

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
July 7, 2016–8:35 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 7, 2016 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for June 2016.

C. Planning Board 6-Month Outlook for July 2016.

5. Acceptance of Planning Board Meeting Packet.
6. Public Hearings.

A. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 5 and DSM Chapter 1 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending Chapter 5 and Design Standards Manual (DSM) Chapter 1 of the Land Development Code (LDC).

B. A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 2, Section 3-2.3-3-2.10, Site and Building Requirements

That the Board review and forward to the Board of County Commissioners (BCC) for review, an Ordinance to the Land Development Code (LDC) Chapter 3, Article 2, Section 3-2.3 "Rural residential District (RR)," Section 3-2.4 "Rural Mixed-Use District (RMU)," Section 3-2.5 "Low density

Residential District (LDR),” Section 3-2.6 “Low Density Mixed-Use District (LDMU),” Section 3-2.7 “Medium Density Residential District (MDR),” Section 3-2.8 “High Density Residential District (HDR),” Section 3-2.9 “High Density Mixed-Use District (HDMU),” and Section 3-2.10 “Commercial District (COM),” to modify "Site And Building Requirements."

7. Action/Discussion/Info Items.

A. Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2014/2015

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2014/2015 Comprehensive Plan Annual Report.

B. Residential Uses Within Zoning Districts

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Tuesday, August 2, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.

13. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

4.

Meeting Date: 07/07/2016

Agenda Item:

Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the June 7, 2016 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for June 2016.

C. Planning Board 6-Month Outlook for July 2016.

Attachments

06/07/16 Draft Regular Planning Board Meeting Minutes

Monthly Action Follow-Up

Six Month Outlook

DRAFT

MINUTES OF THE ESCAMBIA COUNTY PLANNING BOARD June 7, 2016

CENTRAL OFFICE COMPLEX 3363 WEST PARK PLACE, BOARD CHAMBERS PENSACOLA, FLORIDA (9:25 A.M. – 11:57 A.M.)

Present: Wayne Briske, Chairman
Tim Tate, Vice Chairman
Alvin Wingate
Patty Hightower, School Board (non-voting)
Stephanie Oram, Navy (Non voting)
Timothy Pyle
Reid Rushing

Absent: Rodger Lowery
Bob Cordes

Staff Present: Allyson Cain, Urban Planner, Planning & Zoning
Andrew Holmer, Division Manager, Planning & Zoning
Griffin Vickery, Urban Planner, Planning & Zoning
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Kayla Meador, Sr Office Assistant
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Tim Tate, Seconded by Reid Rushing

Motion was made to accept the proof of publication and waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Rodger Lowery (ABSENT)
Bob Cordes (ABSENT)

4. Approval of Minutes.

A.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the April 5, 2016 Regular Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for May 2016.

C. Planning Board 6-Month Outlook for June 2016.

Motion by Reid Rushing, Seconded by Tim Tate

Motion was made to approve the minutes from the Regular Planning Board Meeting held on April 5, 2016.

Vote: 5 - 0 Approved

Other: Rodger Lowery (ABSENT)

Bob Cordes (ABSENT)

5. Acceptance of Planning Board Meeting Packet.

6. Public Hearings.

A. A Public Hearing Concerning the Review of Ensley Redevelopment Plan and Recommend Determination of Conformance With the Comprehensive Plan

That the Planning Board review and recommend to the Board of County Commissioners (BCC) adoption of the Ensley Redevelopment Plan and determine that the plan is in conformance with the local Comprehensive Plan.

Motion by Tim Tate, Seconded by Alvin Wingate

Motion was made to accept and recommend approval to the BCC.

Vote: 5 - 0 Approved

Other: Rodger Lowery (ABSENT)

Bob Cordes (ABSENT)

B. A Public Hearing Concerning the Review of an Ordinance Amending the 2030 Future Land Use map. LSA-2016-01

That the Board review and recommend to the Board of County Commissioners (BCC) for transmittal to the Department of Economic Opportunity (DEO), an ordinance amending the 2030 Future Land Use map.

Motion by Tim Tate, Seconded by Alvin Wingate

Motion was made to recommend to the BCC approval for transmittal to DEO.

Vote: 5 - 0 Approved

Other: Rodger Lowery (ABSENT)
Bob Cordes (ABSENT)

7. Action/Discussion/Info Items.

A. Residential Uses in Zoning Districts.

Board members and staff discussed changes. Board members recommended to bring back as a discussion in ordinance form with Mr. Tate's suggestions.

8. Public Forum.

9. Director's Review.

10. County Attorney's Report.

11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for ****Thursday, July 7, 2016 at 8:30 a.m.**, in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

** Board members decided to change the July Planning Board meeting from Tuesday, July 5th to July 7th to ensure we would have a quorum.

12. Announcements/Communications.

13. Adjournment.

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: Kayla Meador, Board Clerk
DATE: June 15, 2016
RE: Monthly Action Follow-Up Report for June 2016.

The following is a status report of Planning Board (PB) agenda items for the prior month of **June**. 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:**

 - **LSA-2016-01**

 - Beck's Lake Road

 - 06-07-16 PB recommended approval

 - 07-07-16 BCC meeting for transmittal to DEO

LAND DEVELOPMENT CODE ORDINANCES

- **Perdido Key Master Plan**

 - 04-05-16 PB recommended approval

 - 05-19-16 BCC reviewed

 - 06-02-16 BCC approved (2 of 2)

REZONING CASES

1. **Rezoning Case Z-2015-19**
 11-03-15 PB recommended approval
 TBD BCC meeting

2. **Rezoning Case Z-2016-04**
 06-07-16 PB recommended approval
 07-07-16 BCC meeting

MISCELLANEOUS ITEMS

PLANNING BOARD MONTHLY SCHEDULE SIX MONTH OUTLOOK FOR JULY 2016

(Revised 06/15/16)

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, July 7, 2016	<ul style="list-style-type: none"> • Anteitam PUD • Lot Widths • DSM Ordinance 		<ul style="list-style-type: none"> • Z-2016-05 	<ul style="list-style-type: none"> • Residential Uses in Zoning Districts • Comp Plan Implementation Annual Report
Tuesday, August 2, 2016	<ul style="list-style-type: none"> • Two-Year Warranty 			
Tuesday, September 6, 2016				
Tuesday, October 4, 2016				
Tuesday, November 1, 2016				
Tuesday, December 6, 2016				

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

6. A.

Meeting Date: 07/07/2016

Issue: A Public Hearing to Review an Ordinance Amending Chapter 5 and Design Standards Manual Chapter 1 of the Land Development Code

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 5 and DSM Chapter 1 of the Land Development Code

That the Board review and recommend to the Board of County Commissioners (BCC) for adoption, an Ordinance amending Chapter 5 and Design Standards Manual (DSM) Chapter 1 of the Land Development Code (LDC).

BACKGROUND:

On April 16, 2015, the BCC repealed and replaced the LDC. The Design Standards Manual (DSM) is located within the LDC and includes technical and environmental design standards. A seven member Professional Advisory Committee (PAC) meets to review proposed changes to the manual and make recommendations to the BCC.

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 Kerra Smith, Assistant 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:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the board.

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 Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Draft Ordinance

Exhibit A & B

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: DSM Ordinance for April Planning Board

Date: 3/11/16

Date requested back by: 03/15/16

Requested by: Allyson Cain

Phone Number: _____



(LEGAL USE ONLY)

Legal Review by Kena A. Smith

Date Received: 3/14/16

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

1 **Section 3.** Part III of the Escambia County code of Ordinances, the Land
2 Development Code of Escambia County, Design Standards Manual, Chapter 1,
3 Engineering, Section 1-1.4, Pond Slopes, Fencing, and Maintenance Access is hereby
4 created as shown in attached Exhibit B (words underlined are additions and words
5 ~~stricken~~ are deletions), which is incorporated herein by reference.

6 **Section 4. Severability.**

7 If any section, sentence, clause or phrase of this ordinance is held to be invalid
8 or unconstitutional by a court of competent jurisdiction, the holding shall in no way affect
9 the validity of the remaining portions of this ordinance.

10 **Section 5. Inclusion in the code.**

11 The Board of County Commissioners intends that the provisions of this ordinance
12 will be codified as required by Section 125.68, Florida Statutes (2015), and that the
13 sections of this ordinance may be renumbered or relettered and the word "ordinance"
14 may be changed to "section," "article," or such other appropriate word or phrase in order
15 to accomplish its intentions.

16 **Section 6. Effective date.**

17 This ordinance shall become effective upon filing with the Department of State.

18 DONE AND ENACTED this ____ day of _____, 2016.

19
20 BOARD OF COUNTY COMMISSIONERS
21 ESCAMBIA COUNTY, FLORIDA

22
23 By: _____
24 Grover C. Robinson, IV, Chairman

24 ATTEST: Pam Childers
25 Clerk of the Circuit Court

26 By: _____ Date Executed: _____
27 Deputy Clerk

28 (SEAL)

29
30 ENACTED:

31
32 FILED WITH THE DEPARTMENT OF STATE:

33
34 EFFECTIVE DATE:

1 **LDC Chapter 5 General Development Standards**

2 **Article 3- Division of Land**

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.

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

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.

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.

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.

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.

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).

1 **Medians and entrance signs.** Medians within subdivision streets shall be privately
2 owned and maintained. Signs may be installed at subdivisions' entrances in
3 compliance with the standards of Article 8 of this chapter if placed within medians or
4 other privately owned land platted within the subdivision. Where medians or other
5 entrance sign parcels are platted, the plat shall provide that each person ultimately
6 owning land in the subdivision shall own an undivided part interest in the median and
7 sign parcels, whether or not the interest is noted in the instrument conveying
8 ownership of the subdivision. This requirement shall be included in any restrictive
9 covenants of the subdivision.

10 The developer shall note on the plat that ownership of entrance signs and medians
11 and other entrance sign parcels is vested in a homeowner's association having the
12 obligation to assess fees for the maintenance of the signs and land as well as for
13 payment of property taxes pertaining to the land. Each person owning land within
14 the subdivision shall be deemed to agree that the failure of the homeowner's
15 association to maintain the signs or land or to pay taxes on the land shall cause the
16 signs and land to revert to the undivided ownership of the persons owning land
17 within the subdivision, whether or not a reversionary clause is noted in the
18 instrument conveying ownership of subdivision land.

19 **(h) Areas with high water tables.** Development of residential subdivisions in areas
20 with high water tables shall comply with the requirements provided in the DSM
21 Chapter 1 Roadway Design section.

22 **(i) Infrastructure.**

23 **(1) Stormwater management.** For any subdivision, the developer shall provide an
24 adequate stormwater management system, including for erosion control, in
25 compliance with the concurrency management stormwater management
26 standards of this chapter and DSM Chapter 1, Stormwater Article.

27 **(2) Streets and access.** For any subdivision, the developer shall provide an
28 adequate street network, including access, in compliance with the monitoring
29 management and street and access standards of this chapter and DSM Chapter
30 1, Transportation Article.

31 **(3) Underground utilities.** The developer is encouraged to place all subdivision
32 utilities underground. In the event that underground utilities are provided, a gross
33 density bonus of 10% (if allowed by the density limit of the applicable FLU) or a
34 reduction in the minimum lot width of 10% shall be granted by the Planning
35 Official upon the developer's request.

36 **(4) Utility street crossings.** See DSM Chapter 1, Street Layout section for details
37 regarding utility street crossings.

38 **(5) Street lights.** The developer is encouraged to install street lights. A street
39 lighting district may be established through the BCC for the installation,
40 operation, and/or maintenance of lights according to the street lighting municipal
41 services benefits units (MSBU) provisions of Chapter 70, *Local Public*
42 *Improvements*, Part I, Escambia County Code of Ordinances.

1 **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.

5 **(7) Water supply and sewerage.** The subdivision developer shall maintain a
6 valid, unexpired reservation of capacity for water and/or sewer service from
7 the provider whose franchise area serves the subject property. Letters of
8 capacity executed by the service provider shall be provided, and such letters
9 or forms shall constitute documentation of reservation of capacity. No central
10 private wastewater collection systems shall be proposed or expanded. All
11 proposed sewer collection systems will require approval and acceptance by
12 the local utility authority. If a low pressure sewer system is proposed, all
13 items relating to the system, excluding the collector force main, shall be
14 located on private property. Anything located within a public or private right of
15 way shall be owned and maintained by the local utility authority(consistent
16 with the provider's appurtenance ownership limitations).

17
18 **(8)** Provisions shall be made for the installation of fire hydrants and comply with
19 the following:

20 **a.** No residence in any subdivision shall be more than 500 feet from a fire
21 hydrant on a six-inch water line. Locations of fire hydrants shall be noted on
22 the subdivision construction plans; or

23 **b.** Where a four-inch water line is located at the entrance to a new
24 subdivision, the developer shall be required to install a six-inch waterline
25 within the new subdivision with flush hydrants so that they can be replaced
26 with fire hydrants when service at the entrance becomes adequate.

27 **c.** If public or community water systems service is not available or the
28 existing water line is less than four inches, the developer shall install a six-
29 inch waterline with stub-outs for fire hydrants unless the engineer of record
30 finds the larger main size to be detrimental to the water quality in the
31 development.

32 **(j) Public dedication.** The county encourages developers of residential
33 subdivisions to request the dedication of subdivision streets and stormwater
34 management systems to the county, but those facilities may alternatively be
35 dedicated to one or more owners of property within the subdivision. If the dedication
36 of subdivision streets and stormwater management systems for public ownership
37 and maintenance is proposed, the following conditions apply:

38 **(1) Compliance.** The facilities shall be designed and constructed in compliance with
39 the standards of this chapter.

40 **(2) All facilities.** The streets will not be accepted without the stormwater
41 management system or the stormwater management system without the streets.
42 The facilities shall be dedicated in their entirety to the county.

1 **(3) Permitting.** The facilities will not be accepted without appropriate permitting of
 2 those facilities from all applicable local, state, and federal agencies, or proof of
 3 exemption.

4 ~~**(4) Lift stations.** No central private wastewater lift stations shall be proposed.~~

6 **Sec. 5-4.5 Stormwater management systems.**

7 **(a) General design and construction.** The installation of all stormwater management
 8 facilities made necessary by new development, according to the provisions of this
 9 article, is the responsibility of the developer, including all necessary ditches, canals,
 10 greenbelts, outfalls, bridges, retention or detention structures, flow attenuation
 11 devices, etc. The general design and construction of all stormwater management
 12 systems shall be as indicated in the *DSM* Chapter 1, Stormwater Article and achieve
 13 the following objectives:

14 **(1) Comply with regulations.**

15 **(2) Protect adjacent property.**

16 **(3) Incorporate upland runoff.**

17 **(4) Reduce pollution.**

18 **(5) Prevent hazards.**

19 **(6) Encourage regional stormwater management system.**

20 **(b) Resource protection.** All stormwater management systems shall be designed and
 21 constructed to protect natural resources as per State requirements.

22 **(c) System maintenance.**

23 **(1) General.** All stormwater management facilities shall be designed for a minimum
 24 50-year life (where standards are available) have low maintenance costs, and
 25 have easy legal access for periodic maintenance.

26 **(2) Maintenance entity.** Stormwater management systems shall be maintained by
 27 the owner, except where the county selects certain systems for county
 28 maintenance. All areas and/or structures to be maintained by the county must be
 29 dedicated to the county by plat or separate instrument and accepted by the BCC.
 30 Systems to be maintained by the owner shall ~~nevertheless~~ have adequate
 31 easements to permit the county right-of-entry to inspect and, if necessary, take
 32 corrective action if the owner fails to maintain the system. In addition, the owner
 33 shall submit a copy of any outside agency inspections and/or reports for the
 34 County to evaluate in accordance with the County's MS4. ~~When If~~ the owner fails
 35 to maintain his system, the county shall give the owner written notice of the
 36 nature of corrective action required. If the owner fails to take corrective action
 37 within 30 days from the date of the notice, the county may take the necessary
 38 corrective action, including placement of a lien on all property of the owner to
 39 recover the costs thereof.

1 **Sec. 5-5.2 General provisions.**

2 **(a) Approval required.** The design and construction of streets and driveways requires
3 prior county review and approval for compliance with the standards of this article,
4 unless such travel and access ways are specifically identified in the LDC as exempt
5 from these standards.

6 **(b) Minimum design standards.** All streets and driveways shall be designed and
7 constructed according to the design standards in the most recent edition of *A Policy*
8 *on Geometric Design of Highways and Streets*, American Association of State
9 Highway Transportation Officials (AASHTO), the *Manual of Uniform Minimum*
10 *Standards for Design, Construction and Maintenance for Streets and Highways*
11 (“Florida Greenbook”), Florida Department of Transportation (FDOT), Public Rights-
12 of-Way Accessibility Guidelines, United States Access Board; Florida Accessibility
13 Code for Building Construction; and the *General Paving and Drainage Technical*
14 *Specifications* of ~~the Escambia County~~. All traffic control devices shall be designed
15 and installed according to the most recent editions of the *Manual on Uniform Traffic*
16 *Control Devices*, U.S. Department of Transportation, and *Roadway and Traffic*
17 *Design Standards*, FDOT. Where any of these standards are in conflict, the more
18 restrictive requirement or the one imposing the higher standard shall prevail unless
19 otherwise specifically allowed by the County Engineer.

20 **(c) Modification of standards.** Variances to the strict application of the standards of
21 this article are not available from the Planning Official, BOA or SRIA. Where the
22 provisions of this article specifically allow, the County Engineer has discretion within
23 the accepted standards of engineering practice to allow modifications that maintain
24 the stated purposes of the article.

25 **Sec. 5-5.5 Traffic Control.**

26 **(a) Controls required.** Site plans, subdivision construction plans, and other
27 development approvals shall require the reasonable placement of traffic control
28 signs, pavement markings, traffic signals, and other traffic control devices along any
29 street, at any driveway, or within any development, as detailed by the *DSM*.

30 **(b) Traffic signals.** *DSM Chapter 1, Access Management - Traffic Control* section
31 contains information regarding the assignment of responsibility for traffic signals.
32 The *DSM* also contains including provisions for signal study, construction costs’
33 responsibility, and optional signal criteria.

34 **(c) Turn restrictions.** See *DSM Chapter 1, Access Management - Traffic Control*
35 *section* for details.

36 **(d) Median openings.** See *DSM Chapter 1, Access Management - Traffic Control*
37 *section* for details.

38 **(e) Turn lanes.** The developer shall perform construct right and/or left turn a turn lanes
39 analysis on a county roadway to serve any turning movement entering a
40 development when the estimated volume of such movement is 60 or more vehicles
41 during any peak hour that generates 50 vehicle trips or greater trips that are equal to
42 or greater than 50 vehicle/during any peak hour. Trip Generation figures for the

1 development shall be determined by the Institute for Transportation Engineers Trip
 2 Generation Manual (ITE-TGM). ~~Such~~ Turn lanes and required supporting right-of-
 3 way shall be provided by the developer at no cost to the county and meet all county
 4 standards. ~~Such~~ Turn lanes criteria is in DSM Chapter 1, Article 2-2.3. ~~shall be~~
 5 provided by the developer at no cost to the county and meet all county standards as
 6 indicated in the DSM. DSM Chapter 1, Access Management – Traffic Control section
 7 provides design criteria for turn lanes on county roads and deceleration lanes. ~~If a~~
 8 county roadway, serving a development, is included in the county's Capital
 9 Improvement Program or the Florida-Alabama Transportation Planning Organization
 10 Corridor Management Plans, the improvements indicated in such plans shall be
 11 provided by the developer.

13 Article 6 Parking and Loading

14 Sec. 5-6.2 General provisions.

15 **(a) Approval required.** Any land use or development activity that establishes or
 16 increases a variable that is determinative of vehicle parking demand (e.g., floor area,
 17 dwelling units, seats, etc.) requires prior county review and approval for compliance
 18 with the standards of this article unless the use or activity is specifically identified in
 19 the LDC as exempt from these standards. The standards apply to both ground-level
 20 parking and multi-level parking structures.

21 **(b) Minimum design standards.** All parking and loading shall be designed and
 22 constructed according to the design standards in the most recent editions of *A Policy*
 23 *on Geometric Design of Highways and Streets*, American Association of State
 24 Highway Transportation Officials (AASHTO); the *Manual of Uniform Minimum*
 25 *Standards for Design, Construction and Maintenance for Streets and Highways*
 26 *(“Florida Greenbook”), Florida Department of Transportation (FDOT); *Public Rights-**
 27 *of-Way Accessibility Guidelines*, United States Access Board; *Florida Accessibility*
 28 *Code for Building Construction*; and the *General Paving and Drainage Technical*
 29 *Specifications of Escambia County*. All traffic control devices shall be designed and
 30 installed according to the most recent editions of the *Manual on Uniform Traffic*
 31 *Control Devices*, U.S. Department of Transportation, and *Roadway and Traffic*
 32 *Design Standards*, FDOT. Where any of these standards are in conflict, the more
 33 restrictive requirement or the one imposing the higher standard shall prevail unless
 34 otherwise specifically allowed by the County Engineer.

35 **(b)(c) Modification of standards Variances.** Variances to the strict application of the
 36 parking and loading standards of this article ~~may be granted according to the~~
 37 applicable variance criteria and compliance review processes of Chapter 2 if such
 38 modifications maintain the stated purposes of this article and are not otherwise
 39 excluded by its provisions. ~~are not available from the Planning Official, BOA, or~~
 40 SRIA. Minor variances that are of mutual benefit to the public and the applicant and
 41 are within accepted standards of engineering practice are evaluated by the County
 42 Engineer to allow modifications that maintain the stated purpose of the article ~~Any~~

1 | ~~modifications to these parking and loading standards shall be guided by published~~
2 | ~~professional architectural, engineering, or planning design~~

3 | ~~(e)~~**(d) Handicap spaces.** Handicap parking spaces shall be provided for uses as part
4 | of the total number of off-street spaces required by this article according to the latest
5 | edition of the *Florida Accessibility Code for Building Construction*. Handicap parking
6 | is not eligible for any modifications that are not otherwise allowed in the prevailing
7 | accessibility standards.

8 | ~~(d)~~**(e) Use of required areas.** Required off-street parking and loading areas are to be
9 | used solely for the parking of licensed motor vehicles in operating condition. Only
10 | spaces in excess of the spaces required by this article may be used for display or
11 | storage and only in compliance with the provisions of Chapter 4.

12 | ~~(e)~~**(f) Tree preservation.** The number of required parking spaces may be reduced as
13 | necessary to more effectively preserve protected trees.

14 | ~~(f) Nonconformance.~~

15 | **Sec. 5-6.3 Parking demand.**

16 | **Quantity.** See *DSM Chapter 1, Parking and Loading - Parking Demand* section for
17 | details regarding the determination of the number of parking spaces for
18 | development. Other details regarding parking include computation of parking
19 | spaces, information regarding increase and reduction of parking spaces, and
20 | computation of parking spaces for unlisted uses. Furthermore, ineligible spaces
21 | details are also provided in the *DSM*.

22 | **Sec. 5-6.4 Stall and aisle design.**

23 | **General.** The design and arrangement of parking stalls and drive aisles shall comply
24 | with the standards provided in the *DSM*, except that parking for single-family and two-
25 | family dwellings need only comply with the minimum stall dimensions. In addition,
26 | criteria and guidelines regarding turnarounds, encroachment, delineation, traffic control,
27 | pedestrian entrances, surface materials, and drive-through stacking will be provided in
28 | ~~that~~in the DSM.

29 |

30 |

1 Design Standards Manual Chapter 1, Engineering

2 Article 1, Stormwater

3 1-1.3 Stormwater Ponds and Impoundments

4 All stormwater ponds or impoundments shall comply with the design standards provided
5 in the Environmental Resource Permitting Applicants Handbook, Volume II, Florida
6 Department of Environmental Protection and Northwest Florida Water Management
7 District.

8 ~~(a) Pond Slopes~~

9

10 ~~All ponds—It is encouraged that the banks of detention and retention areas slope at a~~
11 ~~gentle grade into the water as a safeguard against accidents, to encourage the growth~~
12 ~~of vegetation, and to allow alternate flooding and exposure of areas along the shore as~~
13 ~~water levels change.~~

14 ~~Detention and retention basins, designed to impound more than two feet of water, must~~
15 ~~contain side slopes that are no steeper than 4:1 (horizontal to vertical) out to a depth of~~
16 ~~two feet below the control elevation. Alternatively, the basins can be fenced with a~~
17 ~~perimeter fence to restrict public access if any slopes are designed to be steeper due to~~
18 ~~space limitations or other constraints.~~

19 ~~Ponds to be dedicated to the county—Ponds for public dedication require, “Side slopes~~
20 ~~no steeper than 3:1 (horizontal to vertical). If side slopes are steeper than 4:1, then the~~
21 ~~basins shall be fenced with a six-foot high chain link perimeter fence.~~

22 ~~(b) Maintenance Access~~

23 ~~All proposed stormwater ponds or impoundments that are to be dedicated to the county~~
24 ~~for ownership and maintenance shall provide adequate access.~~

25 ~~1.—Access requirements shall include a minimum width of 15 feet to the~~
26 ~~detention and retention/detention area and shall have a minimum 14-foot~~
27 ~~wide access gate, as necessary. The access road to the~~
28 ~~retention/detention structure shall be unobstructed and shall be a~~
29 ~~minimum of 12 feet wide, constructed of graded aggregate a minimum of~~
30 ~~5” thick, and underlain with geotextile fabric.~~

31 ~~2.—Retention/Detention structures (wet ponds)—Adequate access for~~
32 ~~maintenance purposes, shall include a minimum width of 15 feet for~~
33 ~~access around the perimeter of the retention area.~~

34 ~~3.—Detention structures (dry ponds)—A ramp for access to the bottom of the~~
35 ~~retention area for maintenance equipment shall be required with a slope~~
36 ~~not to exceed 6:1. The access ramp shall be a minimum of 12 feet wide,~~
37 ~~constructed of graded aggregate a minimum of 5” thick, and underlain with~~
38 ~~geotextile fabric. Also, the entire bank slope, from the bottom of the pond~~
39 ~~to a point three feet beyond the bank line, shall be sodded.~~

40

Sec. 1-1.4 Pond Slopes, Fencing, and Maintenance Access

All ponds - Retention and detention sides shall slope at a gentle grade into the water as a safeguard against accidents, to encourage the growth of vegetation, allow for proper maintenance, and to allow alternate flooding and exposure of areas along the shore as water levels change.

(a) Residential Subdivisions (private and public)

(1) Side slopes

- a. Wet ponds - When unfenced, side slopes shall not be steeper than 4:1 (horizontal to vertical) out to a depth of two (2) feet below the control elevation. When fenced, side slopes shall not be steeper than 3:1 out to a depth of two feet below the control elevation.
- b. Dry ponds - Side slopes may not be steeper than 3:1, and must be fenced when steeper than 4:1 (horizontal to vertical).

(2) Fencing - The required fence shall be six (6) feet high chain link meeting County technical specifications¹ and be installed along the perimeter of the pond parcel. Privacy fencing, or other fencing, may be used to supplement screening to the chain link fence provided it is located within a private fence easement and offset by a minimum of five (5) feet from the chain link fence for maintenance.

(3) Stabilization

- a. Wet ponds - Wet ponds shall be stabilized in solid sod above the permanent pool elevation, unless stabilization is obtained through incorporation of a littoral plantings.
- b. Dry Ponds - Side slopes shall be solid sod from the bottom to three (3) feet beyond the top of bank

(4) Maintenance access shall meet the following criteria:

- a. Unobstructed access with a minimum width of fifteen (15) feet to the wet/dry pond area constructed of graded aggregate a minimum twelve (12) feet wide, no steeper than 6:1 (horizontal to vertical) at least five (5) inches thick, and underlain with pervious geotextile fabric.
- b. A concrete driveway from the roadway meeting County standards
- c. Minimum fourteen (14) feet wide, six (6) feet tall double access gate at the pond parcel boundary line.
- d. Dry ponds shall include a minimum twelve (12) feet wide access road into the bottom of the retention/detention basin no steeper than 6:1. The access shall be unobstructed and constructed of graded aggregate a minimum of five (5) inches thick, and underlain with pervious geotextile fabric.
- e. Wet ponds shall have a minimum fifteen (15) feet wide access route around the top bank perimeter of the retention area with a cross slope no steeper than 6:1. Access onto the perimeter route shall have a slope no steeper than 6:1.

1 **(b) Commercial and industrial sites and subdivisions**
2

3 **(1) Private developments**

- 4 **a. Side slopes - Wet or dry ponds. Stormwater basins designed to collect**
5 **more than two (2) feet of water must contain side slopes that are not**
6 **steeper than 4:1 (horizontal to vertical) out to a depth of two feet below the**
7 **control elevation unless fenced to restrict public access.**
8 **b. Fencing – Per engineer of record**
9 **c. Stabilization – Per engineer of record**
10 **d. Maintenance access – Per engineer of record**

11
12 **(2) Public developments -**

13 **a. Side slopes**

- 14 1. **Wet ponds - When unfenced, side slopes shall not be steeper than 4:1**
15 **(horizontal to vertical) out to a depth of two (2) feet below the control**
16 **elevation. When fenced, side slopes shall not be steeper than 3:1 out**
17 **to a depth of two feet below the control elevation.**
18 2. **Dry ponds - Side slopes may not be steeper than 3:1, and must be**
19 **fenced when steeper than 4:1 (horizontal to vertical).**

20 **b. Fencing - The required fence shall be six (6) feet high chain link meeting**
21 **County technical specifications¹ and be installed along the perimeter of**
22 **the pond parcel. Privacy fencing, or other fencing, may be used to**
23 **supplement screening to the chain link fence provided it is located within a**
24 **private fence easement and offset by a minimum of five (5) feet from the**
25 **chain link fence for maintenance.**

26 **c. Stabilization**

- 27 1. **Wet ponds - Wet ponds shall be stabilized in solid sod above the**
28 **permanent pool elevation, unless stabilization is obtained through**
29 **incorporation of littoral plantings.**
30 2. **Dry Ponds - Side slopes shall be solid sod from the bottom to three**
31 **(3) feet beyond the top of bank.**

32 **a. Maintenance access - Required(See requirements for maintenance**
33 **access, this section).**

34 **[http://www.myescambia.com/sites/myescambia.com/files/Escambia%20County%](http://www.myescambia.com/sites/myescambia.com/files/Escambia%20County%20Technical%20Specifications_02-01-15.pdf)**
35 **[20Technical%20Specifications_02-01-15.pdf](http://www.myescambia.com/sites/myescambia.com/files/Escambia%20County%20Technical%20Specifications_02-01-15.pdf)**

36
37
38

1 **Article 2 – TRANSPORTATION**

2 **Sec. 2-1 Roadway Design**

3 All roads and bridges constructed within Escambia County, public or private, shall be
 4 constructed to meet the design and materials standards identified within the DSM and
 5 Escambia County Technical Specifications.

6
 7 **Sec. 2-1.1 Minimum right-of-way widths of streets, alleys and easements for**
 8 **utilities and drainage.**

9 *Beltways* – Beltways as designated by the County shall not be less than 300 feet wide.

10 *Arterials* - State highways and County arterials as defined in the LDC shall not be less
 11 than
 12 100 feet wide.

13 *Collectors* - Collector streets, as defined in the LDC shall not be less than 80 feet wide.

14 *Local streets* - Local streets including temporary cul-de-sacs, shall be 50 feet if curb and
 15 gutter are utilized, or 66 feet if roadside swales are utilized.

16 *Turning circles* - Turning circles (permanent) at the end of cul-de-sacs or dead-end
 17 street
 18 shall have a right-of-way 100 feet in diameter.

19 *Easements* - Easements for utilities, where required, shall be at least ten feet wide, and
 20 where practical shall be centered on rear or side lot lines.

21 *Alleys* - Alleys normally shall not be platted within subdivisions. However, where they
 22 are acceptable to the overall development of a subdivision by the County engineer, they
 23 shall be platted to a width of not less than 20 feet or more than 30 feet.

24 -*Drainage easement* - Drainage easements must contain underground piping and shall
 25 be platted to a width sufficient to accommodate the projected pipe sizes, and shown on
 26 the recorded plat but in no case shall such easement be less than 15 feet in width
 27 unless a variance is approved by the County Engineer.

28 *Drainage right-of-ways* - Open ditches and drainage swales must be constructed within
 29 public dedicated or deeded right-of-way with a minimum width of 15 feet and shown on
 30 the recorded plat unless a variance is approved by the County Engineer.

31
 32 **Sec. 2-1.6 Street Layout**

33 Where appropriate to the design, proposed streets shall be continuous and in alignment
 34 with existing, planned or platted streets with which they are to connect. Future
 35 commercial and residential subdivisions along major roads, thoroughfares and arterial
 36 streets shall provide access routes for all uses within the subdivision.

37 **(a) Connectivity**

38 Proposed streets shall extend to the boundary lines of the tract to be subdivided. If a
 39 subdivision or an undeveloped parcel of substantial size (as determined by the County
 40 Engineer or its designee) is adjacent to the proposed subdivision, said proposed
 41 streets shall connect with streets in the existing, platted, or planned subdivision or

1 parcel. However, nothing herein shall grant to any person or entity other than Escambia
2 County any right of access or right to require the granting of access. However, if the
3 County engineer and the applicant agree that the proposed subdivision should not
4 connect with an adjacent subdivision, said connection will not be required.

5 **(b) Large Development Ingress/Egress**

6 In a proposed subdivision or accumulation of subdivisions of 100 lots or more adjacent
7 to an existing or platted subdivision where extension of proposed streets to the
8 boundaries would dead end with no feasible street connections, there shall be at least
9 two entrance streets into a loop street through the proposed subdivision which streets
10 shall be connected to a paved road. For the purpose of this provision a loop street
11 means the primary local road designed to move traffic through the subdivision. The
12 developer may utilize a single ingress/egress point, provided however, that such point
13 provides for separation of traffic entering and exiting the subdivision by means of a
14 boulevard and shall run the entire length of the entrance road between the connecting
15 road and the loop road. In addition, left and right turn lanes must be provided for the
16 connecting road.

17 **(c) Dead End Streets**

18 Cul-de-sac or local dead-end street shall not exceed 1,200 feet in length, exclusive of
19 the permanent turning circle at the end of that street; however, the County engineer
20 may recommend approval of a cul-de-sac over 1,200 feet in length to serve odd-shaped
21 parcels of land which cannot be developed in any other reasonable manner or to serve
22 property that would otherwise be denied reasonable access caused by manmade or
23 natural obstacles adjacent to such property.

24 **(d) Utilities in road right of ways**

25 ~~All proposed utilities shall be owned, maintained and operated by the local service~~
26 ~~provider (consistent with the provider's appurtenance ownership limitations).~~ No streets
27 or roads under the two-year warranty will be allowed to be open cut, or jack-and-bored,
28 unless specifically approved by the County engineer. To accomplish this requirement,
29 common trenching is required whenever possible. If a determination is made that
30 common trenching is not a feasible option, the developer will install conduit or make
31 other appropriate arrangements for the utility not participating in the common trenching
32 and the utility will be required to use the conduit. This shall require planning between
33 the utility and the developer.

34 **Sec. 2-2.3 Traffic control**

35 **(a) Traffic control devices**

36 The County Engineer shall require the reasonable placement of traffic control signs,
37 pavement markings, and traffic signals at any roadway or driveway, or within any
38 development, if it is necessary, to provide for the safe and efficient movement of traffic
39 at or prior to the preliminary plat, construction plans or site plan approval, if such device
40 is justified. All traffic control devices shall be designed and installed in accordance with
41 the Manual On Uniform Traffic Control Devices (USDOT, most recent edition) and the
42 Roadway and Traffic Design Standards (FDOT, most recent edition).

43 **(b) Traffic signals**

1 If a traffic signal proposed by a developer serves a public/public intersection the
 2 installation will be conducted by the owner, the maintenance will be paid for and
 3 handled by the County, and the County shall be the responsible party of such signal. If it
 4 serves a private/public intersection and has the opportunity for additional users, the
 5 signal installation will be conducted by the developer/owner, the maintenance of such
 6 signal will be handled by the County; however, the developer/owner will pay for the
 7 maintenance through the enactment of a development agreement until additional users
 8 construct access, and signal will be the responsibility of the County.

9 If a traffic signal is proposed by a developer or property owner on a private/private
 10 intersection, it is a private signal. The signal installation will be conducted by the owner,
 11 the maintenance will be paid for and handled by the owner, and the signal will be the
 12 responsibility of the owner. The signal shall be justified by a traffic study which
 13 demonstrates the warrants, design, and operation of the proposed signal. Such studies
 14 shall be provided by the developer for approval by the County engineer or their
 15 designee. All construction costs for the installation of a traffic signal, including
 16 associated roadway modifications, necessitated by and proposed by a developer or
 17 property owner shall be borne by same.

18 **(c) Turn restrictions**

19 The County Engineer shall restrict turning movements into and out of any roadway or
 20 driveway where it is deemed necessary for the safe and efficient movement of traffic,
 21 and the decision is based on sound professional engineering practices. Roadway or
 22 driveway connections with restricted turn movements shall be geometrically designed
 23 so as to provide access only for the movements permitted.

24 **(d) Median openings**

25 The location of additional and relocated median openings shall comply with the
 26 standards of FDOT in F.A.C. ch. 14.97, as amended.

27 **(e) Turn lanes**

28 ~~1. Warrants for turn lanes into un-signalized driveways or streets were~~
 29 ~~developed to provide for proper access management and safety. A turn~~
 30 ~~lane analysis shall be performed on a County roadway serving a~~
 31 ~~development that generates 50 vehicle trips or greater during any peak~~
 32 ~~hour. Turn lane design shall be supported by documentation of the~~
 33 ~~estimated volume of traffic using the lane, resulting queue length, and~~
 34 ~~design speed of the roadway. When existing conditions warrant, i.e., traffic~~
 35 ~~volume, queue length, design speed of roadway, etc., the County~~
 36 ~~Engineer shall require additional length or width of proposed turn lanes~~
 37 ~~and/or modifications to existing lanes. Any rights-of-way required to~~
 38 ~~accommodate the construction of turn lanes shall be provided at no cost to~~
 39 ~~the county.~~

40
 41 ~~2. All commercial and multifamily development proposals shall provide~~
 42 ~~deceleration lanes as required according to the FDOT Greenbook.~~

The applicant must develop a trip distribution report in accordance with industry standard guidelines using traffic count data provided by either FDOT, Escambia County, or the applicant that is no more than three years old.

Turn Lane Warrant Criteria are as follows:

1. Using the data obtained from the trip generation/distribution report, the following shall apply:

a. **Right Turn lanes.** The developer shall construct a right-turn lane(s) on a County roadway to serve right-turning movements entering a development when the estimated volume of such movement is 30 vehicles or greater during any peak hour.

b. **Left Turn lanes.** The developer shall construct a left-turn lane(s) on a County roadway to serve left-turning movements entering a development when the estimated volume of such movement is 30 vehicles or greater during any peak hour.

c. **If a right or a left turn lane(s) is not required under section 1, proceed to section 2.**

2. If the number of turning movements, as determined by the Trip Distribution Report, is 25.5 to 30 vehicles during any peak hour, a certified un-signalized turn lane analysis shall be performed by a licensed Florida Professional Engineer using approved methodologies such as those in NCHRP Report 457, 659 or 193, and the Highway Capacity Manual software.

Article 3 – Parking

Sec. 3-1 Parking and Loading

Sec. 3-1.1 Stall and aisle design

(a) Stall Dimensions

Standard parking stalls shall be 9 feet wide by 18 feet long for all but parallel parking. Parallel stalls shall be 9 feet wide by 23 feet long.

(b) Stall Angles

The angles of non-parallel parking stalls in relation to the alignment of the accessing drive aisle are restricted to 90, 60 or 45 degrees.

(c) Stall Accessibility

Each parking stall shall be accessible from an aisle or driveway and designed so that vehicles can enter and exit the stall without backing into the travel way of any street.

(d) Aisles Dimensions

1. Standard one-way drive aisles shall be 24 feet if accessing 90 degree parking stalls, 16 feet wide if accessing 60 degree stalls, and 12 feet wide if accessing 45 degree or parallel stalls, or if accessing no stalls.

- 1 2. Standard two-way drive aisles shall be 24 feet wide if accessing 90 degree
2 parking stalls, and 20 feet wide if accessing 60 degree, 45 degree or parallel
3 stalls, or if accessing no stalls.

4 **(e) Turnarounds**

5 All parking areas containing three or more parking spaces shall include a turnaround
6 that is designed and located so that vehicles can enter and exit the parking area without
7 backing into a public right-of-way.

8 **(f) Encroachment**

9 Landscape areas and pedestrian pathways shall be protected from vehicle
10 encroachment using wheel stops, raised curbing, bollards or similar fixed barriers such
11 that pathways remain completely functional and vehicles overhang no more than two
12 feet into landscape areas, ~~or pedestrian pathways.~~

13
14 **Sec. 3-1.3 Off-site and joint use parking**

15 **(a) Off-site parking.** If the off-street parking required by the LDC for a specific use
16 cannot be fully accommodated on the site of the use, the remaining required parking
17 may be provided off-site in compliance with the following conditions:

18 **(1) Pedestrian paths.** Where the off-site parking relies on a pedestrian pathway to
19 access the site of the use, the parking shall be within 300 feet of the use as
20 measured along a pedestrian pathway that complies with all of the following:

21 **a. Accessibility.** For any part of the pathway within a street right-of-way,
22 accessibility shall be as prescribed by the latest edition of the *Public Rights-*
23 *of-Way Accessibility Guidelines*, United States Access Board. All other parts
24 of the pathway shall be as prescribed by the *Florida Accessibility Code for*
25 *Building Construction*.

26 **b. Sidewalks.** For any part of the pathway within a street right-of-way, the
27 pathway shall be a concrete sidewalk along the shoulder of the roadway, five
28 feet wide if curb and gutter is present or six feet wide if there is no curb and
29 gutter, and otherwise complying with county construction standards.

30 **c. Street crossings.** Any pathway that crosses a street shall do so at a marked
31 pedestrian crossing, and where the posted speed limit of the street is greater
32 than 35 miles per hour the marked crossing shall be at a signalized
33 intersection.

34 **d. Easements.** If any part of the intended pedestrian route is through one or
35 more private parcels, the developer shall secure an easement allowing
36 pedestrians to legally traverse the route.

37 **e. Improvements.** If the required pathway is not present or is in substandard
38 condition, including applicable street crossing features, the developer shall be
39 responsible for its construction or augmentation. Additional requirements for
40 improvements may be imposed on the developer at the discretion of the
41 County Engineer based on the existing condition of the street or shoulder to
42 be traversed. Required improvements may include striping, signage, lighting,
43 grading, etc.

1 **(2) Mid-block crossings.** In general, the county does not support mid-block
 2 crossings on streets with average daily trips greater than 600 or with speed limits
 3 greater than 35 miles per hour. However, marked mid-block crossings may be
 4 constructed by a developer if supported by sound engineering practices and
 5 approved by the County Engineer.

6 **(3) Continuing obligation.** The conditions required by this section for off-site
 7 parking shall remain in effect for the duration of the need of such parking to
 8 comply with LDC requirements for off-street parking.

9 **(b) Joint use parking.** The Planning Official may authorize a reduction in the total
 10 number of required parking spaces for two or more uses jointly providing off-street
 11 parking when their respective parking needs do not normally overlap, but such a
 12 reduction shall comply with the following conditions:

13 **(1)** The developer submits sufficient data to demonstrate that the demand for
 14 parking at the respective uses does not normally overlap.

15 **(2)** The off-street parking to be shared complies with all other applicable provisions
 16 of the LDC.

17 **(3)** The developer submits a legal agreement, approved by the County Attorney and
 18 signed by all property owners involved, guaranteeing the joint use of the parking
 19 spaces for as long as the uses requiring parking are in existence, or until the
 20 required parking is provided elsewhere in compliance with the provisions of the
 21 LDC. The agreement shall include provisions for the maintenance of the parking
 22 facility and covenants running with the lands of both the dominant and
 23 subordinate parcels or uses.

24 **Sec. 3-1.4 Loading and unloading**

25 Development shall provide and maintain sufficient off-street loading and unloading
 26 areas as prescribed in this section whenever normal operations requires that goods,
 27 merchandise, or equipment be routinely delivered to or shipped from the development.
 28 No area allocated to loading and unloading areas may be used to satisfy the area
 29 requirements for off-street parking, nor shall any portion of any off-street parking are be
 30 used to satisfy the area requirements for loading and unloading facilities.

31 **(a) Location and design**

32 Loading and unloading areas shall be located and designed to meet the following
 33 standards:

34 **(1) Maneuvering**

35 Vehicles intended to use the areas can maneuver safely and conveniently to and
 36 from a public right-of-way and access them without backing into or from a street
 37 right-of-way with a posted speed limit of 35 miles per hour or greater.

38 **(2) Obstructing**

39 Loading and unloading operations can be completed without obstructing or
 40 interfering with any public right-of-way.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

6. B.

Meeting Date: 07/07/2016

Issue: A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 2, Section 3-2.3-10, Site and Building Requirements

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

A Public Hearing Concerning the Review of an Ordinance Amending Chapter 3, Article 2, Section 3-2.3-2.10, Site and Building Requirements

That the Board review and forward to the Board of County Commissioners (BCC) for review, an Ordinance to the Land Development Code (LDC) Chapter 3, Article 2, Section 3-2.3 "Rural residential District (RR)," Section 3-2.4 "Rural Mixed-Use District (RMU)," Section 3-2.5 "Low density Residential District (LDR)," Section 3-2.6 "Low Density Mixed-Use District (LDMU)," Section 3-2.7 "Medium Density Residential District (MDR)," Section 3-2.8 "High Density Residential District (HDR)," Section 3-2.9 "High Density Mixed-Use District (HDMU)," and Section 3-2.10 "Commercial District (COM)," to modify "Site And Building Requirements."

BACKGROUND:

These proposed changes are to delete the front building line widths under the "Site Building Requirements" and adjust the street right-of-way widths as necessary to only have one measurement for lot widths.

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 Meredith D. Crawford, Assistant 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:

This Ordinance, amending the LDC, will be filed with the Department of State following adoption by the board.

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 Development Services Department, in cooperation with the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

Attachments

Email from David Peaden with the HBA

Draft Ordinance

From: [David Peaden](#)
To: [Tom Hammond](#); [John C. Fisher](#)
Cc: [Horace L Jones](#)
Subject: RE: Proposed Lot Width Changes
Date: Thursday, May 26, 2016 9:44:32 AM

Dear John:

The HBA has reviewed the proposed changes and we support the County moving forward.

Thank you,

David

From: Tom Hammond [mailto:tom@selanddesign.com]
Sent: Wednesday, May 25, 2016 4:39 PM
To: 'John C. Fisher'; David Peaden
Cc: 'Horace L Jones'
Subject: RE: Proposed Lot Width Changes

John

I went over this with David at the HBA. I don't think the HBA is on opposition and I know that I am not. I copied David with this email so I will see what he says. Thanks

Tom

From: John C. Fisher [<mailto:JCFISHER@co.escambia.fl.us>]
Sent: Wednesday, May 25, 2016 4:18 PM
To: Tom Hammond <tom@selanddesign.com>
Cc: Horace L Jones <HLJONES@co.escambia.fl.us>
Subject: RE: Proposed Lot Width Changes

Tom,

Staff is wanting to bring the Lot Widths to the Planning Board. Has there been any conflicts, issues or discussions that staff should be advise about?
Please let me know if we need to set up a meeting.

Thanks

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

From: Tom Hammond [<mailto:tom@selanddesign.com>]
Sent: Friday, May 06, 2016 1:44 PM
To: David Peaden; Horace L Jones
Cc: John C. Fisher
Subject: RE: Proposed Lot Width Changes

I don't understand that scenario at all. There are no 100' required BSL.

They are just removing references to the bsl when designating minimum lot widths.

From: David Peaden [<mailto:dpeaden@hbawf.com>]
Sent: Friday, May 06, 2016 1:17 PM
To: Horace L Jones <HLJONES@co.escambia.fl.us>
Cc: tom@selanddesign.com; John C. Fisher <JCFISHER@co.escambia.fl.us>
Subject: RE: Proposed Lot Width Changes

Dear Horace;

This is a question from one of my members:

“Does not appear to be a big deal, HOWEVER, what happens if the lot is “pie shaped”. Ie 95' front, 130 on back w/100' bsl? That lot would not be allowed. Just a thought. I don't really understand why they seem to have a problem with the existing language.”

Please let me know your thoughts...

Thanks,

David

From: Horace L Jones [<mailto:HLJONES@co.escambia.fl.us>]
Sent: Wednesday, May 04, 2016 6:53 PM
To: David Peaden
Cc: tom@selanddesign.com; John C. Fisher
Subject: Fwd: Proposed Lot Width Changes

We are proposing some changes to the Land Development code. Tom Hammond, Engineer is aware of the proposed changes. The current requirements has been problematic for some recent developments. Please pass this to the association for their review. We can leave the requirements as they are; but, the problem will yet be present & yet require a subjective decision in certain cases.

Sent from my iPhone

Begin forwarded message:

From: "John C. Fisher" <JCFISHER@co.escambia.fl.us>

Date: May 4, 2016 at 4:10:57 PM CDT

To: Horace L Jones <HLJONES@co.escambia.fl.us>

Cc: "Andrew D. Holmer" <ADHOLMER@co.escambia.fl.us>

Subject: Proposed Lot Width Changes

Horace,

See attachment for drawing and Lot Width Matrix table for proposed Lot Width changes.

Thanks

John C Fisher
Senior Planner
Development Services Department
3363 West Park Place
Pensacola, FL 32505
850-595-4651

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

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LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: Lot Width Modification Ordinance

Date: 06-03-2016

Date requested back by: 06-09-2016

Requested by: John C Fisher

Phone Number: 595-4651



(LEGAL USE ONLY)

Legal Review by Meredith Crawford, Assistant County Attorney

Date Received: 6/3/16 / approved: 6/09/16

X Approved as to form and legal sufficiency.

_____ Not approved.

_____ Make subject to legal signoff.

Additional comments:

see draft MCI -

ORDINANCE NUMBER 2016-_____

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING CHAPTER 3, SECTION 3-2.3 "RURAL RESIDENTIAL DISTRICT (RR)," SECTION 3-2.4 "RURAL MIXED-USE DISTRICT (RMU)," SECTION 3-2.5 "LOW DENSITY RESIDENTIAL DISTRICT (LDR)," SECTION 3-2.6 "LOW DENSITY MIXED-USE DISTRICT (LDMU)," SECTION 3-2.7 "MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)," SECTION 3-2.8 "HIGH DENSITY RESIDENTIAL DISTRICT (HDR)," SECTION 3-2.9 "HIGH DENSITY MIXED-USE DISTRICT (HDMU)," AND SECTION 3-2.10 "COMMERCIAL DISTRICT (COM)," TO MODIFY "SITE AND BUILDING REQUIREMENTS; LOT WIDTH" PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125.01, Florida Statutes, authorizes the Board of County Commissioners to establish regulations for site and building requirements, lot width in the unincorporated areas of the County pursuant to general law; and

WHEREAS, through its Land Development Code, the Escambia County Board of County Commissioners desires to preserve the county as a desirable community in which to live, vacation and do business; and

WHEREAS, the Escambia County Board of County Commissioners further finds that modifying the lot width requirements to remove front building line and to otherwise modify the lot width at the street right-of-way throughout the unincorporated areas of the County and further promotes the efficient regulation of land use;

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 3, Article 2, Section 3-2.3 "Rural residential District (RR)," Section 3-2.4 "Rural Mixed-Use District (RMU)," Section 3-2.5 "Low density Residential District (LDR)," Section 3-2.6 "Low Density Mixed-Use District (LDMU)," Section 3-2.7 "Medium Density Residential District (MDR)," Section 3-2.8 "High Density Residential District (HDR)," Section 3-2.9 "High Density Mixed-Use District (HDMU)," and Section 3-2.10 "Commercial District (COM)," is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 3-2.3 Rural Residential district (RR).

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

- (1) Density.** A maximum density of one dwelling unit per four acres.
- (2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- (3) Structure height.** No maximum structure height unless prescribed by use.
- (4) Lot area.** No minimum lot area unless prescribed by use.
- (5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for cul-de-sac lots and ~~80 feet for all other lots, and a minimum width of 100 feet at the street right-of-way front building line~~ for all other lots.
- (6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) Structure setbacks.** For all principal structures, minimum setbacks are:
 - a. Front and rear.** Forty feet in the front and rear.
 - b. Sides.** On each side, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.
- (8) Other requirements.**
 - a. Farm animal shelters.** Stables or other structures for sheltering farm animals shall be at least 50 feet from any property line and at least 130 feet from any dwelling on adjacent property.
 - b. Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development regulations and standards.

Sec. 3-2.4 Rural Mixed-use district (RMU).

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

- (1) Density.** A maximum density of two dwelling units per acre.
- (2) Floor area ratio.** A maximum floor area ratio of 0.25 for all uses.
- (3) Structure height.** No maximum structure height unless prescribed by use.
- (4) Lot area.** No minimum lot area unless prescribed by use.
- (5) Lot width.** A minimum lot width of 40 feet at the street right-of-way for cul-de-sac lots and ~~80 feet for all other lots, and a minimum width of 100 feet at the street right-of-way front building line~~ for all other lots.
- (6) Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) Structure setbacks.** For all principal structures, minimum setbacks are:
 - a. Front and rear.** Forty feet in the front and rear.
 - b. Sides.** On each side, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.
- (8) Other requirements.**

- a. **Farm animal shelters.** Stables or other structures for sheltering farm animals shall be at least 50 feet from any property line and at least 130 feet from any dwelling on the property of another landowner.
- b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development regulations and standards.

Sec. 3-2.5 Low Density Residential district (LDR).

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

- (1) **Density.** A maximum density of four dwelling units per acre.
- (2) **Floor area ratio.** A maximum floor area ratio of 1.0 for all uses.
- (3) **Structure height.** A maximum structure height of 45 feet. See height definition.
- (4) **Lot area.** No minimum lot area unless prescribed by use.
- (5) **Lot width.** A minimum lot width of 20 feet at the street right-of-way for cul-de-sac lots and ~~50 feet for all other lots, and a minimum width of 70 feet at the front building line street right-of-way~~ for all other lots.
- (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
 - a. **Front and rear.** Twenty-five feet in the front and rear.
 - b. **Sides.** On each side, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.
- (8) **Other requirements.**
 - a. **Horse shelters.** Stables or other structures for sheltering horses or other domesticated *equines* shall be at least 50 feet from any property line and at least 130 feet from any dwelling on the property of another landowner.
 - b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development regulations and standards.

Sec. 3-2.6 Low Density Mixed-use district (LDMU).

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

- (1) **Density.** A maximum density of seven dwelling units per acre regardless of the future land use category.
- (2) **Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land use category and 2.0 within MU-U.
- (3) **Structure height.** A maximum structure height of 45 feet. See height definition.

- (4) **Lot area.** No minimum lot area unless prescribed by use.
- (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
- a. **Single-family detached.** Forty feet at ~~both the street right-of-way and front building line~~ for single-family detached dwellings.
 - b. **Two-family.** Eighty ~~Fifty~~ feet at the street right-of-way and ~~80 feet at the front building line~~ for two-family dwellings.
 - c. **Multi-family and other.** Eighty ~~One hundred~~ feet at the street right-of-way ~~front building line~~ for multi-family dwellings and townhouse groups. No minimum lot width required by zoning for other uses.
- (6) **Lot coverage.** Minimum pervious lot coverage of 25 percent (75 percent maximum semi-impervious and impervious cover) for all uses.
- (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 each side of a group of attached townhouses. On each side of all other structures, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.
- (8) **Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.

Sec. 3-2.7 Medium Density Residential district (MDR).

- (d) **Site and building requirements.** The following site and building requirements apply to uses within the MDR district:
- (1) **Density.** A maximum density of 10 dwelling units per acre regardless of the future land use category.
 - (2) **Floor area ratio.** A maximum floor area ratio of 1.0 within the MU-S future land use category and 2.0 within MU-U.
 - (3) **Structure height.** A maximum structure height of 45 feet. See height definition.
 - (4) **Lot area.** No minimum lot area unless prescribed by use.
 - (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
 - a. **Single-family detached.** Fifty feet at ~~both the street right-of-way and front building line~~ for single-family detached dwellings.
 - b. **Two-family.** Eighty ~~Fifty~~ feet at the street right-of-way and ~~80 feet at the front building line~~ for two-family dwellings.

- c. **Multi-family and other.** ~~Eighty One hundred~~ feet at the street right-of-way ~~front building line~~ for townhouse groups and boarding or rooming houses. No minimum lot width required by zoning for other uses.
- (6) **Lot coverage.** Minimum pervious lot coverage of 30 percent (70 percent maximum semi-impervious and impervious cover) for all uses.
- (7) **Structure setbacks.** For all principal structures, minimum setbacks are:
 - a. **Front and rear.** Twenty feet in the front and rear.
 - b. **Sides.** Ten feet on each side of a group of attached townhouses. On each side of all other structures, five feet or 10 percent of the lot width at the front building line, whichever is greater, but not required to exceed 15 feet.
- (8) **Other requirements.**
 - a. **Stables.** Stables shall be at least 50 feet from any property line and at least 130 feet from any residential dwelling on the property of another landowner.
 - b. **Chapters 4 and 5.** Refer to chapters 4 and 5 for additional development regulations and standards.

Sec. 3-2.8 High Density Residential district (HDR).

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

- (1) **Density.** A maximum density of 18 dwelling units per acre.
- (2) **Floor area ratio.** A maximum floor area ratio of 2.0 for all uses.
- (3) **Structure height.** A maximum structure height of 120 feet above highest adjacent grade.
- (4) **Lot area.** No minimum lot area unless prescribed by use.
- (5) **Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
 - a. **Single-family detached.** Forty feet at ~~both the street right-of-way and front building line~~ for single-family detached dwellings.
 - b. **Two-family.** ~~Eighty Fifty~~ feet at the street right-of-way and ~~80 feet at the front building line~~ for two-family dwellings.
 - c. **Multi-family and other.** ~~Eighty One hundred~~ feet at the street right-of-way ~~front building line~~ for multi-family dwellings, boarding or rooming houses, and townhouse groups. No minimum lot width required by zoning for other uses.
- (6) **Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
- (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 each side of a group of attached townhouses. On each side of all other structures, 10 feet or 10 percent of the lot width at the front building line, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height, but not required to exceed 15 feet.

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

Sec. 3-2.9 High Density Mixed-use district (HDMU).

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

- (1) Density.** A maximum density of 25 dwelling units per acre.
- (2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C) future land use category and 2.0 within Mixed-Use Urban (MU-U).
- (3) Structure height.** A maximum structure height of 150 feet above highest adjacent grade.
- (4) Lot area.** No minimum lot area unless prescribed by use.
- (5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
 - a. **Single-family detached.** Forty feet at both the street right-of-way and the front building line for single-family detached dwellings.
 - b. **Two-family.** ~~Eighty~~ Fifty feet at the street right-of-way and ~~80~~ feet at the front building line for two-family dwellings.
 - c. **Multi-family and other.** ~~Eighty~~ One hundred feet at the street right-of-way front building line for multi-family dwellings, boarding or rooming houses, or townhouse groups. No minimum lot width required by zoning for other uses.
- (6) Lot coverage.** Minimum pervious lot coverage of 20 percent (80 percent maximum semi-impervious and impervious cover) for all uses.
- (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 each side of a group of attached townhouses. On each side of all other structures, 10 feet or 10 percent of the lot width at the front building line, whichever is less, but at least five feet. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height, but not required to exceed 15 feet.
- (8) Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.

Sec. 3-2.10 Commercial district (Com).

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

- (1) Density.** A maximum density of 25 dwelling units per acre throughout the district. Lodging unit density not limited by zoning.
- (2) Floor area ratio.** A maximum floor area ratio of 1.0 within the Commercial (C) future land use category and 2.0 within Mixed-Use Urban (MU-U).
- (3) Structure height.** A maximum structure height of 150 feet above adjacent grade.
- (4) Lot area.** No minimum lot area unless prescribed by use.
- (5) Lot width.** Except for cul-de-sac lots which shall provide a minimum lot width of 20 feet at the street right-of-way, the following minimum lot widths are required:
 - a. Single-family detached.** Forty feet at both the street right-of-way and the ~~front building line~~ for single-family detached dwellings.
 - b. Two-family.** ~~Eighty~~ Fifty feet at the street right-of-way and ~~80 feet at the front building line~~ for two-family dwellings.
 - c. Multi-family and other.** ~~Eighty~~ One hundred feet at the street right-of-way ~~front building line~~ for multi-family dwellings, boarding or rooming houses, or townhouse groups. No minimum lot width required by zoning for other uses.
- (6) Lot coverage.** Minimum pervious lot coverage of 15 percent (85 percent maximum semi-impervious and impervious cover) for all uses.
- (7) Structure setback.** For all principal structures, minimum setbacks are:
 - a. Front and rear.** Fifteen feet in both front and rear.
 - b. Sides.** Ten feet on each side, including any group of attached townhouses. For structures exceeding 35 feet above highest adjacent grade, an additional two feet for each additional 10 feet in height.
- (8) Other requirements.** Refer to chapters 4 and 5 for additional development regulations and standards.

Section 5. Severability.

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

Section 6. Inclusion in Code.

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2015); and that the sections,

subsections and other provisions of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "chapter," or such other appropriate word or phrase in order to accomplish such intentions.

Section 7. Effective Date.

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

DONE AND ENACTED this _____ day of _____, 2016.

**BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA**

By: _____
Grover C. Robinson, IV, Chairman

**ATTEST: PAM CHILDERS
Clerk of the Circuit Court**

By: _____
Deputy Clerk

(SEAL)

ENACTED:

FILED WITH THE DEPARTMENT OF STATE:

EFFECTIVE DATE:



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. A.

Meeting Date: 07/07/2016

Issue: Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2014/2015

From: Horace Jones, Director

Organization: Development Services

RECOMMENDATION:

Recommendation Concerning the Review of the Comprehensive Plan Annual Report 2014/2015

That the Board review and recommend approval to the Board of County Commissioners (BCC) the 2014/2015 Comprehensive Plan Annual Report.

BACKGROUND:

As required by the Comprehensive Plan Capital Improvement Element, the Comprehensive Plan Implementation Committee (CPIC) provides an annual report of the status of growth management activities and the Capital Improvement Program (CIP) to the Planning Board. The Planning Board reviews the report and makes recommendations to the BCC for use during its deliberations on the annual budget and CIP.

BUDGETARY IMPACT:

No budgetary impact is anticipated by the approval of this report.

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

No additional personnel are required for implementation of this Ordinance.

POLICY/REQUIREMENT FOR BOARD ACTION:

This Annual Report is prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan.

IMPLEMENTATION/COORDINATION:

The Development Services Department will distribute copies to all County Departments and make them available to interested citizens, after BCC approval.

Development Services Department staff has coordinated development of the Annual report with all CPIC members.

Attachments

Comprehensive Plan Implementation Annual Report 2014/2015

**Escambia County
Comprehensive Plan
Implementation
Annual Report 2014/2015**



A Report of the
Comprehensive Plan Implementation Committee and the Planning Board to the
Escambia County Board of County Commissioners
June 9, 2016



EXECUTIVE SUMMARY

This Annual Report has been prepared in accordance with the requirements contained in various sections of the Escambia County Comprehensive Plan, which requires reporting of certain data and information related to growth on an annual basis.

The purpose and intent of the Annual Report is to provide a yearly planning tool for monitoring and evaluating future implementation of the Escambia County Comprehensive Plan. The Comprehensive Plan contains policies and objectives adopted by the Board of County Commissioners to provide for “orderly growth management” and to “maintain and improve the quality of life for all citizens of the county”.

The Board of County Commissioners (BCC) adopted the 2030 Comprehensive Plan on February 2015 and the Florida Legislature adopted changes to Chapter 163 Florida Administrative Code in July, 2011.

As a result of the new adopted 2030 Comprehensive Plan the following elements were to be included within the Comprehensive Plan Annual Report for 2013/2014:

General Requirements- Mobility Element, Housing Element, Coastal Management Element and Intergovernmental Coordination.

This report was prepared by the Development Services Department.



COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE MEMBERS

JACK R. BROWN, *County Administrator*

AMY L. LOVOY, *Assistant County Administrator*

HORACE L. JONES, *Development Services Director*

JOY D. BLACKMON, P.E., *Public Works Director*

J. TAYLOR "CHIPS" KIRSCHENFELD, *Natural Resources Management Department Director*

STEPHAN D. HALL, *Management & Budget Director*

MIKE D. WEAVER, *Public Safety Director*

PATRICK T. GRACE, *Fire Chief*

CHIP SIMMONS, *Assistant County Administrator and Acting Director of Corrections*

PAOLO GHIO, *Executive Director/Director of Environmental and Developmental Services, Santa Rosa Island Authority*

Annual Report Prepared By:

Development Services Department

JUAN LEMOS, *Senior Planner*

ALLYSON CAIN, *Urban Planner II*

JOHN FISHER, *Senior Planner*

CALEB MACCARTEE, *Urban Planner II*



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1.0 MOBILITY ELEMENT

MOB 4.2.3 Interlocal Agreement. *An interlocal agreement to determine the details of the coordination between the Navy and Escambia County shall include, but not be limited to, the individual responsibilities of the County and the Navy; the method by which the navy will appoint a Planning Board representative; the length of the term of appointment; the details of the coordination required to produce, receive and transmit any Navy comments to the State; establish who will be responsible for forwarding the comments; the method by which the Navy will apprise the County of any available grants and the details to be reported on the Annual Report on Comprehensive Plan Implementation. The Military Interlocal Agreement became effective September 2003.*

The Interlocal agreement is currently being reviewed by the County Administrator and current Board of County Commissioners this year for compliance. New joint projects that will be addressed by the County and the Navy during this year's reporting period will require review and update of the Interlocal agreement by next year's report. The Navy's representative continues to participate in the decision making process of the Planning Board.

MOB 4.2.7 Infrastructure Impact Report. *A formal information exchange between the County, FDOT, Emerald Coast Utilities Authority (ECUA), and other utility service providers in the area will be established to explore the growth-inducing impacts of utility expansion and infrastructure improvements within the AIPD overlay areas in relation to the JLUS recommendations. Annual reporting of the status of the planned utility expansion and infrastructure improvements will be included in the Comprehensive Plan Implementation Annual Report.*

The calculations used during this reporting period with the AIPD Overlay Areas will be used as the baseline figures to track utility and infrastructure improvements in future reports.

MOB 4.2.8 Annual Assessment. *Pursuant to Florida Statutes and beginning in Fiscal Year 2004/2005, the County will conduct an annual assessment of the effectiveness of the criteria adopted pursuant to Florida Statutes, in achieving compatibility with military installations in areas designated as AIPDs. This assessment will be based on a compilation of data for the calendar year and will compare the current year's development with the previous years' development relevant to the following in each AIPD:*

- a. Single-family residential building permits in each AIPD area based on the number of permits issued and broken down by APZ and AIPD area.*
- b. Number of residential units (high density) approved and permitted.*



- c. Extension of sewer and water lines in the AIPD Overlay areas as reported by ECUA (or relevant potable water distributors).*
- d. Number of units approved in preliminary and final subdivision plats.*
- e. Number of site plans for commercial projects approved.*
- f. Number of communication towers approved.*
- g. Number of variances and/or conditional use requests and approvals.*
- h. Number of rezoning requests/approvals.*
- i. Number of future land use amendments.*

The intent is to measure the increase or decrease in residential development activity within the AIPDs to determine the effectiveness of the measures adopted to control residential density and encourage commercial development, as recommended by the JLUS. The County will review the collected data to ensure compliance with the intent of the JLUS recommendations. In addition, an analysis of the collected data over a period of time will assist in determining what future changes may be required to enhance or improve the County's efforts to control encroachment on the military installations. The reports will be included in the Annual Comprehensive Plan Implementation Report and will be further analyzed for inclusion in the Evaluation and Appraisal of the Comprehensive Plan required every seven years.



FY 2013/2014

Planning District	Zone	Sewer & Water Lines Extension	Total Dwelling Units Approved In Prelim Plats	Total Dwelling Units Approved In Final Plats	Commercial Site Plans Approved	Residential Bldg Plans Approved	Residential Site Plans Approved	Commercial Towers Approved	Variations	Conditional Use	Rezone Approval	Future Land Use Amendment
NAS PENSACOLA												
AIPD-1	AREA A	*	0	0	0	0	0	0	0	0	0	0
	AREA B	*	0	0	0	0	0	0	0	0	0	0
	APZ-1		0	0	0	0	0	1	0	0	0	0
	APZ-1 NASP	*	0	0	0	0	0	0	0	0	0	0
	APZ-2	*	0	0	0	0	0	0	0	0	0	0
	APZ-2 NASP	*	0	0	0	0	0	0	0	0	0	0
	CZ	*	0	0	0	0	0	0	0	0	0	0
		*	0	0	0	0	0	0	0	0	0	0
AIPD-2		*	0	0	1	0	0	1	0	0	0	0
NOLF SAUFLEY												
AIPD-1	AREA B	*	0	0	0	0	0	0	0	0	0	0
	APZ-1	*	0	0	0	0	0	0	0	0	0	0
	APZ-2	*	0	0	0	0	0	0	0	0	0	0
	CZ	*	0	0	0	0	0	0	0	0	0	0
AIPD-2	APZ-2	*	0	0	0	0	0	0	0	0	0	0
AIPD-2			0	0	0	0	0	0	0	0	0	0
NOLF SITE 8												
AIPD-1	AREA B	*	0	0	0	0	0	0	0	0	0	0
AIPD-2		*	0	0	0	0	0	0	0	0	0	0



2.0 HOUSING ELEMENT

HOU 1.6.1 Program Information. Escambia County will continue its housing outreach program to assure dissemination of housing information.

HOU 1.6.5 State and Federal Assistance. Escambia County will participate in affordable housing programs as made available by the state, federal, or other appropriate agencies.

HOU 1.6.6 Neighborhood Enterprise Division. Escambia County will provide affordable homeownership and home repair assistance opportunities for moderate, low, and very low income homebuyers and homeowners.

HOU 1.6.7 SHIP Fund Initiatives. Escambia County will use State Housing Initiatives Partnership (SHIP) Program funds to expand and/or enhance ongoing activities designed to develop new affordable housing initiatives conforming to the statutory requirements of Florida Statutes.



3.0 COASTAL MANAGEMENT ELEMENT

OBJ COA 1.3 Population Evacuation

COA 1.3.8 Development Impact Analysis. *The Comprehensive Plan Implementation Annual Report will include an analysis of proposed and new developments' impact on hurricane evacuation times. The BCC, upon receipt of the report from the LPA, will address any deficiencies identified in the report and take corrective measures as necessary. The report and recommendations will consider the actual development that has occurred during the evaluation period (preceding 12 months) as well as the projected development anticipated to be approved during the succeeding evaluation period. The needed corrective actions by the BCC will maintain or reduce the County's adopted roadway clearance time.*

The Florida Division of Emergency Management, Division of Community Planning and Department of Transportation, in coordination with the WFRPC, have developed the Florida Statewide Regional Evacuation Study Program for the West Florida Region. This report updates the region's evacuation population estimates, evacuation clearance times and public shelter demands. Originally released on October 5, 2010, the study covers Bay, Escambia, Holmes, Okaloosa, Santa Rosa, Walton and Washington counties and their respective municipalities, and is updated as needed. There is multiple County and State transportation projects that take into account the State mandated evacuation times, as part of their development, based on the established regional evacuation modeling process. In coordination between Emergency Management, Traffic and Development Services departments, the County strives to maintain pre-established roadway clearing times for evacuation. A copy of the Evacuation Study can be viewed in its entirety at this location: <http://www.wfrpc.org/programs/evacuation-study>

COA 1.4.6 Intergovernmental Task Force. *An Intergovernmental Task Force, as outlined in the Post Disaster Redevelopment Plan, will foster cooperation between local governments during pre-disaster planning, post-disaster mitigation analysis, and redevelopment. Additionally, the task force will be activated and mobilized for a minimum of 60 days following a disaster declaration. The task force will make recommendations concerning pre-disaster planning, post-disaster mitigation analysis, and redevelopment for inclusion in the Comprehensive Plan Implementation Annual Report of every fiscal year during which it was mobilized.*

Related to the April 29, 2014 Flood Event Escambia County has worked on:



52 - FEMA Projects (# Project Worksheets – Federal Emergency Management Agency)

3 - HMGP Projects (Hazard Mitigation Grant Program)

19 - FHWA/FDOT Projects (Florida Highway Administration / Florida Department of Transportation)

7 - NRCS Projects (Natural Resource Conservation Service)

COA 2.3.3 Beach and Shoreline Regulations. *Escambia County will protect beach and shoreline systems. These regulating provisions will be reviewed annually for the Comprehensive Plan Implementation Annual Report and updated as necessary to address concerns and issues including, but not limited to, the following:*

- a. "White Sand" regulations;
- b. Shoreline protection zone;
- c. CCCL-related regulations;
- d. Dune replenishment, enhancement, and re-vegetation programs;
- e. Wetland and environmentally sensitive area regulations.

The regulating provisions have been reviewed by the environmental staff and no updates were necessary. The most recent update, in 2005, established the 1975 Costal Construction Control Line (CCCL) as Shoreline Protection Zone 1 for construction on the south side of the Barrier Islands, fronting the Gulf of Mexico. There are numerous beach and shoreline projects aimed at the protection and enhancement of our natural resources.

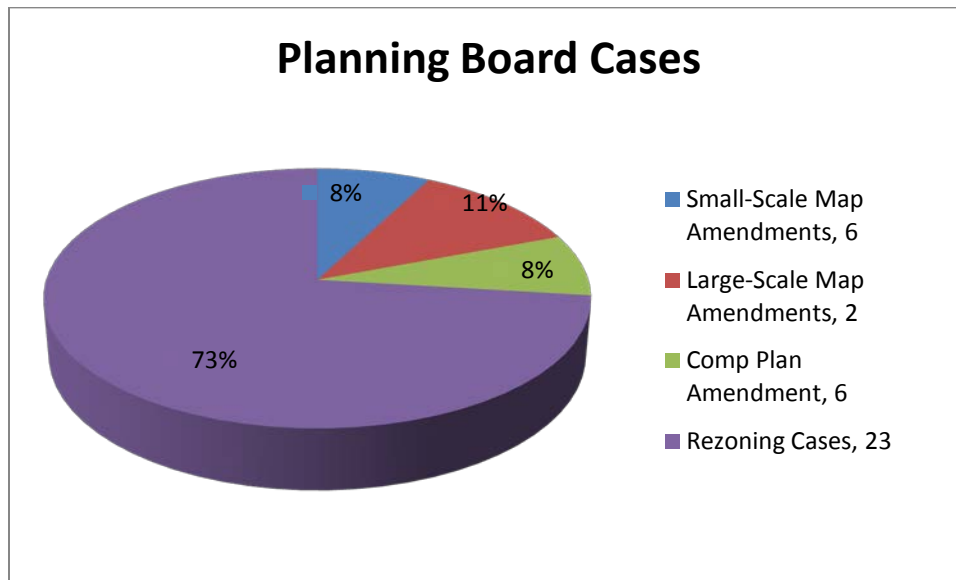
For more information: <http://www.myescambia.com/government/departments/ce>



4.0 INTERGOVERNMENTAL COORDINATION

ICE 1.3.4 **Growth and Development Trends.** As per the Interlocal Agreement, the local governments will provide the School Board with their Comprehensive Plan Implementation Committee Annual Report on growth and development trends within their jurisdiction. To the extent feasible, the reports should be provided in a geographic information system-compatible format for the purpose of geo-referencing the information. This report will be in tabular, graphic, and textual formats and will include data and summaries as requested by the LPA.

Growth & Development Trends FY 2014/2015



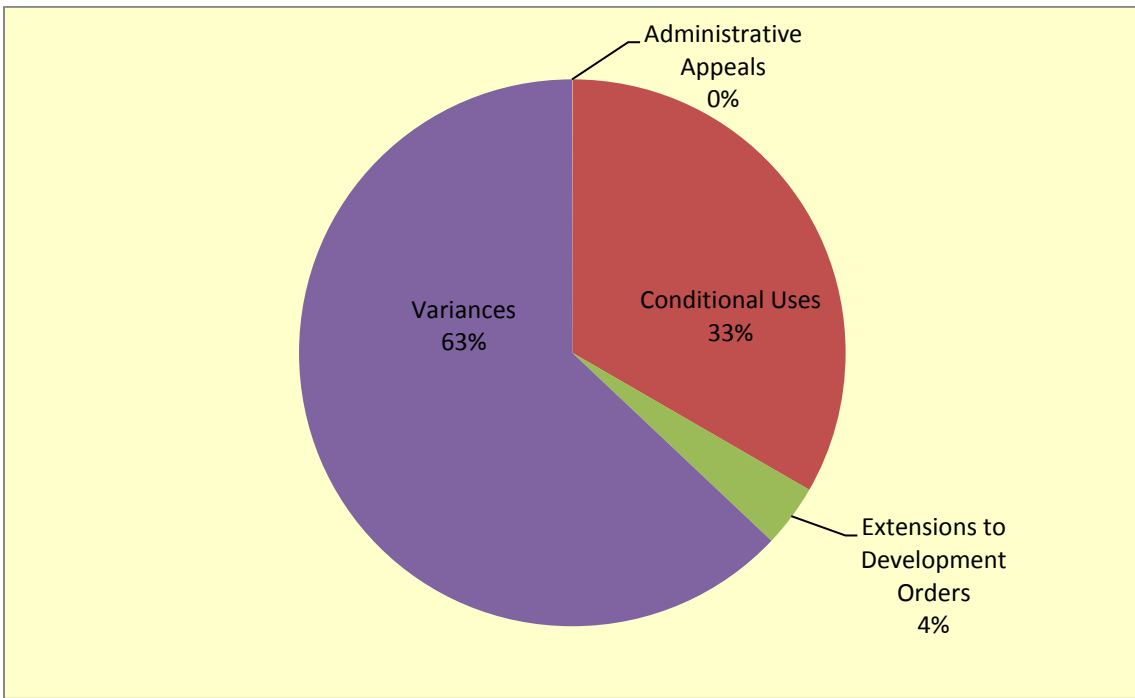
DRC PROJECTS FISCAL YEAR 2014-2015			
Final Plat	5	Preliminary Plat/Construction Plan	6
Unplatted	4	Major Site Plans	53
Masterplan	2	Minor Site Plans	22
Preliminary Plat	1	Borrow Pits	11
TOTAL			104



Escambia County Board of Adjustment Cases

(October 1, 2014 - September 30, 2015)

CASE TYPE	Total # of Cases	Approved	Denied
Administrative Appeals	0	0	0
Conditional Uses	9	9	0
Extensions to Development Orders	1	1	0
Variances	17	12	1
Total Cases	20		





BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Regular

7. B.

Meeting Date: 07/07/2016

Agenda Item:

Residential Uses Within Zoning Districts

Attachments

Draft Ordinance

- 1 **(a) Generally.** The uses of land and structures are limited to those identified within the
2 applicable zoning district as “permitted uses” or “conditional uses,” and to their valid
3 accessory uses, unless other uses are secured through applicable vesting and
4 nonconformance or temporary use provisions of the LDC. Uses not so identified or
5 secured are prohibited, and the conducting of any prohibited use is a violation of the
6 LDC punishable as provided by law and ordinance. The burden is on the landowner,
7 not the county, to show that a use is allowed. Even when allowed, uses are subject
8 to the general development standards of Chapter 5 and the use and location
9 regulations established in Chapter 4.
- 10 **(b) Conditional uses.** The identification of a use as conditional within a zoning district
11 is an indication that, given certain existing or imposed conditions, the use may be
12 appropriate for some locations in that district. The appropriateness of the use is
13 determined through discretionary county review of an applicant’s demonstration that
14 specific conditions will assure compatibility with surrounding uses. Conditions
15 applicable to all conditional uses are established in the conditional use process
16 provisions of Chapter 2. Additional conditions applicable to a specific use may be
17 established by the LDC where the conditional use is established.
- 18 **(c) Accessory uses and structures.** Uses and structures accessory to permitted uses
19 and approved conditional uses are allowed as prescribed by the supplemental use
20 regulations of Chapter 4 unless otherwise prohibited by the applicable zoning
21 district. Where more than one zoning district applies to a parcel, an accessory use
22 or structure may not be established in one zoning district to serve a primary use in
23 the other district if the principal use is not allowed in the district in which the
24 accessory use is located.
- 25 **(d) Use of dwelling units.** Dwelling units in any form or location authorized by the
26 provisions of the LDC may be occupied by any lawful residential household use,
27 including households providing state-licensed special services, treatment, or
28 supervision, subject to applicable health and safety codes. Dwelling units are limited
29 to residential household use unless other uses are specifically authorized by law or
30 ordinance and change of use, as applicable, is authorized through the review and
31 approval processes of the LDC. [Note: added to clarify authorized use of dwelling
32 units, especially for community residential homes, consistent with established
33 definitions]
- 34 **~~(d)~~(e) Single-family dwellings.** A single-family dwelling as the principal use for an
35 existing lot of record is a conforming use regardless of the zoning district or future
36 land use category. A building permit may be issued for such a dwelling on any
37 nonconforming lot of record if the dwelling complies with all other applicable
38 regulations.
- 39 **~~(e)~~(f) Mix of uses.** Unless clearly indicated otherwise in the LDC, the identification of
40 multiple permitted or conditionally permitted uses within a zoning district allows any
41 mix of those uses within an individual development, parcel, or building, regardless of
42 any designation or other characterization of the district as mixed-use. A mix of uses
43 generally does not modify the development standards and regulations applicable to
44 any individual use within the mix.

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

4 **(1) Information.** The Planning Official, or Board of Adjustment (BOA) on appeal,
5 shall obtain the information necessary to accurately classify a use. At a
6 minimum, the applicant shall describe in writing the nature of the use and the
7 county shall utilize public records, site investigations and other reliable sources of
8 information, including the *Land-Based Classification Standards* of the American
9 Planning Association and the *North American Industry Classification System*
10 (NAICS) of the U.S. Department of Commerce.

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

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

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

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

37 **(h)(i) Outdoor storage.** Outdoor storage is allowed as prescribed by the supplemental
38 use regulations of Chapter 4 unless modified or prohibited by the applicable zoning
39 district.

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

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Section 2. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Chapter 3, Zoning Regulations, Article 2, Mainland Districts, is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

Sec. 3-2.2 Agricultural district (Agr).

(a) Purpose. The Agricultural (Agr) district establishes appropriate areas and land use regulations for the routine agricultural production of plants and animals, and such related uses as silviculture and aquaculture. The primary intent of the district is to avoid the loss of prime farmland to other uses, its division into smaller parcels of multiple owners, and other obstacles to maintaining or assembling sufficient agricultural acreage for efficient large-scale farming. Other than agricultural production, non-residential uses within the Agricultural district are generally limited to rural community uses that directly support agriculture, and to public facilities and services necessary for the basic health, safety, and welfare of a rural population. The absence of urban or suburban infrastructure is intentional. Residential uses within the district are largely self-sustaining, consistent with rural land use and limited infrastructure. Single-family dwellings are allowed at a very low density sufficient for the needs of the district’s farm-based population.

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

(1) Residential.

- a. Manufactured (mobile) homes, excluding new or expanded manufactured home parks or subdivisions.
- b. Single-family detached dwellings (other than manufactured homes), ~~detached only.~~ ~~Maximum single-family lot area within any proposed subdivision of 100 acres or more of prime farmland shall be one and one-half acres.~~

Maximum lot area for these residential uses is one and one-half acres within any new subdivision of 100 acres or more of prime farmland. [Note: MH subdivision allowed and subject to same max lot area]

See also conditional uses in this district.

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

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

(4) Public and civic.

- a. Cemeteries, including family cemeteries.
- b. Clubs, civic or fraternal.
- c. Educational facilities, including preschools, K-12, colleges, and vocational schools.

- 1 d. Emergency service facilities, including law enforcement, fire fighting, and
- 2 medical assistance.
- 3 e. Funeral establishments.
- 4 f. Places of worship.
- 5 g. Public utility structures 150 feet or less in height, including
- 6 telecommunications towers.

7 See also conditional uses in this district.

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

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

18 See also conditional uses in this district.

19 **(6) Industrial and related.** Borrow pit and reclamation activities 20 acres minimum

20 and subject to local permit and development review requirements per Escambia

21 County Code of Ordinances, Part I, Chapter 42, article VIII, and land use

22 regulations in Part III, the Land Development Code, chapter 4.

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

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

39 **(8) Other uses.** Airports, private only, including crop dusting services.

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

3 **(1) Residential.** ~~Group living, limited to a~~ Nursing homes, assisted living facilities,
4 hospice facilities, and other ~~uses~~ group living facilities providing similar services,
5 assistance, or supervision as determined by the Planning Official. [Note: uses not
6 characteristic of agriculture and more appropriate for RMU, but based on original
7 allowance of “nursing homes”]

8 **(2) Retail services.**

- 9 a. Bed and breakfast inns.
10 b. Medical clinics, including those providing out-patient surgery, rehabilitation,
11 and emergency treatment.

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

- 13 a. Cinerators.
14 b. Community service facilities, including auditoriums, libraries, museums, and
15 neighborhood centers.
16 c. Hospitals.
17 d. Offices for government agencies or public utilities.
18 e. Public utility structures greater than 150 feet in height, including
19 telecommunications towers, but excluding any industrial uses.
20 f. Warehousing or maintenance facilities for government agencies or public
21 utilities.

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

- 23 a. Canoe, kayak, and float rental facilities.
24 b. Parks with permanent restrooms or outdoor event lighting.
25 c. Zoos and animal parks.

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

- 27 a. Mineral extraction, including oil and gas wells, not among the permitted uses
28 of the district.
29 b. Power plants.
30 c. Salvage yards, not including any solid waste facilities.
31 d. Solid waste collection points and transfer facilities.
32 e. Wastewater treatment plants.

33 **Sec. 3-2.3 Rural Residential district (RR).**

34 **(a) Purpose.** The Rural Residential (RR) district establishes appropriate areas and
35 land use regulations for low density residential uses and compatible non-residential
36 uses characteristic of rural land development. The primary intent of the district is to
37 provide for residential development at greater density than the Agricultural district on
38 soils least valuable for agricultural production, but continue to support small-scale
39 farming on more productive district lands. The absence of urban and suburban
40 infrastructure is intentional. Residential uses within the RR district are largely self-

PB 7-7-16

Re: Discussion of residential
in mainland districts

1 sustaining and generally limited to detached single-family dwellings on large lots,
2 consistent with rural land use and limited infrastructure. Clustering of smaller
3 residential lots may occur where needed to protect prime farmland from
4 non-agricultural use. The district allows public facilities and services necessary for
5 the basic health, safety, and welfare of a rural population, and other non-residential
6 uses that are compatible with agricultural community character.

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

8 **(1) Residential.**

- 9 a. Manufactured (mobile) homes, excluding new or expanded manufactured
10 home parks ~~or subdivisions~~.
- 11 b. Single-family detached dwellings (other than manufactured homes), ~~detached~~
12 ~~only, on lots four acres or larger, or on lots a minimum of one acre if clustered~~
13 ~~to avoid prime farmland.~~

14 Minimum lot area for these residential uses is four acres, except for principal
15 single-family dwellings on existing lots of record. Minimum area may be one acre
16 if subdivision lots are clustered as prescribed by the LDC to avoid prime farmland
17 or environmentally sensitive lands. [Note: MH subdivision allowed and subject to
18 same min lot area]

19 See also conditional uses in this district.

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

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

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

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

34 See also conditional uses in this district.

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

- 36 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 37 b. Golf courses, tennis centers, swimming pools and similar active outdoor
38 recreational facilities, including associated country clubs.
- 39 c. Marinas, private.
- 40 d. Parks without permanent restrooms or outdoor event lighting.

1 e. Passive recreational uses.

2 See also conditional uses in this district.

3 **(6) Industrial and related.** [Reserved]

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

5 a. Agriculture, including raising livestock, storing harvested crops, and
6 cultivation of nursery plants. A minimum of two acres for keeping any farm
7 animal on site and a maximum of one horse or other domesticated *equine* per
8 acre.

9 b. Aquaculture, marine or freshwater.

10 c. Farm equipment and supply stores.

11 d. Kennels and animal shelters on lots two acres or larger.

12 e. Produce display and sales of fruit, vegetables and similar agricultural
13 products. All structures for such use limited to non-residential farm buildings.

14 f. Silviculture.

15 g. Stables, public or private, on lots two acres or larger.

16 h. Veterinary clinics. A minimum of two acres for boarding animals.

17 **(8) Other uses.** [Reserved]

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

20 **(1) Residential.**

21 ~~a. Group living, limited to nursing homes, assisted living facilities, hospice~~
22 ~~facilities, and other uses providing similar services, assistance, or~~
23 ~~supervision.~~

24 ~~ba.~~ Manufactured (mobile) home parks, new or expanded on land zoned VR-1
25 prior to adoption of RR zoning. [Note: MH park option not limited by prior
26 zoning, but impractical due to density limit of 1 du/4 acres]

27 ~~cb.~~ Two-family dwellings (duplex) and multi-family dwellings up to four units per
28 dwelling (triplex and quadruplex) on land zoned VR-1 prior to adoption of RR
29 zoning. [Note: multi-family is not consistent with district purpose and
30 impractical due to density limit of 1 du/4 acres – reestablished as conditional
31 use in RMU with limit of 2 du/acre]

32 c. Nursing homes, assisted living facilities, hospice facilities, and other group
33 living facilities providing similar services, assistance, or supervision as
34 determined by the Planning Official, if compatible with and appropriately
35 scaled for the neighborhood. [Note: BOA more directly required to consider
36 compatibility and scale since there is no measure of the intended district “low
37 density residential”]

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

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

- 1 a. Community service facilities, including auditoriums, libraries, museums, and
- 2 neighborhood centers.
- 3 b. Educational facilities not among the permitted uses of the district.
- 4 c. Hospitals.
- 5 d. Offices for government agencies or public utilities.
- 6 e. Public utility structures greater than 150 feet in height, and
- 7 telecommunications towers of any height, excluding any industrial uses.
- 8 f. Warehousing or maintenance facilities for government agencies or public
- 9 utilities.

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

- 11 a. Hunting clubs and preserves.
- 12 b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.
- 13 c. Parks with permanent restrooms or outdoor event lighting.
- 14 d. Shooting ranges.

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

- 16 a. Borrow pit and reclamation activities 20 acres minimum and subject to local
- 17 permit and development review requirements per Escambia County Code of
- 18 Ordinances, Part I, Chapter 42, article VIII, and land use regulations in Part
- 19 III, the Land Development Code, chapter 4.
- 20 b. Mineral extraction, including oil and gas wells.
- 21 c. Power plants.
- 22 d. Salvage yards, not including any solid waste facilities.
- 23 e. Solid waste collection points and transfer facilities.
- 24 f. Wastewater treatment plants.

25 **(6) Other uses.** Airports, private only, including crop dusting facilities.

26 **Sec. 3-2.4 Rural Mixed-use district (RMU).**

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.

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

2 **(1) Residential.**

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

7 Minimum lot area for these residential uses is one-half acre, except for principal
8 single-family dwellings on existing lots of record. [Note: MH subdivision allowed
9 and subject to same min lot area]

10 See also conditional uses in this district.

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

- 13 a. Automotive fuel sales.
- 14 b. Convenience stores.
- 15 c. Drugstores.
- 16 d. Grocery or food stores, including bakeries and butcher shops whose products
17 are prepared and sold on the premises.
- 18 e. Hardware stores.

19 See also permitted agricultural and related uses and conditional uses in this
20 district.

21 **(3) Retail services.** The following small scale (gross floor area 6000 sq.ft. or less
22 per lot) retail services with no outdoor work or storage.

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

33 See also permitted agricultural and related uses and conditional uses in this
34 district.

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

- 36 a. Cemeteries, including family cemeteries.
- 37 b. Clubs, civic or fraternal.
- 38 c. Community service facilities, including auditoriums, libraries, museums, and
39 neighborhood centers.

- 1 d. Educational facilities, including preschools, K-12, colleges, and vocational
- 2 schools, on lots one acre or larger.
- 3 e. Emergency service facilities, including law enforcement, fire fighting, and
- 4 medical assistance.
- 5 f. Funeral establishments.
- 6 g. Offices for government agencies or public utilities, small scale (gross floor
- 7 area 6000 sq.ft. or less per lot).
- 8 h. Places of worship on lots one acre or larger.
- 9 i. Public utility structures 150 feet or less in height, excluding
- 10 telecommunications towers.

11 See also, conditional uses in this district.

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

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

18 See also conditional uses in this district.

19 **(6) Industrial and related.** Borrow pit and reclamation activities 20 acres minimum
20 and subject to local permit and development review requirements per Escambia
21 County Code of Ordinances, Part I, Chapter 42, article VIII, and location and use
22 regulation Part III, the Land Development Code, chapter 4. *Borrow pits require
23 conditional use on land zoned RR prior to the adoption of the RMU zoning.

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 research or training facilities.
- 30 c. Aquaculture, marine or freshwater.
- 31 d. Farm equipment and supply stores.
- 32 e. Produce display and sales of fruit, vegetables and similar agricultural
- 33 products.
- 34 f. Silviculture.
- 35 g. Stables, public or private, on lots two acres or larger.
- 36 h. Veterinary clinics, excluding outside kennels.

37 See also conditional uses in this district.

38 **(8) Other uses.**

- 39 a. Airports, private only, including crop dusting facilities.

1 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2, the
2 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 ~~ba.~~ Manufactured (mobile) home parks.

8 ~~cb.~~ Two-family dwellings (duplex) and multi-family dwellings up to four units per
9 dwelling (triplex and quadruplex). [Note: limited multi-family reestablished as
10 conditional use from RR where limit of 1 du/4 acres makes use impractical]

11 ~~c.~~ Nursing homes, assisted living facilities, hospice facilities, and other group
12 living facilities providing similar services, assistance, or supervision as
13 determined by the Planning Official, if compatible with and appropriately
14 scaled for the neighborhood. [Note: BOA more directly required to consider
15 compatibility and scale since there is no measure of the intended district "low
16 density residential"]

17 **(2) Retail sales.** Small-scale (gross floor area 6000 sq. ft. or less per lot) retail sales
18 not among the permitted uses of the district, including outdoor display of
19 merchandise, but excluding sales of liquor or motor vehicles.

20 **(3) Retail services.**

21 a. Boarding or rooming houses.

22 b. Medical clinics, including those providing out-patient surgery, rehabilitation,
23 and emergency treatment.

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

25 a. Cinerators.

26 b. Hospitals.

27 c. Offices for government agencies or public utilities with greater floor area than
28 those among the permitted uses of the district.

29 d. Public utility structures greater than 150 feet in height, and
30 telecommunications towers of any height, excluding any industrial uses.

31 e. Warehousing or maintenance facilities for government agencies or public
32 utilities.

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

34 a. Hunting clubs and preserves.

35 b. Off-highway vehicle commercial recreation facilities on lots 20 acres or larger.

36 c. Shooting ranges.

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

38 a. Mineral extraction, including oil and gas wells not among the permitted uses
39 in the district.

40 b. Power plants.

- c. Salvage yards, not including any solid waste facilities.
- d. Solid waste collection points and transfer facilities.
- e. Wastewater treatment plants.

(7) Agricultural and related.

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

Sec. 3-2.5 Low Density Residential district (LDR).

(a) Purpose. The Low Density Residential (LDR) district establishes appropriate areas and land use regulations for residential uses at low densities within suburban areas. The primary intent of the district is to provide for large-lot suburban type residential neighborhood development that blends aspects of rural openness with the benefits of urban street connectivity, and at greater density than the Rural Residential district. Residential uses within the LDR district are predominantly detached single-family dwellings. Clustering dwellings on smaller residential lots may occur where needed to protect prime farmland from non-agricultural use or to conserve and protect environmentally sensitive areas. The district allows non-residential uses that are compatible with suburban residential neighborhoods and the natural resources of the area.

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

(1) Residential.

- a. Manufactured (mobile) homes only within existing manufactured home parks or one per lot within existing manufactured home subdivisions (no expansion of either), or on land zoned SDD prior to adoption of LDR zoning. ~~No new or expanded manufactured home parks or subdivisions.~~ [Note: MH allowed outside of MH park or subdivision as conditional use, regardless of prior zoning]
- b. Single-family detached dwellings (other than manufactured homes), ~~detached and only one per lot, excluding accessory dwellings. Minimum lot area for an accessory dwelling is two acres. Accessory dwellings only on lots two acres or larger.~~ Attached single-family dwellings (townhouses) and zero lot line subdivision only if lots are clustered as prescribed by the LDC to avoid prime farmland or environmentally sensitive lands ~~on land zoned V-5 or SDD prior to adoption of LDR zoning.~~ [Note: townhouses and zero lot line allowed regardless of prior zoning, but limited to clustering consistent with district purpose]
- c. Two-family dwellings (duplex) with a minimum lot area of two acres ~~and multi-family dwellings up to four units per dwelling (triplex and quadruplex) only on land zoned V-5 or SDD prior to adoption of LDR zoning.~~ [Note: two-family allowed regardless of prior zoning, but subject to the same minimum lot area as accessory dwellings or same conditional use option if less area; multi-family not consistent with general purpose of district]

See also conditional uses in this district.

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

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

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

4 a. Cemeteries, family only.

5 b. Public utility structures, excluding telecommunications towers.

6 See also conditional uses in this district.

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

8 a. Marinas, private only.

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

10 See also conditional uses in this district.

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

12 **(7) Agricultural and related.** On land not zoned SDD prior to adoption of LDR
13 zoning, agricultural production and storage is limited to food primarily for
14 personal consumption by the producer. The following additional agricultural uses
15 are allowed on lands zoned SDD prior to LDR zoning:

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

20 b. Aquaculture, marine or freshwater.

21 c. Produce display and sales of fruit, vegetables and similar agricultural
22 products.

23 d. Silviculture.

24 See also conditional uses in this district.

25 **(8) 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 LDR district:

28 **(1) Residential.**

29 a. Manufactured (mobile) homes outside of manufactures home parks or
30 manufactured home subdivisions.

31 ab. Accessory dwellings or two-family dwellings on lots less than two acres.

32 bc. Home occupations with non-resident employees.

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

34 a. Clubs, civic and fraternal.

35 b. Educational facilities, excluding preschools or kindergartens independent of
36 other elementary grades.

37 c. Emergency service facilities, including law enforcement, fire fighting, and
38 medical assistance.

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

(3) Recreation and entertainment.

- a. Golf courses, tennis centers, swimming pools and similar active outdoor recreational facilities, including associated country clubs.
- b. Parks with permanent restrooms or outdoor event lighting.

(4) Agricultural and related. Horses and other domesticated *equines* kept on site, and stables for such animals, as a private residential accessory not among the permitted uses of the district, or for public riding on land zoned SDD prior to adoption of LDR zoning. A minimum lot area of two acres if accessory to a private residential use and a minimum 10 acres if for public riding, with a maximum of one animal per acre for either use.

Sec. 3-2.6 Low Density Mixed-use district (LDMU).

(a) Purpose. The Low Density Mixed-use (LDMU) district establishes appropriate areas and land use regulations for a complementary mix of low density residential uses and compatible non-residential uses within mostly suburban areas. The primary intent of the district is to provide for a mix of neighborhood-scale retail sales, services and professional offices with greater dwelling unit density and diversity than the Low Density Residential district. Additionally, the LDMU district is intended to rely on a pattern of well-connected streets and provide for the separation of suburban uses from more dense and intense urban uses. Residential uses within the district include most forms of single-family, two-family and multi-family dwellings.

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

(1) Residential.

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

See also conditional uses in this district.

(2) Retail sales. Small-scale (gross floor area 6000 sq. ft. or less per lot) retail sales, or retail sales within a neighborhood retail center no greater than 35,000 square feet per lot and containing a mix of retail sales and services. Retail sales include sales of beer and wine, but exclude sales of liquor or motor vehicles, and

1 exclude permanent outdoor storage, display, or sales. See also conditional uses
2 in this district.

3 **(3) Retail services.** Small-scale (gross floor area 6000 sq. ft. or less per lot) retail
4 services, or retail services within a neighborhood retail center no greater than
5 35,000 square feet per lot and containing a mix of retail sales and services.
6 Retail services are limited to the following with no outdoor work or permanent
7 outdoor storage:

- 8 a. Bed and breakfast inns.
- 9 b. Personal services, including those of beauty shops, health clubs, pet
10 groomers, dry cleaners, and tattoo parlors.
- 11 c. Professional services, including those of realtors, bankers, accountants,
12 engineers, architects, dentists, physicians, and attorneys.
- 13 d. Repair services, including appliance repair, furniture refinishing and
14 upholstery, watch and jewelry repair, small engine and motor services, but
15 excluding major motor vehicle or boat service or repair.
- 16 e. Restaurants, including on-premises consumption of alcohol, but excluding
17 drive-in or drive-through service.

18 See also conditional uses in this district.

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

- 20 a. Cemeteries, including family cemeteries
- 21 b. Educational facilities, including preschools, K-12, colleges, and vocational
22 schools.
- 23 c. Emergency service facilities, including law enforcement, fire fighting, and
24 medical assistance.
- 25 d. Funeral establishments.
- 26 e. Offices for government agencies or public utilities, small scale (gross floor
27 area 6000 sq.ft. or less per lot).
- 28 f. Places of worship.
- 29 g. Public utility structures, excluding telecommunications towers.

30 See also conditional uses in this district.

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

- 32 a. Marinas, private only.
- 33 b. Parks without permanent restrooms or outdoor event lighting.

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

35 **(7) Agricultural and related.** Veterinary clinics, excluding outside kennels.

36 Agricultural production limited to food primarily for personal consumption by the
37 producer, but no farm animals.

38 **(8) Other uses.** [reserved]

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

1 **(1) Residential.**

2 ~~a. Group living, including nursing homes, assisted living facilities, dormitories~~
3 ~~and residential facilities providing substance abuse treatment and post-~~
4 ~~incarceration reentry.~~

5 ~~ba.~~ Manufactured (mobile) homes outside manufactured home parks or
6 manufactured home subdivisions.

7 b. Any group living facility not providing residential substance abuse treatment,
8 post-incarceration reentry, or similar services as determined by the Planning
9 Official, if compatible with and appropriately scaled for the neighborhood.

10 [Note: BOA more directly required to consider compatibility and scale since
11 there is no measure of the intended district "low density residential"]

12 **(2) Retail sales.**

13 a. Liquor sales.

14 b. Medium-scale (gross floor area greater than 6000 sq. ft. per lot, but no greater
15 than 35,000 sq. ft.) retail sales, excluding sales of motor vehicles and
16 excluding permanent outdoor storage, sales, or display.

17 **(3) Retail services.**

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

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

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

23 a. Clubs, civic and fraternal.

24 b. Community service facilities, including auditoriums, libraries, museums, and
25 neighborhood centers.

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

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

30 e. Warehousing or maintenance facilities for government agencies or public
31 utilities.

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.

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

38 **Sec. 3-2.7 Medium Density Residential district (MDR).**

39 **(a) Purpose.** The Medium Density Residential (MDR) district establishes appropriate
40 areas and land use regulations for residential uses at medium densities within

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1 suburban or urban areas. The primary intent of the district is to provide for
2 residential neighborhood development in an efficient urban pattern of well-connected
3 streets and at greater dwelling unit density than the Low Density Residential district.
4 Residential uses within the MDR district are generally limited to single-family and
5 two-family dwellings. The district allows non-residential uses that are compatible
6 with suburban and urban residential neighborhoods.

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

8 **(1) Residential.**

- 9 a. Manufactured (mobile) homes only within existing manufactured home parks
10 or one per lot within existing manufactured home subdivisions (no expansion
11 of either). ~~No new or expanded manufactured home parks, and new or~~
12 ~~expanded manufactured home subdivisions only on land zoned V-4 prior to~~
13 ~~adoption of MDR zoning.~~
- 14 b. Single-family detached dwellings (other than manufactured homes), ~~detached~~
15 ~~and only one per lot, excluding accessory dwellings. Minimum lot area for an~~
16 ~~accessory dwelling is one acre. Accessory dwellings only on lots one acre or~~
17 ~~larger. Attached single-family dwellings and zero lot line subdivisions only on~~
18 ~~land zoned R-3 or V-4 prior to adoption of MDR zoning. [Note: townhouses~~
19 ~~and zero lot line allowed as conditional use regardless of prior zoning]~~
- 20 c. Two-family dwellings (duplex) with a minimum lot area of one acre only on
21 land zoned R-3 or V-4 prior to adoption of MDR zoning, and multi-family
22 dwellings up to four units per dwelling (quadruplex) only on land zoned V-4
23 prior to MDR zoning. [Note: two-family allowed regardless of prior zoning, but
24 with same min lot size required for accessory dwelling, or as conditional use
25 on smaller lot]

26 See also conditional uses in this district.

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

28 **(2) Retail services.** No retail services. See conditional uses in this district.

29 **(3) Public and civic.** Public utility structures, excluding telecommunications towers.
30 See also conditional uses in this district.

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

32 a. Marinas, private.

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

34 See also conditional uses in this district.

35 **(5) Industrial and related.** No industrial or related uses.

36 **(6) Agricultural and related.** Agricultural production limited to food primarily for
37 personal consumption by the producer, but no farm animals. See also
38 conditional uses in this district.

39 **(7) Other uses.** [reserved]

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

1 **(1) Residential.**

- 2 a. Attached single-family dwellings (townhouses) and zero lot line subdivisions.
3 Accessory dwellings on lots less than one acre.
- 4 b. Accessory dwellings or two-family dwellings (duplex) on lots less than one
5 acre. Group living, excluding residential facilities providing substance abuse
6 treatment, post-incarceration reentry, or similar services.
- 7 c. Home occupations with non-resident employees.
- 8 d. Any group living facility not providing residential substance abuse treatment,
9 post-incarceration reentry, or similar services as determined by the Planning
10 Official, if compatible with and appropriately scaled for the neighborhood.
11 ~~Townhouses not among the permitted uses of the district.~~ [Note: BOA more
12 directly required to consider compatibility and neighborhood scale since there
13 is no measure of the intended district “residential uses at medium densities”]

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

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

- 16 a. Clubs, civic and fraternal.
- 17 b. Educational facilities, excluding preschools or kindergartens independent of
18 other elementary grades.
- 19 c. Emergency service facilities, including law enforcement, fire fighting, and
20 medical assistance.
- 21 d. Offices for government agencies or public utilities, small scale (gross floor
22 area 6000 sq.ft. or less per lot).
- 23 e. Places of worship.
- 24 f. Public utility structures exceeding the district structure height limit, excluding
25 telecommunications towers.

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

- 27 a. Golf courses, tennis centers, swimming pools and similar active outdoor
28 recreational facilities, including associated country clubs.
- 29 b. Parks with permanent restrooms or outdoor event lighting.

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

33 **Sec. 3-2.8 High Density Residential district (HDR).**

34 **(a) Purpose.** The High Density Residential (HDR) district establishes appropriate areas
35 and land use regulations for residential uses at high densities within urban areas.
36 The primary intent of the district is to provide for residential neighborhood
37 development in an efficient urban pattern of well-connected streets and at greater
38 dwelling unit density and diversity than the Medium Density Residential district.
39 Residential uses within the HDR district include most forms of single-family, two-
40 family and multi-family dwellings. Non-residential uses within the district are limited
41 to those that are compatible with urban residential neighborhoods.

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

2 **(1) Residential.**

3 ~~a. Group living, excluding dormitories, fraternity and sorority houses, and~~
4 ~~residential facilities providing substance abuse treatment, post-incarceration~~
5 ~~reentry, or similar services.~~

6 ~~ba.~~ Manufactured (mobile) homes only within existing manufactured home parks
7 or manufactured home subdivisions (no expansion of either). ~~No new or~~
8 ~~expanded manufactured home parks or subdivisions.~~

9 ~~eb.~~ Single-family dwellings (other than manufactured homes), attached
10 (townhouses) or detached, ~~including townhouses and zero lot line~~
11 ~~subdivisions.~~

12 ~~dc.~~ Two-family and multi-family dwellings.

13 d. Nursing homes, assisted living facilities, hospice facilities, and other group
14 living facilities providing similar services, assistance, or supervision as
15 determined by the Planning Official. [Note: inclusive list of group living
16 facilities requested by PB]

17 See also conditional uses in this district.

18 **(2) Retail sales.** No retail sales, except as conditional uses in this district.

19 **(3) Retail services.**

20 a. Boarding and rooming houses.

21 b. Child care facilities.

22 See also conditional uses in this district.

23 **(4) Public and civic.** Public utility structures, excluding telecommunications towers.

24 See also conditional uses in this district.

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

26 a. Marina, private.

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

28 See also conditional uses in this district.

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

30 **(7) Agricultural and related.** Agricultural production limited to food primarily for
31 personal consumption by the producer, but no farm animals. See also
32 conditional uses in this district.

33 **(8) Other uses.** [Reserved].

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

36 **(1) Residential.**

37 a. Home occupations with non-resident employees. ~~Dormitories.~~

38 b. Dormitories and Fraternity or sorority houses.

39 ~~c. Home occupations with non-resident employees.~~

- 1 **(2) Retail sales.** Retail sales only within a predominantly residential multi-story
2 building.
- 3 **(3) Retail services.** Retail services only within a predominantly residential multi-
4 story building.
- 5 **(4) Public and civic.**
- 6 a. Clubs, civic and fraternal.
- 7 b. Educational facilities, excluding preschools or kindergartens independent of
8 other elementary grades.
- 9 c. Emergency service facilities, including law enforcement, fire fighting, and
10 medical assistance.
- 11 d. Hospitals.
- 12 e. Offices for government agencies or public utilities, small scale (gross floor
13 area 6000 sq.ft. or less per lot).
- 14 f. Places of worship.
- 15 g. Public utility structures exceeding the district structure height limit, excluding
16 telecommunications towers.
- 17 **(5) Recreation and entertainment.**
- 18 a. Golf courses, tennis centers, swimming pools and similar active outdoor
19 recreational facilities, including associated country clubs.
- 20 b. Parks with permanent restrooms or outdoor event lighting.
- 21 **(6) Agricultural and related.** Horses or other domesticated *equines* kept on site,
22 and stables for such animals, only as a private residential accessory with a
23 minimum lot area of two acres and a maximum of one animal per acre.

24 **Sec. 3-2.9 High Density Mixed-use district (HDMU).**

25 **(a) Purpose.** The High Density Mixed-use (HDMU) district establishes appropriate
26 areas and land use regulations for a complimentary mix of high density residential
27 uses and compatible non-residential uses within urban areas. The primary intent of
28 the district is to provide for a mix of neighborhood retail sales, services and
29 professional offices with greater dwelling unit density and diversity than the Low
30 Density Mixed-use district. Additionally, the HDMU district is intended to rely on
31 urban street connectivity and encourage vertical mixes of commercial and residential
32 uses within the same building to accommodate a physical pattern of development
33 characteristic of village main streets and older neighborhood commercial areas.
34 Residential uses within the district include all forms of single-family, two-family and
35 multi-family dwellings.

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

- 37 **(1) Residential.** The following residential uses ~~are allowed throughout the district,~~
38 but if within a Commercial (C) future land use category and not the principal
39 single-family dwelling on an existing lot of record, ~~they are permitted only if as~~
40 part of a predominantly commercial development.;

1 ~~a. Group living, excluding dormitories, fraternity and sorority houses, and~~
2 ~~residential facilities providing substance abuse treatment, post-incarceration~~
3 ~~reentry, or similar services.~~

4 ~~ba. Manufactured (mobile) homes, including manufactured home subdivisions,~~
5 ~~but no excluding new or expanded manufactured home parks.~~

6 ~~cb. Single-family dwellings (other than manufactured homes), attached~~
7 ~~(townhouses) or detached, or attached, including townhouses and zero lot~~
8 ~~line subdivisions.~~

9 ~~dc. Two-family and multi-family dwellings.~~

10 ~~d. Nursing homes, assisted living facilities, hospice facilities, and other group~~
11 ~~living facilities providing similar services, assistance, or supervision as~~
12 ~~determined by the Planning Official. [Note: inclusive list of group living~~
13 ~~facilities requested by PB]~~

14 See also conditional uses in this district.

15 **(2) Retail sales.** Small-scale (gross floor area 6000 sq.ft. or less per lot) retail sales,
16 including sales of beer and wine, but excluding sales of liquor, automotive fuels,
17 or motor vehicles, and excluding permanent outdoor storage, display, or sales.
18 See also conditional uses in this district.

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

21 a. Bed and breakfast inns.

22 b. Boarding and rooming houses.

23 c. Child care facilities.

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.

31 g. Restaurants, and brewpubs, including on-premises consumption of alcoholic
32 beverages, but excluding drive-in or drive-through service and brewpubs with
33 distribution of alcoholic beverages for off-site sales.

34 See also conditional uses in this district.

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

36 a. Preschools and kindergartens.

37 b. Emergency service facilities, including law enforcement, fire fighting, and
38 medical assistance.

39 c. Foster care facilities.

40 d. Places of worship.

41 e. Public utility structures, excluding telecommunications towers.

1 See also conditional uses in this district.

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

3 a. Marinas, private only.

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

5 See also conditional uses in this district.

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

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

9 **(8) Other uses.** [Reserved]

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

12 **(1) Residential.**

13 a. ~~Manufactured (mobile) home parks~~ Dormitories.

14 b. ~~Group living not among the permitted uses of the district.~~ Fraternity and
15 sorority houses.

16 c. ~~Manufactured (mobile) home parks.~~

17 **(2) Retail sales.** Medium-scale (gross floor area greater than 6000 sq.ft. per lot, but
18 no greater than 35,000 sq.ft.) retail sales, including sales of beer and wine and
19 automotive fuels, but excluding sales of motor vehicles and liquor, and excluding
20 permanent outdoor storage, display, or sales.

21 **(3) Retail services.**

22 a. Medium-scale (gross floor area greater than 6000 sq. ft. per lot, but no
23 greater than 35,000 sq. ft.) retail services, excluding motor vehicle service
24 and repair.

25 b. Restaurants and brewpubs with drive-in or drive-through service and
26 brewpubs with the distribution of on-premises produced alcoholic beverages
27 for off-site sales.

28 c. Small-scale (gross floor area 6000 sq.ft. or less per lot) major motor vehicle
29 service and repair, excluding painting or body work and outdoor work.

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

31 a. Broadcast stations with satellite dishes and antennas, excluding towers.

32 b. Cemeteries, including family cemeteries.

33 c. Clubs, civic and fraternal.

34 d. Community service facilities, including auditoriums, libraries, museums, and
35 neighborhood centers.

36 e. Cinerators.

37 f. Educational facilities not among the permitted uses of the district.

38 g. Funeral establishments.

39 h. Hospitals.

- 1 i. Offices for government agencies or public utilities.
- 2 j. Public utility structures exceeding the district structure height limit and
- 3 telecommunications towers of any height, excluding any industrial uses.
- 4 k. Warehousing or maintenance facilities for government agencies or public
- 5 utilities.

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

- 7 a. Amusement arcade centers and bingo facilities.
- 8 b. Golf courses, tennis centers, swimming pools and similar active outdoor
- 9 recreational facilities, including associated country clubs.
- 10 c. Parks with permanent restrooms or outdoor event lighting.

11 **(6) Industrial and related.** Microbreweries, microdistilleries, and microwineries

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

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

17 **(8) Other uses.**

- 18 a. Self-storage facilities with a maximum lot area of one acre and outdoor
- 19 storage limited to operable motor vehicles and boats. No vehicle rental.
- 20 b. Structures of permitted uses exceeding the district structure height limit,
- 21 excluding telecommunications towers.

22 **Sec. 3-2.10 Commercial district (Com).**

23 **(a) Purpose.** The Commercial (Com) district establishes appropriate areas and land
24 use regulations for general commercial activities, especially the retailing of
25 commodities and services. The primary intent of the district is to allow more diverse
26 and intense commercial uses than the neighborhood commercial allowed within the
27 mixed-use districts. To maintain compatibility with surrounding uses, all commercial
28 operations within the Commercial district are limited to the confines of buildings and
29 not allowed to produce undesirable effects on surrounding property. To retain
30 adequate area for commercial activities, new and expanded residential development
31 within the district is limited, consistent with the Commercial (C) future land use
32 category.

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

35 **(1) Residential.** The following residential uses ~~are allowed throughout the district,~~
36 but if within the Commercial (C) future land use category and not the principal
37 single-family dwelling on an existing lot of record, they are permitted only if as
38 part of a predominantly commercial development:

- 39 ~~a. Group living, excluding dormitories, fraternity and sorority houses, and~~
- 40 ~~residential facilities providing substance abuse treatment, post-incarceration~~
- 41 ~~reentry, or similar services.~~

1 ~~ba.~~ Manufactured (mobile) homes, ~~including new or expanded~~ and manufactured
2 home parks ~~or subdivisions.~~

3 ~~eb.~~ Single-family dwellings (other than manufactured homes), attached
4 (townhouses) or detached ~~or attached~~, including townhouses and zero lot line
5 subdivisions.

6 ~~ec.~~ Two-family and multi-family dwellings.

7 d. Nursing homes, assisted living facilities, hospice facilities, and other group
8 living facilities providing similar services, assistance, or supervision as
9 determined by the Planning Official. [Note: inclusive list of group living
10 facilities requested by PB]

11 See also conditional uses in this district.

12 **(2) Retail sales.** Retail sales, including sales of alcoholic beverages and automotive
13 fuels, but excluding motor vehicle sales and permanent outdoor storage. See
14 also conditional uses in this district.

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

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

18 b. Child care facilities.

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

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

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

25 f. Repair services, including appliance repair, furniture refinishing and
26 upholstery, watch and jewelry repair, small engine and motor services, but
27 excluding major motor vehicle or boat service or repair, and outdoor work.

28 g. Restaurants and brewpubs, including on-premises consumption of alcoholic
29 beverages, drive-in and drive-through service, and brewpubs with the
30 distribution of on-premises produced alcoholic beverages for off-site sales.
31 The parcel boundary of any restaurant or brewpub with drive-in or drive-
32 through service shall be at least 200 feet from any LDR or MDR zoning
33 district unless separated by a 50-foot or wider street right-of-way.

34 See also conditional uses in this district.

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

36 a. Broadcast stations with satellite dishes and antennas, including towers.

37 b. Cemeteries, including family cemeteries.

38 c. Community service facilities, including auditoriums, libraries, museums, and
39 neighborhood centers.

40 d. Educational facilities, including preschools, K-12, colleges, and vocational
41 schools.

- 1 e. Emergency service facilities, including law enforcement, fire fighting, and
- 2 medical assistance.
- 3 f. Foster care facilities.
- 4 g. Funeral establishments.
- 5 h. Hospitals.
- 6 i. Offices for government agencies or public utilities.
- 7 j. Places of worship.
- 8 k. Public utility structures, including telecommunications towers, but excluding
- 9 any industrial uses.
- 10 l. Warehousing or maintenance facilities for government agencies or for public
- 11 utilities.

12 See also conditional uses in this district.

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

- 14 a. Campgrounds and recreational vehicle parks on lots five acres or larger.
- 15 b. Indoor recreation or entertainment facilities, including movie theaters, bowling
- 16 alleys, skating rinks, arcade amusement centers, bingo facilities and shooting
- 17 ranges, but excluding bars, nightclubs or adult entertainment facilities.
- 18 c. Marinas, private and commercial.
- 19 d. Parks without permanent restrooms or outdoor event lighting.

20 See also conditional uses in this district.

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

- 22 a. Printing, binding, lithography and publishing.
- 23 b. Wholesale warehousing with gross floor area 10,000 sq.ft. or less per lot.

24 See also conditional uses in this district.

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

- 26 a. Agricultural food production primarily for personal consumption by the
- 27 producer, but no farm animals.
- 28 b. Nurseries and garden centers, including adjoining outdoor storage or display
- 29 of plants.
- 30 c. Veterinary clinics.

31 See also conditional uses in this district.

32 **(8) Other uses.**

- 33 a. Billboard structures.
- 34 b. Outdoor storage if minor and customarily incidental to the allowed principal
- 35 use, and if in the rear yard, covered, and screened from off-site view, unless
- 36 otherwise noted.
- 37 c. Parking garages and lots, commercial.
- 38 d. Self-storage facilities, excluding vehicle rental.

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

3 **(1) Residential.**

- 4 a. Home occupations with non-resident employees. ~~Group living not among the~~
5 ~~permitted uses of the district.~~
6 b. Group living not among the permitted uses of the district. ~~Home occupations~~
7 ~~with non-resident employees.~~

8 **(2) Retail sales.**

- 9 a. Boat sales, new and used.
10 b. Automobile sales, used autos only, excluding parcels fronting on any of the
11 following streets: Sorrento Road/Gulf Beach Highway/Barrancas Avenue (SR
12 292); Blue Angel Parkway (SR 173); Pine Forest Road, south from Interstate
13 10 to State Road 173; Navy Boulevard (SR 295 and US 98); and Scenic
14 Highway (SR 10A and US 90). Additionally, the parcel shall be no larger than
15 one acre and provided with a permanent fence, wall, or other structural barrier
16 of sufficient height and mass along all road frontage to prevent encroachment
17 into the right-of way other than through approved site access.
18 c. Automobile rental limited to the same restrictions as used automobile sales.
19 d. Utility trailer, heavy truck (gross vehicle weight rating more than 8500 lbs),
20 and recreational vehicle sales, rental, or service limited to the same
21 restrictions as used automobile sales.

22 **(3) Retail services.** Service and repair of motor vehicles, small scale (gross floor
23 area 6000 sq. ft. or less per lot), excluding painting and body work and outdoor
24 work and storage.

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

- 26 a. Cemeteries, including family cemeteries.
27 b. Clubs, civic and fraternal.
28 c. Cinerators.
29 d. Homeless shelters.

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

- 31 a. Bars and nightclubs.
32 b. Golf courses, tennis centers, swimming pools and similar active outdoor
33 recreational facilities, including associated country clubs.
34 c. Parks with permanent restrooms or outdoor event lighting.

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

36 **(a)** Borrow pits and reclamation activities 20 acres minimum and (subject to local
37 permit and development review requirements per Escambia County Code of
38 Ordinances, Part I, Chapter 42, article VIII, and land use and regulations in
39 Part III, the Land Development Code, chapter 4. *Borrow pits are prohibited
40 on land zoned GMD prior to the adoption of the Commercial (Com) zoning.

41 **(b)** Microbreweries, microdistilleries, microwineries.

1 **(7) 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 **(8) Other uses.**

- 5 a. Outdoor sales not among the permitted uses of the district.
6 b. Outdoor storage not among the permitted uses of the district, including
7 outdoor storage of trailered boats and operable recreational vehicles, but no
8 repair, overhaul, or salvage activities. All such storage shall be screened
9 from residential uses and maintained to avoid nuisance conditions.
10 c. Self-storage facilities, including vehicle rental as an accessory use.
11 d. Structures of permitted uses exceeding the district structure height limit.

12 **Sec. 3-2.11 Heavy Commercial and Light Industrial district (HC/LI).**

13 **(a) Purpose.** The Heavy Commercial and Light Industrial (HC/LI) district establishes
14 appropriate areas and land use regulations for a complementary mix of industrial
15 uses with a broad range of commercial activities. The primary intent of the district is
16 to allow light manufacturing, large-scale wholesale and retail uses, major services,
17 and other more intense uses than allowed in the Commercial district. The variety
18 and intensity of non-residential uses within the HC/LI district is limited by their
19 compatibility with surrounding uses. All commercial and industrial operations are
20 limited to the confines of buildings and not allowed to produce undesirable effects on
21 other property. To retain adequate area for commercial and industrial activities,
22 other uses within the district are limited.

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

24 **(1) Residential.** Any residential uses ~~if outside of the Industrial (I) future land use~~
25 ~~category and, but if within the Commercial (C) future land use category and not~~
26 ~~the principal single-family dwelling on an existing lot of record, only as part of a~~
27 ~~predominantly commercial development, excluding new or expanded~~
28 ~~manufactured (mobile) home parks and subdivisions.~~ See also conditional uses
29 in this district. [Note: allows for HC/LI that may be within MU-U future land use
30 category and not subject to predominantly commercial limit]

31 **(2) Retail sales.** Retail sales, including sales of alcoholic beverages, sales of
32 automotive fuels, and sales of new and used automobiles, motorcycles, boats,
33 and manufactured (mobile) homes.

34 **(3) Retail services.**

- 35 a. Car washes, automatic or manual, full service or self-serve.
36 b. Child care facilities.
37 c. Hotels, motels and all other public lodging, including boarding and rooming
38 houses.
39 d. Personal services, including those of beauty shops, health clubs, pet
40 groomers, dry cleaners and tattoo parlors.

- 1 e. Professional services, including those of realtors, bankers, accountants,
2 engineers, architects, dentists, physicians, and attorneys.
- 3 f. Rental of automobiles, trucks, utility trailers and recreational vehicles.
- 4 g. Repair services, including appliance repair, furniture refinishing and
5 upholstery, watch and jewelry repair, small engine and motor services, and
6 major motor vehicle and boat service and repair, but excluding outdoor work
7 or storage.
- 8 h. Restaurants and brewpubs, including on-premises consumption of alcoholic
9 beverages, drive-in and drive-through service, and brewpubs with the
10 distribution of on-premises produced alcoholic beverages for off-site sales.
11 The parcel boundary of any restaurant or brewpub with drive-in or drive-
12 through service shall be at least 200 feet from any LDR or MDR zoning
13 district unless separated by a 50-foot or wider street right-of-way.
- 14 i. Taxi and limousine services.

15 See also conditional uses in this district.

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

- 17 a. Broadcast stations with satellite dishes and antennas, including towers.
- 18 b. Cemeteries, including family cemeteries.
- 19 c. Community service facilities, including auditoriums, libraries, museums, and
20 neighborhood centers.
- 21 d. Educational facilities, including preschools, K-12, colleges, and vocational
22 schools.
- 23 e. Emergency service facilities, including law enforcement, fire fighting, and
24 medical assistance.
- 25 f. Funeral establishments.
- 26 g. Homeless shelters.
- 27 h. Hospitals.
- 28 i. Offices for government agencies or public utilities.
- 29 j. Places of worship.
- 30 k. Public utility structures, including telecommunications towers, but excluding
31 industrial uses not otherwise permitted.

32 See also conditional uses in this district.

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

- 34 a. Commercial entertainment facilities, indoor or outdoor, including movie
35 theatres, amusement parks, and stadiums, but excluding motorsports
36 facilities. Carnival-type amusements shall be at least 500 feet from any
37 residential district. Bars, nightclubs, and adult entertainment are prohibited in
38 areas with the zoning designation HC/LI-NA or areas zoned ID-CP or ID-1
39 prior to adoption of HC/LI zoning.
- 40 b. Commercial recreation facilities, passive or active, including those for walking,
41 hiking, bicycling, camping, recreational vehicles, swimming, skateboarding,

1 bowling, court games, field sports, and golf, but excluding off-highway vehicle
2 uses and outdoor shooting ranges. Campgrounds and recreational vehicle
3 parks require a minimum lot area of five acres.

4 c. Marinas, private and commercial.

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

6 See also conditional uses in this district.

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

8 a. 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 b. Marinas, industrial.

13 c. Microbreweries, microdistilleries, and microwineries, except in areas with the
14 zoning designation HC/LI-NA or areas zoned ID-CP or ID-1 prior to adoption
15 of HC/LI zoning.

16 See also conditional uses in this district.

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

18 a. Food produced primarily for personal consumption by the producer, but no
19 farm animals.

20 b. Nurseries and garden centers, including adjoining outdoor storage or display
21 of plants.

22 c. Veterinary clinics, excluding outside kennels.

23 See also conditional uses in this district.

24 **(8) Other uses.**

25 a. Billboards structures, excluding areas zoned ID-CP, GBD, or GID prior to
26 adoption of HC/LI zoning.

27 b. Building or construction trades shops and warehouses, including on-site
28 outside storage.

29 c. Bus leasing and rental facilities.

30 d. Deposit boxes for donation of used items when placed as an accessory
31 structure on the site of a charitable organization.

32 e. Outdoor adjacent display of plants by garden shops and nurseries.

33 f. Outdoor sales.

34 g. Outdoor storage of trailered boats and operable recreational vehicles,
35 excluding repair, overhaul or salvage activities.

36 h. Parking garages and lots, commercial.

37 i. Sales and outdoor display of prefabricated storage sheds.

38 j. 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, or the BCC as noted, may conditionally allow the following uses within the
3 HC/LI district:

4 **(1) Residential.** Caretaker residences not among the permitted uses of the district
5 and only for permitted non-residential uses.

6 **(1) Retail services.** Restaurants not among the permitted uses of the district.

7 **(2) Public and civic.** Cinerators.

8 **(3) 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 c. Shooting ranges, outdoor.

12 **(4) Industrial and related.**

13 a. Asphalt and concrete batch plants if within the Industrial (I) future land use
14 category and within areas zoned GID prior to adoption of HC/LI zoning.

15 b. Borrow pits and reclamation activities 20 acres minimum and (subject to local
16 permit and development review requirements per Escambia County Code of
17 Ordinances, Part I, Chapter 42, article VIII, and land use regulations in Part
18 III, the Land Development Code, chapter 4.) *Borrow pits are prohibited on
19 land zoned GBD, GID, and WMU prior to the adoption of the HC/LI zoning.

20 c. Salvage yards not otherwise requiring approval as solid waste processing
21 facilities.

22 d. Solid waste processing facilities, including solid waste collection points, solid
23 waste transfer facilities, materials recovery facilities, recovered materials
24 processing facilities, recycling facilities and operations, resource recovery
25 facilities and operations, and volume reduction plants.

26 The conditional use determination for any of these solid waste facilities shall
27 be made by the BCC in lieu of any hearing before the BOA. The applicant
28 shall submit a site boundary survey, development plan, description of
29 anticipated operations, and evidence that establishes each of the following
30 conditions in addition to those prescribed in Chapter 2:

31 1. Trucks have access to and from the site from adequately wide collector or
32 arterial streets and do not use local residential streets.

33 2. The scale, intensity, and operation of the use will not generate
34 unreasonable noise, traffic, objectionable odors, dust, or other potential
35 nuisances or hazards to contiguous properties.

36 3. The processing of materials will be completely within enclosed buildings
37 unless otherwise approved by the BCC.

38 4. The plan includes appropriate practices to protect adjacent land and
39 resources, minimize erosion, and treat stormwater; landscaping and
40 buffering for adjacent uses; hours of operation; methods to comply with
41 maximum permissible noise levels; means of access control to prevent
42 illegal dumping; and plans for materials storage.

1 (5) **Agricultural and related.** Kennels or animal shelters not interior to veterinary
2 clinics.

3 (6) **Other uses.**

4 a. Structures of permitted uses exceeding the district structure height limit.

5 b. Heliports.

6 **Sec. 3-2.12 Industrial district (Ind).**

7 (a) **Purpose.** The Industrial (Ind) district establishes appropriate areas and land use
8 regulations for a broad range of industrial uses. The primary intent of the district is
9 to accommodate general assembly, outdoor storage, warehousing and distribution,
10 major repair and services, manufacturing, salvage and other such uses and activities
11 that contribute to a diverse economic base but cannot satisfy the compatibility
12 requirements and higher performance standards of other districts. The Industrial
13 district is also intended to provide appropriate locations and standards that minimize
14 dangers to populations and the environment from heavy industrial activities, and to
15 preserve industrial lands for the continuation and expansion of industrial production.
16 Non-industrial uses within the district are limited to ensure the preservation of
17 adequate areas for industrial activities. New or expanded residential development is
18 generally prohibited.

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

21 (1) **Residential.** No new residential uses, ~~including accessory dwelling units,~~ except
22 principal single-family dwellings on existing lots or record and caretaker
23 residences for permitted non-residential uses. ~~Permitted Caretaker and vested~~
24 ~~single-family dwellings~~ include manufactured (mobile) homes.

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

26 (3) **Retail services.** No retail services except as permitted industrial and related
27 uses.

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

29 a. Cinerators, including direct disposition.

30 b. Emergency service facilities, including law enforcement, fire fighting, and
31 medical assistance.

32 c. Public utility structures, including telecommunications towers.

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

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

35 a. Bulk storage.

36 b. Industrial uses, light and heavy, including research and development, printing
37 and binding, distribution and wholesale warehousing, processing of raw
38 materials, manufacturing of finished and semi-finished products, salvage
39 yards, solid waste transfer and processing facilities, materials recovery and
40 recovered materials processing facilities, landfills, concrete and asphalt batch
41 plants, power plants, and mineral extraction.

1 c. Solid waste collection points.

2 **(7) Agricultural and related.** No agricultural or related uses except as permitted
3 industrial and related uses.

4 **(8) Other uses.** [reserved]

5 **(c) Conditional uses.** Through the conditional use process prescribed in Chapter 2,
6 the BOA or BCC as noted, may conditionally allow the following uses within the
7 Industrial district.

8 **(1)** The BOA may conditionally allow the following uses:

9 a. A permitted use of the industrial district to exceed the district structure height
10 limit.

11 b. Borrow pits and reclamation activities 20 acres minimum (subject to local
12 permit and development review requirements per Escambia County Code of
13 Ordinances, Part I, Chapter 42, article VIII, and land use regulations in Part
14 III, the Land Development Code, chapter 4.)

15 **(2)** The BCC may conditionally allow solid waste processing facilities, including solid
16 waste collection points, solid waste transfer facilities, materials recovery facilities,
17 recovered materials processing facilities, recycling facilities and operations,
18 resource recovery facilities and operations, and volume reduction plants.

19 For any of these solid waste facilities the applicant shall submit, to the Planning
20 Official or his designee, a site boundary survey, development plan, description of
21 anticipated operations, and evidence that establishes each of the following
22 conditions in addition to those prescribed in Chapter 2 to the Planning
23 department:

24 a. Trucks have access to and from the site from adequately wide collector or
25 arterial streets and do not use local residential streets.

26 b. The scale, intensity, and operation of the use will not generate unreasonable
27 noise, traffic, objectionable odors, dust, or other potential nuisances or
28 hazards to contiguous properties.

29 c. The processing of materials will be completely within enclosed buildings
30 unless otherwise approved by the BCC.

31 d. The plan includes appropriate practices to protect adjacent land and
32 resources, minimize erosion, and treat stormwater; landscaping and buffering
33 for adjacent uses; hours of operation; methods to comply with maximum
34 permissible noise levels; means of access control to prevent illegal dumping;
35 and plans for materials storage.

36 **Sec. 3-2.13 Recreation district (Rec).**

37 **(a) Purpose.** The Recreation (Rec) district establishes appropriate areas and land use
38 regulations for outdoor recreational uses and open space. The primary intent of the
39 district is to preserve and maintain parcels of land necessary or used for a system of
40 public and private parks providing both active and passive recreational activities and
41 amenities. Indoor recreation facilities are allowed within the Recreational district if
42 customarily incidental to the principal outdoor uses. Non-recreational uses are

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1 severely limited to ensure the preservation of district lands and provision of
2 adequate areas for public recreation. New or expanded residential development is
3 generally prohibited.

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

6 **(1) Residential.** No new residential uses, including ~~accessory dwelling units~~, except
7 principal single-family dwellings on existing lots of record and caretaker
8 residences for permitted non-residential uses. Permitted Caretaker and vested
9 single-family dwellings include manufactured (mobile) homes only if allowed by
10 ~~any~~ adjoining zoning.

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

12 **(3) Retail services.** Retail services customarily incidental to permitted recreational
13 uses.

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

15 a. Bird and wildlife sanctuaries.

16 b. Parks and greenbelt areas.

17 c. Public utility structures, including telecommunication towers.

18 See also conditional uses in this district.

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

20 a. Recreation facilities, outdoor, including parks, playgrounds, walking and
21 hiking trails, campgrounds, off-highway vehicle trails, swimming pools,
22 baseball fields, tennis courts, and golf courses, but excluding shooting
23 ranges.

24 b. Marinas, commercial only.

25 See also conditional uses in this district.

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

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

28 **(8) Other uses.** [reserved]

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

31 **(1) Public and civic.** Emergency service facilities, including law enforcement, fire
32 fighting, and medical assistance.

33 **(2) Recreation and entertainment.** Outdoor shooting ranges.

34 **Sec. 3-2.14 Conservation district (Con).**

35 **(a) Purpose.** The Conservation (Con) district establishes appropriate areas and land
36 use regulations for the conservation of important natural resources. The primary
37 intent of the district is to conserve wetlands, marshes, watersheds, coastal dunes,
38 wildlife habitats and other environmentally sensitive lands, but allow for passive
39 recreational opportunities and amenities consistent with the Conservation future land
40 use category. Non-conservation uses are severely limited to ensure the

1 conservation of district resources and provision of appropriate areas for public
2 recreation. Non-residential uses within the Conservation district are limited to
3 activities that will have minimal impacts and where the educational benefits of the
4 uses are determined to outweigh those impacts. New or expanded residential
5 development is generally prohibited.

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

8 **(1) Residential.** No new residential uses, ~~including accessory dwelling units~~, except
9 principal single-family dwellings on existing lots or record and caretaker
10 residences for permitted non-residential uses. Permitted Caretaker and vested
11 single-family dwellings include manufactured (mobile) homes only if allowed by
12 any adjoining zoning.

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

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

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

16 a. Bird and wildlife sanctuaries.

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

18 c. Parks and trails for passive recreation only.

19 d. Preservation and conservation lands.

20 See also conditional uses in this district.

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

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

24 **(7) Agricultural and related.** See conditional uses in this district.

25 **(8) 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 Conservation district:

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

29 **(2) Agricultural and related.** The keeping of horses or other domesticated *equines*
30 on site for public riding, and stables for such animals, on lots 10 acres or more.

31 **Sec. 3-2.15 Public district (Pub).**

32 **(a) Purpose.** The Public (Pub) district establishes appropriate areas and land use
33 regulations for publicly owned parcels with public uses generally having greater
34 potential for adverse off-site impacts.

35 **(b) Permitted uses.** Permitted uses within the Public district are limited to the following:

36 **(1) Residential.** No new residential uses, ~~including accessory dwelling units~~, except
37 principal single-family dwellings on existing lots of record and caretaker
38 residences for permitted non-residential uses. Permitted dwellings include
39 manufactured (mobile) homes only if allowed by adjoining zoning.

40 **(2) Retail sales.** No retail sales except within permitted business parks.

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1 **(3) Retail services.** No retail services except within permitted business parks.

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

3 a. Correctional facilities, including detention centers, jails, and prisons.

4 b. Educational facilities.

5 c. Offices for government agencies or public utilities.

6 d. Other public institutional uses.

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

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

9 a. Borrow pits and associated reclamation activities.

10 b. Industrial uses within permitted industrial parks.

11 c. Solid waste processing facilities, including solid waste collection points, solid
12 waste transfer facilities, materials recovery facilities, recovered materials
13 processing facilities, recycling facilities and operations, resource recovery
14 facilities and operations, and volume reduction plants.

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

16 **(8) Other uses.** Conversion of suitable public lands for business or industrial park
17 development.

18 **(c) Conditional uses.** No conditional uses are available within the Public district.

19
20 **Section 3.** Part III of the Escambia County Code of Ordinances, the Land Development
21 Code of Escambia County, Chapter 4, Location and Use Regulations, Article 7,
22 Supplemental Use Regulations, is hereby amended as follows (words underlined are
23 additions and words ~~stricken~~ are deletions):

24 **Sec. 4-7.3 Accessory uses and structures.**

25 **(a) General conditions.** Accessory uses and structures shall be allowed in compliance
26 with the provisions of the applicable zoning district and this section.

27 **(1) Subordinate.** An accessory use shall be subordinate in extent and purpose to
28 the principal use and not simply a different, alternative or additional use. Multiple
29 uses on a parcel may each be classified as a principal use, so the determination
30 of subordinate uses shall, at a minimum, consider the following:

31 a. **Area.** The area devoted to the use in relation to the principal use. However,
32 the fact that a use occupies less area does not necessarily make the use
33 accessory.

34 b. **Time.** The time devoted to the use in relation to the principal use. For
35 example, a seasonal activity may be accessory in relation to a year-round
36 primary use, but a year-round use would not be subordinate to a seasonal
37 primary use.

38 c. **Intensity.** The relative intensity of the use and the resulting impacts on the
39 land and neighboring properties.

1 **d. Employees.** The number of employees assigned to a use. However, an
2 accessory use need not always have fewer employees than the principal use.

3 **(2) Customarily incidental.** An accessory use shall be customarily incidental to the
4 principal use, having commonly, habitually, and by long practice been
5 established as reasonably associated with that use. A rare association of uses
6 does not qualify as customary, but the uses need not be joined in a majority of
7 the instances of the principal use. Additionally, an incidental use must have a
8 reasonable relationship to the principal use, being clearly associated, attendant
9 or connected. A use is customarily incidental when it is so necessary or so
10 commonly to be expected in connection with the principal use that it cannot be
11 reasonably supposed that the LDC intended to prevent it.

12 **(3) Establishment.** Unless otherwise specifically allowed by the provisions of the
13 LDC, accessory uses and structures may only be established concurrently with
14 or following the lawful establishment of a validating principal use or structure.

15 **(4) Location.** An accessory use or structure shall be located on the same lot as the
16 principal use or structure. Accessory structures are limited to locations within
17 side and rear yards, except as specifically allowed by LDC provisions, including
18 the following:

19 **a. Large residential lots.** Accessory structures, including an accessory dwelling
20 unit, on a lot ten acres in size or larger may be located within the front yard of
21 the principal dwelling if the structures are at least 60 feet from the front lot line.

22 **b. Waterfront lots.** Accessory structures may be located in the front yard of a
23 waterfront lot if the structures are at least 60 feet from the front lot line and
24 granted conditional use approval by the Board of Adjustment (BOA).

25 **c. Signs and fences.** Signs and fences as accessory structures may be located
26 within a front yard if in compliance with the sign and fence standards
27 prescribed in Chapter 5.

28 **d. Fuel pumps.** Pumps and pump islands for retail fuel sales may be located
29 within the front yard of a conforming non-residential use if the pumps and
30 islands are at least 20 feet from any street right-of-way.

31 **e. Sewage systems.** The underground components of an on-site sewage
32 treatment and disposal system (e.g., septic tank and drain field) may be
33 located within a front yard as necessary to obtain sufficient open space if the
34 components are at least five feet from any lot line.

35 **f. Deposit boxes.** Deposit boxes for the donation of used items to charitable
36 organizations may be located within the front yard of a conforming
37 non-residential use if the total area coverage by the boxes is limited to 100
38 square feet and they are placed in compliance with the sight visibility and sign
39 standards prescribed in Chapter 5.

40 **g. Automated vending.** Automated vending structures may be located within
41 the front yard of a conforming non-residential use if the vending structures are
42 at least 20 feet from any street right-of-way and in compliance with the sight
43 visibility and sign standards prescribed in Chapter 5. Such structures shall

1 also be freestanding, self-contained, and unattended; have separately metered
2 utilities; and be limited to on-demand self-service commercial activities such as
3 the retail sale of ice or the provision of banking services.

4 **(5) Size in relation to single-family dwellings.** Structures accessory to a single-
5 family dwellings, including accessory dwelling units, are subject to the following
6 size limits, excluding non-residential accessory structures on farms or within the
7 Agricultural zoning district: [Note: size exemption only to accommodate barns,
8 maintenance sheds, and other farming support structures].

9 **a. Less than two acres.** On lots smaller than two acres, no individual
10 accessory structure may exceed 50 percent of the gross floor area of the
11 principal dwelling.

12 **b. Two to five acres.** On lots two acres to five acres, no individual accessory
13 structure may exceed 75 percent of the size of the gross floor area.

14 **c. Greater than five acres.** On lots larger than five acres, no individual
15 accessory structure may exceed the size of the principal dwelling.

16 Structures larger than the limits established here shall require variance approval
17 from the BOA.

18 **(6) Structures on Pensacola Beach.** Residential accessory structures on
19 Pensacola Beach, except for signs and fences, require the approval of the SRIA
20 Board. Such private structures include garages, storage buildings, playhouses,
21 swimming pools, cabanas, uncovered decks, and screened enclosures.
22 Approval of these accessory structures is entirely at the discretion of the SRIA
23 and shall require compliance with the following:

24 **a.** The design of the structure is compatible with the design of the residence.

25 **b.** If on a waterfront lot, the structure does not extend further seaward than
26 residences on adjoining lots.

27 **c.** If the structure is a detached elevated deck, it is no greater than 200 square
28 feet in area and does not exceed 35 feet in height or the height of the
29 residence, whichever height is less.

30 **d.** No variance to established structure setback lines is necessary.

31 **e.** No wall of the structure is closer than six feet to any wall of the residence, and
32 no part of the structure is closer than four feet to any part of the residence.

33 **f.** If the structure includes a walkway cover between the residence and the
34 structure, the cover is no more than six feet wide.

35 **g.** If the structure is a swimming pool or gazebo type structure, it does not
36 extend seaward of the state's 1975 Coastal Construction Control Line or a
37 line 50 feet landward of the crest of the primary dune line, whichever setback
38 from the shoreline is more restrictive.

39 **h.** The structure complies with all other LDC and Florida Building Code
40 requirements.

41 **(b) Specific uses and structures.**

1 (1) **Accessory dwelling units.** Accessory dwelling units are allowed on the lots of
2 single-family dwellings, but a second dwelling unit on a lot is not subject to the
3 limitations of accessory structures if the lot area and applicable zoning district
4 would otherwise allow the additional dwelling. Accessory dwelling units shall
5 comply with the following conditions:

- 6 a. The applicable zoning is a mainland district, but is not Industrial (Ind),
7 Recreation (Rec), Conservation (Con), or Public (Pub).
- 8 b. The principal dwelling and accessory dwelling unit are the only dwellings on
9 the lot and the lot provides the minimum area required by the applicable
10 zoning.
- 11 c. The resulting residential density on the lot may exceed the gross density limit
12 of the applicable zoning, but complies with all other applicable density limits
13 (e.g., airfield environs).
- 14 d. The form of accessory dwelling (~~e.g., manufactured home~~) is an allowed use
15 of the applicable zoning, except that no manufactured home may be an
16 accessory dwelling to another manufactured home.
- 17 e. The accessory dwelling complies with the setbacks applicable to the principal
18 dwelling unless otherwise allowed by the LDC.

19 (2) **Carports.** All carports, attached or detached, are allowed as accessory
20 structures regardless of their construction material, but shall comply with the
21 following conditions:

- 22 a. The structure setbacks of the applicable zoning district are not exceeded,
23 except that a carport may encroach into the required front yard provided it is
24 not less than ten feet from the front property line.
- 25 b. The carport is not prohibited by private deed restrictions.
- 26 c. Minor site development approval is obtained for the structure and it complies
27 with applicable building codes.
- 28 d. A building permit is obtained for the structure unless it is a portable carport
29 covering less than 400 square feet.
- 30 e. The structure is not attached to a mobile home.

31 (3) **Chickens and single-family dwellings.** The ownership, possession, and raising
32 of live chickens (*Gallus gallus domesticus*) is an allowed accessory use for any
33 single-family dwelling principal use, except on Perdido Key and Santa Rosa
34 Island, regardless of any prohibition of farm animals or minimum lot area for farm
35 animals established by the applicable zoning district. However, such keeping of
36 chickens shall comply with the following standards:

- 37 a. **Limit by lot area.** No more than eight chickens shall be kept on any lot that
38 is one quarter acre or less in size.
- 39 b. **Roosters.** No rooster shall be kept less than 100 yards from any inhabited
40 residence other than the dwelling of the person keeping the rooster.

1 **c. Security.** Chickens may roam freely in the fenced rear yard of the principal
2 dwelling from sunrise to sunset. During all other times the chickens shall be
3 kept in secure coops, pens or enclosures that prevent access by predators.

4 **d. Enclosure setbacks.** All chicken pens, coops, or enclosures shall be a
5 minimum of 10 feet from rear and side property lines, and a minimum of 20
6 feet from any residence located on an adjacent lot.

7 **(4) Columbaria.** Columbaria are allowed as accessory uses to places of worship.

8 **(5) Docks and piers.** As an exception to the establishment of a principal use or
9 structure for any accessory use or structure, docks and piers may be permitted
10 as accessory structures on lots exclusively for single-family dwellings regardless
11 of the establishment of any dwellings on the lots.

12 ~~**(6) Family day care or foster homes.** A family day care home or family foster home~~
13 ~~is allowed as an accessory use wherever the host dwelling unit is allowed unless~~
14 ~~prohibited by the applicable zoning district.~~ **[Note: these uses of dwelling units**
15 **are licensed by the state and not prohibited by zoning as clarified in the proposed**
16 **amendment to Chapter 3 general provisions]**

17 **(7)(6) Home occupations and home-based businesses.** Home occupations and
18 home-based businesses are limited to the residents of a dwelling unit other than
19 a manufactured (mobile) home, and allowed only as an accessory use to the
20 residential use. A home occupation, or employment at home, is allowed
21 wherever the host dwelling unit is allowed, but shall generally be unnoticeable to
22 adjoining land uses. A home-based business, which is at a greater scale or
23 intensity than a home occupation, is limited to the rural zoning districts (Agr, RR,
24 RMU) and only allowed if impacts to adjoining land uses are minimal. Home
25 occupations and home-based businesses shall comply with each of the following
26 requirements:

27 **a. Licenses.** All required business, professional, or occupational licenses are
28 obtained prior to commencement of the occupation or business and are
29 maintained for the duration of the activity.

30 **b. Exterior evidence.** For home occupations, there is no evidence visible from
31 outside of the dwelling or accessory building that any part of a building is
32 utilized for an occupation. For home-based businesses, any evidence visible
33 from outside of the dwelling or accessory building that any part of a
34 building is utilized for a business is minimal. Such exterior evidence includes
35 any storage, display, or signage associated with the occupation or business.
36 Signage is limited for both uses according to the signage provisions of
37 Chapter 5.

38 **c. Off-site impacts.** Occupations or business activities shall not create
39 nuisances or adverse off-site impacts, including but not limited to noise,
40 vibration, smoke, dust or other particulates, odors, heat, light or glare, or
41 electromagnetic interference. In a residential neighborhood, no activities are
42 allowed to alter the character of the neighborhood.

- 1 **d. Structural alterations.** No structural alterations are made that would be
- 2 inconsistent with the use of the dwelling exclusively as a residence or that
- 3 would not customarily be associated with dwellings or their accessory
- 4 buildings.
- 5 **e. Employees.** Employment in a home occupation is limited to residents of the
- 6 dwelling unit unless the applicable zoning district allows BOA conditional use
- 7 approval of non-resident employees. Employment in a home-based business
- 8 may include no more than two non-resident employees.
- 9 **f. Customers.** No customers shall visit the house and there shall not be any
- 10 additional traffic or an increase in demand for parking due to trucks or other
- 11 service vehicles coming to the house.
- 12 **g. Motor vehicles.** The manufacture or repair of motor vehicles or other
- 13 transportation equipment is prohibited.

14 **(8)(7) Small wind energy systems.** For the purposes of this section, a small wind
 15 energy system is an accessory use consisting of a wind turbine, structural
 16 support, and associated control or conversion electronics design to supply some
 17 of the on-site electrical power demands of a home, farm, or small business. A
 18 small wind energy system is allowed only if constructed and operated in
 19 compliance with each of the following requirements:

- 20 **a. System Height.** The height of the system is the minimum necessary to
- 21 reliably provide the required power.
- 22 **b. Prohibited use.** To protect the unique scenic view, the system is not
- 23 installed within the Scenic Highway Overlay District.
- 24 **c. Airport and military review.** If the installation of the system or additional
- 25 turbines is within the Pensacola International Airport Planning District
- 26 (PNSPD) or any military Airfield Influence Planning District (AIPD), the
- 27 applicant has notified and obtained a response from the respective
- 28 airport/airfield authority. If the authority has objections to the installation, the
- 29 Planning Official shall consider them in any final determination and may
- 30 impose approval conditions on the installation to address the objections.
- 31 **d. Setback.** The center of the system tower base is no closer to any part of a
- 32 dwelling outside of the system installation parcel than the total height of the
- 33 system. Additionally, no part of the system structure, including any guy wires
- 34 or anchors, is closer than five feet to the property boundary of the installation
- 35 parcel.
- 36 **e. Appearance.**
 - 37 **1. Design and Location.** Towers are designed and located to minimize
 - 38 visual impacts. Colors and surface treatment of system components
 - 39 minimize visual distraction.
 - 40 **2. Signs.** Signs on system components are limited to the manufacturer's or
 - 41 installer's identification and appropriate warnings.
 - 42 **3. Lighting.** System structures are not lighted except to the extent required
 - 43 by the Federal Aviation Administration or other applicable authority.

1 **(9)(8) Swimming pool enclosures.** Screened enclosures for swimming pools may
2 be erected no closer than five feet from the rear or side property line. No pool
3 enclosure shall be allowed on any easement unless authorized by the grantee of
4 the easement through an encroachment agreement.
5

6 **Section 4.** Part III of the Escambia County code of Ordinances, the Land Development
7 Code of Escambia County, Chapter 6, Definitions, is hereby amended as follows (words
8 underlined are additions and words ~~stricken~~ are deletions):

9 **Sec. 6-0.3 Terms defined.**

10 **Group home facility.** A state licensed residential facility for persons with
11 developmental disabilities which provides a family living environment for at least four,
12 but not more than 15 residents, including supervision and personal care necessary to
13 meet the physical, emotional, and social needs of the residents. [Note: change clarifies
14 state-defined facility]

15 **Group living.** Residential occupancy of a building other than a dwelling by a non-
16 household group, with individual tenancy usually arranged on a monthly or longer basis.
17 Group living includes group occupancy of dormitories, fraternity or sorority houses, and
18 facilities that provide special services, treatment, or supervision ~~such as nursing homes,~~
19 ~~assisted living facilities, and residential substance abuse treatment and hospice~~
20 ~~facilities.~~ Group living does not include any public lodging, or any community residential
21 home or other household living arrangement, any or occupancy of a dwelling, or any
22 public lodging. [Note: change removes examples of group living that may also be
23 established as household living, avoiding appearance of limiting them to group living]
24

25 **Section 5. Severability.**

26 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
27 unconstitutional by any Court of competent jurisdiction, then said holding shall in no way
28 affect the validity of the remaining portions of this Ordinance.
29

30 **Section 6. Inclusion in Code.**

31
32 It is the intention of the Board of County Commissioners that the provisions of this
33 Ordinance shall be codified as required by F.S. § 125.68 (2015); and that the sections,
34 subsections and other provisions of this Ordinance may be renumbered or re-lettered
35 and the word "ordinance" may be changed to "section," "chapter," or such other
36 appropriate word or phrase in order to accomplish such intentions.
37
38

1 **Section 7. Effective Date.**

2
3 This Ordinance shall become effective upon filing with the Department of State.

4
5 **DONE AND ENACTED** this _____ day of _____, 2016.

6
7 **BOARD OF COUNTY COMMISSIONERS**
8 **OF ESCAMBIA COUNTY, FLORIDA**

9
10 **By:** _____

11 **Grover C. Robinson, IV, Chairman**

12
13
14 **ATTEST: PAM CHILDERS**
15 **Clerk of the Circuit Court**

16
17 **By:** _____

18 **Deputy Clerk**

19 **(SEAL)**

20
21 **ENACTED:**

22 **FILED WITH THE DEPARTMENT OF STATE:**

23 **EFFECTIVE DATE:**

24