4 **Direct disposition.** The cremation of human remains without preparation of the  
5 remains by embalming and without any attendant services or rites such as funeral or  
6 graveside services or the making of arrangements for such final disposition.

7 **Directional sign.** See "Informational sign."

8 **Disposal facility.** A site where solid waste or debris is disposed of, whether by sanitary  
9 landfilling, incineration, treatment, recovery, or recycling, and as further defined by  
10 waste type in Chapter 82, *Solid Waste*, Part I, Escambia County Code of Ordinances.

11 **Dock.** A fixed or floating structure waterward of the mean high water line and used for  
12 water access or securing vessels. A dock may also be referred to as a wharf or pier  
13 and include moorings and boatlifts.

14 **Dormitory.** A residential building, but not a dwelling, used as group living quarters,  
15 typically with shared kitchen and bathroom facilities, for a student body or religious  
16 order and accessory to a college, university, boarding school, convent, monastery, or  
17 similar institutional use.

18 **Drive-in or drive-through service.** A form of customer service that by design, physical  
19 facilities, or operations of the providing establishment encourages or permits customers  
20 to receive services, obtain goods, or be entertained while remaining in their motor  
21 vehicles. Such service may be in conjunction with or exclusive of any other form of  
22 service.

23 **Drugstore.** A retail establishment that primarily sells prescription and nonprescription  
24 drugs, medicines, and medical devices and supplies, but which may also sell  
25 nonmedical products such as cards, candy, and cosmetics.

26 **Dry cleaner.** A facility primarily for cleaning fabrics, textiles, wearing apparel, or other  
27 articles by immersion or agitation in volatile organic solvents.

28 **Dune.** A mound or ridge of loose sediments such as quartz sand, deposited by natural  
29 or artificial mechanisms on Santa Rosa Island or Perdido Key, and typically vegetated.  
30 The term "dune" does not include temporary stockpiles of materials.

31 **Dune, primary.** The first natural or manmade dune located landward of the beach with  
32 sufficient vegetation, height, continuity, and configuration to offer protective value. The  
33 landward extent occurs at the point where there is a distinct change from a relatively  
34 steep slope to a relatively mild slope.

35 **Duplex.** A two-family dwelling.

36 **Dwelling.** A building that contains one or more dwelling units and may be  
37 characterized as one of the following:

38 *Detached dwelling.* A dwelling that does not have any roof, wall, or floor in common  
39 with, or is attached by any other means to, another dwelling.

1 *Multi-family dwelling.* A building that contains three or more dwelling units in any  
2 arrangement, including triplex and quadruplex building forms and apartment and  
3 condominium forms of tenancy and ownership.

4 *Single-family dwelling.* A building that exclusively contains one dwelling unit, in  
5 either detached or attached building form.

6 *Single-family attached dwelling.* A single-family dwelling that is attached to one or  
7 more other single-family dwellings by common vertical walls without openings, with  
8 property lines separating each unit, and with each unit extending from foundation to  
9 roof, having its own direct access to the outside, and having yards on at least two  
10 sides.

11 *Single-family detached dwelling.* A single-family dwelling that is not attached to any  
12 other dwelling by any means and is surrounded by open space or yards.

13 *Two-family dwelling (duplex).* A building that exclusively contains two dwelling units  
14 in any arrangement.

15 **Dwelling unit.** One or more rooms used as a single unit within a building to provide  
16 complete independent living facilities for the exclusive use of a single household,  
17 including permanent provisions for living, sleeping, eating, cooking, and sanitation. [LDC  
18 and FBC]

19 - E -

20 **Easement.** A limited right to use the land of another for a specific purpose, typically  
21 granted to the benefit of adjoining landowners for public or private access, utilities,  
22 drainage, or similar use over an area of land whose title remains in the name of the  
23 landowner, subject to the designated right of use.

24 **Educational facility.** A public or private institution that provides academic instruction,  
25 from basic education to specialized study and training. Educational facilities include  
26 preschools and kindergartens, primary and secondary schools, colleges and  
27 universities, and trade and vocational schools.

28 **Electronic message center sign.** A sign that is a computerized, programmable  
29 electronic visual communications device capable of storing and displaying multiple  
30 messages in various formats at varying intervals for periods lasting at least five  
31 seconds.

32 **Elevation.** A vertical distance above or below mean sea level (MSL) or other fixed  
33 reference level. For the purposes of building form, an elevation is a view of a building  
34 seen from one side, typically represented through a scaled drawing of the front, rear, or  
35 side facade and used to describe the external appearance of the building, including  
36 such features as windows, doors, and relationship of floor level to grade.

37 **Emergency service.** A service for the emergency protection of public health, safety, or  
38 general welfare, and the restoration of safe conditions, including law enforcement, fire  
39 fighting, medical assistance and transport, search and rescue, and hazardous material  
40 cleanup.

1 ***Emerald Coast Utilities Authority (ECUA).*** The independent special district created in  
2 the Laws of Florida for the purpose of operating and maintaining utilities within  
3 Escambia County and adjacent areas.

4 ***Encroachment.*** Any obstruction or intrusion beyond the plane of a property line,  
5 setback, right-of-way, height limit or other vertical or horizontal regulatory limit. For the  
6 purposes of floodplain management, an encroachment is the placement of fill,  
7 excavation, buildings, permanent structures or other development into a flood hazard  
8 area which may impede or alter the flow capacity of riverine flood hazard areas. [MO]

9 ***Entertainment.*** Leisure time activity, indoor or outdoor, that is predominantly spectator  
10 oriented and typically provided on a regular schedule, such as the forms of activity  
11 provided by theatres, concert halls, nightclubs, sports stadiums, vehicle race tracks, and  
12 amusement parks.

13 ***Environmentally sensitive lands.*** Those areas of land or water determined by the  
14 Board of County Commissioners to be necessary to conserve or protect natural habitats  
15 and ecological systems. Those areas are specifically enumerated within the natural  
16 resources provisions of Chapter 4.

17 ***Erosion.*** The process by which rainfall, wind and water dislodges soil particles.

18 ***Escrow.*** A surety posted with the county or an escrow agent to secure the promise to  
19 perform required improvements.

20 ***Estuarine system.*** A semi-enclosed coastal body of water in which saltwater is  
21 naturally diluted by freshwater, including bays, mouths of rivers, salt marshes, lagoons,  
22 and sounds.

23 ***Exotic animal.*** Any member of a species of animal, reptile or bird, warm or cold  
24 blooded, that is not indigenous to the county or is not classified or considered as wildlife  
25 or a farm animal, including camels, emus, llamas, ostriches, and mink.

26 - F -

27 ***Facade sign.*** See "Wall sign."

28 ***Family day care home.*** A state licensed occupied residence in which child care is  
29 regularly provided for children from at least two unrelated families and which receives a  
30 payment, fee, or grant for any of the children receiving care, whether operated for profit  
31 or not. See "Child care facility." [FS 402.302]

32 ***Family foster home.*** A state licensed private residence in which children who are  
33 unattended by a parent or legal guardian are provided 24-hour care. Family foster  
34 homes include emergency shelter family homes and specialized foster homes for  
35 children with special needs. [FS 409.175(2)(e)]

36 ***Farm animal.*** An animal that customarily is raised or kept in an agricultural rather than  
37 an urban environment and has the potential for causing a nuisance if not properly  
38 maintained, including poultry, dairy and beef cattle, bison, goats, horses, sheep, and  
39 swine.

1 **Farm equipment and supply store.** A establishment selling, renting, or repairing  
2 agricultural machinery, equipment, and supplies for use in soil preparation and  
3 maintenance, the planting and harvesting of crops, and other operations and processes  
4 pertaining to farming and ranching.

5 **Fence.** A physical barrier constructed as a boundary for separation, confinement,  
6 protection, screening, access control, or similar purposes, but not including hedges,  
7 shrubs, or other natural growth.

8 **Flashing sign.** A sign exhibiting sudden or marked changes in lighting intensity lasting  
9 in duration for periods of less than five seconds

10 **Flood or flooding.** A general and temporary condition of partial or complete inundation  
11 of normally dry land areas from the overflow of inland or tidal waters, or the unusual and  
12 rapid accumulation or runoff of surface waters from any source. [MO]

13 **Flood insurance rate map (FIRM).** The official map of the community on which the  
14 Federal Emergency Management Agency has delineated both special flood hazard  
15 areas and the risk premium zones applicable to the community. [MO]

16 **Flood insurance study (FIS).** The official report provided by the Federal Emergency  
17 Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary  
18 and Floodway Map (if applicable), the water surface elevations of the base flood, and  
19 supporting technical data. [MO]

20 **Floor area ratio (FAR).** An objective measure of the intensity of land use, calculated  
21 by dividing the total gross floor area of all structures on a lot by the gross lot area.

22 **Florida Building Code.** The family of codes adopted by the Florida Building  
23 Commission, applicable to all construction in Escambia County, and including the  
24 Building, Residential, Existing Building, Energy Conservation, Fuel Gas, Mechanical,  
25 Plumbing, Test Protocols, and Accessibility codes.

26 **Footprint.** The building area defined as the maximum combined area occupied by all  
27 principal and accessory buildings, including elevated above grade parking facilities,  
28 taken on a horizontal plane at the mean grade level, plus the outermost projections of  
29 any story or floor, but not including uncovered entrance platforms, terraces, steps or  
30 uncovered ground level parking lots.

31 **Fraternity or sorority house.** A residential building, but not a dwelling, used as the  
32 group living quarters of an officially recognized college, university or seminary fraternity  
33 or sorority and containing sleeping rooms, bathrooms, common rooms, and a central  
34 kitchen and dining room maintained exclusively for members of the fraternity or sorority,  
35 and their guests or visitors.

36 **Freestanding pole sign.** A freestanding sign that is mounted on a free standing pole  
37 or other similar support so that the bottom edge of the sign face is 9 1/2 feet or more  
38 above grade.

39 **Freestanding sign.** Any nonmovable sign not affixed to a building. May be either a  
40 ground sign or a pole sign.



1 **Funeral establishment.** A state licensed facility where a funeral director or embalmer  
2 practices funeral directing or embalming. The facility may include a chapel for the  
3 conduct of funeral services and space for the display of caskets, urns, and related  
4 funeral supplies, but the term “funeral establishment” does not include cinerators or  
5 places for the permanent interment of human remains or cremated remains.  
6

7 **- G -**

8 **Garage.** . A structure or part of a structure used or designed to be used for the parking  
9 and storage of vehicles, and limited to non-commercial use if a private garage.

10 **Golf course.** A facility providing a course with at least nine holes improved with tees,  
11 greens, fairways, and hazards for playing a game of golf. A golf course may include a  
12 club house, driving range, pro shop, restaurant, lounge, shelters, and similar customary  
13 and accessory uses to the play of golf.

14 **Governmental sign.** A sign erected and maintained pursuant to and in discharge of  
15 any governmental function, or required by law, ordinance or other governmental  
16 regulation.

17 **Grade.** The level, contour, or slope of the finished or natural surface of the ground.

18 **Grading.** The act of changing the grade of land.

19 **Greenbelt.** An open area that may be cultivated or maintained in a natural state  
20 surrounding development or used as a buffer between land uses or to mark the edge of  
21 an urban or developed area.

22 **Grocery or food store.** A retail establishment selling a variety of prepackaged food  
23 products, staple foodstuffs, household supplies, and fresh food items such as meat,  
24 produce, and dairy products.

25 **Gross floor area (GFA).** The sum of all horizontal areas of all enclosed floors of a  
26 building measured from the exterior face of exterior walls, or from the centerline of a  
27 common wall separating two buildings, including basement and attic floors, mezzanines,  
28 hallways, closets, stairwells, space devoted to mechanical equipment, and enclosed  
29 porches. Gross floor area excludes interior parking spaces and any space with a floor-  
30 to-ceiling height less than six feet.

31 **Ground sign.** Any freestanding sign, other than a pole sign, placed upon or supported  
32 by the ground independent of any other structure; a monument sign.

33 **Groundwater.** Water that fills all the unblocked voids of material below the ground  
34 surface to an upper limit of saturation, or water which is held in the unsaturated zone by  
35 capillarity.

36 **Group home.** A state licensed residential facility which provides a family living  
37 environment for at least four, but not more than 15 residents, including supervision and  
38 personal care necessary to meet the physical, emotional, and social needs of the  
39 residents. [\[FS 393.063\]](#)

40 **Group living.** Residential occupancy of a building other than a dwelling by a non-  
41 household group, with individual tenancy usually arranged on a monthly or longer basis.

1 Group living includes group occupancy of dormitories, fraternity or sorority houses, and  
2 facilities that provide special services, treatment, or supervision such as nursing homes,  
3 assisted living facilities, and residential substance abuse treatment and hospice  
4 facilities. Group living does not include any household living arrangement, any  
5 occupancy of a dwelling, or any public lodging.

6 **Grubbing.** The removal of vegetation by methods such as digging, raking, dragging or  
7 otherwise disturbing the roots of the understory vegetation.

8 **- H -**

9 **Habitable floor.** A floor usable for living, working, sleeping, eating, cooking, or  
10 recreation, or any combination thereof. A floor usable only for storage purposes is not a  
11 habitable floor.

12 **Hardware store.** A retail establishment primarily selling basic hardware lines, such as  
13 tools, fasteners, plumbing and electrical supplies, paint, housewares, household  
14 appliances, and garden supplies.

15 **Hazardous material.** A poison, corrosive agent, flammable substance, explosive,  
16 radioactive chemical, or any other material that can endanger human or animal health  
17 or well-being if handled improperly. [CP]

18 **Hazardous waste.** Solid waste, or a combination of solid wastes, which because of its  
19 quantity, concentration, or physical, chemical, or infectious characteristics may cause or  
20 significantly contribute to an increase in mortality or an increase in serious irreversible  
21 or incapacitating reversible illness, or may pose a substantial present or potential  
22 hazard to human health or the environment when improperly transported, disposed of,  
23 stored, treated, or otherwise managed. The term “hazardous waste” does not include  
24 human remains that are disposed of by persons licensed under Florida Statutes. [FS  
25 403.703]

26 **Height.** The overall vertical dimension of a structure or object as measured from the  
27 applicable reference surface or elevation required by the LDC, such as highest adjacent  
28 grade, base flood elevation, airport or airfield elevation, or mean high water.

29 **Highest adjacent grade.** The highest natural elevation of the ground surface, prior to  
30 construction, next to the proposed walls or foundation of a structure. [MO 202]

31 **Historic/cultural resource.** Any prehistoric or historic district, site, building, object, or  
32 other real or personal property of historical, architectural, or archaeological value, and  
33 folk life resources. These properties or resources may include monuments, memorials,  
34 Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned  
35 ships, engineering works, treasure trove, artifacts, or other objects with intrinsic  
36 historical or archaeological value, or any part thereof, relating to the history,  
37 government, and culture of the state. [CP]

38 **Historic building or structure.** A building or other structure that is any of the  
39 following: [FBC]

40 1. Individually listed in the National Register of Historic Places maintained by the U.S.  
41 Department of the Interior.

- 1 2. A contributing property in a National Register of Historic Places listed district.
- 2 3. Designated as historic property under an official municipal, county, special district, or
- 3 state designation, law, ordinance or resolution either individually or as a contributing
- 4 property in a district.
- 5 4. Determined eligible by the Florida State Historic Preservation Officer for listing in the
- 6 National Register of Historic places, either individually or as a contributing property
- 7 in a district.

8 **Historic sign.** Any sign officially designated historic by the appropriate federal, state or  
9 local historic entity or otherwise considered to be a local landmark by the board of  
10 adjustment.

11 **Holiday decorations.** Temporary signs and decorations, clearly incidental to, and  
12 customarily and commonly associated with, any national, local or religious holiday

13 **Home-based business.** An activity carried out for the purpose of monetary gain by  
14 one or more residents of a single-family dwelling and conducted as an accessory use  
15 within the dwelling or its accessory structures at a greater scale or intensity than a home  
16 occupation according to the requirements of the LDC for such uses.

17 **Homeless shelter.** A non-residential facility providing temporary housing and  
18 assistance on a nonprofit basis to indigent, needy, homeless, or transient persons.  
19 Assistance provided may include food, counseling, vocational training, and religious  
20 instruction.

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21 **Home occupation.** An activity carried out for the purpose of monetary gain by one or  
22 more residents of a dwelling unit and conducted as an accessory use within the dwelling  
23 unit or its accessory structures according to the requirements of the LDC for such uses.

24 **Hospice facility.** A state licensed facility operated by a hospice to provide a continuum  
25 of palliative and supportive care for terminally ill patients. Hospice facilities do not  
26 include long term care facilities, hospitals or other facilities licensed under other state  
27 statutes.

28 **Hospital.** An establishment that offers services more intensive than those required for  
29 room, board, personal services, and general nursing care; offers facilities and beds for  
30 use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness,  
31 injury, deformity, infirmity, abnormality, disease, or pregnancy; and regularly makes  
32 available at least clinical laboratory services, diagnostic X-ray services, and treatment  
33 facilities for medical treatment as required by the state. The term "hospital" excludes  
34 medical clinics that only provide diagnostic and outpatient care. **[FS 395.002]**

35 **Hotel.** A public lodging establishment which contains sleeping room accommodations  
36 for 25 or more guests, has an interior lobby with specified hours of operation, offers  
37 daily or weekly rates, provides primary access to units from the building interior,  
38 provides customary lodging services such as daily room cleaning and linen changes,  
39 and is recognized by the hospitality industry as a hotel. Full service hotels may provide  
40 meeting rooms, restaurants and lounges, entertainment, personal services, swimming  
41 pools, retail shops, and other facilities and services incidental and subordinate to the  
42 principal public lodging use. Resort hotels catering to the tourist and vacation industry  
43 often provide a wider variety of recreational amenities. Extended stay hotels catering to

1 guests who need lodging for at least five nights offer more apartment-like  
2 accommodations and amenities. [FS 509.242]

3 **Household.** One or more individuals occupying a dwelling unit as a single  
4 housekeeping unit, with common access to and use of all areas for living, sleeping,  
5 eating, cooking and sanitation within the unit. A household does not include any  
6 society, club, fraternity, sorority, team, or similar association of individuals; or individuals  
7 in a group living arrangement; or any occupancy other than of a dwelling unit.

8 **Household living.** Residential occupancy of a dwelling unit by a household on a  
9 monthly or longer basis. Household living includes household occupancy of all forms of  
10 dwellings and households that provide special services, treatment, or supervision such  
11 as community residential homes, family foster homes, and adult family-care homes.  
12 Household living does not include any group living arrangement, any occupancy other  
13 than of a dwelling unit, or any public lodging.

14 **Hunting club.** An area of land reserved for public or private hunting of wildlife and  
15 accessory structures in support of those activities.

16 **Hunting preserve.** An area of land where captive-raised native and non-native game  
17 animals are released and hunted as authorized by state regulations.

18

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19 **Identification sign.** A sign giving the name, and/or address of a building, business  
20 development or establishment on the premises where it is located. Also known as name  
21 plate sign.

22 **Illuminated sign.** A sign lighted by or exposed to artificial lighting either by lights on, or  
23 in the sign, or directed towards the sign.

24 **Impervious surface.** Any surface that does not allow or only minimally allows the  
25 infiltration of water. Such highly impermeable surfaces include structure roofs, regular  
26 concrete and asphaltic pavements, and other surfaces for which runoff coefficients no  
27 less than 0.90 are typically used for stormwater management calculations.

28 **Impervious surface ratio.** An objective measure of the intensity of land use  
29 determined by dividing the total area of all impervious surfaces covering a lot by the  
30 total area of the lot.

31 **Improvement.** Any manmade permanent item, fixture, or facility that becomes part of,  
32 is placed upon, or is affixed to real property, including structures, street and alley  
33 pavements, curbs and gutters, walkway pavements, water supply mains, sanitary  
34 sewers, storm sewers or drains, permanent signs, landscaping, and permanent  
35 reference monuments and control points.

36 **Industrial-related activity.** An activity in support of or accessory to industry.

37 **Industry or industrial use.** A use in which the primary activity is the manufacture of  
38 materials or products, including their fabrication, assembly, rebuilding, treatment,  
39 processing, finishing, extraction, reduction, and bulk storage. Industry or industrial use  
40 may be further characterized as either of the following:

1 *Heavy industry.* An industry primarily engaged in the basic processing of materials  
2 or products predominantly from extracted or raw materials, or an industry otherwise  
3 having significant external effects or risks due to its scale of operations, processes  
4 or materials involved, or outdoor activity or storage required. Heavy industry  
5 includes salvage yards, solid waste transfer facilities, materials recovery facilities,  
6 recovered materials processing facilities, recycling facilities, resource recovery  
7 facilities, volume reduction plants, landfills, concrete and asphalt batch plants,  
8 mineral extraction, paper mills, power plants, chemical plants, refineries, slaughter  
9 houses, rendering plants, etc.

10 *Light industry.* An industry primarily engaged in the indoor fabrication,  
11 compounding, processing, assembly, or treatment of finished or semi-finished  
12 products from previously prepared materials or components in a manner which is  
13 unlikely to cause undesirable effects outside of the building enclosing the industrial  
14 activity. Light industry includes research and development activities, printing and  
15 binding, warehousing, and the manufacture of electrical appliances and electronic  
16 equipment, apparel, food products, tools and hardware, furniture, pharmaceuticals,  
17 etc.

18 **Infill development.** The development of new housing or other land uses on vacant or  
19 underutilized land in existing developed areas, focusing on the reuse and renovation of  
20 obsolete or underutilized buildings and sites.

21 **Informational sign.** An on-premises sign commonly associated with, but not limited to,  
22 information and directions necessary or convenient for visitors coming on the property,  
23 including signs marking entrances and exits, parking areas, circulation direction, rest  
24 rooms, and pickup and delivery areas. Also known as a directional sign.

25 **Infrastructure.** Facilities and services needed to sustain land use activities, including  
26 streets, potable water service, wastewater service, solid waste facilities, stormwater  
27 management facilities, power grids, telecommunication facilities, and public schools.

28 [CP]

29 **Intensity.** An objective measurement of the extent to which land may be developed or  
30 used, including the consumption or use of space above, on, or below the ground; the  
31 use of or demand on natural resources; and the use of or demand on facilities or  
32 services. [FS 163.3164(22)]

33 **Invasive species.** A non-indigenous or exotic species that is not native to the  
34 ecosystem under consideration and that has the ability to establish self-sustaining,  
35 expanding, free-living populations that may cause economic and/or environmental  
36 harm, or harm to human health. [CP]

## 37 - J, K & L -

38 **Junkyard.** See "Salvage yard."

39 **Kennel.** A facility in which domestic animals not owned by the owner or occupant of the  
40 facility are housed, boarded, or trained for a fee or compensation, or where domestic  
41 animals are bred or raised for sale. A kennel may include grooming incidental and  
42 subordinate to the principal use, but not activities accessory to agricultural use.

1 **Kindergarten.** An educational facility that provides academic instruction to children in  
2 preparation for admittance to elementary school first grade, and as further defined by  
3 Florida Statutes.

4 **Laboratory.** A facility for scientific research, analysis, investigation, testing or  
5 experimentation, but not for the manufacture or sale of products.

6 **Land clearing.** The act of removal or destruction of trees, brush, and other vegetative  
7 cover on a site, but not including normal cultivation associated with agricultural  
8 operations, or mowing, pruning, or other routine landscaping or lawn maintenance  
9 activities.

10 **Land clearing debris.** Rocks, soils, and trees and other vegetative matter that  
11 normally results from land clearing or site development operations, but not including  
12 waste from landscape maintenance, right-of-way or easement maintenance, farming  
13 operations, nursery operations, or any other sources not directly related to the land  
14 clearing or site development.

15 **Land Development Code (LDC).** The Land Development Code of Escambia County,  
16 Florida (Part III, Escambia County Code of Ordinances) as the assembled land  
17 development regulations of the county prepared by the local planning agency and  
18 adopted by the Board of County Commissioners according to Florida Statutes.

19 **Land disturbance.** Any activity involving the clearing, cutting, excavating, filling, or  
20 grading of land, or any other activity that alters land topography or vegetative cover.

21 **Landfill.** A disposal facility that requires state permitting and engineered environmental  
22 protection systems for the placement of wastes. Landfills do not include land-spreading  
23 sites, surface impoundment, injection wells, or construction and demolition debris or  
24 land clearing debris disposal facilities with separate permitting requirements.

25 **Landscape area.** Pervious areas of preserved or installed living plants, including trees,  
26 shrubs, ground cover, and turf grass that may be supplemented with mulch, bark,  
27 decorative rock, timbers, stepping stones, and similar customary and incidental non-  
28 living materials, excluding any area of vehicular use.

29 **Land use.** The development that has occurred on the land, the development that is  
30 proposed for the land, or the use that is permitted or permissible on the land under the  
31 Comprehensive Plan and LDC, as the context may indicate. [FS163.3164(27)]

32 **Level of service.** An indicator of the extent or degree of service provided by, or  
33 proposed to be provided by, a public facility based on the operational characteristics of  
34 the facility and indicating a capacity per unit of demand for the facility. [FS163.3164(28)]

35 **Liner building.** A relatively shallow building specifically designed to conceal the side of  
36 a parking lot, parking garage, big-box retail, or other structure or area along a public  
37 frontage and create spaces occupied by restaurants, shops, and other uses more  
38 engaging to passersby.

39 **Lodging unit.** One or more rooms used as a single unit of lodging space rented to the  
40 public in a public lodging establishment.

1 **Long-term care facility.** A nursing home facility, assisted living facility, adult family-  
2 care home, board and care facility, or any other similar residential adult care facility. [FS  
3 400.0060(5)]

4 **Lot.** The least fractional part of subdivided lands having limited fixed boundaries and  
5 assigned a letter or number by which it may be identified. The term "lot" shall include  
6 the words "plot", "parcel", or "tract". [FS 177.031(11)]

7 **Lot, corner.** A lot having frontage on two or more streets at their intersection.

8 **Lot frontage.** Those sides of a lot abutting a street right-of-way.

9 **Lot line.** A property line bounding a lot and separating it from another lot, street right-  
10 of-way, or any other public or private land. A lot line shall be one of the following:

11 *Front lot line.* A lot line separating a lot from a street right-of-way other than an alley  
12 or, in the absence of a right-of-way, the lot line designated by the county as forming  
13 the front of the lot and from which the front setback of the lot is measured.

14 *Rear lot line.* A lot line generally opposite and most distant from the front lot line,  
15 and from which the rear setback of the lot is measured.

16 *Side lot line.* Any lot line that is not a front or rear lot line.

17 **Lot of record.** A lot that is part of a subdivision that has been recorded in the official  
18 records of Escambia County, or a lot or parcel described by metes and bounds, and the  
19 description of which has been so recorded or accepted on or before February 8, 1996.

20 A lot of record does not include contiguous multiple lots under single ownership.

21 **Lot, waterfront.** A lot abutting a navigable water body that is under daily tidal  
22 influence. Along any part of the boundary, the lot may be separated from the water  
23 body by encroachments that include easements, rights-of-way, and public shoreline  
24 access, but the lot may not be separated from the water body by a dedicated road or by  
25 more than ten feet of land under different ownership.

26 **- M -**

27 **Manufactured building.** A closed structure, building assembly, or system of  
28 subassemblies which may include structural, electrical, plumbing, heating, ventilating, or  
29 other service systems manufactured for installation or erection, with or without other  
30 specified components, as a finished building or as part of a finished building.

31 Manufactured buildings include residential, commercial, institutional, storage or  
32 industrial structures constructed according to state standards, but do not include  
33 manufactured (mobile) homes.

34 **Manufactured (mobile) home.** A complete, factory-built, single-family dwelling  
35 constructed in conformance with federal *Manufactured Housing Construction and Safety*  
36 *Standards* (the HUD Code) and transportable in one or more sections on a permanent  
37 chassis for site installation with or without a permanent foundation. The term "mobile  
38 home" refers to any manufactured home built prior to June 15, 1976 when the HUD  
39 Code became effective. Manufactured homes do not include manufactured buildings,  
40 modular homes or recreational vehicles.

1 **Manufactured (mobile) home park.** A multi-family residential use of an individually  
2 owned parcel of land within which lots or spaces are offered for rent or lease for the  
3 placement of five or more manufactured (mobile) homes. For the purposes of  
4 floodplain management, the term “manufactured home park” may apply to as few as two  
5 manufactured home lots for rent on a parcel. [FS 723.003(6)]

6 **Manufactured (mobile) home subdivision.** A residential subdivision of individually  
7 owned lots created according to the provisions of the LDC for the exclusive use of  
8 manufactured (mobile) homes. For the purposes of floodplain management, the term  
9 “manufactured home subdivision” may apply to division into as few as two manufactured  
10 home lots.

11 **Manufacturing.** The mechanical or chemical transformation of materials or substances  
12 into new products, including the assembling of component parts, and the blending of  
13 materials, such as lubricating oils, plastics, resins, or liquors.

14 **Marina.** A facility for the mooring, berthing, storing, or securing of watercraft, and which  
15 may include other services such as sales of boat supplies and fuel, boat repair and  
16 rental, and other uses incidental to the primary use. A marina may be classified as one  
17 of the following:

18 *Commercial marina.* A public use marina which may include upland marina support  
19 facilities for the servicing or repairing of watercraft, but does not include the activities  
20 of industrial marinas.

21 *Industrial marina.* A marina which provides slips or moorings for major work on  
22 watercraft, such as construction or rebuilding of boats, installations of new bottoms,  
23 substantial structural additions, or alterations.

24 *Private marina.* A marina that is an amenity to a private residential development,  
25 such as a subdivision or multifamily dwelling, and not for public use.

26 **Market value.** The price at which a property will change hands between a willing buyer  
27 and a willing seller, neither party being under compulsion to buy or sell and both having  
28 reasonable knowledge of relevant facts. For the purposes of the LDC, market value is  
29 limited to the value of buildings and other structures, excluding the land and other  
30 improvements on the parcel. Market value may be as established by a qualified  
31 independent appraiser, “actual cash value” (replacement cost depreciated for age and  
32 quality of construction), or tax assessment value adjusted to approximate market value  
33 by a factor provided by the Property Appraiser. [MO 202]

34 **Marquee.** A permanent roofed structure attached to and supported by a building, and  
35 projecting into public right-of-way, typically above an entrance to provide protection from  
36 the elements. [FBC]

37 **Materials recovery facility (MRF).** A solid waste manage facility that provides for the  
38 extraction from solid waste of recyclable materials, materials suitable for use as a fuel or  
39 soil amendment, or any combination of such materials. [FS 403.703]

40 **Mausoleum.** A building or other structure that is substantially exposed above the  
41 ground and used for the entombment of human remains. [FS 497.005]



1 **Mean high water (MHW).** The average height of the high waters over a 19-year period;  
2 or for shorter periods of observation, the average height of the high waters after  
3 corrections are applied to eliminate known variations and to reduce the result to the  
4 equivalent of a mean 19-year value. [FS 177.27] [A3]

5 **Mean sea level (MSL).** The average height of the surface of the Gulf of Mexico for all  
6 stages of the tide, or the mean between high and low tides as established by the North  
7 American Vertical Datum (NAVD) of 1988.

8 **Medical clinic or office.** A facility, other than a hospital, providing medical diagnostic  
9 and treatment services to patients not requiring an overnight stay. Such clinics and  
10 offices commonly have laboratory facilities and include doctor's offices, diagnostic  
11 centers, treatment centers, rehabilitation centers, and establishments providing surgical  
12 and psychiatric services and emergency treatment.

13 **Medical services.** Professional services concerning human health maintenance and  
14 the diagnosis and treatment of disease, injury, pain, and other adverse health  
15 conditions. Medical services include the principal services provided by hospitals,  
16 clinics, doctor's offices, diagnostic facilities, medical laboratories, blood donation  
17 centers, and other human health care facilities.

18 **Metes and bounds.** A system of describing and identifying land by distances or  
19 measures (metes) and bearings or direction (bounds) from an identifiable point of  
20 reference, such as a monument or other marker or the corner of intersecting roads.

21 **Mining.** Extraction of minerals or ore from the earth, including any materials overlying  
22 the mineral ore deposit extracted for the purpose of reaching underlying ore. Mining  
23 includes all associated clearing, grading, construction, processing, transportation, and  
24 reclamation on the mine property.

25 **Mini-warehouse.** See "Self-storage facility."

26 **Mitigation.** Methods used to alleviate, lessen, or compensate for adverse impacts.

27 **Mixed-use development.** The development of a tract of land or structure with a variety  
28 of complementary and integrated uses, including residential, office, retail, entertainment,  
29 recreation, and manufacturing, typically in a compact urban form.

30 **Mobile home.** See "Manufactured (mobile) home."

31 **Mobile vending unit.** A motorized or non-motorized portable structure used to store,  
32 prepare, or serve food or beverages to the public, or to store, distribute, or sell  
33 merchandise, goods, or wares to the public.

34 **Model home.** A dwelling unit temporarily used for display purposes as an example of  
35 the homes available or to be available for sale in a specific subdivision or offered by a  
36 specific builder.

37 **Modular home.** A dwelling constructed on site in compliance with the *Florida Building*  
38 *Code* and composed of components substantially assembled in a manufacturing plant  
39 and transported to the building site for final assembly on a permanent foundation. A  
40 modular home may also be referred to as a manufactured residential building.

1 **Motel.** A public lodging establishment which offers at least six rental units and daily or  
2 weekly rates; has a central office on the property with specified hours of operation;  
3 provides each rental unit with a bathroom or connecting bathroom, an exit to the  
4 outside, and off-street parking; and is recognized as a motel by the hospitality industry.  
5 Motels may provide facilities and services incidental and subordinate to the principal  
6 public lodging use. [FS 509.242]

7 **Motorsports facility.** A closed-course speedway or racetrack designed and intended  
8 for motor vehicle competition, exhibitions of speed, or other forms of entertainment  
9 involving the use of motor vehicles, including motorcycles. For these purposes, a  
10 closed course is a prescribed and defined route of travel that is not available at any time  
11 for vehicular access by the general public and is closed to all motor vehicles other than  
12 those of participants. [FS 549]

13 **Motor vehicle.** Any self-propelled vehicle not operated upon rails or a guideway and  
14 designed primarily for the transportation of persons or property along public streets.  
15 Motor vehicles include automobiles, vans, motorcycles, buses, trucks, and recreational  
16 vehicles, but do not include bicycles, motorized scooters, mopeds, or farm and  
17 construction equipment.

18 **Motor vehicle service and repair, major.** General repair, rebuilding or reconditioning  
19 of motor vehicles, engines, or trailers, including body work, frame work, welding, and  
20 painting.

21 **Motor vehicle service and repair, minor.** The repair, servicing or replacement of any  
22 part of an automobile, van, light truck (gross vehicle weight rating no more than 8500  
23 lbs), motorcycle, recreational vehicle or other consumer vehicle that does not require  
24 the removal of the engine, engine head or pan, transmission, or differential, and does  
25 not include painting and body work. Minor services and repairs include cooling,  
26 electrical, fuel and exhaust systems; suspensions, brakes, wheels and tires; oil and  
27 lubrication; and upholstery, trim and accessories.

28 **Moving or animated sign.** Any sign or part of a sign which changes physical position  
29 by any movement or rotation.

30 **Multi-faced sign.** A sign composed of sections which rotate to display a series of  
31 advertisements, each advertisement being displayed for at least five seconds  
32 continuously without movement and the movement of the sections between displays  
33 being not more than two seconds.

34 **Multi-tenant development.** Any shopping center, office complex, business park or  
35 other non-residential development in which two or more occupancies abut each other or  
36 share common parking facilities or driveways or are otherwise related on a development  
37 parcel.

38 **Mural.** A painting or other graphic art displayed on the facade of a building generally for  
39 the purposes of decoration or artistic expression.

40 - N -

41 **Name plate sign.** See "Identification sign."

1 **Native vegetation.** Indigenous, naturally occurring plants, adapted to county climate  
2 and soil conditions as determined through authoritative reference guides such as the  
3 *Florida-Friendly Plant List*, University of Florida, IFAS Extension.

4 **Natural resources.** Resources provided by the natural environment, including air,  
5 water, soils, wetlands, beaches, flood plains, forests, fisheries, wildlife, and any other  
6 such resource identified by Florida Statutes for conservation and protection.

7 **New construction.** Structures or improvements for which the start of construction  
8 commenced on or after the effective date of the LDC; except for the purposes of  
9 floodplain management, construction commenced on or after May 26, 1970, the  
10 effective date of the initial adoption of floodplain management regulations.

11 **Nightclub.** An establishment that allows or provides music, dancing, or entertainment  
12 in combination with the activities of a bar.

13 **Noncommercial.** Any activity not done for a commercial aim.

14 **Nonconforming or nonconformance.** The status of any use, structure, site condition,  
15 or lot that was lawfully established prior to the adoption or amendment of county land  
16 development regulations, and maintained since that establishment, but fails by reason  
17 of such adoption or amendment to comply with current land development regulations.  
18 Nonconformance may also be referred to as a “grandfathered” status, but such status  
19 does not signify unlimited continuation of nonconformance or protection of any unlawful  
20 noncompliance with regulations.

21 **Nonconforming sign.** A sign which is lawfully erected but which does not comply with  
22 the land use, setback, size, spacing, and lighting provisions of this article or a sign  
23 which was lawfully erected but which now fails to comply with this article due to  
24 changed conditions.

25 **Non-residential farm building.** Any temporary or permanent building or support  
26 structure that is used primarily for agricultural purposes, is located on land that is an  
27 integral part of a farm operation or land classified as agricultural land by the county  
28 property appraiser, and is not intended to be used as a residential dwelling.  
29 Nonresidential farm buildings include barns, greenhouses, shade houses, farm offices,  
30 storage buildings, and poultry houses. [\[FS 605.50\(2\)\(a\)\]](#)

31 **Non-residential use.** A use characterized by the absence of residences and the  
32 presence of principal land uses that include retail sales and service, office, commercial,  
33 industrial, civic, or recreation uses.

34 **Nursery or garden center.** An establishment for the growing, cultivation, storage, or  
35 sale of flowers, shrubs, trees, or other plants. Wholesale nurseries typically supply  
36 landscapers, builders and retail nurseries, but may include incidental retail sales. Retail  
37 nurseries may include sales of fertilizers, soils, garden tools, and similar accessory  
38 products.

39 **Nursing home.** A state licensed facility, including a private home, which provides  
40 nursing services for a period exceeding 24-hours for persons not related to the facility  
41 owner or manager, who by reason of illness, physical infirmity, or advanced age require

1 such services. Skilled nurses and nursing aides are present 24 hours a day, but the  
2 term “nursing home” does not include any place providing care and treatment primarily  
3 for the acutely ill. [FS 400.021(7)][ITE]

4 - O -

5 **Off-highway vehicle.** Any all-terrain vehicle, two-rider all-terrain vehicle, recreational  
6 off-highway vehicle, or off-highway motorcycle as defined by the state that is used off  
7 the roads or highways of the state and that is not registered and licensed for highway  
8 use under state statutes. [FS 261.03(5) & 317.0003]

9 **Off-premises sign or billboard.** A sign which directs attention to a business,  
10 commodity, service or entertainment conducted, sold or offered at a location other than  
11 the premises on which the sign is located.

12 **Off-site.** Located outside the lot or parcel boundary of the principal use.

13 **Off-site parking.** Parking provided for a specific use but located on a site other than  
14 the one on which the use is located, including parking located on the same lot or parcel  
15 but separated by a street or other physical barrier from the use it serves.

16 **Off-street parking.** Parking provided for a specific use, directly accessible from a drive  
17 aisle, and not located within a street right-of-way.

18 **On-premises sign.** A sign that identifies only goods, services, facilities, events or  
19 attractions available on the premises where the sign is located.

20 **On-site sewage treatment and disposal (OSTD) system.** A system that contains  
21 a standard subsurface, filled, or mound drainfield system; an aerobic treatment unit; a  
22 graywater system tank; a laundry wastewater system tank; a septic tank; a grease  
23 interceptor; a pump tank; a solids or effluent pump; a waterless, incinerating, or  
24 organic waste-composting toilet; or a sanitary pit privy that is installed or proposed to  
25 be installed beyond the building sewer on land of the owner or on other land to which  
26 the owner has the legal right to install a system. OSTD systems do not include  
27 package sewage treatment facilities and other treatment works regulated separately  
28 under Florida Statutes [FS 381.0065]

29 **Open space.** Land or portions of land preserved and protected, whether public or  
30 privately owned, and perpetually maintained and retained for active or passive  
31 recreation, for resource protection, or to meet lot coverage requirements. Open space  
32 includes required yards, developed recreation areas and improved recreation facilities,  
33 natural and landscaped areas, and common areas.

34 **Outdoor storage.** See “Storage, outdoor or outside.”

35 **Owner.** Any person having legal or equitable title to, or sufficient proprietary interest in,  
36 any property. For the purposes of the LDC, the term “owner” includes any agent  
37 authorized by the owner, unless the context clearly indicates otherwise.

38 - P -

1 **Parcel.** A unit of land within legally established property lines, or a lot or contiguous  
2 group of lots, in single ownership or under single control, and considered a unit for  
3 purposes of development.

4 **Park.** Any public or private land that is predominantly open space with natural  
5 vegetation and landscaping, and used primarily for active or passive not-for-profit  
6 recreational purposes.

7 **Parking lot.** An open area at ground level providing off-street parking spaces,  
8 excluding residential driveways.

9 **Parking lot, commercial.** A parking lot that is not an accessory use to any other use  
10 and provides parking for a fee.

11 **Park trailer.** A type of recreational vehicle constructed on a single chassis to American  
12 National Standards Institute (ANSI) or U.S. Department of Housing and Urban  
13 Development (HUD) standards, consisting of a transportable unit with body width not  
14 exceeding 14 feet, designed to provide seasonal or temporary living quarters when  
15 connected to utilities necessary for operation of installed fixtures and appliances, and as  
16 may otherwise be defined by Florida Statutes.

17 **Pensacola Beach.** That part of Santa Rosa Island under the jurisdiction of the Board of  
18 County Commissioners of Escambia County, Florida.

19 **Perdido Key.** The barrier island and coastal areas extending westward from Pensacola  
20 Pass to the Florida/Alabama state line.

21 **Permitted use.** Any use authorized or of right in a particular zoning district or land use  
22 category.

23 **Personal services.** Non-medical retail services involving the care of a person or his  
24 personal goods or apparel, such as the services of a barber shop, beauty or tanning  
25 salon, health club or spa, pet groomer, laundromat or dry cleaner, tailor, psychic reader,  
26 or tattoo parlor, but not including repair services or professional services as defined in  
27 this chapter.

28 **Pervious surface.** Any surface that easily allows the infiltration of water. Such  
29 permeable or porous surfaces include natural or landscaped vegetation and other  
30 surfaces for which runoff coefficients no greater than 0.25 are typically used for  
31 stormwater management calculations.

32 **Pier.** See "Dock."

33 **Place of worship.** A building that is used primarily for worship or religious assembly on  
34 a regular basis and may include related facilities such as classrooms and administrative  
35 offices, but does not include facilities used exclusively for residences, schools, day care,  
36 shelter, recreation or other uses not normally associated with worship. Places of  
37 worship include churches, chapels, cathedrals, synagogues, temples, and mosques.

38 **Planned unit development (PUD).** An process for providing flexibility in LDC  
39 regulations governing the planning and design of subdivisions that permits and  
40 encourages greater creativity for the mutual benefit of developers and the public not  
41 anticipated by the strict application of those regulations.

1 **Planning Board.** The advisory authority appointed by the Board of County  
2 Commissioners to serve as the local planning agency (LPA) for Escambia County, and  
3 whose scope of authority and specific duties are established within the Comprehensive  
4 Plan and LDC.

5 **Plat.** A map or delineated representation of the subdivision of land, being a complete,  
6 exact representation of the subdivision and including other information in compliance  
7 with the requirements of the LDC and Florida Statutes (Chapter 177, Part I).  
8 [177.031(14)]

9 **Political sign.** A temporary sign announcing or supporting political candidates or  
10 issues in connection with any national, state, or local election.

11 **Porch.** A roofed structure attached to a building and open on two or more sides which  
12 may be screened, and having direct access to or from the building.

13 **Political sign.** A temporary sign announcing or supporting political candidates or  
14 issues in connection with any national, state, or local election.

15 **Portable sign.** Any sign not permanently attached to the ground or other permanent  
16 structure, or a sign designed to be transported, including, but not limited to, signs  
17 designed to be transported by means of wheels; including such signs even though the  
18 wheels may be removed and the remaining chassis or support structure converted to A-  
19 frames or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas  
20 used for advertising unless part of an outdoor restaurant; and signs attached to or  
21 painted on vehicles parked and visible from the public right-of-way, unless said vehicle  
22 is used in the normal day-to-day operations of business, the sign area is less than two  
23 square feet per side and there is no reasonable alternative storage space.

24 **Portable storage container.** Any container, pod, trailer or other unit that is designed to  
25 temporarily store items and to be transported to and stored off site, typically by a private  
26 moving or storage company at a centralized warehouse. The term "portable storage  
27 container" does not include solid waste dumpsters or tool sheds.

28 **Positive drainage outfall.** A conveyance system with adequate capacity to contain,  
29 control, and transmit stormwater runoff to a creek, stream, river, bay, gulf, ocean, or  
30 other waters of the state, or waters of the United States, or to any approved Escambia  
31 County or Florida Department of Transportation drainage system having sufficient  
32 capacity.

33 **Post-incarceration reentry facility.** A facility providing assistance with substance  
34 abuse, mental and physical health issues, job training and placement, and other  
35 services to individuals reentering communities from correctional facilities.

36 **Power plant.** An electrical power generation facility operated by a public utility or  
37 independent power producer that converts one or more energy sources to provide  
38 electricity to the electrical transmission grid and distribution system. The term "power  
39 plant" refers to an industrial facility and does not include small-scale generation systems  
40 of customers that may sell surplus power back to the franchised power provider through  
41 their metered service.

1 **Predominantly commercial development.** Development for which more than two-  
2 thirds of the development parcel area and more than two-thirds of all gross floor area  
3 within the parcel is devoted to commercial use.

4 **Predominantly residential development.** Development for which more than two-  
5 thirds of the development parcel area and more than two-thirds of all gross floor area  
6 within the parcel is devoted to residential use.

7 **Premises.** Any parcel together with any improvements thereon.

8 **Primary dune.** The first natural or manmade dune located landward of the beach with  
9 sufficient vegetation, height, continuity, and configuration to offer protective value to  
10 upland property. The landward extent occurs at the point where there is a distinct  
11 change from a relatively steep slope to a relatively mild slope.

12 **Prime farmland.** One of several classes of land defined in the *Soil Survey of Escambia*  
13 *County, Florida*, U.S. Department of Agriculture, as having the best combination of  
14 physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed  
15 crops, and available as cultivated land, pastureland, forestland or other lands not built  
16 upon or urbanized. [USDA soil survey]

17 **Principal structure.** The structure that is occupied by or otherwise defines the  
18 principal use of a parcel.

19 **Principal use.** The main or predominant purpose for which a structure or parcel of land  
20 is used, occupied, maintained, designed, arranged, or intended, as distinguished from  
21 an accessory use.

22 **Processing.** As applicable to solid waste, any technique designed to change the  
23 physical, chemical, or biological character or composition of any solid waste so as to  
24 render it safe for transport; amenable to recovery, storage, or recycling; safe for  
25 disposal; or reduced in volume or concentration.

26 **Professional services.** Specialized work by members of recognized professions  
27 trained and engaged in such work for a career, typically requiring a license or other  
28 legal authorization to perform, and predominantly provided on the premises of an office  
29 or clinic. Professional services include the work of insurance agents, realtors, bankers,  
30 accountants, stock brokers, financial advisors, engineers, architects, land surveyors,  
31 dentists, physicians, therapists, attorneys, and other professionals, but do not include  
32 the provision of “personal services” as defined in this chapter.

33 **Prohibited use.** Any use not identified as a permitted or conditionally permitted use by  
34 the applicable zoning district, and not otherwise determined to be such a permitted use  
35 according to the use classification provisions of the LDC.

36 **Property line.** The recorded boundary of a lot or other tract of land.

37 **Projecting sign.** A sign that is wholly or partly dependent upon a building for support  
38 and which projects more than 24 inches from such building.

39 **Protected tree.** A living tree that, according to the provisions of the LDC, cannot be  
40 removed or otherwise willfully harmed without first obtaining appropriate authorization  
41 from the county.

1 **Pruning.** The act of removing tree branches, limbs, or roots to remedy a hazard or to  
2 maintain or improve the form or health of a tree, performed in a careful and systematic  
3 manner according to standard arboricultural practices so as not to damage other parts  
4 of the of the tree or other trees. Standard practices include those outlined in American  
5 National Standards Institute (ANSI) standard A300, Part 1-2001, *Tree Care Operations -*  
6 *Tree, Shrub and Other Woody Plant Maintenance - Standard Practices.*

7 **Public facilities.** Major capital improvements, including transportation, sanitary sewer,  
8 solid waste, stormwater management, potable water, educational, and recreational  
9 facilities. [FS 163.3164(38)]

10 **Public lodging establishment.** A unit, group of units, building, or group of buildings  
11 within the same complex which is rented to guests as a transient accommodation (more  
12 than three times in a calendar year for periods less than 30 days), rented as a non-  
13 transient accommodation (for periods of at least 30 days), or is advertised or offered to  
14 the public as a place regularly rented to guests for such accommodations. Public  
15 lodging establishments include hotels, motels, resort condominiums, bed and breakfast  
16 inns, and boarding or rooming houses, but do not include dormitories, campgrounds, or  
17 recreational vehicle parks. [FS 509.013]

18 **Public utilities.** See "Utilities, public."

19

## - Q & R -

20 **Quadruplex.** A four-unit multi-family dwelling.

21 **Quasi-judicial hearing.** A public hearing before an administrative board or official held  
22 to obtain testimony or comment regarding the application of adopted policy to a specific  
23 development application or land use decision, and subject to specific due process  
24 procedural requirements to assure fact-based decisions by the board or official.

25 **Real estate sign.** A sign pertaining to the sale or lease of the premises, or a portion of  
26 the premises, in which the sign is located.

27 **Reclamation.** The restoration or rehabilitation to useful purposes and safe and  
28 healthful conditions of lands adversely affected by mining, excavation, erosion, land  
29 clearing, or other processes. Reclamation may include filling, reshaping, revegetation  
30 and other activities to achieve the long-term stability of the affected lands and protection  
31 of surrounding uses and natural resources.

32 **Record drawings.** Construction drawings certified by the engineer of record and  
33 provided to the county for the purpose of documenting improvements as actually  
34 constructed.

35 **Recovered materials.** Metal, paper, glass, plastic, textile, or rubber materials that have  
36 known recycling potential, can be feasibly recycled, and have been diverted and source  
37 separated or have been removed from the solid waste stream for sale, use, or reuse as  
38 raw materials, whether or not the materials require subsequent processing or separation  
39 from each other, but the term does not include materials destined for any use that  
40 constitutes disposal. Recovered materials as described here are not solid waste.



1 **Recovered materials processing facility (RMPPF).** A facility engaged solely in the  
2 storage, processing, resale, or reuse of recovered materials.

3 **Recreation, active.** Leisure time activity, indoor or outdoor, that usually requires some  
4 constructed facilities, is typically structured and organized to take place at prescribed  
5 places, and is usually performed with others. Active recreation uses include  
6 campgrounds, recreational vehicle parks, off-highway vehicle trails, shooting ranges,  
7 swimming pools, ice and roller skating rinks, baseball and other sport fields, skateboard  
8 parks, bowling lanes, tennis courts, golf courses, and playgrounds.

9 **Recreation, passive.** Leisure time activity that generally does not require a developed  
10 site, has minimal impact on the recreation site, typically involves existing natural  
11 resources or amenities, and has low potential for nuisance to adjacent properties.  
12 Passive recreation uses include walking, jogging, hiking, primitive camping, bird  
13 watching, bicycling, board and table games, and picnicking.

14 **Recreational vehicle.** A motor vehicle primarily designed as temporary living quarters  
15 for recreational, camping, or travel use and which either has its own motive power or is  
16 mounted on or drawn by another vehicle. Recreational vehicles include travel trailers,  
17 camping trailers, truck campers, motor homes, private motor coaches, park trailers, and  
18 other vehicles as defined in Florida Statutes. For the purposes of floodplain  
19 management, a recreational vehicle additionally is one built on a single chassis, four  
20 hundred square feet or less when measured at the largest horizontal projection, and  
21 designed to be self-propelled or permanently towable by a light-duty truck. [FS 320.01]  
22 [MO]

23 **Recreational vehicle park.** A place set aside and offered for the parking,  
24 accommodation, or rental of five or more recreational vehicles or tents used as  
25 seasonal or temporary living quarters for six months or less. See also "Campground."  
26 [FS 513.01(10)]

27 **Recycling.** Any process by which solid waste, or materials that would otherwise  
28 become solid waste, are collected, separated, or processed and reused or returned to  
29 use in the form of raw materials or products.

30 **Redevelopment.** The removal and replacement, rehabilitation, or adaptive reuse of an  
31 existing structure or structures, or the rehabilitation or adaptive reuse of land from which  
32 previous improvements have been removed.

33 **Registered professional.** A professional registered or licensed by and in the State of  
34 Florida and who possesses the expertise and experience necessary for the competent  
35 preparation, submittal and certification of documents and materials, and performing of  
36 other services required in support of permitting, constructing, altering, inspecting, and  
37 operating a proposed or existing regulated use. Registered professionals include  
38 engineers, architects, surveyors and mappers, and geologists.

39 **Repair services.** Services to mend or restore items after their extended use, decay,  
40 breakdown, damage, or partial destruction. Repair services include motor vehicle  
41 repair, bicycle repair, appliance and electronic device repair, gunsmiths, locksmiths,  
42 upholstery services, furniture refinishing and repair, small engine and motor repair, and

1 watch, clock and jewelry repair, but do not include construction trades or building repair  
2 activities.

3 **Research facility.** A facility for the conduct of investigation, study, examination,  
4 development, testing, and similar inquiries in various fields of science and engineering.

5 **Residential use.** Any regular use of a building by its occupants as a permanent home  
6 or place of abode, whether for household living or group living. Residential uses include  
7 single-family detached or attached dwellings, two-family and multi-family dwellings,  
8 dormitories, and nursing homes, but do not include any public lodging, tents, tourist  
9 cabins, day care, hospitals, correctional facilities, homeless shelters, or recreational  
10 vehicles.

11 **Resort.** A facility for transient guests where the primary attractions are recreational  
12 features or activities.

13 **Resource recovery.** The process of recovering materials or energy from solid waste,  
14 excluding those materials or solid waste under the control of the Nuclear Regulatory  
15 Commission.

16 **Restaurant.** A retail establishment in which the principal use is the preparation and  
17 sale of food and beverages, typically served and consumed on the premises and within  
18 the principal building, but also including take-out, fast food, drive-in and other forms of  
19 service and consumption.

20 **Restrictive covenants.** Private restrictions recorded with a subdivision plat or parcel  
21 deed which limit or otherwise govern the use, intensity, and development patterns of the  
22 land within the subdivision or parcel for a specified time.

23 **Retail sales.** The direct selling or renting of new or used goods or merchandise  
24 primarily to the general public for personal or household use or consumption, but also to  
25 businesses and other end users, and the provision of services incidental to such sales  
26 or rentals. Retail trade is characterized by an establishment that is usually a place of  
27 business and engaged in activity to attract buyers, that buys and receives as well as  
28 sells merchandise, that sells to customers for their own use, and that may process or  
29 manufacture some products incidental or subordinate to the principal selling activities.

30 **Retail services.** Services provided directly and primarily to the general public for  
31 personal or household use, but also to business and industry, and including products  
32 that are incidental to the services and usually consumed on the premises. The term  
33 "retail services" includes restaurants, public lodging, personal services, professional  
34 services, and repair services.

35 **Rezone or rezoning.** An amendment to the Official Zoning Map of Escambia County to  
36 effect a change in the adopted zoning district of a designated parcel or land area.

37 **Right-of-way.** An area of land occupied or intended to be occupied by a street,  
38 walkway, railroad, utility, drainage facility, or similar use. For the purposes of platting,  
39 the term "right-of-way" refers to land that is separate and distinct from adjoining parcels.  
40 Most generally, the term refers to the specific right of a person to pass over the land of  
41 another.

42 **Road or roadway.** See "Street."

- 1 **Roof sign.** A sign that is mounted on the roof of a building or which is wholly  
2 dependent upon a building for support and which projects above the point of a building  
3 with a flat roof, the eave line of a building with a gambrel, gable or hip roof of the deck  
4 line of a building with a mansard roof.
- 5 **Riverine system.** A generally linear aquatic community of non-tidal waters with a  
6 discrete channel, including rivers, tributaries, creeks, and intermittent streams. The  
7 landward extent of a riverine system is defined by ordinary high water.
- 8 **Runway.** The defined area on an airport or airfield prepared for landing and takeoff of  
9 aircraft along its length.
- 10 **Rural.** A sparsely developed area where most land is undeveloped or primarily used for  
11 agricultural purposes.

12  
13 - S -

- 14 **Salvage yard.** An industrial facility or area for the collection, storage, sale or exchange,  
15 disassembly, shredding, compaction, bailing, or other handling of scrap or discarded  
16 material or equipment for salvage, including metals, paper, rags, tires, bottles and cans,  
17 motor vehicles, machinery, appliances, and structural steel.
- 18 **Sand dune.** Naturally occurring accumulations of sand in ridges or mounds landward  
19 of the beach.
- 20 **Screened or screening.** A method of visually shielding or obscuring a structure or use  
21 from view by fencing, walls, berms, or vegetation.
- 22 **Seawall.** A wall or an embankment designed to halt the encroachment of a waterbody.
- 23 **Sediment.** Mineral or organic particulates that have been transported from their origin  
24 by wind or water and deposited at another location.
- 25 **Sedimentation.** The deposition of sediment.
- 26 **Self-storage facility.** A building or group of buildings containing separate individual  
27 storage units available for lease or rent for varying periods of time for the self-service  
28 storage of goods. Self-service storage facilities may also be known as  
29 mini-warehouses.
- 30 **Semi-impervious surface.** Any surface that is more resistant to the infiltration of water  
31 than a pervious surface, but more easily allows infiltration than an impervious surface.  
32 Such moderately impermeable surfaces include compacted stone, gravel, recycled  
33 asphalt, shell, or clay serving vehicular traffic; paver stones and "pervious" concrete;  
34 and other surfaces for which runoff coefficients no less than 0.60 are typically used for  
35 stormwater management calculations.
- 36 **Setback.** The required minimum distance from a property line or other boundary line  
37 that establishes the area within which a structure is allowed to be erected or placed.
- 38 **Shooting range.** An indoor or outdoor facility designed for archery, paintball, or the  
39 discharge of firearms, including rifles, shotguns, pistols, muzzle loading and black  
40 powder guns. The term "shooting range" includes facilities for the purpose of sport

1 shooting or for military or law enforcement training, including mock hazard response,  
2 target practice, skeet and trap.

3 **Shopping center.** An integrated group of retail sales and service establishments that is  
4 planned, constructed, and managed to function as a unit, with customer and employee  
5 parking provided on site and the delivery of goods separated from customer access.

6 **Sign.** Any object, device, display, or structure, or part thereof, which is positioned and  
7 used to advertise, identify, announce, direct or attract attention, or otherwise visually  
8 communicate a message outdoors using words, letters, numerals, emblems, figures,  
9 symbols, pictures, or other images. Signs are more specifically defined by form and use  
10 in the signage standards of Chapter 5.

11 **Sign area.** The surface area of a sign shall be computed as including the entire area  
12 within the smallest rectangle, triangle, circle or other regular geometric form, or  
13 aggregates thereof, encompassing all of the display area of the sign and including all of  
14 the elements of the matter displayed. Base, apron, supports and other structural  
15 members not bearing advertising matter shall not be included in computation of surface  
16 area. Border or trim shall be included in computation of surface area. One side only of a  
17 double-sided sign shall be used in computing sign area where they are placed back to  
18 back on a single sign structure and are at no point more than three feet apart.

19 **Sign face.** The area or display surface used for the message.

20 **Sign triangle.** See visual clearance section of landscaping provisions.

21 **Silviculture.** The management of forest establishment, growth, composition, health,  
22 and quality to produce lumber, pulp wood, or other forest products on a sustainable  
23 basis. The term "silviculture" includes site preparation, planting, prescribed burning,  
24 harvesting, and replanting activities.

25 **Site plan.** A scaled plan depicting proposed site development or redevelopment within  
26 a parcel as required by the LDC for compliance review and approval.

27 **Solid waste.** Materials regulated by the state as solid waste, including sludge from a  
28 waste treatment works, water supply treatment plant, or air pollution control facility; or  
29 garbage, rubbish, refuse, special waste, or other discarded material, including solid,  
30 liquid, semisolid or contained gaseous material resulting from domestic, industrial,  
31 commercial, mining, agricultural, or governmental operations. **[FAC 62.701]**

32 **Solid waste collection point.** A site for the collection of non-hazardous solid waste  
33 from individual generators and transport to waste transfer, material recovery, waste  
34 disposal or other solid waste management facilities.

35 **Solid waste disposal facility.** See "Landfill."

36 **Solid waste transfer facility.** An industrial facility where non-hazardous solid waste  
37 from collection vehicles is consolidated, temporarily stored, and may be sorted, for  
38 subsequent transport to other facilities for processing or final disposal.

39 **Sprawl or urban sprawl.** A haphazard development pattern of dispersed and strip  
40 growth in suburbs and rural areas and along highways that is characterized by low  
41 density, automobile-dependent development with either a single use or multiple uses

1 that are not functionally related, requiring the extension of public facilities and services  
2 in an inefficient manner, and failing to provide a clear separation between urban and  
3 rural uses. [CP] [FS 163.3164(51)]

4 **Stable, public.** A structure where horses, ponies or other domesticated *equines* are  
5 kept for sale or hire, including their boarding, training, breeding, and riding.

6 **Stable, private.** An accessory structure where horses, ponies or other domesticated  
7 *equines* are kept for the private use of the occupants of the premises and their guests,  
8 and not kept for hire.

9 **Stadium or arena.** A structure with tiers of spectator seats rising around all or part of  
10 an open or enclosed field or place used for athletic, entertainment, or other major  
11 events. Stadiums may include food service, retail stores, meeting rooms and other  
12 incidental uses customarily accessory to the principal use.

13 **Start of construction.** The date the building permit was issued, provided the actual  
14 start of construction, repair, reconstruction, or improvement was within 180 days of the  
15 permit date. The actual start means the first placement of permanent construction of a  
16 structure (including a manufactured home) on a site, such as the pouring of slabs or  
17 footings, installation of piles, construction of columns, or any work beyond the stage of  
18 excavation or the placement of a manufactured home on a foundation. Permanent  
19 construction does not include land preparation, such as clearing, grading and filling; nor  
20 does it include the installation of streets or walkways; nor does it include excavation for  
21 a basement, footings, piers or foundations or the erection of temporary forms; nor does  
22 it include the installation on the property of accessory buildings, such as garages or  
23 sheds not occupied as dwelling units or not part of the main structure. This definition  
24 does not apply to new construction or substantial improvements under the Coastal  
25 Barrier Resources Act (P.L. 97-348).

26 **Storage.** The placement, accumulation, or keeping of things, or the condition of things  
27 placed, accumulated, or kept, in a specific location for preservation, future use, or  
28 disposal.

29 **Storage, outdoor or outside.** The storage of any equipment, goods, junk, material,  
30 merchandise, or vehicles outside of an enclosed building in the same area on a site for  
31 more than 72 hours.

32 **Stormwater.** The flow of water which results from, and which occurs immediately  
33 following, a rainfall event. [FAC 62-25.020]

34 **Stormwater management.** Any technique, apparatus, or facility that controls or  
35 manages the path, storage, quality, or rate of release of stormwater runoff, including  
36 storm sewers, retention and detention ponds, drainage channels and swales, and inlet  
37 and outlet structures.

38 **Stormwater management plan.** A professionally certified plan to manage stormwater  
39 runoff from development by providing concurrent control of erosion, water quality,  
40 sedimentation, and flooding in compliance with all applicable regulatory authorities.

1 **Stormwater management system.** The designed features of the property which  
2 collect, convey, channel, hold, inhibit, or divert the movement of stormwater. [FAC 62-  
3 25.020]

4 **Stormwater pond.** A stormwater storage facility that may be further characterized as:

5 *Detention pond.* A facility for the collection and temporary storage of stormwater  
6 runoff for treatment through physical, chemical, or biological processes and for  
7 attenuating discharge with subsequent gradual controlled discharge.

8 *Retention pond.* A facility for the collection and prevention of discharge of  
9 stormwater runoff surface waters by complete on-site storage where the capacity to  
10 store the given volume must be provided by a decrease of stored water caused only  
11 by percolation through soil, evaporation, or evapotranspiration (loss of water from  
12 soil by both evaporation and transpiration from plants)

13 *Dry pond.* A facility designed to collect and store stormwater runoff in a normally dry  
14 basin.

15 *Wet pond.* A facility designed to collect and store stormwater runoff in a  
16 permanently wet impoundment with a gently sloping littoral zone shelf designed to  
17 support the growth of rooted aquatic plants. A wet pond provides for treatment  
18 through physical, chemical, and biological processes.

19 **Story.** That portion of a building included between the surface of any floor and the  
20 surface of the next floor above, or if there is no floor above it, then the space between  
21 such floor and the ceiling next above it. In computing the number of stories in a  
22 building, a basement shall not be considered a story if more than one-half of its height is  
23 below the mean grade. For areas governed by FDEP or FEMA elevation requirements,  
24 the number of stories in a building shall be counted from the minimum required  
25 elevation established by FDEP or FEMA for the habitable first floor, whichever is  
26 higher.

27 **Street.** A public or private right-of-way designed and used primarily for vehicular  
28 transportation, including all of the land lying between the right-of-way lines delineating  
29 the access way, whether improved or unimproved, and typically affording the principal  
30 means of access to adjoining land. The term "street" includes the terms "road,"  
31 "avenue," "boulevard," "lane," "thoroughfare" and "highway" when used for such access  
32 ways. However, the term does not include alleys, access ways such as easements and  
33 rights-of-way intended solely for limited utility purposes, or access ways and driveways  
34 designed as part of or access to on-site parking. Streets may be classified as the  
35 following: [FS 177.031(17)]

36 *Arterial street, major.* A street providing service that is relatively continuous and of  
37 relatively high traffic volume, long trip length, and high operating speed, including  
38 every United States numbered highway.

39 *Arterial street, minor.* A street providing connections between major activity centers  
40 of the county, and which augments the major arterial system for local and inter-  
41 county traffic by feeding traffic from collector and local street systems onto major  
42 arterials.

1     *Collector street.* A street providing service that is of relatively moderate traffic  
2     volume, moderate trip length, and moderate operating speed, and which distributes  
3     traffic between local streets or arterial streets.

4     *Local street.* A street providing service that is of relatively low traffic volume, short  
5     average trip length, or minimal through traffic movements, and high quantity land  
6     access for abutting property.

7     *Private street.* A privately owned and maintained street.

8     *Public street.* A street under the jurisdiction of and maintained by a public entity for  
9     public travel.

10    **Structural alteration.** Any change in the supporting members of a building, such as  
11    bearing walls, bearing partitions, columns, beams or girders, or any complete rebuilding  
12    of the roof, exterior walls or any other change which results in increased or decreased  
13    height of a structure.

14    **Structure.** Anything constructed, assembled or erected, the use of which requires  
15    location on or in the ground, or attachment to something having location on or in the  
16    ground. The term “structure” does not include unroofed paved surfaces, such as  
17    sidewalks, driveways, parking lots, or paved areas used for sports activities. For the  
18    purposes of floodplain management, “structure” means a walled and roofed building,  
19    including a gas or liquid storage tank, which is principally above ground, as well as a  
20    manufactured home.

21    **Subdivision.** The division of a parcel of land, whether improved or unimproved, into  
22    three or more contiguous lots or parcels of land or, if the establishment of a new street  
23    is involved, any division of the parcel. When appropriate to the context, the term  
24    “subdivision” refers to the process of subdividing or to the land subdivided.

25    **Subdivision, recorded.** The plat of an approved subdivision as recorded in the office  
26    of the Clerk of the Court, Escambia County, according to Florida Statutes.

27    **Substance abuse treatment facility.** A state licensed residential or inpatient facility  
28    which provides professionally planned and directed clinical treatment in a structured  
29    live-in environment within a nonhospital setting on a 24-hours-per-day, 7-days-per-week  
30    basis, designed to reduce or eliminate the misuse of drugs and alcohol and promote a  
31    healthy, drug-free lifestyle. [FS 397.311]

32    **Substantial construction.** All required permits necessary to continue the development  
33    have been obtained; permitted clearing and grading has been completed on a  
34    significant portion of the development subject to a single final development order; and  
35    the actual construction of buildings or water and sewer lines, streets, or the stormwater  
36    management system has been completed on a significant portion of the development or  
37    is progressing in a manner that significantly moves the entire development toward  
38    completion of construction.

39    **Substantial damage.** Damage of any origin sustained by a structure whereby the cost  
40    of restoring the structure to its before-damaged condition would equal or exceed 50  
41    percent of the market value of the structure before the damage occurred. The “cost” of  
42    the restoration is the fair market value of the material and services necessary to

1 accomplish the entire restoration and is unaffected by incremental restoration work.  
2 [MO 202]

3 **Substantial improvement.** Any repair, reconstruction, rehabilitation, addition, or other  
4 improvement of a structure, the cost of which equals or exceeds 50 percent of the  
5 market value of the structure before the improvement or repair is started. If the  
6 structure has incurred "substantial damage," any repairs are considered substantial  
7 improvement regardless of the actual repair work performed. The term does not,  
8 however, include either of the following: [MO 202]

- 9 1. Any project for improvement of a building required to correct existing health,  
10 sanitary, or safety code violations identified by the Building Official and that are the  
11 minimum necessary to assure safe living conditions.
- 12 2. Any alteration of an historic structure provided the alteration will not preclude the  
13 structure's continued designation as a historic structure and the alteration is  
14 approved by variance issued according to the provisions of the LDC.

15 **Suitability.** The degree to which the existing characteristics and limitations of land and  
16 water are compatible with a proposed use or development. [FS 163.3164(45)]

17 **Surface water.** Water upon the surface of the earth, whether contained in bounds  
18 created naturally or artificially or diffused. Water from natural springs is classified as  
19 surface water when it exits from the spring onto the earth's surface. [FAC 373.019]

20

- T -

21 **Taxi or limousine service.** The provision of transportation in automobiles, limousines,  
22 vans or similar passenger vehicles with drivers, offered to the public at a fixed fee or  
23 hourly rate. The term "taxi or limousine service" includes passenger vehicle servicing,  
24 repairing, and fueling facilities incidental or subordinate to the principal transportation  
25 use.

26 **Telecommunications tower.** A tower, pole or similar structure designed to support  
27 one or more antennas in a fixed location for transmitting or receiving commercial  
28 wireless communications signals. The term "telecommunications tower" excludes  
29 structures limited to amateur radio, VHF marine, or similar non-commercial operations.

30 **Temporary use.** A use established for only a short period of time with the intent to  
31 discontinue the use upon expiration of the time, and usually without the construction or  
32 alteration of any permanent structure.

33 **Tourist-oriented or tourism-oriented.** Businesses and commercial establishments  
34 catering primarily to transient visitors staying on Pensacola Beach or Perdido Key for  
35 two weeks or less, but including such businesses and establishments that could equally  
36 cater to either tourists or island residents.

37 **Townhouse.** A single-family dwelling constructed in a row of three or more attached  
38 dwelling units, with each unit extending from foundation to roof, separated by property  
39 lines, and having its own direct front and rear access to the outside.



1 **Tree.** A woody perennial plant having one generally well-defined stem or trunk  
2 branching to form a crown, and normally attaining a mature height of at least 12 feet  
3 with a trunk at least three inches in diameter at breast height (DBH). [A3]

4 **Triplex.** A three-unit multi-family dwelling.

5 **Truck terminal.** A transshipment facility where trucks load and unload cargo and  
6 freight, and where shipments may be broken down into smaller loads or aggregated into  
7 larger loads for transfer to other vehicles or modes of transportation. The term “truck  
8 terminal” includes areas for the parking of trucks awaiting loading or unloading, truck  
9 servicing or maintenance facilities, freight warehouses, and other such facilities  
10 incidental or subordinate to the principal transshipment use.

11 - U -

12 **Unified control.** Two or more tracts of land in combined ownership where the owners  
13 have agreed to allow their tracts to be used and developed as a single lot under the  
14 provisions of the LDC.

15 **Urban forest.** Collectively, the trees and other vegetation within and around the  
16 developed areas of the county, whether naturally occurring or manually planted.

17 **Use.** The purpose for which lands or structures are arranged, designed, occupied or  
18 maintained.

19 **Utilities.** All lines and facilities related to the provision, distribution, collection,  
20 transmission, or treatment of potable water, stormwater, wastewater, electricity, gas,  
21 petroleum, communication or similar services. The term “utilities” includes the use of  
22 land for customary and necessary utility operation and maintenance such as for wells,  
23 storage tanks, pumps, ponds, production and treatment plants, towers and antennas,  
24 and stations for switching, amplification and transmission. The term excludes the  
25 principal use of land for offices, warehousing or maintenance facilities.

26 **Utilities, public.** All utilities whose services or products are provided to the public  
27 through governmental grant of authority, regardless of whether the utility is owned or  
28 operated by a public entity.

29 - V -

30 **Variance.** A grant of relief from certain requirements and provisions of the LDC as may  
31 be allowed by the LDC through discretionary review of administrative officials or boards.  
32 For the purposes of floodplain management, the term “variance” may include a grant of  
33 relief from the flood resistant construction requirements of the *Florida Building Code*,  
34 allowing construction in a manner that would not otherwise be permitted by the building  
35 code.

36 **Vehicle sales and services.** Direct sales of and services to new or used passenger  
37 vehicles, light trucks and other consumer vehicles, including motorcycles, recreational  
38 vehicles, all terrain vehicles, golf carts, boats and manufactured (mobile) homes. The  
39 term “vehicle sales and services” includes rental and leasing of vehicles and their

1 washing, detailing, maintenance, repair, parts replacement, overhaul, reconditioning,  
2 painting and bodywork.

3 **Vested right.** A right that has been legally established and cannot be canceled or  
4 changed by later conditions or changes in law or regulations without due process of law,  
5 but which for any development approval is subject to the effective period of the  
6 approval.

7 **Veterinary clinic.** An animal hospital or other medical facility for the use of a licensed  
8 veterinarian in the diagnosis, treatment, and prevention of animal diseases and injuries.  
9 A veterinary clinic may include boarding, grooming, and other animal services  
10 customarily incidental and subordinate to the principal medical use

11 **Vicinity of the interstate.** Vicinity of the interstate is a corridor 125 feet either side of  
12 any right-of-way of the interstate highway system..

13 **Volume reduction plant.** Incinerators, pulverizers, compactors, shredding and baling  
14 plants, composting plants, and other plants that accept and process solid waste for  
15 recycling or disposal.

16  
17 **- W -**

18 **Wall sign.** A sign fastened to or painted on the wall of a building or structure in such a  
19 manner that the wall becomes the supporting structure for, or forms the background  
20 surface of the sign and which does not project more than 24 inches from such building  
21 or structure. Also, a sign mounted on the fascia or sloped roof surface which does not  
22 extend above the elevation of the ridge or roof line nor project more than 48 inches from  
the roof or fascia surface.

23 **Wayfinding Signs.** A sign located within the right-of-way providing the name, location,  
24 and direction to a public or private place.

25 **Warehouse.** An enclosed building used primarily for the storage of goods and  
26 materials, but which may also include incidental office and maintenance areas.

27 **Warehouse, distribution.** A warehouse providing generally short-term storage, where  
28 goods and materials are received, broken down into smaller quantities, often  
29 repackaged, and then distributed to customers at off-site locations. The term  
30 "distribution warehouse" does not include truck terminals, retail sales, or product  
31 assembly or processing.

32 **Warehouse, wholesale.** A facility providing storage of goods for sale only to other  
33 businesses, including retailers, industrial, commercial, institutional, or professional  
34 business users, or other wholesalers.

35 **Warranty deed.** A legal form or conveyance in which the grantor warrants good, clear  
36 title.

37 **Waste tire processing facility.** A site where equipment is used to recapture reusable  
38 byproducts from waste tires or to cut, burn, or otherwise alter waste tires so that they  
39 are no longer whole.

1 **Wastewater treatment plant.** A central facility for the collection, removal, treatment,  
2 and disposal of wastewater generated within a single development, community, or  
3 region. The term “wastewater treatment plant” and does not include a septic tank or  
4 similar on-site sewage treatment and disposal system.

5 **Water body.** Any bay, bayou, lagoon, inlet, pond, lake, reservoir, or other area with a  
6 discernable shoreline that ordinarily or intermittently contains water, or a river, stream,  
7 or creek with permanent flow. The term” water body” does not include stormwater  
8 detention or retention facilities.

9 **Watercourse.** A river, creek, stream, channel or other topographic feature in, on,  
10 through, or over which water flows at least periodically. [MO 202]

11 **Water-dependent uses.** Uses that require access to water bodies, such as  
12 commercial boating or fishing operations.

13 **Water-related uses.** Uses that do not require a waterfront location to function, but are  
14 often essential to the efficient functioning of water-dependent uses and can be essential  
15 to their economic viability, such as shops, restaurants, parking, boat sales, or fish  
16 processing plants.

17 **Wellhead protection area (WHPA).** Land within an established protection boundary  
18 around a public potable water well, with the level of protection based upon the capacity  
19 of the well and an evaluation of the risk to human health and the environment.

20 **Wetlands.** Areas as defined by the State of Florida that are inundated or saturated by  
21 surface water or groundwater at a frequency and duration sufficient to support, and that  
22 under normal circumstances does or would support, a prevalence of vegetation typically  
23 adapted for life in saturated soils. Soils present in wetlands generally are classified as  
24 hydric or alluvial, or possess characteristics that are associated with reducing soil  
25 conditions. The prevalent vegetation in wetlands generally consists of facultative or  
26 obligate hydrophytic macrophytes that are typically adapted to areas having soil  
27 conditions described above. These species, due to morphological, physiological, or  
28 reproductive adaptations, have the ability to grow, reproduce or persist in aquatic  
29 environments or anaerobic soil conditions. Florida wetlands generally include, but are  
30 not limited to, swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs,  
31 wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes,  
32 mangrove swamps, and other similar areas.

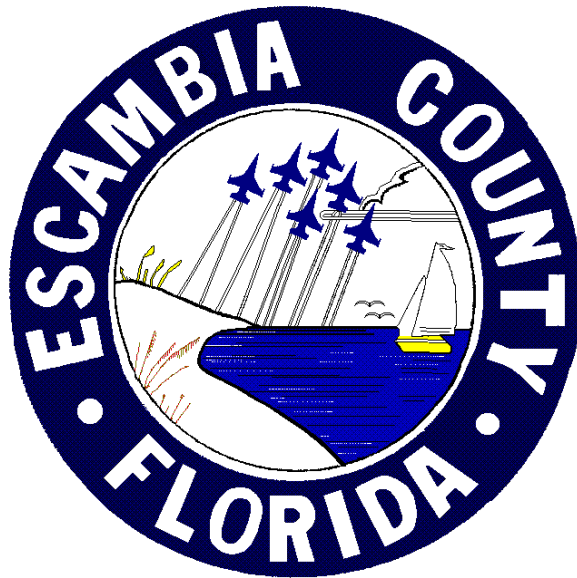
33 **Wholesale trade.** An establishment primarily engaged in purchasing merchandise from  
34 producers and selling it, generally without transforming it, to industrial, institutional,  
35 commercial, or professional business users, to retailers, to other wholesalers, or to  
36 agents or brokers. Wholesale uses emphasize on-site sales or ordering and may or  
37 may not be open to the general public, but any sales to the general public are limited.

38 **Wildlife habitat.** An area that offers feeding, roosting, breeding, nesting, and refuge  
39 areas for a variety of existing and future native wildlife species.

40 **Window sign.** A sign that is applied or attached to the exterior or interior of a window  
41 or located in such manner within a building that it can be seen from the exterior of the  
42 structure through a window.



# Escambia County Design Standards Manual



## LEGEND

**Blue Highlight** Federally Required

**Red Highlight** State Required -

**Green Highlight** Previously Adopted Ordinances

*\*(concepts/standards unchanged)*

**Yellow Highlight** Director's Recommendations

*\*The overall concept was not changed however revisions were made to the language for clarity. In addition in some cases the process was streamlined.*

# Design Standards Manual

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## Chapter 1, Engineering

### Article 1 Stormwater

- Sec. 1-1 Stormwater Management Systems**
  - Sec. 1-1.1 Stormwater Quality (treatment)
  - Sec. 1-1.2 Stormwater Quantity (attenuations)
  - Sec. 1-1.3 Stormwater Ponds and Impoundments
  - Sec. 1-1.4 Conveyance Systems
  - Sec. 1-1.5 Exemptions
  - Sec. 1-1.6 Other Agency Approvals

### Sec. 1-2 Stormwater Management Plans

- Sec. 1-2.1 Methods
- Sec. 1-2.2 Content

### Article 2 Transportation

#### Sec. 2-1 Roadway Design

- Sec. 2-1.1 Minimum Right-of-way widths
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#### Sec. 2-2 Access Management

- Sec. 2-2.1 Access Location
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### Article 3 Parking

#### Sec. 3-1 Parking and Loading

- Sec. 3-1.1 Stall and aisle design
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- Sec. 3-1.4 Loading and Unloading

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4	<b>Article 1</b>	<b>Environmental</b>
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6	<b>Sec. 1-1</b>	<b>Wetlands</b>
7	Sec. 1-1.1	Protectionary Measures
8	Sec. 1-1.2	Mitigation
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10	<b>Sec. 1-2</b>	<b>Clustering density – Wetlands, Endangered Species Habitat, and Rural Districts</b>
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13	<b>Sec. 1-3</b>	<b>Beach and Dune Preservation and Enhancement</b>
14	Sec. 1-3.1	Dune Walkovers
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17		
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20	<b>Sec. 1-5</b>	<b>Barrier Island Sand</b>
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29	Sec. 2-1.1	General landscaping
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32	<b>Sec. 2-2</b>	<b>Landscape Areas and Quantities</b>
33	Sec. 2-2.1	Parcel Total
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35	Sec. 2-2.3	Buffers
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49	Sec. 2-5.1	Removal Criteria

1	Sec. 2-5.2	Replacement for Removal
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3	<b>Sec. 2-6</b>	<b>Plant Selection, Installation, and Maintenance</b>
4	Sec. 2-6.1	Selection
5	Sec. 2-6.2	Installation
6		
7	<b>Article 3</b>	<b>Docks, Piers, and Marinas</b>
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9	<b>Sec. 3-1</b>	<b>Design Standards</b>
10		
11	Sec. 3-2	SRIA Design Standards
12	Sec. 3-2.1	Location of Commercial Piers
13	Sec. 3-2.2	Marinas, Docks, Piers, Boat Basin(s), Ramp(s), and/or Other Structures
14	Sec. 3-2.3	Plans and Construction Requirements
15	Sec. 3-2.4	Administrative Requirements
16	Sec. 3-2.5	In Villa Sabine Bay Waters
17	Sec. 3-2.6	In Gulf of Mexico and Santa Rosa Island Sound Waters
18	Sec. 3-2.7	Sanitary Facilities
19	Sec. 3-2.8	Signs
20	Sec. 3-2.9	Insurance
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23	<b>Appendix A</b>	<b>Design Standards Manual –Professional Advisory Committee</b>
24		
25		
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1 **CHAPTER 1, Engineering**

2 **Article 1 - STORMWATER**

3 **1-1 Stormwater Management Systems**

4 All projects requiring a Stormwater Management System (SMS) shall be designed to meet  
5 the following:

6 **1-1.1. Stormwater Quality (treatment)**

7 Projects that require a Stormwater Management System (SMS) shall at a minimum be  
8 **designed** to provide for the treatment of the first ½” of runoff which shall be recovered in 72  
9 hours. The method of treatment shall comply with the design methods referenced in the latest  
10 edition of the Environmental Resources Permit Applicants Handbook Volume II.

11 **1-1.2. Stormwater Quantity (attenuation)**

12 Projects that require a Stormwater Management System (SMS) shall at a minimum be  
13 **designed** to provide for the following for the total contributing runoff area:

14 Provide attenuation of the runoff from a 100 year critical duration event, up to and including  
15 24 hour duration, so that the post-development runoff rate does not exceed the pre-  
16 development runoff rate, when a positive discharge route is present.

17 or

18 Drainage systems in areas with no positive drainage outlet shall be designed to more  
19 stringent criteria to include retention of the twenty-four (24) hour, one hundred (100) year  
20 frequency storm with no offsite discharge. These systems shall remain private and will not be  
21 accepted by the county for ownership and maintenance.

22 or

23 For projects that abut the Gulf of Mexico, Escambia Bay, Pensacola Bay, Perdido Bay or their  
24 connected, tidally influenced bodies of water (i.e. Tarkiln Bayou, Chico Bayou, Bayou Texar,  
25 etc.) the County Engineer may reduce or waive the SMS from Stormwater Quantity  
26 requirements.

27 **1-1.3 Stormwater Ponds and Impoundments**

28 All stormwater ponds or impoundments shall comply with the design standards provided in  
29 the Environmental Resource Permitting Applicants Handbook, Volume II, Florida Department  
30 of Environmental Protection and Northwest Florida Water Management District.

31 **(a) Pond Slopes**

32  
33 All ponds - It is encouraged that the banks of detention and retention areas slope at a gentle  
34 grade into the water as a safeguard against accidents, to encourage the growth of vegetation,  
35 and to allow alternate flooding and exposure of areas along the shore as water levels  
36 change.

Comment [m1]: Revised to match same design storm as Santa Rosa County, City of Pensacola, City of Gulf Breeze, City of Milton, FDOT, etc. Economic impact is minimal unless the project is in an area with a high water table...then proposed stormwater pond could cover significant more area (real estate)and possibly cost the project lot(s).

Comment [m2]: Revised to match the language used by Santa Rosa County, otherwise no policy change from current LDC.

1  
2 Detention and retention basins, designed to impound more than two feet of water, must  
3 contain side slopes that are no steeper than 4:1 (horizontal to vertical) out to a depth of two  
4 feet below the control elevation. Alternatively, the basins can be fenced with a perimeter  
5 fence to restrict public access if any slopes are designed to be steeper due to space  
6 limitations or other constraints.  
7 Ponds to be dedicated to the county - Ponds for public dedication require, "Side slopes no  
8 steeper than 3:1 (horizontal to vertical). If side slopes are steeper than 4:1, then the basins  
9 shall be fenced with a six-foot high chain link perimeter fence.

10 **(b) Maintenance Access**

11 All proposed stormwater ponds or impoundments that are to be dedicated to the county for  
12 ownership and maintenance shall provide adequate access.

- 13 1. Access requirements shall include a minimum width of 15 feet to the detention  
14 and retention/detention area and shall have a minimum 14 foot wide access  
15 gate, as necessary. The access road to the retention/detention structure shall  
16 be unobstructed and shall be a minimum of 12 feet wide, constructed of graded  
17 aggregate a minimum of 5" thick, and underlain with geotextile fabric.
- 18 2. Retention/Detention structures (wet ponds) - Adequate access for maintenance  
19 purposes, shall include a minimum width of 15 feet for access around the  
20 perimeter of the retention area.
- 21 3. Detention structures (dry ponds) -A ramp for access to the bottom of the  
22 retention area for maintenance equipment shall be required with a slope not to  
23 exceed 6:1. The access ramp shall be a minimum of 12 feet wide, constructed  
24 of graded aggregate a minimum of 5" thick, and underlain with geotextile fabric.  
25 Also, the entire bank slope, from the bottom of the pond to a point three feet  
26 beyond the bank line, shall be sodded.

27  
28 **1-1.4 Conveyance Systems**

29 All conveyance systems shall be **designed** to convey the runoff from a 25 year critical  
30 duration event.

31 **(a) Curb & Gutter Systems**

32 These systems shall be **designed** to convey runoff without exceeding the following:

- 33 1. For *Local Residential Roads*, the maximum allowable spread shall not overtop  
34 the top of curb and the flow spread should not exceed to the crown of the  
35 roadway.
- 36 2. For two lane *Collector Roads*, the maximum allowable spread shall not overtop  
37 the top of curb and the flow spread must leave one lane of free of water in one  
38 direction.
- 39 3. For *Arterial Roads*, the maximum allowable spread shall not overtop the top of  
40 curb and the flow spread must leave at least one lane free of water in both  
41 directions.

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**(b) Roadside swales and ditches**

- 1. Shall be **designed** so that flow shall not extend over the property line, right-of-way line, or drainage/utility easement line.
- 2. All proposed swales and open ditches shall be **designed** to have a minimal longitudinal slope of 0.30%.
- 3. Shall not have a depth of greater than 3 feet.
- 4. Shall be designed to have a minimum distance of 6 feet from the edge of the travel lane.
- 5. Shall not have a design velocity of greater than 3 feet per second unless the swale is lined and shall not have a design velocity of greater than 6 feet per second.

**(c) Open Channels in drainage right of ways or easements**

- 1. All ditches or swales shall be stabilized.
- 2. Bank slopes shall be 6:1 or flatter, unless permanent stabilization is provided.
- 3. Velocity of water shall not exceed three feet per second in grassed ditches or six feet per second in lined ditches.
- 4. Maximum allowable design depth of water in ditches shall be three feet during a 25-year storm.
- 5. Bottom of ditch or swale is two inches or more above the water table.
- 6. Any ditches with grades of five percent or greater shall be lined or otherwise improved so as to eliminate erosion and sedimentation buildup in the lower elevations of the ditch, as approved by the County Engineer.
- 7. Adequate access for maintenance equipment (15 feet wide minimum) must be provided as needed for maintenance equipment access.
- 8. Channels under ALL proposed roads shall be designed to convey the runoff from a 100 year critical duration event without overtopping the road

**(d) Underground conveyance systems**

- 1. Inlet/Junction Box spacing shall not exceed 400 linear feet.
- 2. Pipe diameters shall be equal to or larger than the adjoining upstream pipe diameter.
- 3. The minimum pipe size shall be 18" in diameter or its equivalent arch or elliptical pipe.
- 4. Only Reinforced Concrete Pipe (RCP) shall be constructed under all proposed or existing paved roadways.
- 5. Proposed drainage easements for underground conveyance systems shall have a minimum width of 15 feet for when the proposed depth is equal to or less than

**Comment [m3]:** Currently only applies to arterial roadways. Recommendation is result of roadway failures in April 2014 flood event. Currently channels under roads are to be designed to 25 year event. Economic Impact will be site specific based on an increase in size of pipe, box culvert, etc.

**Comment [m4]:** Currently 15' minimum drainage easements are required regardless of conveyance system depth. Following April 2014 event, several houses were undermined where easements ran between them. Additionally, pipes in easements between houses are extremely difficult to maintain when they are over 5 feet deep. Economic impact will only occur when a drainage right of way is required because of a proposed pipe depth. Economic impact will be the cost of a 20' strip of real estate.

1 5 feet from pipe invert to proposed finished grade. Conveyance systems greater  
2 than 5 feet in depth from pipe invert to proposed finished grade shall be located  
3 in a drainage right of way. Drainage right of ways shall have a 20' minimum  
4 width.

5 6. County Standard Inlet Capacities. Under normal flood conditions County  
6 standard inlets are designed to accept the following flowrates:

7 Type "A" Inlet	7-10 cfs
8 Type "A-1" Inlet	7-10 cfs
9 Type Modified "A" Inlet	14-20 cfs
10 Double "A" Inlet	14-20 cfs

11  
12 FDOT inlets may be used as a substitute for County Standard Inlets provided  
13 the inlet capacity is accommodated by the specified inlet type.

#### 14 1-1.5 **Exemptions**

15  
16 Projects that include the addition of 1000 sf or less of impervious surface which are not part  
17 of a large development plan shall be exempt from this chapter.

##### 18 (a) **Residential property improvements**

19 Improvements such as driveways, buildings, pools, etc. and/or accessory structures that do  
20 not exceed 1500 sf shall be exempt from this chapter.

##### 21 (b) **Un-platted Subdivisions**

22 Proposed subdivision of land into no more than five single-family lots, each fronting on and  
23 existing paved public or private streets, and complying with all of the following:  
24

- 25 1. No adverse impacts. Impervious cover on the lots will not adversely impact  
26 wetlands or create adverse off-site impacts.
- 27 2. Impervious cover limits. Total lot impervious cover will not exceed 2000 square  
28 feet on lots less than one acre in size, or five percent of lot area on lots one  
29 acre or more.
- 30 3. Documented limits. Lot impervious cover limitations are permanently  
31 documented in the public records of the county, including the subdivision plat  
32 and any covenants and restrictions.
- 33 4. Positive outfall. Each lot has a positive drainage outfall  
34

#### 35 1-1.6. **Other agency approvals**

36  
37 It is the responsibility of the applicant and the engineer of record to apply for and obtain all  
38 appropriate permits. Projects that are to be dedicated to the county for ownership and  
39 maintenance shall be required to provide all applicable permits prior to dedication.  
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**1-2 Stormwater Management Plans**

All projects requiring a Stormwater Management System (SMS) shall be required to submit a Stormwater Management Plan (SMP) which shall be prepared by, signed and sealed by a Professional Engineer actively registered to practice in the State of Florida. The PE shall certify that the SMS has been designed to meet the SMS requirements. The SMP shall include those items needed (i.e. maps, graphs, tables, calculations, photographs, narratives, explanations, etc.) which clearly demonstrate the intent of the Land Development Code and this Design Standards section have been met.

**1-2.1 Methods**

Innovative approaches to stormwater management are encouraged; however the SMP shall document compliance with the standards of this chapter and shall demonstrate control of erosion, sediment transport, stormwater quality, and stormwater quantity (flooding). Methods used for other than listed below shall require approval by the county engineer:

- Urban Hydrology for Small Watersheds*, Technical Release 55, US Department of Agriculture, Soil Conservation Service.
- Environmental Resource Permit Applicants Handbook*, Volumes I & II, Florida Department of Environmental Protection and Northwest Florida Water Management District.
- Drainage Handbook: Drainage Connection Permits*, Florida Department of Transportation.
- Drainage Manual*, Florida Department of Transportation.

**1-2.2 Content**

At a minimum, the SMP shall provide the following information:

**(a) Existing Conditions**

All existing conditions of the project site shall be detailed and include the following:

1. Stormwater flow - the direction, flow rate, and volume of runoff pre-development.
2. Offsite Contributing Area – the area, direction, flow rate, and volume of runoff impacting the project site pre-development.
3. Receiving area – define or describe the area runoff flows offsite pre-development. Define the positive discharge route if one exists.
4. Environmentally Sensitive Lands - Indicate the location, area and description of all jurisdictional wetlands and endangered species habitat.
5. Indicate and define special flood zone areas on the site in accordance with the FEMA Flood Insurance Rate Maps should they exist on the project site.

- 1 6. Vegetation – define the type and extent of existing vegetation on the project site  
2 pre-development.
- 3 7. Topography – Provide a topographic map of the site pre-development. The  
4 topographic survey shall be prepared by a Professional Surveyor actively  
5 registered in the State of Florida. The topographic survey shall include contours  
6 which extend outside the project site property lines when the line adjoins a right  
7 of way, jurisdictional wetlands or easements. The requirements of this section  
8 may be reduced or waived by the County Engineer.
- 9 8. Geotechnical Report –For projects proposing less than 9,000 sf of impervious  
10 area, the engineer of record (EOR) may use data obtained from the NRCS Soil  
11 Survey Map. For projects proposing 9,000 sf or more of impervious area, the  
12 geotechnical report shall meet the requirements of the Environmental Resource  
13 Permitting Applicants Handbook, Volume II.
- 14 9. Name, location and right-of-way width of all existing streets noting roadway  
15 surface (paved, clay, shell, etc.), rights-of-way and platted streets within 500  
16 feet of the proposed entrance(s) of the proposed subdivision.

17  
18 **(b) Proposed Improvements**

19 All proposed alterations to the project site shall be detailed and include the following:

- 20 1. Topography – All proposed grades and contours.
- 21 2. Impervious Cover – The total areas and descriptions of proposed impervious  
22 surfaces, semi-impervious surfaces, and pervious surfaces.
- 23 3. Structures – The size, location, and description of all buildings or structures.
- 24 4. Vegetation – The amount of vegetative area to be cleared.
- 25 5. Stormwater Management – All components of the proposed SMS to provide for  
26 stormwater treatment and attenuation including the following:  
27
  - 28 A. Plans and Specifications
  - 29 B. Calculations – showing all components of all proposed conveyance,  
30 attenuation, and treatment systems meet the intent of the Land  
31 Development Code and Design Standards.
  - 32 C. Erosion Control Plan – The control of erosion and sediment transport  
33 shall be implemented based on the Best Management Practices (BMP's)  
34 designated in the Environmental Resource Permitting Applicants  
35 Handbook, Volume II, Florida Department of Environmental Protection  
36 and Northwest Florida Water Management District.
  - 37 E. Maintenance Plan
  - 38 F. Overall lot grading plan for all proposed subdivisions in accordance with  
39 the Florida Building Code.

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**Article 2 – TRANSPORTATION**

**2-1 Roadway Design**

**2-1.1 Minimum right-of-way widths of streets, alleys and easements for utilities and drainage.**

*Beltways* – Beltways as designated by the County shall not be less than 300 feet wide.

*Arterials* - State highways and county arterials as defined in the LDC shall not be less than 100 feet wide.

*Collectors* - Collector streets, as defined in the LDC shall not be less than 80 feet wide.

*Local streets* - Local streets including temporary cul-de-sacs, shall be 50 feet if curb and gutter are utilized, or 66 feet if roadside swales are utilized.

*Turning circles* - Turning circles (permanent) at the end of cul-de-sacs or dead-end street shall have a right-of-way 100 feet in diameter.

*Easements* - Easements for utilities, where required, shall be at least ten feet wide, and where practical shall be centered on rear or side lot lines.

*Alleys* - Alleys normally shall not be platted within subdivisions. However, where they are acceptable to the overall development of a subdivision by the county engineer, they shall be platted to a width of not less than 20 feet or more than 30 feet.

*Drainage easement* - Drainage easements must contain underground piping and shall be platted to a width sufficient to accommodate the projected pipe sizes, and shown on the recorded plat but in no case shall such easement be less than 15 feet in width unless a variance is approved by the County Engineer.

*Drainage right-of-ways* - Open ditches and drainage swales must be constructed within public dedicated or deeded right-of-way with a minimum width of 15 feet and shown on the recorded plat unless a variance is approved by the County Engineer.

**2-1.2 Minimum pavement widths**

The portion of pavement required to be installed at the developer's expense is set forth below. As a condition of approval of new subdivisions on roadways which do not conform to county standards, the developer may be required to improve the portion of said road which adjoins, provides access to or is within the proposed subdivision. Improvements may include installation of turning lanes, increased pavement widths, installation of drainage facilities, paving or dirt roads, etc.

**(a) Streets**

1 All proposed roads will be 24 feet in width not including proposed curb and gutter. If soil and  
2 topographic conditions and impervious areas indicate that no drainage problems will be  
3 created or aggravated, the curb and gutter requirements may be waived, and substituted with  
4 ribbon curb (or improved shoulders, four feet wide, or other stabilization methods may be  
5 used) and swales as approved by the County Engineer. The determination of whether  
6 drainage problems shall be created or aggravated will be made by the developer's registered  
7 professional engineer, subject to approval of the county engineer.

8  
9 **(b) Turning circles**

10 The pavement of a turning circle at the end of a cul-de-sac or dead-end street shall have a  
11 minimum inside curb face diameter of 90 feet.

12  
13 **(c) Temporary turning circle**

14 The pavement of a temporary turning circle at the end of a cul-de-sac or dead-end street  
15 shall be tangent to the boundary of the adjacent property and shall have an outside diameter  
16 of 80 feet. The County Engineer may recommend that requirements for curb and gutter  
17 around the outside of the temporary turning circle be waived.

18 **(d) Alleys**

19 Alleys, if approved by the County Engineer shall be paved to a width of 18 feet.

20 **(e) Boulevards**

21 Proposed boulevards shall have a minimum lane width of 16' from face of curb to face of  
22 curb. The proposed island or traffic separator shall have a minimum width of 4 feet.

23  
24 **2-1.3 Intersections**

25  
26 **(a) Angle**

27 Proposed streets shall intersect one another within ten degrees of right angles as topography  
28 and other limiting factors of good design permit.

29  
30 **(b) Radii**

31 Street right-of-way intersections and edge of pavement intersections shall be rounded by radii  
32 of 25 feet minimum.

33 **(c) Sight distance at intersections**

34 Intersections should be designed to provide site distance considerations in accordance with  
35 FDOT standards.

36  
37 **(d) Sight triangle requirements**

38 At a minimum, a site triangle shall be provided 35' from edge of pavement to 35' edge of  
39 proposed road or driveway.

40  
41 **2-1.4 Slopes**

42 All proposed roadways shall be designed to have a minimal longitudinal slope of 0.30%.

**Comment [m5]:  
24' LANE WIDTHS**

Old LDC 4.04.05 a – 20' local - 24' for collector  
DSM 2-1.2 page 10 – 24' width

**Support**

•Santa Rosa min width for a local/residential road is 24'.

633.025Minimum fire safety standards.—  
•(1)The Florida Fire Prevention Code and the Life Safety Code adopted by the State Fire Marshal, which shall operate in conjunction with the Florida Building Code, **shall be deemed adopted by each municipality, county, and special district with fire safety responsibilities.**

NFPA 1 Fire Code 2009 Edition. This chapter is specific to roadway widths, pavement design, signage requirements, and the determined authority (AHJ) which the Code of Ordinances designates the Fire Marshal

**Options**

This Code requires 20' wide roads min with "NO Parking" – County does not have an ordinance nor does it post "No Parking" within Esc Co – Therefore there are two choices:

- 1.Enact an ordinance for "No Parking" on any 20' residential road
- 2.Widen the road width to the satisfaction of the AHJ for safety (emergency access)

Example: On a 24' wide road, if two cars were parked directly across from each other on opposite sides of the road, this would leave approx 10 to 12 feet of clearance for emergency vehicle to pass.

**Cost**

•\$11.55 per foot difference between 20' and 24' (including pipe every 150')

**BOULEVARD ENTRANCE**

Old LDC – 4.04.03-3 - 100 or more – 2 entrances or single entrance with 6' median entire of entrance road  
DSM – 2-1.6 b pg 12 – 100 lots or more needing boulevard  
2-1.2 e pg 11- Boulevard requirements - 16' lanes and 4' median

**Support**

633.025Minimum fire safety standards.—  
•(1)The Florida Fire Prevention Code and the Life Safety Code adopted by the State Fire Marshal, which shall operate in conjunction with the Florida Building Code, **shall be deemed adopted by each municipality, county, and special district with fire safety responsibilities.**

... [1]

**Comment [AM6]:** This is a reduction in the site triangle dimensions...currently the requirement is 35' from R/W to proposed edge of driveway/R/W.



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**2-1.5 Roadway Elevations**

The crown of all proposed roadways must be at minimum of 4 feet above mean sea level (NGVD) unless approved by the County Engineer. All proposed roads shall be designed to have a minimum of 2 feet of separation between the seasonal high water table and the bottom of the base coarse.

**2-1.6 Street Layout**

Where appropriate to the design, proposed streets shall be continuous and in alignment with existing, planned or platted streets with which they are to connect. Future commercial and residential subdivisions along major roads, thoroughfares and arterial streets shall provide access routes for all uses within the subdivision.

**(a) Connectivity**

Proposed streets shall extend to the boundary lines of the tract to be subdivided. If a subdivision or an undeveloped parcel of substantial size (as determined by the County Engineer or its designee) is adjacent to the proposed subdivision, said proposed streets shall connect with streets in the existing, platted, or planned subdivision or parcel. However, nothing herein shall grant to any person or entity other than Escambia County any right of access or right to require the granting of access. However, if the county engineer and the applicant agree that the proposed subdivision should not connect with an adjacent subdivision, said connection will not be required.

**(b) Large Development Ingress/Egress**

In a proposed subdivision or accumulation of subdivisions of 100 lots or more adjacent to an existing or platted subdivision where extension of proposed streets to the boundaries would dead end with no feasible street connections, there shall be at least two entrance streets into a loop street through the proposed subdivision which streets shall be connected to a paved road. For the purpose of this provision a loop street means the primary local road designed to move traffic through the subdivision. The developer may utilize a single ingress/egress point, provided however, that such point provides for separation of traffic entering and exiting the subdivision by means of a boulevard and shall run the entire length of the entrance road between the connecting road and the loop road. In addition, left and right turn lanes must be provided for the connecting road.

**(c) Dead End Streets**

Cul-de-sac or local dead-end street shall not exceed 1,200 feet in length, exclusive of the permanent turning circle at the end of that street; however, the county engineer may recommend approval of a cul-de-sac over 1,200 feet in length to serve odd-shaped parcels of land which cannot be developed in any other reasonable manner or to serve property that would otherwise be denied reasonable access caused by manmade or natural obstacles adjacent to such property.

**(d) Utilities in road right of ways**

No streets or roads under the two-year warranty will be allowed to be open cut, or jack-and bored, unless specifically approved by the county engineer. To accomplish this requirement, common trenching is required whenever possible. If a determination is made that common

**Comment [AM7]:** This matches the language from the Santa Rosa County LDC and protects against roadway failures due to a fluctuating high water table. Currently under drain systems are installed during construction when groundwater is an issue. Under drains become a maintenance issue for the county. The proposed policy will likely reduce the need for under drain systems to be installed which is a savings to the developer...developments in areas of with high water tables may additional fill due to this requirement.

**Comment [BP8]:** See LDC for Justificaiton.

trenching is not a feasible option, the developer will install conduit or make other appropriate arrangements for the utility not participating in the common trenching and the utility will be required to use the conduit. This shall require planning between the utility and the developer.

**2-1.7. Traffic control devices.**

The developer shall install traffic control devices as specified by the County Engineer. Such devices shall conform to provisions in the Manual on Uniform Traffic Control Devices and FDOT standards.

**2-2 Access Management**

Vehicular access to public roadways shall be accomplished by means of an improved access facility (i.e., driveway, private road, etc.) Unimproved and/or unrestricted access will not be permitted. All driveways and streets shall be designed and constructed pursuant to the design standards in the most recent edition of the "A Policy on Geometric Design of Highways and Streets" by the American Association of State Highway Transportation Officials" and/or "The Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways," and FDOT.

**2-2.1 Access Location**

Unless otherwise approved by the county engineer, in order to reduce turning movements on roadways, new access points to development sites or projects should be as follows:

TABLE INSET: Posted Speed (mph)	Distance Between Access Points (feet)
>45	440
36--45	245
35 or less	125

For parcels which front two or more roadways, access shall be permitted onto the higher class roadway if the driveway location can meet the driveway separation standard shown above.

**2-2.2 Pedestrian Access**

**(a) Commercial Development**

For commercial sites with buildings individually or cumulatively 50,000 GSF or greater, pathways through parking lots and across driveways between buildings and out parcels shall be provided for pedestrians. Such pathways shall be separated from vehicle driveways and shall be clearly identified by curbs, pavement markings, planting areas, fences or similar features designed to promote pedestrian safety.

**(b) Sidewalks**

Sidewalks are to be constructed along the frontage and within a development if any of the following conditions apply:

1  
2 1. An existing sidewalk abuts the development, or is on one or both sides of an  
3 intervening/intersecting street.

4  
5 2. Along collector, arterial and local roads designed to move traffic through subdivisions,  
6 when 50% or more of any developable portion of the property is within 2 miles of public  
7 school property as measured radially from the school's main front office entrance.

8 3. The need for site specific improvements are identified within an approved  
9 Florida/Alabama TPO Bike/Pedestrian Master Plan.

10  
11 4. **Large-scale development.** Developments of with a proposed density of 3 or more  
12 dwelling units per developable acre and over 300 lots) shall provide bike and pedestrian  
13 facilities to connect to existing pedestrian and bicycle facilities to promote biking and  
14 walking within new developments and redeveloping areas.. At a minimum sidewalk shall  
15 be constructed on one side of every proposed road.

**Comment [m9]:** Old LDC – 7.11.05 a – along frontage and within development– if existing sidewalk and connectivity, 1500 ft of school, as per SRTS  
New LDC – 5-5.6 – Added ADA standards and Transit stops – Added Sidewalks along all Commercial and Residential  
DSM 2-2.2 b – along frontage development – if existing sidewalk and connectivity, within 2 miles, according to TPO Bike Ped Master Plan

Support

•**Eligibility for Transportation (School Board)**  
Students are eligible for transportation if they are legally enrolled in the District's public schools and they live greater than or equal to:  
1 mile from their zoned school if they are elementary school students  
1.5 miles from their zoned school if they are middle school students  
2 miles from their zoned school if they are high school students

\* Florida Administrative Code establishes the distance between home and school as 2 miles for all students, but the Escambia County School District has set a different criteria.

•**Walking Distance to the Bus Stop (School Board)**

Whether a parent chooses to have their children walk what is known as a "reasonable walking distance" is left to the parent's discretion. However, it is the distance at which transportation services begin. The reasonable walking distances between home and the bus stop are:

1/2 mile for elementary school students  
1 mile for high school students

\* Florida Administrative Code establishes the distance between home and the bus stop as 1.5 miles for all students, but the Escambia County School District has set a different criteria.

... [2]

**Comment [BP10]: BIKEWAYS**  
Old LDC – 7.11.05 -  
DSM – 2-2.2 c pg 14-

The same language has been retained in the DSM – include if existing bikeway abuts new development, or if need is established in TPO Bike Ped Master Plan.

Support

•Florida has the highest pedestrian fatality rate in the nation.

•The purpose and need is established by the local Transportation Planning Organization (TPO). Vetted thru the BPAC (Bicycle / Pedestrian Advisory Committee) and approved by the elected officials of the TPO. This establishes the TPO Bike / Ped Master Plan.

Cost

•Difficult to determine due to multiple options. Bikeway could take many forms, paved shoulder, separate multi-use path, off-road trail (unpaved).

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18  
19 **(c) Bikeways**

20 Class I (separated from the roadway) or II (striped) bikeways shall be constructed along the  
21 frontage of a development if any of the following conditions apply:

22  
23 1. An existing bikeway abuts the development; or

24  
25 2. The need for a bikeway is identified by TPO Bike and Pedestrian Plan.

26  
27 **(d) Repair**

28 Existing sidewalks and bikeways damaged during the development of a property shall be  
29 repaired or replaced by the owner of such property as directed by the division manager,  
30 development services.

31  
32 **(e) Connectivity**

33 A separate access connection that routes pedestrians from the sidewalk to the building shall  
34 be provided for developments which are expected to attract pedestrian traffic.

35  
36  
37 **2-2.3 Traffic control**

38  
39 **(a) Traffic control devices**

40 The County Engineer shall require the reasonable placement of traffic control signs,  
41 pavement markings, and traffic signals at any roadway or driveway, or within any  
42 development, if it is necessary, to provide for the safe and efficient movement of traffic at or  
43 prior to the preliminary plat, construction plans or site plan approval, if such device is justified.  
44 All traffic control devices shall be designed and installed in accordance with the Manual On  
45 Uniform Traffic Control Devices (USDOT, most recent edition) and the Roadway and Traffic  
46 Design Standards (FDOT, most recent edition).

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**(b) Traffic signals**

If a traffic signal proposed by a developer serves a public/public intersection the installation will be conducted by the owner, the maintenance will be paid for and handled by the County, and the County shall be the responsible party of such signal. If it serves a private/public intersection and has the opportunity for additional users, the signal installation will be conducted by the developer/owner, the maintenance of such signal will be handled by the County; however, the developer/owner will pay for the maintenance through the enactment of a development agreement until additional users construct access, and signal will be the responsibility of the County.

If a traffic signal is proposed by a developer or property owner on a private/private intersection, it is a private signal. The signal installation will be conducted by the owner, the maintenance will be paid for and handled by the owner, and the signal will be the responsibility of the owner. The signal shall be justified by a traffic study which demonstrates the warrants, design, and operation of the proposed signal. Such studies shall be provided by the developer for approval by the county engineer or their designee. All construction costs for the installation of a traffic signal, including associated roadway modifications, necessitated by and proposed by a developer or property owner shall be borne by same.

**(c) Turn restrictions**

The County Engineer shall restrict turning movements into and out of any roadway or driveway where it is deemed necessary for the safe and efficient movement of traffic, and the decision is based on sound professional engineering practices. Roadway or driveway connections with restricted turn movements shall be geometrically designed so as to provide access only for the movements permitted.

**(d) Median openings**

The location of additional and relocated median openings shall comply with the standards of FDOT in F.A.C. ch. 14.97, as amended.

**(e) Turn lanes**

1. Turn lane design shall be supported by documentation of the estimated volume of traffic using the lane, resulting queue length, and design speed of the roadway. When existing conditions warrant, i.e., traffic volume, queue length, design speed of roadway, etc., the County Engineer shall require additional length or width of proposed turn lanes and/or modifications to existing lanes. Any rights-of-way required to accommodate the construction of turn lanes shall be provided at no cost to the county.
2. All commercial and multifamily development proposals shall provide deceleration lanes as required according to the FDOT Greenbook.

**2-2.4 Modification of existing access**

**(a) Abandoned access**

1 When an existing driveway or other type of access is abandoned, or not used to serve a  
2 redeveloped site, the developer or property owner shall remove all pavement or gravel and  
3 restore the road rights-of-way. Restoration shall include but not be limited to, grading, culvert  
4 removal and replacement of curbing, sidewalk and stabilization.

5  
6 **(b) Additions**

7  
8 Unless the project is de minimis, reconstruction and/or removal of existing access  
9 connections to current standards is required when a site is redeveloped or expanded and the  
10 number of average daily vehicle trip ends attracted/generated by the new use is increased by  
11 50 percent or more of the previous use.

12  
13 **(c) Change of use**

14  
15 Alteration of existing access connections by the property owner shall be required by the  
16 County Engineer whenever the nature of business conducted at a location changes so as to  
17 cause a change in the traffic pattern on a roadway which is reasonably expected to cause  
18 undue disruption to traffic or present a safety hazard.

19  
20 **2.2-5 Internal site access design**

21  
22 **(a) Parking area setbacks**

23  
24 Parking shall be set back from the property line at driveways so as to not interfere with safe  
25 ingress/egress of traffic. The set back distance should be determined according to the  
26 estimated speed and volume of traffic entering a driveway and shall meet all the visual  
27 clearance requirements.

28  
29 **(b) Drive-through stacking**

30  
31 Drive-in and drive-through developments shall provide adequate queue storage capacity  
32 based on the peak hour storage requirements of the project which is subject to the review  
33 and approval by the County Engineer.

34  
35 **2.2-6 Commercial traffic in residential areas**

36  
37 No permit, development order, or other approval shall be issued for any proposed  
38 commercial use which requests primary, secondary, or limited access onto a local street if  
39 that local street is fronted by more than 50 percent residential zoning in the following districts:  
40 LDR, MDR, R1PK, R2PK, measured in linear feet along the center line of the local street  
41 impacted by the proposed development. This provision will not apply when its strict  
42 application would deny all access to a parcel that is zoned for any commercial use.

43  
44 **Article 3 – Parking**

45  
46 **3-1 Parking and Loading**

- 1  
2 **3-1.1 Stall and aisle design**
- 3 **(a) Stall Dimensions**
- 4 Standard parking stalls shall be 9 feet wide by 18 feet long for all but parallel parking.  
5 Parallel stalls shall be 9 feet wide by 23 feet long.
- 6 **(b) Stall Angles**
- 7 The angles of non-parallel parking stalls in relation to the alignment of the accessing drive  
8 aisle are restricted to 90, 60 or 45 degrees.
- 9 **(c) Stall Accessibility**
- 10 Each parking stall shall be accessible from an aisle or driveway and designed so that  
11 vehicles can enter and exit the stall without backing into the travel way of any street.
- 12 **(d) Aisles Dimensions**
- 13 1. Standard one-way drive aisles shall be 24 feet if accessing 90 degree parking  
14 stalls, 16 feet wide if accessing 60 degree stalls, and 12 feet wide if accessing  
15 45 degree or parallel stalls, or if accessing no stalls.
- 16 2. Standard two-way drive aisles shall be 24 feet wide if accessing 90 degree  
17 parking stalls, and 20 feet wide if accessing 60 degree, 45 degree or parallel  
18 stalls, or if accessing no stalls.
- 19 **(e) Turnarounds**
- 20 All parking areas containing three or more parking spaces shall include a turnaround that is  
21 designed and located so that vehicles can enter and exit the parking area without backing  
22 into a public right-of-way.
- 23 **(f) Encroachment**
- 24 Landscape areas and pedestrian pathways shall be protected from vehicle encroachment  
25 using wheel stops, raised curbing, bollards or similar fixed barriers such vehicles overhang no  
26 more than two feet into landscape areas or pedestrian pathways.
- 27 **(g) Delineation and traffic control**
- 28 All paved parking spaces shall be striped in white and all driving aisles clearly delineated.  
29 Spaces for motorcycles, bicycles and handicap parking shall be clearly marked. Parking lot  
30 traffic control signage and marking shall conform to the latest editions of the *Manual on*  
31 *Uniform Traffic Control Devices*, U.S. Department of Transportation, and the *Florida*  
32 *Accessibility Code for Building Construction*.
- 33 **(h) Pedestrian entrances**
- 34 No door or other pedestrian entrance shall open directly upon any driveway or access aisle  
35 unless the entrance is at least three feet from the driveway or access aisle.
- 36  
37 **(i) Surface materials**
- 38 1. Except as allowed for excess parking or limited uses, the stalls, drive aisles and  
39 accesses of all parking required by this article shall be finished with an all-  
40 weather surface capable of withstanding ordinary use under normal weather

1 conditions without substantial deterioration. For these purposes, all-weather  
2 surfaces are limited to concrete and asphalt pavement, recycled asphalt, gravel,  
3 crushed stone or shell, and paving stones. Areas of higher intensity use, such  
4 as site accesses or heavy truck routes, may be limited by the county to paved  
5 surfaces.

- 6 2. All non-handicap required parking for places of worship, parks and  
7 campgrounds, or parking in excess of the quantities required by this article, may  
8 be finished in stable grass, provided tree protection is established for any  
9 preserved trees within the parking area and the spaces are delineated in a  
10 manner acceptable to the county.

11 **(j) Drive-through stacking**

12  
13 Any development with drive-through facilities shall provide adequate vehicle queuing capacity  
14 based on the peak hour requirements of the development. Where inadequate queuing  
15 capacity causes a recurring traffic hazard or nuisance off-site, the owner will be responsible  
16 for increasing the queuing capacity or decreasing the need for queuing.

17  
18 **3-1.2 Parking Demand**

19  
20 **(a) Quantity**

21  
22 The number of off-street parking spaces required for development shall be determined by  
23 land use according to the parking demand ratios listed below. The ratios may be exceeded or  
24 reduced by up to 10 percent without further justification.

25  
26 **(b) Computation**

27 In computing the number of required parking spaces, any interpretations made regarding the  
28 independent variables should be in favor of the most reasonable assumptions regarding their  
29 associated parking demand and according to the following conditions:

- 30 1. Square footage. The independent variable of square footage is gross floor  
31 area, unless otherwise noted.  
32 2. Mixed uses - In the case of mixed or multiple uses, the parking shall be equal to  
33 the sum of the several uses computed separately, unless otherwise noted.

34 **(c) Other quantities**

35 The required number of parking spaces may be increased more than 10 percent without the  
36 granting of a variance only if additional landscape within the parking lot is provided as  
37 prescribed in Article 7. The required number of spaces may be reduced more than 10  
38 percent if sufficient documentation supporting the reduced parking demand is provided to the  
39 county. Any parking studies used shall document the source of data from which the  
40 alternative quantities were developed, demonstrate sound methodology and engineering  
41 principles, and be acceptable to the Planning Official. Without such documentation the  
42 parking requirements of other jurisdictions are not considered studies. All approved  
43 reductions shall include the condition that where inadequate on-site parking causes a  
44 recurring traffic hazard or off-site nuisance, the owner will be responsible for increasing the  
45 number of parking spaces or decreasing the need for parking.

1 **(d) Uses not listed**  
 2 Where land uses do not correspond to any categories listed in this article the Planning Official  
 3 shall alternatively confirm the sufficiency of parking facilities proposed. For any such use the  
 4 applicant shall estimate the number of parking spaces required to satisfy the projected  
 5 demand and provide adequate information from which the demand was estimated, including  
 6 the following as applicable:

- 7 1. Type of use(s).
- 8 2. Estimated total number of vehicle trips generated during peak conditions and  
 9 parking duration per trip (turnover rate).
- 10 3. Number of employees.
- 11 4. Building design capacity.
- 12 5. Square feet of use areas.
- 13 6. Hours of operation.
- 14

Use or activity	Required number of parking spaces
<b>Residential household living</b>	
Single-family dwelling, including townhouse and manufactured (mobile) home	2 per dwelling unit.
Two-family dwelling	2 per dwelling unit
Multi-family dwelling	1.5 per dwelling unit 2 per dwelling unit on Pensacola Beach
<b>Residential group living</b>	
Assisted living facility	0.4 per unit
Dormitory, fraternity or sorority house	0.5 per bed
Nursing home or other skilled nursing facility	0.5 per bed or 1 per 1000 sq.ft.
Retirement or senior adult housing	1 per dwelling unit
<b>Retail sales, excluding vehicles</b>	
Book superstore	1 per 1000 sq.ft.
Convenience store (with or without fuel sales)	3 per 1000 sq.ft. 8 per 1000 sq.ft. on Pensacola Beach
Carpet store	2 per 1000 sq.ft.
Food store, bakery, butcher	4 per 1000 sq.ft.
Furniture store	1 per 1000 sq.ft.
Pharmacy or drugstore: without drive-through with drive-through	3 per 1000 sq.ft. 2.5 per 1000 sq.ft.
Shopping center	3 per 1000 sq.ft.
Retail sales not otherwise listed	3 per 1000 sq.ft.
<b>Retail services, excluding vehicles</b>	
Barber or beauty shop	2 per chair



Use or activity	Required number of parking spaces
Bed and breakfast inn	1 per guest room + 2
Boarding and rooming house	1 per guest room + 2
Child care center or adult day care	1 per 6 persons of licensed capacity
Hotel or motel	1 per guest room, or 1 per bedroom if suites, + 50% for restaurants, meeting rooms & other associated uses.
Medical clinic or office	5 per 1000 sq.ft.
Personal service establishment not otherwise listed	2.5 per 1000 sq.ft.
Professional service office	3.5 per 1000 sq.ft.
Service to buildings and dwellings (pest control, janitorial, etc.)	1 per 1000 sq.ft.
Restaurant: Fast food with drive-through All other restaurants	1 per 2.5 seats (including outdoor) or 10 per 1000 sq.ft. 1 per 2 seats (including outdoor) or 15 per 1000 sq.ft.
<b>Vehicle sales and services</b>	
Rental of automobiles, trucks, utility trailers and/or recreational vehicles	1 per 1000 sq.ft.
Sales of parts, accessories and tires	4 per 1000 sq.ft.
Sales of new and used motor vehicles and boats	1 per 400 sq.ft. of sales and service area
Service and repair of motor vehicles	1 per 400 sq.ft., including service bays
<b>Public and civic uses</b>	
Clubs, civic or fraternal	1 per 3 persons
Correctional facility	1 per employee, largest shift
Educational facility: Elementary & middle school (K-8) High school (9-12)	1 per 5 students (capacity) 1 per 10 students (capacity) + 1 per classroom
Emergency service facility	1 per employee/volunteer on normal shift + 5 per 1000 sq.ft. office area
Funeral home	1 per 4 seat in assembly area + 1 per employee
Hospital	2.5 per 1000 sq.ft. or 1 per employee
Library	2.5 per 1000 sq.ft.
Museum	1.5 per 1000 sq.ft.
Place of worship	1 per 4 seats or 1 per 35 sq.ft. in principal assembly area if no fixed seats
Public utility structure	1 per employee or service person, as applicable
<b>Recreation and entertainment</b>	
Arcade amusement center	1 per game table, video game, or other amusement

Use or activity	Required number of parking spaces
	device
Bar or nightclub	1 per 2 seats
Bowling alley	4 per lane
Golf course	6 per hole + 50% for restaurants & other associated uses.
Health, fitness or athletic club	5 per 1000 sq.ft.
Marina, public	1 per boat berth or slip + spaces for associated uses
Soccer complex	50 per field
Tennis court	4 per court
Theater	1 per 4 seats
<b>Industrial and related uses</b>	
Laboratory	1 per 1000 sq.ft.
Manufacturing and light industrial	1 per 1000 sq.ft. or 1 per employee
Salvage yard	1 per employee
Warehousing, distribution or wholesale	0.5 per 1000 sq.ft. or 1 per employee
<b>Other uses</b>	
Mini-warehouse or self-storage	1.5 per 100 storage units + 2
Public assembly structure not otherwise listed	1 per 5 seats or 1 per 35 sq.ft. of assembly area if no fixed seats
Veterinary clinic or animal hospital	4 per 1000 sq.ft. or 2 per employee

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**1. Maneuvering**

Vehicles intended to use the areas can maneuver safely and conveniently to and from a public right-of-way and access them without backing into or from a street right-of-way with a posted speed limit of 35 miles per hour or greater.

**2. Obstructing**

Loading and unloading operations can be completed without obstructing or interfering with any public right-of-way.

**(b) Number of spaces**

The following table indicates the minimum number of loading/unloading spaces required to accommodate delivery and shipment, not including the collection of solid waste:

Building gross floor area in square feet	Spaces
10,000 - 19,999	1
20,000 - 79,999	2
80,000 - 127,999	3
128,000 - 191,999	4
192,000 - 255,999	5
256,000 - 319,999	6
320,000 - 391,999	7

each additional 72,000 or fraction

+1

1 **(c) Space dimensions**

2 The minimum dimensions of an individual loading/unloading space shall be 12 feet by 55 feet  
3 with an overhead clearance of 14 feet above grade.

4 **(d) Reasonable extent**

5 Whenever there is a lot with one or more structures on it constructed before the effective date  
6 of the LDC and there is a change in use proposed that does not involve any enlargement of a  
7 structure on the lot, if the loading area requirements of this section cannot be satisfied for the  
8 new use because there is insufficient area available on the lot that can practicably be used  
9 for loading and unloading, then the use need only comply with this section to the extent  
10 reasonably possible as determined by the County Engineer.

11 **(e) Solid waste**

12 Refuse and waste removal areas shall be buffered and/or screened from adjacent properties  
13 and public ways by appropriate fences, wall or hedges.

14

## CHAPTER 2, Environmental

### Preamble

In the United States, many of the laws governing environmental conservation and management stipulate that the best available science be used as the basis for policy and decision making. The Endangered Species Act, for example, requires that decisions on listing a species as threatened or endangered be made on the basis of the “best scientific and commercial data available.” Similarly, National Standard 2 of the Magnuson-Stevens Fishery Conservation and Management Act states that conservation and management measures shall be based on “the best scientific information available.” Further, the U.S. Environmental Protection Agency has emphasized the role of best available science in implementing the Clean Water Act (USEPA 1997). Determining what constitutes the best available science, however, is not straightforward, and scientists, policymakers, and stakeholders often have disparate ideas on how the concept should be defined and interpreted.

Because the issues surrounding the definition of best available science surface when managers and policymakers interpret and use science, we also discuss the interface between science and policy and explore ways in which scientists, policymakers, and managers can more effectively apply science to environmental policy.

To achieve high-quality science, scientists conduct their studies using what is known as the scientific process, which typically includes the following elements:

- A clear statement of objectives;
- A conceptual model, which is a framework for characterizing systems, making predictions, and testing hypotheses;
- A good experimental design and a standardized method for collecting data;
- Statistical rigor and sound logic for analysis and interpretation;
- Clear documentation of methods, results, and conclusions; and
- Peer review.

A basic precept of science is that it must be verifiable. This is what separates science from other methods of understanding. However, direct verification is not always possible. In lieu of this, scientists review the results of scientific inquiry as a community to assess its validity. This is the process of peer review. The rigor of the peer review is one way to categorize the degree to which a scientific study is adequate for informing management decisions. To scientists, peer review is a formal process conducted by active, knowledgeable experts in the general field of the study of interest. The peer review covers:

1. The validity of the methods used,
2. Whether the methods and study design adequately address the objectives,
3. Whether the results that are reported are adequate for interpretation,
4. Whether the results support the conclusions

While the scientific community is primarily interested in the validity of the research, the public and policymakers are more interested in the impact of science on societal decisions. Thus the basis for judging science differs, as does the meaning of valid evidence. The policy implications of science are judged not only on the basis of its quality but also regarding how it

1 influences the public. Science, as well as discussions of "best" science, becomes  
2 controversial to nonscientists only when it has the potential to change societal policy.  
3  
4 Because government agencies act both as representatives of the public interest and as  
5 scientific bodies, conflicts can arise as to how information is collected and utilized and how it  
6 is communicated. Agencies should acknowledge potential conflicts and move to ameliorate  
7 them whenever possible. Providing forums for public observation of the scientific process  
8 and public participation in scientific debates is one means of accomplishing this.  
9 Administrative separation of agency divisions tasked to conduct science and develop policy  
10 may also be an effective way to avoid clouding issues and to reduce conflicts of interest.  
11 However, policy and science groups should communicate closely to ensure that management  
12 decisions are informed by the best available science.  
13

14 Excerpted from:

15  
16 Fisheries • VOL 31 NO 9 • SEPTEMBER 2006 • WWW.FISHERIES.ORG

17  
18 REPORT:  
19 BEST SCIENCE COMMITTEE

20  
21 *Defining and Implementing*  
22 *Best Available Science for Fisheries and*  
23 *Environmental Science, Policy, and Management*  
24

25 *P. J. Sullivan, Cornell University, Ithaca, NY*  
26 *J. M. Acheson, University of Maine, Orono*  
27 *P. L. Angermeier, U.S. Geological Survey, Blacksburg, VA*  
28 *T. Faast, U.S. Fish and Wildlife Service, Portland, OR*  
29 *J. Flemma, Prairie Rivers Network, Champaign, IL*  
30 *C. M. Jones, Old Dominion University, Norfolk, VA*  
31 *E. E. Knudsen, U.S. Geological Survey, Anchorage, AK*  
32 *T. J. Minello, NOAA Fisheries, Galveston, TX*  
33 *D. H. Secor, University of Maryland Center for Environmental Science, Solomons*  
34 *R. Wunderlich, U.S. Fish and Wildlife Service, Lacey, WA*  
35 *B. A. Zanetell, U.S. State Department, Washington, DC*  
36

37 Definition "Best Available Science"  
38

1 **Article 1 – Environmental**

2  
3 **All Environmental Design Standards will be based on the Best Available Science**  
4 **Preamble above**

5  
6 **1-1 Wetlands**

7  
8 Wetlands [(defined in subsection 373.019(25), F.S.) shall be protected from acts that will  
9 reduce or otherwise adversely impact their primary ecological functions and public benefits  
10 consistent with Section 62-330 Florida Administrative Code.

11  
12 **1-1.1. Protectionary Measures**

13 **Avoidance and Minimization**

14  
15 See LDC Chapter 4. An Environmental Resource Permit issued pursuant to Part IV of  
16 Chapter 373, F.S., and 62-346, F.A.C. shall demonstrate compliance with this requirement.

17  
18 The county will not require design modifications when, based on a site specific analysis and  
19 professional environmental assessment, either of the following is determined:

- 20  
21 1. The ecological value of the functions provided by the affected resource area is low  
22 and the proposed mitigation will provide greater long term ecological value than the  
23 resource area to be adversely affected.
- 24  
25 2. The Uniform Mitigation Assessment Method (UMAM) shall be used to determine  
the ecological value of wetlands (62-345, F.AC.).
- 26  
27 3. The proposed mitigation implements all or part of a plan that provides regional  
28 ecological value and provides greater long term ecological value than the resource  
area to be adversely affected.

29  
30 **1-1.2 Mitigation**

31  
32 A land use or development activity shall not cause a net adverse impact on wetland functions  
33 that is not offset by mitigation. Mitigation for adverse impacts to wetlands shall be based on  
34 the Uniform Mitigation Assessment Method (UMAM) prescribed by Florida Administrative  
35 Code (Ch. 62-345).

36  
37 A mitigation plan submitted to the county shall provide details of the applicant's proposed  
38 creation, restoration, enhancement and/or preservation of protected resources, any purchase  
39 of mitigation credits through mitigation banking, and/or any in-lieu payments to compensate  
40 for unavoidable impacts to those resources. The mitigation plan shall include provisions for  
41 the replacement of the predominant functional values of the lost resources, specify the  
42 criteria by which success will be measured, and specify any necessary maintenance entity  
43 and its responsibilities. Additionally, the plan shall include provisions for five-year monitoring,  
44 or provide adequate assurances such as bonding, to assess and document these success  
45 criteria. [7.13.03.D]

46 Mitigation may include:

**Comment [t11]:** The applicant may choose to provide a state ERP permit to satisfy this requirement and avoid County review. Note - The County is precluded to require the ERP permit as a part of our review process due to the passage of House Bill 503 in 2012. Cost: N/A

**Comment [t12]:** Provides guidance that all wetland resources are not created equal. Will streamline County review process. Cost: N/A

- 1 1. **Replacement.** When wetlands are purchased, created, enhanced and/or restored to  
2 compensate for the unavoidable loss of such lands, they shall be of the same type, or  
3 shall cause a net improvement in the same functions and values, as that destroyed or  
4 degraded. [7.13.03.C]
- 5 2. **In-lieu payment option.** Where there is no practical opportunity for on-site mitigation,  
6 or when the use of in-lieu fee mitigation is environmentally preferable to on-site  
7 mitigation, the county will consider a cash in-lieu fee payment to the Escambia County  
8 Environmental Lands Trust Fund (ECELTF) to satisfy county mitigation requirements  
9 for environmentally sensitive lands, if the applicant requests this option. The cash in-  
10 lieu fee payment amount shall be based on an assessment of the area(s) to be  
11 impacted and all funds needed to compensate for the impacts to wetlands including  
12 land acquisition and initial physical and biological improvements. Funds collected  
13 should ensure the replacement of functions and values of impacted areas consistent  
14 with applicable regulations and permit conditions. [7.13.03.E]
- 15 3. **Preservation.** Lands identified by the applicant for preservation shall have  
16 appropriate deed restrictions and/or conservation easements placed on them and shall  
17 be recorded in the public records of Escambia County. Proof of the recorded  
18 restrictions and/or easements shall be provided to the county before approval of, or as  
19 a condition of, any development approval. For conditional approvals, the deed  
20 restrictions and/or conservation easements shall be recorded within ten days of the  
21 conditional approval, and prior to any land disturbing activities. [7.13.03.F]

22 All mitigation activities shall be completed, or adequate assurances such as bonding  
23 provided, before issuance of any development approval allowing the impacts for which the  
24 mitigation is proposed. [7.13.03.D]

25  
26 **1-2 Clustering density – Wetlands, Endangered Species Habitat, and Rural Districts**

27  
28 The minimum lot width of the applicable zoning district *may be reduced by 10 percent to*  
29 allow more of the permitted residential density to be clustered on a development parcel and  
30 avoid adverse impacts to wetlands and/or endangered species habitat if the development  
31 complies with the following conditions:

- 32  
33 (a) **Maximum density.** The development does not exceed the maximum gross density  
34 for the applicable zoning of the parcel.
- 35 (b) **Minimum preservation. At least 90 percent of the wetlands** and/or endangered  
36 species habitat remain undisturbed and preserved under a conservation easement,  
37 deed restrictions, covenants, or other method approved by the county and recorded in  
38 the public records of Escambia County. The easement may be executed in favor of  
39 Escambia County, the State of Florida, a federal agency, or other entity approved by  
40 the BCC. No area of a developable lot may be applied to the minimum 90 percent  
41 conservation area.
- 42 (c) **Conservation easement.** For a subdivision plat, the remainder of the property on  
43 which the development is not clustered is shown on the plat as a permanent open  
44 space tract reserved exclusively for conservation use by conservation easement(s)  
45 granted to the county. For phased and mixed use projects, the conservation  
46 easement(s) shall be shown on the master plan and must be recorded prior to

1 approval of the final plat of each phase. Proposed changes to the conservation  
2 easement(s) are considered a substantial change to the master plan and require  
3 submission of a new master plan for review and approval.

Comment [AM13]: Provides flexibility and a clustering incentive for design within Rural Districts. Cost: N/A

4 (d) **Rural districts.** Clustered development within the Agricultural, Rural Residential, and  
5 Rural Mixed Use zoning districts maintains a minimum of 30 percent of the parent  
6 parcel within a conservation easement.

7 (e) **Contiguous and unified.** All land to be included in the cluster development is  
8 contiguous and under unified control of one individual, partnership, corporation, or a  
9 grouping thereof at the time of development review.

10  
11 **1-3 Beach and dune preservation and enhancement.**

12  
13 1-3.1 **Dune walkovers.** Vegetated areas shall have a minimum of three feet of clearance  
14 between the lowest horizontal member and existing elevation.

15 1-3.2 **Sand fencing.** Sand fencing shall be configured in a manner to limit potential impacts  
16 to listed species (see graphic).

17  
18 **Insert Graphic (SAND FENCE SCHEMATIC)**

19  
20  
21 1-3.3 **Dune restoration plan.** The following shall be a part of any proposed dune  
22 restoration plan:

23 (a) **Grading plan.**

24 (b) **Planting plan** that outlines plant species, plant density, fertilization, irrigation, and  
25 maintenance. (Insert NRCS reference – Native Plants for Coastal Dune  
26 Restoration; What, When, and How for Florida).

27  
28  
29 **1-4 Coastal High Hazard Areas**

30  
31 All development that proposes 50 or more dwelling and/or lodging units (on a one-time  
32 or cumulative basis) within the CHHA shall be evaluated for impacts to roadway  
33 evacuation times to shelter. The county shall not approve a use or activity if it would  
34 cause the adopted roadway evacuation time for hurricane evacuation to shelter to be  
35 exceeded. Hurricane evacuation times shall be evaluated based on all existing and  
36 vested development in the county, including individual building permits for buildings  
37 that are not part of a larger development plan approval

38  
39 (a) **Public facility criteria.** No new public facilities shall be placed within the CHHA  
40 unless all of the following criteria are met:

41 (1) **Purpose.** The facility is necessary to protect human lives or preserve important  
42 natural resources.

43 (2) **Alternatives.** The service provided by the facility cannot be provided at  
44 another location outside the CHHA.

45 (3) **Capacity.** The facility is designed to provide the minimum capacity necessary  
46 to meet Level of Service (LOS) standards and best available science for its



1 service area and its sizing is consistent with the densities and intensities  
2 reflected on the future land use map

3  
4 **1-5 Barrier island sand**

5  
6 (a) **Approved material.** Approved materials are those constructions and landscaping  
7 materials whose mineralogical composition is white fine to medium grained quartz  
8 sand. However, oyster shell, limestone or white dolomite may be used for road  
9 bed or foundation construction if reasonably the same color as approved sand after  
10 exposure to the sun and not containing clay or other discoloring, staining or  
11 darkening material. For the purposes of this section, white fine to medium grained  
12 quartz sand shall have the following characteristics:

13  
14 (1) **Color.** A Munsell Color Chart value of 9.25 or whiter and a chroma of 0.5 or  
15 less on the 2.5, 5, 7.5 or 10YR scale when checked in an air dry condition.

16  
17 (2) **Grain size.** A grain size of 75 percent of the sample by weight between 0.43  
18 millimeters (mm) and 0.08 mm, with the remaining 25 percent being coarser than  
19 0.43mm but not larger than 1.0 mm as described under the Unified Soil  
20 Classification System. This corresponds to the number 40-200 sieve sizes for  
21 gradation curve analysis.

22  
23 (b) **Prohibited material.** Prohibited materials are any darkening, discoloring or  
24 staining materials having the ability to permanently (greater than six months)  
25 change the color or darken the natural white sands of Santa Rosa Island or  
26 Perdido Key, or any approved materials, whenever coming into contact with them.  
27 Prohibited materials include any with the following characteristics:

28  
29 (1) **Color.** A color darker than the color required for approved materials.

30  
31 (2) **Grain size.** A grain size with over ten percent by weight of the sample outside  
32 the range required for approved materials.

33  
34 (3) **Composition or character.** Any material which, in whole or in part, is  
35 composed of or contains clay or any other substance that would darken, stain or  
36 discolor the natural barrier island sands or approved material

37  
38 **1-6 Barrier Island Lighting (Pensacola Beach) (LDC 13.23.00)**

39 (a) **Wildlife lighting.** *Wildlife lighting.* Artificial lighting that minimizes the potential  
40 for negative effects to the nocturnal behaviors of nesting and hatchling sea  
41 turtles and other wildlife. Based on the premise of keep it low, keep it shielded,  
42 and keep it long, the following criteria apply:

43 (1) The light source is mounted as low to the ground or floor as practicable  
44 through the use of fixtures such as low-mounted wall fixtures, low bollards, and  
45 ground-level fixtures;

46 (2) The lumens emitted by the light source are the minimal required for the  
47 intended application;

1 (3) The light source is contained within a full cut-off or fully-shielded fixture such  
2 that no light is broadcast above a horizontal plane, and the point source of light  
3 and any reflective surfaces of the fixture are not directly visible from the beach;

4 (4) The lamps emit predominately long-wavelength light (>580 nm). These long-  
5 wavelength light sources include low-pressure sodium vapor lamps, bulbs  
6 marketed to reduce attraction of insects ("bug bulbs"), amber and red LEOs, true  
7 red neon lamps, and other lamps certified by the Florida Fish and Wildlife  
8 Conservation Commission as "wildlife lighting."  
9

- 10 a. **Tinted glass.** The glass in all exterior windows and glass doors shall be treated to  
11 achieve an industry-approved, inside-to-outside light transmittance value of 45  
12 percent or less. Such transmittance is limited to the visible spectrum (400 to 700  
13 nm wavelength) and is measured as the percentage of light that is transmitted  
14 through the glass.
- 15 b. **Interior lights.** Interior stairwells, elevators and enclosed parking garages that  
16 allow light to pass through windows or other openings shall utilize wildlife lighting or  
17 tinted glass as described in this section.

18 **(2) Specific lighting requirements for Pensacola Beach.**

- 19 a. Pole-mounted lights for pedestrians shall only be used for those applications where  
20 mounting the lights at lower elevations cannot practicably achieve the required foot  
21 candles to conform to the Florida Building Code and a waiver to those Building  
22 Code requirements, as provided under State Statute and Florida Administrative  
23 Code Rule, has been requested and denied. Where used, these fixtures and  
24 lamps shall be properly shielded and may not be mounted at a height greater than  
25 12 feet above the ground. Pole-mounted lights shall not be used for pathway or  
26 access area lighting.
- 27 b. Lighting of dune walkovers and elevated crossovers to the beach is prohibited  
28 seaward of the dune crest.
- 29 c. The use of metal halide lighting is prohibited throughout Pensacola Beach.
- 30 d. Temporary lighting of construction sites shall be restricted to the minimal number of  
31 lights necessary to conform to state and/or federal safety regulations (e.g., OSHA).
- 32 e. Interior stairwells, elevators and enclosed parking garages that allow light to  
33 escape through windows or other openings within line-of-sight of the beach shall  
34 comply with the definition of "wildlife lighting".
- 35 f. Roadway, parking lot, and utility leased lighting including "yard" or security lighting  
36 within line-of-sight of the beach shall use low-pressure sodium lights (LPS) 55  
37 watts or less and full cut-off fixtures mounted no higher than 25 feet above the  
38 ground, or equivalent LED. Additional shielding shall be installed if the light  
39 sources can be observed from the beach. High-intensity lighting applications not  
40 within line-of-sight of the beach shall use either full cut-off LPS 55 watts or less or  
41 full cut-off high pressure sodium (HPS) lights 150 watts or less mounted no higher  
42 than 25 feet above the ground.
- 43 g. Should the light fixtures practically permitted by section 13.23.02 fail to provide  
44 sufficient light to comply with the Florida Building Code, alternative lighting may be

1 used provided a waiver to Florida Building Code requirements, as provided under  
2 state statute and Florida Administrative Code Rule, has been requested and  
3 denied. In that case, a combination of full-cutoff LPS fixtures, full-cutoff HPS  
4 fixtures, or LED fixtures, may be used to provide the required level of illumination,  
5 and the most effective light management practices available (best available  
6 technology) shall be utilized to minimize light trespass. Conflicts with other  
7 applicable state and/or federal laws or regulations may be resolved in a similar  
8 manner.

- 9 h. The use of up-lighting shall be prohibited after 10:00PM during the turtle nesting  
10 season. However, up-lighting associated with building façade illumination may be  
11 utilized until midnight during the turtle nesting season.

12  
13  
14 **1-7 Specifications of Groundwater/Wellhead Impact Report.** Applicant's proposing  
15 development within a protected wellhead area as defined in LDC Chapter 4 shall  
16 provide a report prepared by an engineer or geologist duly licensed in the State of  
17 Florida containing the following minimum information:

- 18  
19 (a) Accurate description of all current/proposed onsite activities;  
20 (b) List of hazardous waste stored onsite with quantities and method of disposal;  
21 (c) Location of any underground and above ground storage tanks;  
22 (d) Location of any outside storage areas with description of materials;  
23 (e) Location and status of any existing monitoring wells;  
24 (f) Current/proposed best management practices;  
25 (g) Current/proposed spill response plan;  
26 (h) Description of current/proposed stormwater treatment;  
27 (i) Description of current/proposed wastewater treatment;  
28 (j) List of State or federal permits facility operates under;  
29 (k) Evidence of the probably impact of the proposed development on the ground water  
30 supply and recharge potential of the area and existing wellhead, etc.  
31 (l) Be subjected to periodic inspections for compliance with the above.

32  
33 **Article 2 – LANDSCAPING**

34  
35 **2-1 Exemptions**

36  
37 **2-1.1 General landscaping.** The following uses are exempt from the general landscaping  
38 provisions of this article, but in no case do the exemptions apply to any required  
39 vegetative control of erosion and sediment, required tree replacement, or landscaping  
40 required by any special condition of county approval:  
41

Comment [t14]: Wellhead report required under current ordinance. The report requirements have previously adopted by policy. The codification of report requirements provides additional predictability of permitting. Cost: No change from existing requirements)

- 1 (a) **Residential lots.** The improvements in a single-family residential subdivision, and  
2 any lot of a single-family or two-family dwelling. Developers of residential  
3 subdivisions, in coordination with homebuilders, are nonetheless encouraged to  
4 provide shade trees along streets and elsewhere within subdivisions consistent with  
5 the plant selection and installation standards of this article for the benefit of residents.  
6 Except as described in 2-1.2.e Protected Trees below.  
7
- 8 (b) **Agriculture and silviculture.** Bona fide agricultural or silvicultural operations on land  
9 classified by the Escambia County Property Appraiser as “agricultural” for ad valorem  
10 tax purposes.  
11
- 12 (c) **State or federal conflicts.** Any use for which county landscaping requirements  
13 conflict with the requirements of state or federal authorizations, except that the  
14 exemption shall only be for those modifications of county requirements necessary to  
15 eliminate the conflict.  
16
- 17 (d) **Temporary uses.** Any temporary use as defined in LDC Chapter 4.  
18
- 19 (e) **Playing fields.** Areas authorized through county approval for public or private parks,  
20 playgrounds, playing fields, or golf courses that will be retained in pervious ground  
21 cover. The sites of parking lots, community centers, clubhouses and other structures  
22 or uses accessory to such parks, grounds, fields, or courses remain subject to  
23 applicable landscape requirements.  
24
- 25 **2-1.2 Tree protection and preservation.** The following specific trees and activities are  
26 exempt from the tree protection and preservation provisions of this article:  
27
- 28 (a) **Invasive trees.** Any tree species on the most recent Florida Exotic Pest Plant Council  
29 list of invasive species.  
30
- 31 (b) **Selected trees.** Any species of pine (*Pinus sp*), Cherry laurel (*Prunus laurocerasus*  
32 and *P. caroliniana*), or Turkey oak (*Quercus laevis*) tree. This exemption does not  
33 apply to trees planted or preserved to meet requirements of the LDC.  
34
- 35 (c) **Hazard trees.** Any tree determined by a qualified county official to be an immediate  
36 hazard or in a dangerous condition so as to constitute an imminent threat to public  
37 safety or health.  
38
- 39 (d) **Emergencies.** Damaged or destroyed trees requiring expedited removal in the  
40 interest of public safety, health or welfare during or following periods of emergency as  
41 the BCC may declare by resolution for such disasters as hurricanes, tornados, floods,  
42 and fires.  
43
- 44 (e) **Residential lots.** Any non-heritage tree, as defined by this article, on the lot of a  
45 single-family or two-family dwelling. However, tree removal prior to construction of the  
46 dwelling shall only be allowed after county issuance of a building permit for the  
47 dwelling or a separate tree removal permit. This exemption does not apply on the lot  
48 of a discontinued residential use. Such discontinuation may be evidenced by removal  
49 of the dwelling or its conversion to a non-residential use, or a different land use

1 classification by the Escambia County Property Appraiser for ad valorem tax purposes.  
2 Regardless of this residential lot exemption, the loss of trees resulting from  
3 development of such home sites shall be mitigated by a tree restoration fee collected  
4 at the time of issuance of any building permit for the construction or replacement of a  
5 single-family or two-family dwelling, including a manufactured (mobile) home. The fee  
6 shall be an amount established by the BCC and deposited in the county Tree  
7 Restoration Fund in the same manner and for the same purposes prescribed in this  
8 article for unplanted mitigation.  
9

- 10 (f) **Subdivisions.** Any non-heritage tree removed within proposed rights-of-way,  
11 easements, or parcels dedicated for utility, drainage, or access according to county  
12 approved subdivision infrastructure construction plans.  
13  
14 (g) **Agriculture and silviculture.** Tree removal according to best management practices  
15 for bona fide agricultural or silvicultural operations on land classified by the Escambia  
16 County Property Appraiser as “agricultural” for ad valorem tax purposes.  
17  
18 (h) **Habitat management.** Tree removal necessary for native habitat management and  
19 environmental restoration activities conducted by, or at the direction of, a  
20 governmental agency.  
21  
22 (i) **Utility work.** Work performed by utilities regulated by the Florida Public Service  
23 Commission and necessary in the maintenance and construction of utility lines. Such  
24 utilities shall nevertheless provide the county with the advance notice required by  
25 Florida Statutes prior to conducting scheduled routine vegetation maintenance and  
26 tree pruning or trimming activities within an established right-of-way.  
27  
28

Comment [t15]: For habitat management projects, protected trees may be removed in association with approved management activities without mitigation. Cost: N/A

29 **2-2 Landscape areas and quantities.**

30  
31 **2-2.1 Parcel total.** No parcel shall provide less than 15 percent landscape area, regardless  
32 of the minimum pervious lot coverage required by the applicable zoning district. On-  
33 site permeable retention/detention ponds and permeable swales qualify as landscape  
34 area if their maximum depths are no more than three feet and their side slopes are no  
35 steeper than 2:1 (horizontal to vertical).  
36

37 **2-2.2 Vehicular use areas.** No area of vehicular use may be considered landscape area,  
38 but parking lots, travel lanes, access ways, loading/unloading areas and other  
39 vehicular use areas outside of rights-of-way shall include landscape area according to  
40 the following standards:  
41

- 42 (a) **General design.** Interior portions of vehicular use areas not specifically designed for  
43 vehicle parking or maneuvering shall not be paved, but maintained as landscape area.  
44  
45 (b) **Boundary separation.** Vehicular use areas shall be separated from the parcel  
46 boundary by a landscape strips no less than five feet wide. Driveways or sidewalks  
47 may cross such strips to provide approved site access  
48  
49 (c) **Parking row terminations.** Except as allowed for large-scale parking, rows of

1 parking stalls shall be terminated at each end with a landscape area having the full  
2 length of the adjoining parking stall and containing at least one planted or preserved  
3 canopy tree. The remaining dimensions of the landscape area shall be sized to  
4 provide no less than the minimum canopy tree planting area for a new tree or  
5 minimum root zone for a preserved tree required by this article, whichever is  
6 applicable. Where a double row of interior parking stalls ends, the terminating  
7 landscape areas shall be combined as one continuous area to maximize rooting space  
8 except when a dividing pedestrian and/or handicap accessibility route may be  
9 appropriate and approved by the county.

10 (d) **Continuous parking stalls.** Each row of parking shall contain no more than 15  
11 continuous stalls without interruption by a landscape area, and each landscape area  
12 shall have the same minimum dimensions and plantings prescribed above for parking  
13 row termination landscape areas. However, if any of the following conditions exist, no  
14 more than 12 continuous stalls may be provided:

- 15 1. The total number of on-site parking spaces exceeds 50.
- 16 2. The total number of on-site parking spaces exceeds the number required by the  
17 applicable parking ratios established in DSM Chapter 1 by more than 10 percent.
- 18 3. The dimensions of drive aisles and/or parking stalls exceed the standards  
19 established in DSM Chapter 2.

20  
21  
22  
23 (e) **Large-scale parking.** If the total number of on-site parking spaces is 600 or more, a  
24 continuous landscape strip no less than 12 feet wide shall be provided along the  
25 center of alternate interior double rows of parking stalls. All interior rows of parking  
26 may have unlimited continuous spaces and be terminated with a landscape area  
27 having the full length of the adjoining parking stall and a minimum width of four feet.  
28 Each strip shall be planted with a quantity of canopy trees no less than one tree per 30  
29 feet of strip length, excluding any minimum root zones of preserved trees within the  
30 strip. Trees shall be planted within the strip such that no tree is more than 10 feet from  
31 either end of the strip, no more 60 feet from another tree, and consistent with the  
32 standards of this article for minimum spacing, tree planting area and tree preservation.  
33 Sidewalks complying with these standards may be placed within landscape strips to  
34 provide on-site pedestrian circulation.

Comment [t16]: Provide alternative landscaping for larger development project and better aesthetics.

35  
36 (f) **Seasonal peak demands.** Seasonal peak parking demands (e.g., holiday retail  
37 sales) are encouraged to be accommodated within areas of stable grass as overflow  
38 from paved parking to reduce the year-round impact of the short-term parking need,  
39 especially for portions of large scale parking. If such parking is provided its access  
40 and arrangement shall be consistent with the standard dimensions and geometry of  
41 paved parking.

Comment [t17]: To provide flexibility for the parking demands for short term parking for special events or holidays

42 (g) **Tree exceptions.** The following vehicle parking uses need not provide trees, but the  
43 exceptions do not apply to areas for customer and employee parking and are not  
44 exceptions to the preservation of existing trees.

Comment [t18]: Allows flexibility for short term events

- 45 1. **Automobile sales.** Vehicular use areas designed for the display of new or used  
46 automobiles for sale or rent. Such areas need only provide landscape areas  
47 sufficient to terminate parking rows, having the full length of adjoining parking stalls  
48 and a minimum width of four feet.
- 49 2. **Fleet parking.** Parking areas for fleet delivery or service trucks and other non-

1 passenger vehicles.

- 2 3. **Loading.** Truck wells, loading docks, and other areas designated exclusively for  
3 the loading and unloading of vehicles.

- 4  
5 (h) **Encroachments and overhang.** Vehicular use areas shall provide raised curbs,  
6 wheelstops, bollards or other effective means to permanently protect landscape areas  
7 and irrigation systems from damage by vehicle encroachment. Vehicles may not  
8 overhang into landscape areas beyond the designed boundaries of vehicular use  
9 areas.

10  
11 **2-2.3 Buffers.** Based on broad land use categories, where a proposed new use or  
12 expanding existing use is likely to adversely impact an adjoining use, a landscape  
13 buffer is required to minimize or eliminate those impacts. The buffer shall protect the  
14 lower intensity use from the higher intensity use and provide an aesthetically attractive  
15 barrier between the uses. It shall function to reduce or eliminate incompatibility  
16 between uses such that the long-term continuation of either use is not threatened by  
17 impacts from the other. Buffers shall be provided according to the following standards:

- 18  
19 (a) **Required by use.** The character of adjoining land uses primarily determines the type  
20 of buffering required.

- 21 1. **Residential and non-residential.** All residential uses shall be buffered from all  
22 non-residential uses, other than passive recreation, conservation, or agricultural  
23 uses, according to the buffer types established in this section and  
24 following non-residential categories:
- 25
- 26 a. **Heavy commercial and industrial.** Heavy commercial and industrial uses  
27 consistent with the Heavy Commercial and Light Industrial (HC/LI) and  
28 Industrial (Ind) zoning districts shall provide a Type-C buffer supplemented with  
29 an opaque fence or wall.
- 30
- 31 b. **General commercial.** General commercial uses consistent with the  
32 Commercial (Com) zoning district shall provide a Type-B buffer supplemented  
33 with an opaque fence or wall.
- 34
- 35 c. **Other non-residential.** Neighborhood commercial uses consistent with the  
36 mixed use zoning districts (RMU, LDMU, HDMU), and other non-residential  
37 uses not otherwise required to provide more substantial buffering, shall provide  
38 a Type-A buffer supplemented with an opaque fence or wall.
- 39
- 40 2. **Residential and residential.** All multi-family uses exceeding 10 dwelling units per  
41 acre (MDR district max. density) shall provide a Type-A buffer supplemented with  
42 an opaque fence or wall for all adjoining single-family and two-family residential  
43 uses.
- 44
- 45 3. **Non-residential and non-residential.** Heavy commercial and industrial uses shall  
46 provide a Type-B buffer for all adjoining general commercial, neighborhood  
47 commercial and other non-residential uses less intensive than heavy commercial or  
48 industrial.

1 4. **Condition of approval.** All uses whose conditions of approval include buffering  
2 shall provide the buffering according to those conditions.

3  
4 5. **No existing use.** For the purposes of buffering, where no use exists on adjoining  
5 land and none is proposed by a valid development application to the county, the  
6 use of the adjoining land will be assumed to be the most intensive use allowed by  
7 the existing zoning.

8  
9 (b) **Location.** Where a use is required to provide buffering for adjoining uses, the  
10 buffering shall be along all side and rear lot lines where the use abuts the other uses.  
11 No buffers are required along front property lines unless buffering is included in  
12 screening requirements for outdoor storage and other conditions as prescribed in  
13 Chapter 4.

14  
15 (c) **Composition.**

16 1. **Types.** Where buffering is required, the following buffer types define the minimum  
17 width and plants required per 100 linear feet of buffer:

Buffer Type	Buffer width	Canopy trees	Understory trees	Shrubs
A	12 feet	2.0	1.0	10
B	16 feet	2.5	2.0	20
C	20 feet	3.0	3.0	30

19 2. **Plants.** The prescribed buffer plants may be existing natural vegetation, existing  
20 vegetation supplemented with additional plantings, or entirely new plantings. The  
21 suitability of existing vegetation to provide adequate buffering will be evaluated  
22 based on the minimum plants required. For effective buffering year-round, at least  
23 50 percent of buffer trees shall be evergreen species. The selection and  
24 installation of buffer plants, and buffer maintenance, shall be according to the  
25 provisions of this article.

26  
27  
28 3. **Supplemental structures.**

- 29 a. If an opaque fence or wall is required to supplement the plants within a buffer,  
30 it shall have a minimum six foot height and meet the requirements of Chapter 5,  
31 Fences. Where an existing fence or wall on abutting property meets these  
32 requirements, no additional structure is required within the buffer. The existing  
33 fence or wall must be in good condition and landscaping consistent with the  
34 schedule above.
- 35 b. If a supplemental fence or wall will be constructed, any support posts shall be  
36 on the side of the developing property so that the more finished appearance  
37 faces the abutting property.
- 38 c. If it can be demonstrated to the Planning Official that existing natural  
39 vegetation, or existing vegetation supplemented with additional plantings, will  
40 accomplish the screening function of the prescribed buffer, the supplemental  
41 fence/wall may be eliminated.

Comment [t19]: Provide minimum standard to assure the intent of buffering between land uses is accomplished year round. Cost: No additional cost.



- 1 (d) **Responsibility.** Where buffering is required between uses by this section, the  
 2 landowner proposing the more intensive use shall be responsible for providing and  
 3 maintaining the buffer. The proposal of a less intensive use does not require the  
 4 installation of a buffer by either use.  
 5
- 6 (e) **Exceptions.** In addition to the relief provided by the variance process prescribed in  
 7 LDC Chapter 2, full or partial exceptions to the buffering prescribed in this article are  
 8 allowed according to the following conditions:  
 9
- 10 **Same owner.** Buffering need not be provided between uses within the same  
 11 parcel, or uses on adjoining parcels having the same ownership.  
 12  
 13
- 14 (f) **Uses within.** Buffer yards may be included within required building setbacks, but no  
 15 active recreation, storage of materials or equipment, parking, or structures, except  
 16 necessary utility enclosures, shall be located within minimum buffer yards.  
 17

18 **2-3 Tree protection and preservation**

- 19
- 20 **2-3.1 Approval required.** Unless exempt from protection as provided in this article, no  
 21 person shall remove or otherwise willfully cause harm to any of the following trees on  
 22 either public or private property, including rights-of-way, without first obtaining  
 23 appropriate authorization from the county:  
 24 (a) **12-inch diameter.** Any tree 12 inches or greater in diameter at breast height (DBH).  
 25 (b) **Sand live oaks.** Any sand live oak (*Quercus geminata*) tree having five or more total  
 26 stems (trunks), or having any three or more stems each three inches or greater in  
 27 diameter (DBH); and located on Pensacola Beach or Perdido Key, or within any  
 28 shoreline protection zone.  
 29 (c) **Required trees.** Any tree planted or preserved to meet tree replacement or  
 30 landscape requirements of the LDC, or other specific conditions of county approval.  
 31 (d) **Heritage trees.** A protected tree 60 inches or greater in diameter (DBH). Such large  
 32 mature trees providing proportionately more of the benefits associated with trees, and  
 33 often defining the local landscape, shall have a greater protected status as prescribed  
 34 in this article.

Comment [t20]: Director recommends different evaluation criteria on Barrier Islands for sand live oaks due to their unusual growth patterns in those locations (i.e. to correctly make a DBH measurement may require removing a dune to expose the correct portion of the tree. Cost: N/A

35 **2-3.2 Protection areas.** The following areas associated with protected trees are afforded  
 36 additional protection:

- 37 (a) **Critical root zone.** The critical root zone (CRZ) is represented by a circle, centered  
 38 on the tree trunk and having a radius of one foot for each 1 inch of trunk diameter  
 39 (DBH).  
 40 (b) **Structural root plate.** The structural root plate is represented by a circle, centered on  
 41 the tree trunk and having a radius of one-half foot for each inch of trunk diameter  
 42 (DBH), but no less than six feet and no more than ten feet.

Comment [t21]: Trunk diameter method is easier calculations for development site plans. Based on "Trees and Development, A Technical Guide to Preservation of Trees During Land Development" Metheny and Clark. Cost: N/A

43

44 **2-3.3 Preservation.** For the purposes of this section, a tree is not considered preserved if  
 45 the root zone and canopy impact limits are exceeded. Removal of such impacted  
 46 trees is not required. Tree preservation shall comply with the following impact limits:  
 47

Comment [t22]: Based on Dr. K Coder Research 1995. General recommendation of "no less than 6 feet" in Trees & Development (above) published by International Society of Arboriculture. Cost: N/A

1 (a) **Root zone.** The critical root zone is, and will remain, substantially undisturbed.  
2 Although an undisturbed circular area centered on the tree generally assures less  
3 critical root loss, modifications to CRZ perimeters resulting in non-concentric, irregular,  
4 and/or smaller areas are acceptable for tree preservation if either of the following  
5 conditions are met:

Comment [t23]: Current code protects 50% of the "drip line" of a protected tree. This is highly variable due to local growing conditions for the protected tree. Shifting to concepts of structural root plate and critical root zone facilitates engineered solutions to environmental protection. Cost: N/A

6 1. **Maximum disturbance.** The modified root zone includes at least 50 percent of the  
7 concentric CRZ, contains no less total contiguous area than the concentric CRZ,  
8 and includes no disturbance or encroachments by improvements within the  
9 structural root plate area.

10 2. **Existing conditions.** The tree has demonstrated long-term viability within the  
11 same sub-standard root zone and that area will not be further reduced or adversely  
12 impacted. In some cases a certified arborist may be required to delineate the  
13 functioning root zone and confirm avoidance of further impacts.

Comment [j24]: Adding flexibility to standards utilizing professional evaluation. Cost: N/A

14 (b) **Canopy.** No more than 25 percent of the canopy has been or will be removed and the  
15 pruning is done according to ANSI standards (A300).

Comment [j25]: Specific reference regarding industry standards for pruning. Cost: N/A

17 2-3.4 **Protective barriers.** Trees (and other vegetation) designated for preservation  
18 according to an approved site development plan shall be protected from all potentially  
19 harmful activity during development by the temporary installation of protective barriers.  
20 [LDC 7.01.04]

21 (a) **Construction.** Barriers shall be constructed of chain link fence, orange laminated  
22 plastic fencing, or wood posts and rails, consistent with professional arboricultural  
23 practices, and shall be installed along the perimeter of all required preserve areas prior  
24 to any land clearing, demolition, grading, or construction.

25 (b) **Activity within.** No potentially harmful activity shall take place within the protective  
26 barrier. Harmful activities include but not limited to grade change, trenching,  
27 compaction, grubbing or root raking. Activities within barriers or changes in barrier  
28 location shall be specifically approved by the county.  
29

30 2-4 **Tree inventory and assessment.** The provisions of this section shall apply to any  
31 land use or development activity application required to inventory on-site protected  
32 trees. If no protected trees exist on site, that condition shall be identified in the  
33 application documents. [LDC 7.01.03.C]  
34

35 2-4.1 **Inventory area.** Any protected tree with part of its structural root plate area within a  
36 development parcel shall be inventoried for the proposed development. Where a  
37 significant contiguous area of the parcel will not be subject to any development  
38 impacts, including vehicular use and material stockpiles, the developer may propose  
39 exclusion of that area from inventory. However, the removal criteria of this article will  
40 consider the entire parcel for any proposed protected tree removal. Additionally, any  
41 area not inventoried shall be clearly identified on plan drawings and include protective  
42 barriers to prevent impacts. Upon verification during county review, the reduced  
43 inventory area within the parcel will become the limit for any replacement trees for the  
44 proposed development.  
45

Comment [t26]: Allows design engineer to designate area to be evaluated if development is not intended to occur on the entire parcel. Current code would require entire parcel to be inventoried regardless of size of development. Cost: Similar as existing, may result in reduction if survey area is reduced.

46 2-4.2 **Inventory drawing.** A scaled drawing shall inventory all existing protected trees and  
47 their locations relative to the development parcel boundary, and to existing and  
48 proposed improvements. At a minimum, the inventory drawing shall identify by center

1 point, unique number or letter, and circular critical root zone (CRZ) boundary the  
2 location, diameter at breast height (DBH), and CRZ of each tree. Estimates may be  
3 made for inaccessible trees, but they must be noted as such. [LDC 7.01.03.C]

Comment [t27]: Updates site plan requirements regarding protected trees. Provides flexibility for inaccessible trees. Current code does not acknowledge such. Cost: Similar as existing, may result in reduction if survey area is reduced.

4  
5 **2-5 Tree removal and replacement**

6  
7 **2-5.1 Removal criteria.** No authorization to remove a protected tree shall be granted where  
8 there has been a failure to take reasonable measures to design and locate proposed  
9 improvements so that protected tree removal is minimized. Additionally, each  
10 proposed removal of a protected tree must be shown necessary by one or more of the  
11 following conditions: [LDC 7.01.04.C]

12  
13 (a) **Reasonable use.** A permissible use of the site cannot reasonably be undertaken  
14 unless the tree is removed. [LDC 7.01.04.C]

15 (b) **Access.** The tree completely prevents access to a lot. [LDC 7.01.04.C]

16 (c) **Proximity to structures.** The tree is located in such proximity to an existing or  
17 proposed structure that the safety, utility or structural integrity of the structure is  
18 materially impaired to the extent that avoidance cannot be accommodated. [LDC  
19 7.01.04.C]

20 (d) **Proximity to roads and utilities.** The tree materially interferes with the installation,  
21 maintenance, or functioning of roads or utilities to the extent that a curvilinear road or  
22 utility run cannot reasonably accommodate the tree. [LDC 7.01.04.C]

23 (e) **Proximity to traffic.** The tree creates a substantial hazard to motor vehicle, bicycle,  
24 or pedestrian traffic by reason of proximity to a travel way and/or impairment of vision.  
25 Curbing, roadway speed limits and avoidance shall be utilized to minimize proximity  
26 hazards prior to consideration of removal. [LDC 7.01.04.C]

27 (f) **Poor condition.** The tree is confirmed by a certified arborist or county staff to be  
28 diseased or substantially weakened by age, abuse, storm damage, or fire; or is  
29 otherwise determined to have major defects in structural or functional health beyond  
30 reasonable recovery or repair. [LDC 7.01.04.C]

Comment [t28]: Provides clarification regarding the process of avoidance or minimization to protected trees. Cost: By providing additional consideration of protection of tree roots there is cost avoidance by preserving the tree instead of casing decline and eventual removal.

31  
32  
33 **2-5.2 Replacements for removal.** Where removal of protected trees is authorized by the  
34 county, replacement trees to mitigate lost benefits of the trees removed shall be  
35 provided according to the following provisions in addition to the trees prescribed for  
36 general landscaping: [LDC 7.01.04.A.2]

37 (a) **Replacement ratio.** Within the applicable replacement limits of this section, no less  
38 than 50 percent of the total protected tree trunk diameter (DBH) inches removed shall  
39 be replaced in total caliper inches of new canopy trees planted. For example, if the  
40 diameters (DBH) of all protected trees removed totaled 39 inches, the minimum  
41 required replacement would be  $39 \times 0.50 = 19.5$  caliper inches. Three replacement  
42 possibilities for the example given are: eight 2.5-inch trees providing 20 caliper inches,  
43 three 2.5-inch and four 3-inch trees providing 19.5 caliper inches, or seven 3-inch  
44 trees providing 21 caliper inches. [7.01.04]

Comment [t29]: Calculation example. Cost: Cost may move slightly up or down as compared to existing ordinance as the proposed calculation more accurately reflects the size and condition of the protected tree to be removed.

45 (b) **Replacement reduction.** If a standard arboricultural assessment of a tree documents  
46 damage, decay, poor structure or other substandard conditions, county officials may  
47 proportionally reduce the replacement required by its removal.

Comment [t30]: Mitigation is modified by condition of tree to be removed. Acknowledges all trees are not created equal. Cost: Cost may move slightly up or down as compared to existing ordinance as the proposed calculation more accurately reflects the size and condition of the protected tree to be removed.

1 (c) **Replacement limit.** Total tree replacement for non-heritage trees need not exceed 25  
2 caliper inches per development site acre, regardless of the total protected tree trunk  
3 diameter (DBH) inches permitted for removal. The development site area for which a  
4 mitigation limit is calculated shall be the same as the tree inventory area within the  
5 development parcel. Additionally, the 25 caliper-inch replacement limit does not  
6 exempt any protected tree removal from compliance with the removal criteria.  
7 [LDC 7.01.04.A.2]

8 (d) **Replacement trees.** All trees planted as replacements for removed protected trees  
9 shall meet the requirements for tree selection prescribed in this article. Any of the tree  
10 species identified as pre-approved replacements may be planted. Other native trees  
11 with confirmed moderate to high drought tolerance and wind resistance may be  
12 proposed for county review and acceptance. Palms cannot be substituted for  
13 mitigation trees, even in greater quantities.

14 (e) **Replacement fee.** If any required replacement trees cannot be accommodated on the  
15 site of the removed trees in conformance with the minimum spacing, root area, and  
16 other applicable provisions of this article, the unplanted mitigation shall be fulfilled by a  
17 contribution to the county Tree Restoration Fund. The fee shall be collected at the  
18 time of issuance of any permit authorizing the tree removal.

19 1. **Unit cost basis.** The restoration fund contribution for unplanted mitigation is  
20 based on the unit cost of a standard replacement tree. That cost shall be the sum  
21 of the typical purchase, planting, and establishment (e.g., initial watering) costs of a  
22 2.5-inch caliper, Florida Grade No.1, Live oak (*Quercus virginiana*) tree as  
23 estimated by the county and adopted within the fee schedule of the BCC. The  
24 county shall periodically reevaluate the unit cost to assure that the amount  
25 accurately represents the complete costs of a replacement tree.

26 2. **Calculation.** The restoration fund contribution is determined by dividing the caliper  
27 inches of unplanted mitigation by 2.5 to determine the required number of standard  
28 replacement trees. The calculated number of trees is then multiplied by the unit  
29 cost of a standard replacement tree. For example, eleven caliper inches of  
30 mitigation not provided on site, divided by 2.5 inches per tree, equals 4.4 trees. An  
31 amount equal to 4.4 times the fee schedule cost of a replacement tree is the  
32 required Tree Restoration Fund contribution.

33 3. **Use of fees.** All tree replacement fees collected by the county will be deposited to  
34 the Tree Restoration Fund and credited to the primary watershed in which the  
35 permit address is located - either Pensacola Bay or Perdido Bay. The Tree  
36 Restoration Fund will be used by the county within the respective watersheds for  
37 costs associated with tree replacement and restoration of functional benefits  
38 provided by the urban forest.  
39

**Comment [t31]:** Restoration fund exists based on a prescribed number of mitigation trees per removal. Language is updated to utilize improved method to assess tree loss and mitigation. Cost: Cost may move slightly up or down as compared to existing ordinance as the proposed calculation more accurately reflects the size and condition of the protected tree to be removed.

## 40 **2-6 Plant selection, installation and maintenance**

41  
42 **2-6.1 Selection.** The plant selection standards of this section are not eligible for variances,  
43 but any proposed plantings that are in addition to those required by the county are  
44 exempt from the minimum size requirements.

45 (a) **Quality.** All plants required by this section shall conform to the standards for Florida  
46 Grade No.1, or better, as provided in the latest edition of *Grades and Standards for*  
47 *Nursery Plants*, Division of Plant Industry, Florida Department of Agriculture and

Consumer Services. [LDC 7.01.05.C]

(b) **Species.** All landscaping shall utilize native plant species or those species listed in the Florida-Friendly Landscaping™ Guide to Plant Selection and Landscape Design.

(c) **Trees.** Trees planted to fulfill the minimum landscape requirements of this article shall normally attain a mature height of at least 20 feet and have a minimum caliper of 2.5 inches or greater measured at 4 inches above root ball at planting. The following additional criteria apply:

1. **Non-native species.** Non-native species are limited to 25 percent or less of the total required trees planted.

2. **Diversity.** The diversity of any trees required to be planted on a site shall comply with the following limits to avoid uniform site tree decline from pests or disease:

Number of new tree planted on site	Maximum percentage of any one species planted
5 - 19	67%
20 - 49	40%
50 or more	30%

**Comment [t32]:** Duyera & other research native species perform better over long term-adapted to local environment, needing less nutrient and water inputs and have higher wind resistance. Addresses comp plan urban forestry management criteria. Cost: No additional cost.

**Comment [t33]:** Addresses urban forest management for plant diversity in comp plan Research 'rule of thumb' for desired diversity in tree population  
•30% from one Family  
•20% from one Genus  
•10% from one Species

**Use of palms.** Palms do not comply with definition of tree for the purposes of these landscaping provisions. However, wind resistant species may be substituted at the ratio of two palms for one required tree for up to 50 percent of trees required for development on Santa Rosa Island or Perdido Key, excluding any trees required specifically for buffering or replacements for protected tree removal. Such palms include: Date Palm (*Phoenix spp.except P reclinata*) and cabbage or sabal, (*Sabal palmetto*)

**Comment [t34]:** Palm species listed for North Florida, salt tolerant, wind resistive and Florida Friendly. No additional Cost. Stakeholders have asked for this consideration due to wind and plant establishment issues on beach. Cost: N/A

(d) **Other landscape vegetation.**

1. **Shrubs.** All shrubs shall be a minimum of 12 inches in height at planting. [LDC 7.01.05.C.2]

2. **Turf grass.** Consistent with Florida-friendly practices, development should consolidate and limit the use of most turf grasses to essential areas. When used, grass shall be species normally grown as permanent lawns in Escambia County. All sod shall be clean and reasonably free of weeds, noxious pests, and diseases. When grass areas are to be seeded, sprigged, or plugged, specifications must be submitted. Substantial coverage must be achieved within 180 days and nurse grass shall be sown for immediate effects and protection until coverage is otherwise achieved.[LDC 7.01.05.C.5]

2-6.2 **Installation.** Whenever landscaping is required or any condition of county approval it shall be installed in a sound manner according to established professional standards, and in compliance with this manual. [LDC 7.01.05.A]

(a) **Plant placement.** The installation of plants in appropriate locations is essential to their long-term survival. Locations should match mature plant size to available soil volume and other conditions for growth. Appropriate separation from pavement and

1 structures, including streets, driveways, curbs, sidewalks, signs, lights and utilities  
2 must be provided.

3 1. **Sight distances.** Landscaping within the sight distance areas prescribed in Article  
4 5 for streets and site access shall be designed, installed and maintained to allow  
5 visibility between three feet and nine feet above grade. The trunks of mature trees  
6 trimmed of foliage to nine feet, and newly planted trees with immature crown  
7 development allowing visibility are generally acceptable within such areas.

8 2. **Minimum tree area.** Each new tree shall be planted at the center of a minimum  
9 permanent pervious rooting area clear of all obstructions to allow growth to  
10 maturity. The minimum radius of the rooting area shall be four feet for an  
11 understory tree and six feet for a canopy tree. This minimum circular area shall  
12 contain no sidewalks, curbs or pavement and no structures, including light or utility  
13 poles, signs, manholes, stormwater inlets, vaults, transformers, fire hydrants or  
14 backflow preventers.

Comment [t35]: With protection of 12"DBH or higher, (neighboring County's protect certain trees at 4"DBH) having a minimum rooting area will help to insure planted trees to grow to a larger size. Soil volume is directly related to tree size. Cost: N/A

15 3. **Minimum tree spacing.** Each new canopy and understory tree shall be planted at  
16 least 12 feet from any other tree. Additionally, any trees to be planted within the  
17 critical root zones of preserved canopy trees are limited to understory trees.

Comment [t36]: Allows grouping of trees while still allowing room for normal tree growth. Cost: N/A

18 4. **Overhead utilities.** Where overhead utilities exist, only plants that will not create  
19 persistent utility maintenance or interference problems may be installed. To  
20 prevent trees from becoming energized or disrupting electrical service, tree  
21 planting directly below power lines shall be avoided and only understory trees  
22 planted near power lines. Within an established electric utility right-of-way no  
23 vegetation shall be planted that will achieve a height greater than 14 feet or intrude  
24 from the side closer than 10 feet to power lines, or exceed clearances otherwise  
25 required by applicable ANSI standards. Any canopy trees planted shall be at least  
26 25 feet from power lines, and large maturing species should be planted at least 50  
27 feet away.

28 (b) **Accommodating tree roots.** In addition to the minimum areas required by this article  
29 for planted and preserved trees, curb, sidewalks, and other concrete around trees  
30 should be minimized and more flexible materials utilized to accommodate tree roots,  
31 including crushed stone, brick-in-sand, and porous pavers.(LDC 7.01.04.A3)  
32  
33

Comment [t37]: Asking for additional consideration to accommodate tree roots. (Pervious materials within tree protection area addressed LDC 7.01.04.A3) Cost: By providing additional consideration of protection of tree roots there is cost avoidance by preserving the tree instead of casing decline and eventual removal.

### 34 Article 3 DOCKS, PIERS, AND MARINAS - [LDC - Chapter 4]

#### 35 3-1 Design Standards

36  
37  
38 (a) For any dock, boathouse structure, pier, or any part of extensions thereof,  
39 the minimum setback line from the side property lines and riparian lines shall be ten  
40 percent of the width of the lot where the side property lines intersect the mean high  
41 water line (MHWL) (see exception in "f", below). However, the minimum setback shall  
42 not be less than five feet and a maximum of twenty five feet on each side. This  
43 setback requirement is not intended to define an upland property owner's riparian  
44 and/or littoral rights. [LDC 7.05.00.C.12.d]

45 (b) No pier, dock, marina or walkway shall terminate over submerged land that is  
46 vegetated with sea grasses except when a distance of 1.5 foot between the lowest  
47 point of the boat, including the motor, expected to use the facility and top of the  
48 submersed vegetation can be achieved.

Comment [t38]: State and Federal regulatory agencies permit termination of docks in shallow waters within seagrass meadows resulting in significant loss and scarring of grassbeds. Current regulations require docks to extend seaward of seagrasses. This language is a compromise to allow for shorter docks that have sufficient water depth to protect seagrasses from impacts from shading and prop-scarring. Cost: Reduction from current regulations.

- 1 (c) The dock, pier, marina or walkway shall be aligned to minimize the size of the footprint  
2 over seagrasses.
- 3 (d) Grated decking material or wooden planking with at least a one half inch space  
4 between boards, is required in all areas traversing seagrasses or any other  
5 submerged aquatic vegetation.
- 6 (e) The decked surface of any dock, pier, marina, or walkway shall be elevated a  
7 minimum of 5-ft. above the mean high water line in all areas traversing seagrass or  
8 any other submerged aquatic vegetation.
- 9 (f) Owners of contiguous residential lots of parcels, each of which meet the minimum lot  
10 size requirements for construction of single-family residential structures, may construct  
11 one common pier (dock) with boathouse structure within the setback requirement of  
12 subsection d., above, upon the following conditions: [LDC 7.05.00.C.12.e]  
13 1. The structure would be for the joint use of the contiguous property owners.  
14 2. The owners of the contiguous parcels, as well as their heirs, successors, assigns,  
15 representatives and agents, including those who acquire fractional interests in  
16 either or both contiguous parcels, would not be allowed to construct an additional  
17 pier (dock) or boathouse structure which may serve or appertain to either or both  
18 contiguous parcels unless and until the common pier is removed and all persons  
19 having ownership interests in the contiguous parcels rescind and vacate, in writing  
20 (which shall be recorded in the public records of Escambia County, Florida), their  
21 rights to the said common pier.  
22 3. The owners of the contiguous parcels shall execute an agreement in a form  
23 provided by the county, which expressly stipulates to the terms of this subsection  
24 (e) and the owners shall record the said agreement in the public records of  
25 Escambia County, Florida.
- 26 (g) Permits for construction of docks and piers on right-of-way that has been dedicated to  
27 the public but not yet opened, maintained, or otherwise accepted by the county, shall  
28 be issued only upon authorization by the board of county commissioners. The board  
29 may authorize issuance of such permits after considering all relevant factors,  
30 including, but not limited to, the following: [LDC 7.05.00.C.12.g]  
31  
32 1. Whether the applicant has adequately demonstrated that they hold all necessary  
33 interest in the dedicated area where the dock or pier will be constructed.  
34 2. Whether construction of the dock or pier would have an adverse impact on  
35 adjacent properties  
36 3. Whether the dedicated area is or will be needed for development of a public right-  
37 of-way or other infrastructure in the foreseeable future.  
38 4. Whether the geography and configuration of the property is suited for construction  
39 of a dock or pier.  
40 5. Whether construction of a dock or pier would have an adverse environmental  
41 impact on the shoreline or adjacent water body.  
42 6. However, neither authorization nor denial of a permit for construction of a dock or  
43 pier by the board shall be construed as a vacation of acceptance of the dedication.  
44 This provision may be applied retroactively to allow permitting of existing docks or  
45 piers that were never properly permitted.

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**3-2 SRIA Design Standards**

Persons contemplating construction of a dock, pier or any other structure or activity which is to be located on a tidal area (seaward or channelward of mean high water line) should contact the local office of the Florida State Department of Environmental Protection for information on procedures to follow in order to obtain the necessary permit(s) from the appropriate agency or agencies. Acquisition of state and/or federal permit for a project as described above does not obviate the need to obtain development approval from the Santa Rosa Island Authority, but rather is a necessary prerequisite which must be accomplished before a development approval is issued by the Santa Rosa Island Authority.

**3-2.1 Location of commercial piers.** The location of all docks, piers, boat basins, marinas or other structures must be authorized by the SRIA board. The SRIA board will appraise each facility separately based upon its merits and the affected adjacent land or water.

**3-2.2 Marinas, docks, piers, boat basin(s), building(s), ramp(s), and/or other structures** constructed adjacent to a commercial area which the lessee intends to operate as a principal business to provide complete facilities for boats must provide the following:

- (a) Fuel (gasoline, diesel, oil).
- (b) Fresh water on docks, ice.
- (c) Modern clean restrooms.
- (d) Electrical outlets on docks.
- (e) Garbage receptacles on docks.
- (f) Telephone outlets.
- (g) Ship's store.
- (h) Facilities for at least minor boat repairs and accessories.
- (i) Auto parking lot.
- (j) Sanitary facilities for boats at dockside.

The above are considered minimum requirements. Other features such as lounges, restaurants, motels, tide gauges, major repair facilities, late weather reports, quarters for ship's crew, swimming pools, etc., are highly desirable and should be considered in the overall ultimate development of a marina. Design of boat storage facilities should receive special attention to insure an attractive appearance that lends itself to the architectural style of adjacent buildings and proposed adjacent buildings.

**3-2.3 Plans and construction requirements.**

- (a) Drawings and specifications for materials and structural integrity signed and sealed by applicant's engineer or architect must be submitted to and approved by SRIA.
- (b) Current survey of property must be provided, showing property lines and location of mean high water line.



- 1 (c) Width shall be a minimum of three feet and a maximum of eight feet.
- 2 (d) Height to be a minimum of three feet and a maximum of five feet above mean high  
3 water line.
- 4 (e) Maximum length of 300 feet and no more than 1,500 square feet.
- 5 (f) Decking shall be spaced not less than one-half-inch spacing.
- 6 (g) Construction shall involve as few pilings as possible.
- 7 (h) Dolphins or mooring piles will be considered on individual basis.
- 8 (i) A means of crossing over, under, or around the pier in a reasonably safe manner must  
9 be provided for persons walking the beaches. This may include steps with handrails.
- 10 (j) For commercial piers, each pier must have signs posted in bold print prohibiting the  
11 dumping of garbage and the pumping of bilges.
- 12 (k) Piers setback lines shall be ten percent of waterfront at MHWL, but no less than five  
13 feet from littoral lines.
- 14 (l) No "T"s, as such, are allowed, but piers may be widened at the outer end on one or  
15 both sides. Maximum width may not exceed two times the pier width, and maximum  
16 length may not exceed three times the pier width.
- 17 (m) Structures above the decks of piers are not allowed; however, boat lifts may be  
18 approved adjacent to piers if the supporting piles for the boat lift do not extend more  
19 than twelve feet above mean high water. Plans and applications must be accompanied  
20 by letters from the adjoining lessees stating that they have reviewed the plans and  
21 either do or do not object to the proposed construction. Existing structures that were  
22 previously approved by the SRIA may remain as long as they are properly maintained.  
23 If these structures are destroyed, they may not be rebuilt.

24  
25 **3-2.4 Administrative requirements.**

- 26 (a) No fueling facilities are allowed on residential docks or piers.
- 27
- 28 (b) Piers may not be constructed on shared property lines.
- 29
- 30 (c) SRIA staff shall perform an on-site inspection of area prior to approval.
- 31
- 32 (d) Owners must agree to maintain piers and docks in a manner to inhibit  
33 deterioration. If it becomes necessary after calling the deteriorated condition of the pier  
34 or dock to the attention of the owner, SRIA staff may contract for proper repairs and  
35 backcharge the owner. Lease(s) shall be amended to accomplish this requirement  
36 regarding maintenance and lessee's responsibility for same and approval shall not be  
37 granted until executed lease amendment is received by SRIA.
- 38
- 39 (e) Liability insurance, naming the SRIA as a certificate holder shall be provided on a  
40 yearly basis beginning the date permit is issued in an amount, (a) not less than  
41 \$250,000.00 liability insurance for single-family lots; (b) additional amounts, as  
42 approved by SRIA for multifamily parcels; dependent upon amount of risk involved.  
43 Lease shall be amended to accomplish this requirement regarding insurance and

1 lessee's responsibility for same and approval shall not be granted until executed lease  
2 amendment is received by the SRIA. Copies of the department of environmental  
3 protection (DEP) application and approval letters from DEP and the corps of engineers  
4 must be provided to the SRIA prior to development approval.  
5

6 **3-2.5 In Villa Sabine Bay Waters:** (a) Residential and commercial docks and piers should  
7 not be constructed beyond the edge of the channel, and no portion of the structure or  
8 mooring pile shall be constructed beyond the toe of the slope of the existing channel,  
9 nor shall the pier extend laterally so as to adversely affect the adjacent property or  
10 property rights. (b) Marinas may be constructed in authorized areas and in accordance  
11 with plans approved by the SRIA board, but a minimum 100-foot clear passageway  
12 shall be provided beyond any structure. (c) Townhouse developments in existence  
13 prior to October 19, 1983, are limited only to one dock per four townhouses units, with  
14 docks to be made available for use by all tenants in the development. (d) Effective on  
15 10/19/83, only one pier will be allowed for each townhouse/condominium  
16 development. Such pier to be constructed as part of the project by the developer, at  
17 his cost.  
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19 **3-2.6 In Gulf of Mexico and Santa Rosa Island Sound Waters:** (a) No private piers shall  
20 be allowed in the waters of the Gulf of Mexico. (b) Piers which meet current SRIA  
21 requirements, and which must be approved by the architectural environmental  
22 committee on an individual basis, may be allowed in the waters of Santa Rosa Sound.  
23 (c) Basins and marinas shall be constructed in compliance with the current state and  
24 federal regulations. (d) Miscellaneous:  
25

26 **3-2.7 Sanitary facilities.** It is imperative that the waters adjacent to Santa Rosa Island be  
27 kept clean and unpolluted, therefore, no dumping of refuse of any kind, including toilet  
28 wastes from boats will be allowed in these waters, in accordance with controlling laws.  
29

30 **3-2.8 Signs.** Lessee shall display signs of such size and type as the SRIA board may  
31 specify in prominent location about the dock or marina area.  
32

33 **3-2.9 Insurance.** Owners or lessees of docks, piers, marinas, and related structures will be  
34 required to maintain, at their own expense, adequate public liability insurance designed to  
35 absolve and indemnify themselves and the Santa Rosa Island Authority from all claims for  
36 injuries or damages suffered by any person on or about such structures.  
37

1  
2 **Appendix A**

3 **Design Standards Manual**  
4 **Professional Advisory Committee**  
5

6 **Duties:**

7 The seven members of the Professional Advisory Committee shall review proposed changes  
8 to the technical and environmental design standards herein. The proposed changes may be  
9 submitted by the County Engineer or the Environmental Director or the public. Proposed  
10 changes shall include supporting evidential documentation including but not limited to  
11 calculations, details, specifications, drawings, peer reviewed best available science, etc.

12 **Meetings:**

13 The Professional Advisory Committee shall meet according to Florida Sunshine law, on a bi-  
14 annual basis beginning approximately 6 months following the adoption by the Escambia  
15 County Board of County Commissioners. The meetings will be will be coordinated by either  
16 the County Engineer, Community and Environment Director or his/her designee, depending  
17 on the discipline of issues to be addressed.

18 **Members:**

19 One member shall be appointed by the local branch of the Florida Engineering Society.

20 One member shall be appointed by the local branch of the American Society of Civil  
21 Engineers.

22 Two members shall be appointed by the Florida Association of Environmental Professionals  
23 or other professional scientific association as deemed acceptable to the Community and  
24 Environment Director.

25 One staff member from Engineering/Public Works, Community & Environment, and  
26 Development Services Departments shall be appointed by the respective Department  
27 Director.

28 **Terms of Office:**

29 Terms for those members who are not Staff of Escambia County shall serve for a minimum  
30 two (2) years and may remain on the committee if re-selected by their appointing body.

31 **Revisions:**

32 Revisions to this manual will be presented to the BOCC under the Annual Report and will be  
33 effective at the time of the review.