

Research First Before Dividing Property!

Any land or lot within a plat or record (or not) on the effective date of this ordinance shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) of the Land Development Code have been met.

Site Plan Approval

Site plan review, as provided in Section 4.04.00 of the Land Development Code is required for all uses in this district.

Performance Standards

See The Land Development Code for Performance Standards, Section 6.05.16M.

Building Height

No building shall be erected in this district in excess of fifty (50) feet in height above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units and cooling towers, except as provided for in Section 2.10.01 of the Land Development Code.

Lot Size

A minimum land area of five (5) acres, with a minimum of two hundred fifty (250) feet on a navigable waterway and minimum street frontage of two hundred fifty (250) feet for marina facilities.

The minimum width for any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential Structure.

Santa Rosa County

MARINA AND YACHT CLUB (C2M) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004) (MODIFIED NOVEMBER 14, 2008)

**Research done today, could save you
time and money.**

**The information provided in this
brochure is extracted from the
Santa Rosa County Land
Development Code; however, it is
the responsibility of the applicant to
contact the Planning and Zoning
Division to discuss land use issues
when a change is desired. This
brochure is only to be used as an
overall help tool for the general
public.**

**Note: Land Development Code
is subject to change.**

Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@santarosa.fl.gov

Purpose

Designed to accommodate watercraft and limited commercial services, this district is intended to be used for docking of watercraft. Major repairs or reconstruction of watercraft are not permitted within this district.

Bulk regulations, Performance Standards, and other site plan criteria shall regulate marine related activities to protect the public's general health, safety, and welfare.

The County Planning and Zoning Division shall consider the rules and regulations governing the following areas in their planning and zoning processes:

1. Aquatic preserves;
2. Outstanding Florida Waters;
3. Class I Waters;
4. Marine Sanctuaries;
5. Estuarine Sanctuaries;
6. Areas approved or conditionally approved by the Florida Department of Natural Resources for shellfish harvesting;
7. Other highly productive or unique habitats as determined by the Department of Natural Resources based on vegetation or wildlife species; and
8. Areas designated on the Department of Community Affairs Oil Spill Sensitivity Atlases as sensitive to oil spills.

Density

One (1) to four (4) units per acre.

Permitted Uses

In this district a building or premises shall only be used for the following purposes.

1. Single and two family residential dwellings not exceeding four (4) dwelling units per acre. Mobile homes are prohibited.
2. A private yacht club directly accessible from a primary road system.
3. Marina facilities, subject to the following:
 - a. All docks and structures erected over or in the water shall be confined to the area which is adjacent to the uplands forming a part of the marina.
 - b. Major repairs such as construction or rebuilding of watercraft, installation of new bottoms, or substantial structural additions or alterations are prohibited as these are industrial in nature.
 - c. All docks and structures erected on the water shall be on piers permitting the free flow of water. No bulkhead shall be permitted to extend beyond the mean high water line.
 - d. Storage of oil and fuel for servicing of craft in marinas may be provided. However, underground storage of gasoline or other fuel shall not exceed twenty-five thousand (25,000) gallons capacity.
4. Restaurants, which may include serving of alcoholic beverages as allowed by law (but only as an accessory use to the restaurant).

Minimum Required Setbacks

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a. Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b. Along an arterial road, the minimum required building setback shall be fifty (50) feet.
- c. If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: Except as provided in Section 2.10.02 of the Land Development Code, there shall be a front building setback having a depth of not less than fifty (50) feet measured at the front setback line when abutting a public right-of-way. This requirement may be reduced to twenty-five (25) feet when abutting private road.

3. Side Setback: A five (5) foot side building setback shall be required for commercial uses provided, however, that on any side of a lot which abuts a residential district there shall be a side building setback two (2) times the side yard required for the residential district which it abuts. See Section 2.10.04 of the Land Development Code for exceptions.

4. Rear Setback: Except as provided in Section 2.10.03 of the Land Development Code, there shall be a rear building setback for the project parcel or single and two family lots of not less than twenty-five (25) feet.